



Paths, Open Space, and Creeks Commission

Regular Meeting **AGENDA**

This meeting will be held remotely at the following link:
<https://global.gotomeeting.com/join/564042909>

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May 13, 2021 - 3:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. CORRESPONDENCE

4. APPROVAL OF MINUTES

4.a. Approve the March 4, 2021 Meeting Minutes

Recommended Action: Approve the Draft Minutes of March 4, 2021, a Regular Meeting

Attachments:

1. Minutes 20210304

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The City of Ukiah Paths, Open Space, and Creeks Commission welcomes input from the audience. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments related to non-agenda items.

6. NEW BUSINESS

- 6.a. Discussion of POSCC Response for Ukiah Western Hills Open Land Acquisition & Limited Development Agreement (SCH 2021040428)

Recommended Action:

Attachments:

1. NOI & Public Hearing Notice_Ukiah Western Hills Open Land Acquisition& Limited Dev Agreement Project_041621
2. Western Hills ISMND Attachments_04162021
3. Western Hills ISMND_NOC-signed
4. Western Hills ISMND_Summary_Form_for_Document_Submittal
5. Western Hills Open Land Acquisition & Limited Dev Agreement_Draft ISMND 04162021

- 6.b. Discussion of General Plan Research Report - Update: Commissioner Jeanne Wetzel Chinn

Recommended Action:

Attachments:

1. JWC Research Report-GP OSC Element for POSC

7. PETITIONS AND COMMUNICATIONS

8. MATTERS FROM THE COMMISSION

- 8.a. Low Gap Park: Discussion regarding conditions and community safety.

Recommended Action:

Attachments: None

9. MATTERS FROM STAFF

10. ADJOURNMENT

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection at the main entrance of the City of Ukiah Annex, located at 411 W. Clay St., Ukiah, CA 95482, not less than 72 hours prior to the meeting set forth on this agenda.

**CITY OF UKIAH
PATHS, OPEN SPACE, AND CREEKS COMMISSION MINUTES
Regular Meeting
Held via Teleconference
March 4, 2021
3:00 p.m.**

COMMISSIONERS PRESENT

Megan Parker Prout
Diane Knox
Susan Knopf

COMMISSIONERS ABSENT

Jeanne Wetzel Chinn

STAFF PRESENT

Neil Davis, Community Services Program Administrator
Mireya G. Turner, Planning Manager
Jesse Davis, Planning Manager

OTHERS PRESENT

1. CALL TO ORDER

Meeting was called to order virtually at 3:28 p.m. via the City's GoTo Meeting platform.

Vice Chair Knopf presiding

2. ROLL CALL

Roll call was called.

3. CORRESPONDENCE

None

4. APPROVAL OF MINUTES

a. Approve the February 4, 2021 Meeting Minutes.

Motion/Second Prout/Knox to approve the Minutes of the February 4, 2021 meeting minutes, with the addition of the approved letter (Item 6a) attached.

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

Planning Manager Mireya Turner introduced Planning Manager Jesse Davis.

6. UNFINISHED BUSINESS

a. Discussion of 1995 General Plan Implementation Measure Status

Planning Manager Mireya Turner presented the update.

No action was taken on this item.

b. NEW BUSINESS

c. MATTERS FROM THE COMMISSION

Commissioner Chinn, via email, requested adding an agenda item to the next meeting for an update on the Western Hills land acquisition project. Staff would check with the City

Minutes of the Paths, Open Space, and Creeks Commission March 4, 2021 Continued:

Manager's Office to see if there is any public update available, and place the item on the next meeting's agenda if possible.

The Commission requested a discussion of the Creek Setback Ordinance at the next meeting, if the City Council has a discussion of the subject at their March 17, 2021 meeting.

The Commission requested a discussion of (the 3-page letter from Commissioner Wetzel-Chinn). Commissioner Knopf will send the letter to Staff.

d. MATTERS FROM STAFF

None

9. ADJOURNMENT

There being no further business, the meeting adjourned at 3:48 p.m.

DRAFT

City of Ukiah
Notice of Intent and Public Hearing to
Adopt an Initial Study & Mitigated Negative Declaration
for Ukiah Western Hills Open Land Acquisition and
Limited Development Agreement Project

NOTICE IS HEREBY GIVEN that an Initial Study & Mitigated Negative Declaration (ISMND) under the California Environmental Quality Act (CEQA) has been prepared and is available for public review for the Ukiah Western Hills Open Land Acquisition and Limited Development Agreement Project.

BACKGROUND & PROJECT DESCRIPTION: The City has a vision, and is working towards a goal, of promoting the protection of Ukiah's western urban interface to restore and conserve biological resources and open space, and provide large-scale wildfire mitigation. In order to achieve this goal, the City proposes to acquire and annex approximately 693 acres ("Hull Properties") in the Western Hills for open space preservation, while allowing the potential for future low-density residential development on the approximately 54 easternmost acres, consistent with existing development in the Western Hills within the City of Ukiah limits. In addition, the "Noguera Properties", totaling approximately 14 acres, are included in the annexation proposal for access only, but will remain under private ownership. In accordance with CEQA Guidelines Section 15378 the "Proposed Project" includes the following: 1) Acquisition and annexation of the parcels; 2) Rezoning the parcels to PF and R1-H (and associated Zoning Map and General Plan Map Amendments upon approval of the annexation application); 3) Lot Line Adjustments to reconfigure existing parcels into seven lots ("Development Parcels") for future potential development; 4) Development Agreement between Hull Properties and the City allowing up to one single-family home and one accessory dwelling unit on each Development Parcel (14 units total); and 5) site improvements including extension of City utilities, road improvements, and construction of a water tank.

PROJECT LOCATION: Unincorporated Ukiah Western Hills, "Hull Properties" (APNs 001-040-83, 157-070-01, 157-070-02, 003-190-01, 157-050-09, 157-060-02, 157-050-02, 157-050-04, 157-050-03, 157-060-003, 157-050-01, 157-030-02, 157-030-03, 157-050-11 & 157-050-12). In addition, the "Noguera Properties" (APNs 003-190-09 & 003-110-90) are included in the annexation proposal for access only.

PROJECT IMPACTS: The ISMND prepared for the Project has determined that ground disturbing activities and construction related to infrastructure improvements and future residential development could result in direct significant impacts to Air Quality, Biological Resources, Cultural /Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Utilities and Service Systems, and Wildfire. However, mitigation measures identified within the ISMND would reduce all impacts to less than significant. The project is not located on a listed hazardous waste disposal site compiled pursuant to Government Code Section 65962.5.

REVIEW PERIOD: The public review period for the ISMND is from **Friday, April 16, 2021 through Thursday, May 20, 2021 at 5:00 p.m.** The ISMND is available for review at the City of Ukiah Community Development Department (address provided below) or online at <https://www.cityofukiah.com/ceqa-review/> . Comments may be submitted via email to mirace@cityofukiah.com, submitted in person, or mailed to the Community Development Department, ATTN: Michelle Irace, at the address below.

HEARING DATE/TIME: On Wednesday, May 26, 2021 at 6:00 p.m., the City of Ukiah Planning Commission will conduct a public hearing to make recommendations to the Ukiah City Council regarding approval of the ISMND and Proposed Project. The Ukiah City Council will conduct a public hearing for the ISMND and Proposed Project, tentatively scheduled for Wednesday, June 2, 2021 at 6:00 p.m. More information, including the pertinent documents related to the public hearings may be found online the week prior to the hearing at <http://www.cityofukiah.com/meetings/>, or may be obtained from the Department of Community Development at the Ukiah Civic Center.

FOR MORE INFORMATION: All interested parties may contact Michelle Irace, Planning Manager, at 463-6268 or mirace@cityofukiah.com ; or, visit the Community Development Department, located at 300 Seminary Avenue, Ukiah, CA 95482. Office hours: 8:00 am to 12:00 p.m. and 1:00 p.m. to 5:00 pm, Monday through Friday.

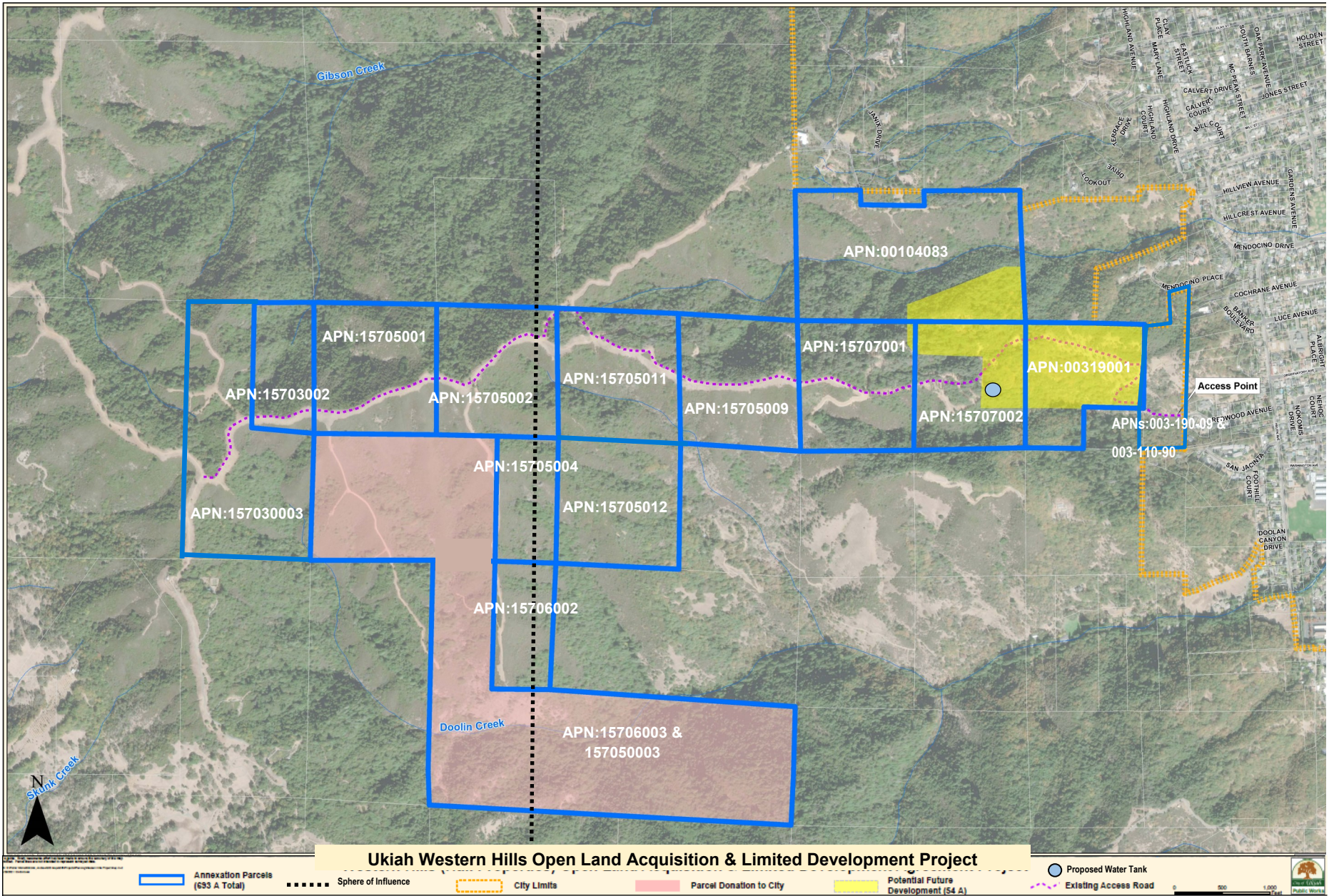


Figure 1

**Ukiah Western Hills Open Land Acquisition &
Limited Development Agreement
Draft Initial Study & Mitigated Negative Declaration
Attachments
April 16, 2021**

Existing Site Photographs



Existing access road



Existing water tank site



Existing "house site" on one of the proposed Development Parcels



JACOBSZOOM & ASSOCIATES, INC.

natural resource planning & management



Prepared For:

Michelle Irace, Planning
Manager
Department of Community
Development
300 Seminary Avenue,
Ukiah, CA 95482

APNs: 001-040-83, 157-
070-01, 157-070-02, and
003-190-01

Prepared by Jacobszoon & Associates, Inc.

Alicia Ives Ringstad
Senior Wildlife Biologist
alicia@jeforestry.com

Date: March 11, 2021

Updated: April 8, 2021

Biological Assessment Report

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Section 1.0: Introduction

This biological assessment was prepared by Jacobszoon and Associates Inc. for the City of Ukiah for the purpose a lot line adjustment to reconfigure parcels for future single-family residential development on approximately 55 acres. The project site is located just west of Ukiah, CA within Sections 19 and 30, Township 15N, Range 12W, Mount Diablo Base and Meridian, in the Ukiah USGS 7.5-minute quadrangle, APNs: 001-040-83, 157-070-01, 157-070-02, and 003-190-01 (Appendix D: Map 1, Study Area- Topographic Map). A site visit was conducted on February 5, 2021. A botanical survey was conducted on March 30, 2021. Additional botanical survey results will be amended in once completed.

The purpose of this study was to identify and map areas within the parcel that are potential sensitive natural communities and to locate special-status plants and special-status animal habitats to determine if they would be directly or potentially impacted by the proposed project. The Study Area referred to within this report comprises approximately 55 acres and includes existing dirt and gravel roads, fire breaks, water tank pad sites, and areas cleared for potential house sites (Appendix D: Map 2, Study Area-Aerial Map).

This report includes the following:

- Regulations and Project Description (Section 2)
- Field Survey Methodology (Section 3)
- Study Area Setting (Section 4)
- Field Survey Results (Section 5)
- Assessment Summary and Recommendations (Section 6)
- Tables of Special-Status Plants and Wildlife within CNDDDB nine quads (Appendix A)
- List of Species Observed (Appendix B)
- Representative Photographs of Study Area (Appendix C)
- Supporting Maps (Appendix D)
- Supporting Documents (Appendix E)

Section 2.0: Regulations and Descriptions

2.1 Regulatory Setting

In addition to the requirements of Mendocino County's permitting process, the project shall comply with Federal, State, and local regulations designed to protect sensitive natural resources. The following natural resources are protected under one or more of several Federal and/or State regulations and should be considered when designing and/or implementing the proposed project within the Study Area:

Essential Fish Habitat: protected through changes to the Magnuson-Stevens Fishery Conservation and Management Act to maintain sustainable fisheries in the United States, administered by National Marine Fisheries Service (NMFS):

- Includes habitats (rivers, creeks, estuaries) that may support anadromous fish (fish migrating from ocean habitat into freshwater river habitat), as well as commercially and/or ecologically valuable fishes.



Streams, Lakes, and Riparian Habitat: protected under the California Fish and Game Code (CFGC), administered by the California Department of Fish and Wildlife (CDFW):

- Includes creeks and rivers (bodies where water flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life), and vegetation adjacent to and associated with (riparian habitat).

Waters of the State: protected under the State Water Resources Control Board

Waters of the U.S.: protected under the Clean Water Act (CWA), administered by the Environmental Protection Agency (EPA) and U.S. Army Corps of Engineers (Corps):

- Includes wetlands, streams, rivers, and other aquatic habitats meeting the guidance issued by the Corps.

2.2 Natural Communities and Sensitive Natural Communities

Sensitive Natural Communities: protected under the California Fish and Game Code (CFGC), administered by California Department of Fish and Wildlife (CDFW 2020):

- Includes terrestrial vegetation or plant communities that are ranked by NatureServe and considered “threatened” or “endangered” by CDFW, lists of such are included in *List of Vegetation Alliances and Associations* (CDFW 2020).

2.3 Special-Status Species

Special-status Plant and Wildlife Species including Critical Habitat: protected under one or more of the Federal Endangered Species Act (ESA), California Endangered Species Act (CESA), California Environmental Quality Act (CEQA), administered by the U.S. Fish and Wildlife Service (USFWS), and/or CDFW:

- Includes plants listed under the ESA and/or CESA, or those plants ranked by the California Native Plant Society (CNPS) as Rank 1, 2, 3 and 4.
- Includes wildlife listed under the ESA and/or CESA, and wildlife listed by CDFW as Species of Special Concern, Fully Protected Species, and/or Special status including Invertebrates, Birds of Conservation Concern listed by USFWS, Species of Concern listed by National Marine Fisheries Service (NMFS), Western Bat Working Group (WBWG).

Section 3.0: Field Survey Methodology

3.1 Assessment Methods

The biological resource assessment is designed to identify sensitive communities within the Study Area and determine the existence or potential occurrence for special-status species. The assessment is also designed to address the potential for cumulative impacts to biological resources that may occur as a result of the project and to make recommendations to reduce or mitigate potential impacts.



The biological resource assessment includes the analysis and comparison of existing habitat conditions within the Study Area and the documented range and habitat requirements of sensitive plant and wildlife species described in CDFW's California Wildlife Habitat Relationships System (CWHR).

Jacobszoon & Associates Inc. senior biologist Alicia Ives Ringstad conducted a biological resource assessment of the Study Area on February 5, 2021, consisting of approximately six (6) hours. The Study Area was assessed to document: (1) the on-site plant communities, (2) existing conditions and their ability to provide suitable habitat for any special-status plant or wildlife species, and (3) if sensitive biological communities (e.g. wetlands, vernal pools) are present.

Plant species observed during the site assessment were recorded and are listed in Appendix B. Plants listed in Appendix B were identified using *The Jepson Manual: Vascular Plants of California 2nd Edition* (Baldwin et al. 2012) to the taxonomic level necessary to determine rarity. The names provided in this biological assessment report follow *The Jepson Flora Project* (JFP 2021).

3.2 Database and Resource Descriptions

Prior to conducting field surveys, available reference materials were reviewed, including the United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) *Web Soil Survey*, the United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI), the Ukiah 7.5'-minute USGS quadrangle topographic map, and the most recent available aerial imagery. The 100-year flood zone was assessed using the Federal Emergency Management Agency's (FEMA) National Flood Hazard Layer (NFHL) (Appendix D, Map 8: FEMA National Flood Hazard Layer Map). The location of streams and watercourses within the project vicinity were reviewed using datasets from California Streams and the California Department of Forestry and Fire Protection (CAL FIRE).

Existing vegetative communities were reviewed using CDFW's Vegetation Classification and Mapping Program (VegCAMP) data for the potential existence and location of sensitive biological communities including Mendocino Cypress (*Hesperocyparis pygmaea*) and related vegetation. Where VegCAMP data was not available, existing vegetative communities were reviewed using USDA Forest Service Classification and Assessment with Landsat of Visible Ecological Groupings (CALVEG) data.

Databases queried for the occurrence of special-status species include the USFWS Information for Planning and Consultation (IPaC), California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants (online edition, v8-03 0.39), and the California Department of Fish and Wildlife California Natural Diversity Database (CNDDDB) Spotted Owl Data Viewer, RareFind and Quick Viewer processed and unprocessed data (online edition, v5.94.01). The CNDDDB consists of mapped overlays of all known populations of sensitive plants and wildlife. The database is continually updated with new sensitive species population data.



The CNPS database produces a list of sensitive plants that have population occurrences registered within the scoping range. Various habitat characteristics are included with each listed species, including location of the Study Area with regard to the geographic range of sensitive plant species, location(s) of known populations of sensitive plant species as mapped in the CNDDDB, soils of the Study Area, elevation, presence/absence of special habitat features (vernal pools, serpentine/volcanic soils, etc.) and plant communities existing within the Study Area.

While use of the CNPS inventory does not eliminate the need for an in-season botanical survey, it can, when used in conjunction with other information, provide a very good indication of the suitability of a site as habitat for sensitive plant species. The CNDDDB consists of mapped overlays of all known populations of sensitive plants and wildlife (Appendix D, Map 3: CNDDDB Vicinity Map). The database is continually updated with new sensitive species population data.

California Wildlife Habitat Relationships (CWHR) Predicted Habitat Suitability is a dataset accessed through CNDDDB BIOS Commercial/Spotted Owl Viewer that represents areas of suitable habitat within species' documented ranges. Examination of the CWHR dataset was applied when: 1) the data is available for the species of concern, and 2) when there is a moderate to high potential for an animal to occur on or within 100 feet of the Study Area. CWHR examines whether the areas being examined in the biological assessment is habitat which *may* support a species of special concern. Habitat suitability ranks of Low (less than 0.34), Medium (0.34-0.66) and High (greater than 0.66) suitability are based on the mean expert opinion suitability value for each habitat type for breeding, foraging, and cover (CDFW 2021).

3.3 Database Resource Assessment

A scoping of the CNDDDB and CNPS Inventory of Rare and Endangered Plants was performed to identify existing and historical occurrences of special status species and sensitive terrestrial communities within the project vicinity. The scoping extended to twelve quads surrounding and including the Ukiah 7.5-minute USGS Quadrangles and included the Boonville, Cow Mountain, Elledge Peak, Laughlin Range, Orrs Springs, Potter Valley, Purdy's Gardens, Redwood Valley, and Ukiah 7.5-minute USGS Quadrangles. In addition, a 0.25-mile radius scoping area was completed for the identification of northern spotted owl (*Strix occidentalis caurina*, NSO) Activity Centers. No spotted owl territories (Activity Centers) are located within the 0.25-mile buffer.

Prior to the site visit, the databases listed above were accessed to determine whether sensitive biological communities, special-status species or other sensitive areas were documented within the vicinity of the Study Area (Appendix D: Map 3, CNDDDB Vicinity Map). During the site visit, existing habitat conditions were evaluated and used to assess the potential for presence of special-status species. The potential for each special-status species to occur in the Study Area was then evaluated according to the following criteria:

- **No Potential:** Habitat on and adjacent to the Study Area 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 Study Area is unsuitable or of very poor quality. The species is not likely to be found on-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 Study Area is suitable. The species has a moderate probability of being found on-site.
- High Potential: All the habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the Study Area is highly suitable. The species has a high probability of being found on-site.
- Present: Species is observed on the site or has been recorded (i.e. CNDDDB) on-site recently.

A complete list of all special-status species and communities listed in the nine-quad scoping of the CNDDDB and CNPS as well as those listed in an official USFWS IPaC search of the project area is included in Appendix A: Scoping Table of Special-Status Species and Communities and Potential to occur within the Study Area, and in supporting documents within Appendix E.

3.4 Biological Communities

Biological communities present within the Study Area were classified based on existing plant community descriptions described by Preliminary Descriptions of the Terrestrial Natural Communities of California (Holland 1986), USDA Forest Service Classification and Assessment with Landsat of Visible Ecological Groupings (CALVEG) system, and the Manual of California Vegetation Online Edition (MCV2 Alliances, CNPS 2021b). However, 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. Biological communities were classified as sensitive or non-sensitive as defined by CEQA and other applicable laws and regulations.

The currently accepted vegetation classification system for the state that is standardly used by CDFW, CNPS, and other state and federal agencies, organizations, and consultants for survey and planning purposes is the *Manual of California Vegetation* (MCV; Sawyer, Keeler-Wolf, and Evans 2009). Unlike Holland, this vegetation classification system is based on the standard National Vegetation Classification System (NVCS) and includes alliances (a floristically defined vegetation unit identified by its dominant and/or characteristic species) and associations (the finer level of classification beneath alliance).

Although the CNDDDB still maintains records of some of the old Holland vegetation types, these types are no longer the accepted standard, and the CDFW Vegetation Classification and Mapping Program (VegCAMP) has published more recent vegetation lists for the state based on a standardized vegetation classification system that is currently being developed for California and which is consistent with the MCV classification system. Global and state rarity rankings have been assigned for various types on the recent VegCAMP lists.



3.4.1 Non-sensitive Biological Communities

Non-sensitive biological communities are those communities that are not afforded special protection under CEQA, and other Federal, State, and local laws, regulations, and ordinances. These communities may, however, provide suitable habitat for some special-status plant or wildlife species, and are described in Section 5.1.

3.4.2 Sensitive Biological Communities

Sensitive biological communities include those that are listed in CNDDDB as well as MCV2 alliances or associations with state ranks of S1-S3. Aquatic resources (e.g. watercourses, ponds, wetlands, vernal pools, etc.) are also considered sensitive biological communities and are afforded special protections under CEQA and other Federal, State, and local laws, regulations, and ordinances. Sources for assessing sensitive terrestrial or aquatic natural communities include *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland 1986), *List of Vegetation Alliances* (CDFW, 2020), *A Manual of California Vegetation* (CNPS 2021b), California Streams, and USFWS National Wetlands Inventory (NWI).

Sensitive Natural Communities

CDFW considers any MCV2 alliance or association with a state rank of S1-S3 a sensitive natural community. Global and state rankings are defined below.

Global Ranking:

- G1-Critically Imperiled: At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.
- G2-Imperiled: At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.
- G3-Vulnerable: At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.
- G4-Apparently Secure: Uncommon but not rare; some cause for long-term concern due to declines or other factors.
- G5-Secure: Common; widespread and abundant.

State Ranking:

- S1-Critically Imperiled: Critically imperiled in the state because of extreme rarity (often 5 or fewer populations) or because of factor(s) such as very steep declines making it especially vulnerable to extirpation from the state.
- S2-Imperiled: Imperiled in the state because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the state.
- S3-Vulnerable: Vulnerable in the state due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation from the state.
- S4-Apparently Secure: Uncommon but not rare in the state; some cause for long-term concern due to declines or other factors.
- S5-Secure: Common, widespread, and abundant in the state.



Critical Habitat

Critical habitat is a term defined by the ESA as a specific 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. 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. In many cases, this level of protection is similar to that already provided to species by the ESA jeopardy standard. However, areas that are currently unoccupied by the species, but which are needed for the species' recovery, are protected by the prohibition against adverse modification of critical habitat.

Aquatic Resources

Watercourses and other waterbodies were classified using guidance from the *California Forest Practice Rules 2020* (FPR). Wetlands are determined using the USFWS National Wetland Inventory (NWI) database and are defined in the 1987 USACE Wetlands Delineation Manual as "Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands generally include swamps, marshes, bogs, and similar areas. Wet areas are areas with observed hydrophytic vegetation and/or other hydrologic indicators that suggest the area is influenced by ponding or flooding for a significant amount of time throughout the growing season. Wet areas should be given the same protections as wetlands for the purposes of this assessment until a wetland delineation is conducted to confirm the presence and extent of wetlands.

3.5 Special-status Species

Special-status plants (native, vascular and non-vascular) and animals assessed are of limited abundance in California, with known occurrence or distribution in Mendocino County, and were derived from the following lists:

- Federal listed or threatened or endangered plants or species of concern (FT, FE, FSC)
- California State listed or rare, threatened or endangered plants or species of concern (SR, ST, SE, SP, SSC)
- Board of Forestry Sensitive (BFS)
- California Department of Fish and Wildlife (CDFW) Status animals: Fully Protected, Species of Special Concern and Watch List (FP, SSC, WL)
- California Native Plant Society Rare Plant Rank (CRPR) list 1A species (plants presumed extirpated in California, and either rare or extinct elsewhere)
- California Native Plant Society Rare Plant Rank (CRPR) list 1B species (plants rare, threatened or endangered in California and elsewhere)
- California Native Plant Society Rare Plant Rank (CRPR) list 2A species (plants presumed extirpated in California but more common elsewhere)
- California Native Plant Society Rare Plant Rank (CRPR) list 2B species (plants rare, threatened, or endangered in California but more common elsewhere)
- California Native Plant Society Rare Plant Rank (CRPR) list 3 (plants which more information is needed- a review list)



- California Native Plant Society Rare Plant Rank (CRPR) list 4 (plants of limited distribution – a watch list)

Rare, threatened, and endangered plants are not necessarily limited to those species which have been “listed” by state and federal agencies but should include any species that, based on all available data, is rare, threatened, and/or endangered under the following definitions:

A species, subspecies, or variety of plant is “**endangered**” when the prospects of its survival and reproduction are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, or disease. A plant is “**threatened**” when it is likely to become endangered in the foreseeable future in the absence of protection measures. A plant is “**rare**” when, although not presently threatened with extinction, the species, subspecies, or variety is found in such small numbers throughout its range that it may be endangered if its habitat continues to deteriorate.

The site assessment is intended to identify the presence or absence of suitable habitat for special-status species known to occur within the Study Area. The site visit does not constitute a full season protocol-level survey and is not intended to determine the actual presence or absence of a species. If a special-status species is observed during the site visit, its presence will be recorded and discussed. All plant and wildlife species observed were recorded and are included in Appendix B.

Section 4.0: Study Area Setting

4.1 Climate and Hydrology

The project site is located west of Ukiah, CA within Sections 19 and 30, Township 15N, Range 12W, Mount Diablo Base and Meridian, in the Ukiah USGS 7.5-minute quadrangle (Appendix D: Map 1, Study Area). The Study Area is located along a ridgetop that divides the Orrs Creek – Russian River watershed (HUC-12, 180101100403). The average annual precipitation is 41 to 63 inches, the average annual air temperature is 55-60 degrees F, and the average frost-free period is 240 to 340 days.

4.2 Topography and Soils

The Study Area is located at approximately 840-1,600 feet in elevation and is underlain by two (2) soil mapping units, according to the United States Department of Agriculture, Natural Resources Conservation Service’s *Web Soil Survey*: Map Unit Symbol 141, Hopland loam, 30 to 50 percent slopes; and Map Unit Symbol 151, Hopland-Wohly loams, 50 to 75 percent slopes (Appendix D: Map 4, Soil Map). A description of the soil series are as follows:

Hopland loam, 30 to 50 percent slopes (Map Unit Symbol 141): This map unit is located on mountains and hills. Included in this unit are small areas of Squawrock, Hellman, Witherell and Cumiskey soils. California black oak and Pacific madrone are the main tree species. Among the trees of limited extent are Douglas-fir, Oregon white oak, interior live oak and blue oak. The elevation range is 490 to 2,400 feet.



- Hopland loam is moderately deep, well drained soils formed in material weathered from sandstone and shale. Redvine soils are on dissected stream terraces and have slopes of 2 to 30 percent.

Hopland-Wohly loams, 50 to 75 percent slopes (Map Unit Symbol 151): This map unit is on hills and mountains. Included in this unit are small areas of Bearwallow, Cassabonne, Hellman and Squawrock soils. The native vegetation is mainly oaks and scattered pockets of Douglas-fir. The elevation range is 500 to 2,500 feet.

- Hopland soil is moderately deep, well drained soils formed in material weathered from sandstone and shale.
- Wholy soil is moderately deep, well drained soils formed in material weathered from sandstone and shale.

4.3 Biota and Land Use

Regionally, the Study Area has historically been used primarily for timber and firewood production, recreation, homesite development, and wildlife habitat (USDA Web Soil Survey, 2021). Section 5 provides a detailed account of the biological communities found on-site, including sensitive and non-sensitive biological communities and additionally the special-status flora and fauna with potential to occur within the Study Area.

Section 5.0: Field Survey Results

5.1 Biological Communities

The Study Area and immediate surroundings were assessed prior to a site visit on February 5, 2021 to determine local biological communities present and develop a comprehensive list of all plant and wildlife species that may be present. Natural communities referred to in this report include Holland 1986 descriptions, USFS CALVEG classifications, and the Manual of California Vegetation (MCV2) alliance descriptions.

Holland Descriptions:

The Study Area is within Cismontane woodland, Valley and foothill grassland and Broadleaved upland forest habitat as best classified by the habitat classification system described by Holland 1986. Descriptions of these habitat types are as follows:

- Valley and Foothill Grassland: Introduced, annual Mediterranean grasses and native herbs. On most sites the native bunch grass species, such as needle grass, have been largely or entirely supplanted by introductions. Stands rich in natives usually found on unusual substrates, such as serpentinite or somewhat alkaline soils.
- Cismontane Woodland: Trees deciduous, evergreen, or both, with open canopies. Broadleaved trees, especially oaks, dominate, although conifers may be present in or emergent through the canopy. Understories may be open and herbaceous or closed and shrubby. This type occurs on a variety of sites below the conifer forests in Mediterranean California.



- Broadleaved Upland Forest: Stands of evergreen or deciduous, broadleaved trees 5 meters or more tall, forming closed canopies. Many, but not all, with very poorly developed understories. Several are seral to montane conifer forests. It includes the "mixed evergreen forest" of the Coast Ranges.

USFS CALVEG Classifications:

According to USDA Forest Service CALVEG mapping delineation, the regionally dominant vegetation type within the Study Area is comprised of Black oak, Oregon white oak, Pacific Douglas-fir, Douglas-fir-Ponderosa pine, Interior live oak and Interior mixed hardwood (Appendix D: Map 5, CALVEG Classification Map). Descriptions of these vegetation types are as follows:

- California Black oak: California Black Oak (*Quercus kelloggii*) occurs extensively in this zone at elevations up to about 6000 feet (1830 m). It has been mapped abundantly as a dominant hardwood in the Eastern Klamath Mountains and Oregon Mountain Subsections (Mountains Section) and in the Eastern and Central Franciscan and Konocti Flows Subsections (Ranges Section) and scattered 13 among twenty-five other subsections in the three sections. It may develop into relatively pure stands on moderately steep slopes or may associate with Oregon White Oak (*Q. garryana* var. *garryana*) and/or Canyon Live Oak (*Q. chrysolepis*) on drier or harsher sites. These stands are commonly found within or below the Douglas-fir (*Pseudotsuga menziesii*), Mixed Conifer - Pine and Ponderosa Pine (*Pinus ponderosa*) types, often as a result of fire or other disturbance, especially in Douglas-fir areas. Black Oak commonly is a major understory hardwood in those conifer types and also typically grows on better soils than those of the Canyon Live Oak-dominant type. Commonly associated shrubs include both upper and lower montane species such as various Manzanitas (*Arctostaphylos* spp.), shrub Oaks (*Quercus* spp.), Deerbrush (*Ceanothus intergerrimus*), Brewer Oak (*Q. garryana* var. *breweri*), Wedgeleaf Ceanothus (*C. cuneatus*), etc.
- Pacific Douglas-Fir: Douglas-fir (*Pseudotsuga menziesii*) is the dominant overstory conifer over a large area in the Mountains, Coast, and Ranges Sections. This alliance has been mapped at various densities in most subsections of this zone at elevations usually below 5600 feet (1708 m). Tanoak (*Lithocarpus densiflorus* var. *densiflorus*) is the most common hardwood associate on mesic sites towards the west. Along western edges of the Mountains Section, a scattered overstory of Douglas-fir often exists over a continuous Tanoak understory with occasional Madrones (*Arbutus menziesii*). Canyon Live Oak (*Quercus chrysolepis*) becomes an important hardwood associate on steeper or drier slopes and those underlain by shallow soils. Black Oak (*Q. kelloggii*) may often associate with this conifer but usually is not abundant. In addition, any of the following tree species may be sparsely present in Douglas-fir stands: Redwood (*Sequoia sempervirens*), Ponderosa Pine (*Pinus ponderosa*), Incense Cedar (*Calocedrus decurrens*), White Fir (*Abies concolor*), Oregon White Oak (*Q. garryana*) and Bigleaf Maple (*Acer macrophyllum*), among others. The shrub understory may also be quite diverse and includes a wide range of shrubs and forbs.



- Interior Mixed Hardwood: No single species is dominant in the Interior Mixed Hardwood Alliance, a mixture that has been mapped most extensively in the Central Franciscan and Ultrabasic Complex Subsections of the Mountains Section and the Mount St. Helena Flows and Valleys, Coast Franciscan and Marin Hills and Valleys Subsections of the Coast Section. It also occurs with less abundance in thirteen other subsections in all three sections. The mixture in this area includes diverse proportions of Oregon White (*Quercus garryana*), Canyon Live (*Q. chrysolepis*) and Blue (*Q. douglasii*) Oaks, with lesser amounts of California Bay (*Umbellifera californica*) and Coast Live Oak (*Q. agrifolia*). Conifer associates are mainly Douglas-fir (*Pseudotsuga menziesii*) and in western areas, Redwood (*Sequoia sempervirens*). This alliance has been mapped at elevations generally below about 4000 feet (1220 m). Annual grasses and forbs typically occur in these open sites.
- Oregon White Oak: Oregon White Oak (*Quercus garryana*) is widely distributed from British Columbia to this zone, with outlying scattered populations further east and south to the Sierra Nevada Mountains and southern California. The tree form (*Q. g. var. garryana*) becomes a local canopy dominant in woodlands of the three sections of this zone across thirty-one subsections, becoming especially prominent in seven of them. Mapped elevations of this type are usually below about 5800 feet (1768 m). Often developing on poor, exposed or droughty soils in inland valleys, foothills or rocky ridges, the Oregon White Oak type also is found in poorly drained areas having occasional standing water or next to stream terraces. On better sites, it is usually out-competed by species such as Douglas-fir (*Pseudotsuga menziesii*) and California Black Oak (*Q. kelloggii*), often becoming a minor element in mixed hardwood types. Other associated species include other conifers such as Ponderosa Pine (*Pinus ponderosa*), Gray Pine (*P. sabiniana*) and various Oaks (*Quercus spp.*). Open sites often have a grass understory.
- Douglas-fir-Pine: Douglas-fir (*Pseudotsuga menziesii*) shares canopy dominance with Ponderosa Pine (*Pinus ponderosa*) at elevations below about 6000 feet (1830 m) in drier sites of the Mountains and Ranges Sections, and more rarely in the eastern sectors of the Coast Section. The type has been mapped within twenty-nine subsections, having greater spatial frequency towards the east and south sections of the zone. Knobcone Pine (*P. attenuata*) may occasionally be present as a minor component of the conifer overstory. Pacific Madrone (*Arbutus menziesii*), California Black Oak (*Quercus kelloggii*), Canyon Live Oak (*Q. chrysolepis*) and Bigleaf Maple (*Acer macrophyllum*) are often present in the understory, while Tanoak (*Lithocarpus densiflorus var. densiflorus*) is usually absent. This type may grade into the Mixed Conifer - Pine type in the Coast Ranges as site conditions become more mesic or disturbance factors less significant in the landscape. It is less prominent in the moister, outermost Klamath Mountains area where it intermixes with Pacific Douglas-fir forests.



- Interior Live Oak: The Interior Live Oak (*Quercus wislizenii*) Alliance occurs mainly in southern areas of the Coast and Mountains Sections as mapped in eight subsections. It is often found to the north and east of the Coast Live Oak (*Q. agrifolia*) Alliance distribution and topographically above Blue Oak (*Q. douglasii*) dominated stands towards the east. This type often indicates xeric or rocky sites when associated with other hardwood types and has been mapped at elevations up to about 4400 feet (1342 m). The shrubby form (*Q. wislizenii* var. *frutescens*) may also dominate a site, especially in areas of frequent fires. Occasional trees and shrubs such as Douglas-fir (*Pseudotsuga menziesii*), Gray Pine (*Pinus sabiniana*), Blue Oak (*Q. douglasii*), Oregon White Oak (*Q. garryana*) and Chamise (*Adenostoma fasciculatum*) may be associated with this pure hardwood alliance. Interior Live Oak is known to hybridize with California Black Oak (*Q. kelloggii*) and Coast Live Oak (*Q. agrifolia*), occasionally making field identification more difficult.

MCV2 Alliances:

Biological communities observed were classified using data collected in the field and the Manual of California Vegetation Online Edition (MCV2 Alliances, CNPS 2020b). Five (5) MCV2 Alliance communities (Appendix D: Map 6: MCV2 Classification Map) were observed on site:

- *Quercus garryana* Forest & Woodland Alliance: Oregon white oak forest and woodland
- *Pseudotsuga menziesii* Forest & Woodland Alliance: Douglas-fir forest and woodland
- *Quercus kelloggii* Forest and Woodland Alliance: California black oak forest and woodland
- *Umbellularia californica* Forest & Woodland Alliance: California bay forest and woodland
- *Pinus attenuata* Forest & Woodland Alliance: Knobcone pine forest and woodland

Detailed descriptions of these communities are as follows:

Quercus garryana Forest & Woodland Alliance: Oregon white oak forest and woodland:

- Characteristics Species: *Quercus garryana* var. *garryana* is dominant or co-dominant in the tree canopy with *Juniperus occidentalis*, *Pinus jeffreyi*, *Pinus ponderosa*, *Pinus sabiniana*, *Pseudotsuga menziesii*, *Quercus chrysolepis*, *Quercus kelloggii* and *Umbellularia californica*.
- Vegetation Layers: Trees < 30 m; canopy is open to continuous. Shrub layer is usually open. Herbaceous layer is open to intermittent and mostly grassy.
- Membership Rules:
 - *Quercus garryana* > 30% relative cover in the tree canopy; > 25% absolute cover, and lacking an appreciable conifer cover.
 - *Quercus garryana* > 30% relative cover in the tree canopy often with other oaks such as *Q. kelloggii*.
- Habitats: Raised stream benches, terraces, slopes. and ridges of all aspects.
- State Rarity Rank: S3
- Global Rarity Rank: G4



Pseudotsuga menziesii Forest & Woodland Alliance; Douglas-fir forest and woodland:

- Characteristic Species: *Pseudotsuga menziesii* is dominant or co-dominant with hardwoods in the tree canopy with *Abies concolor*, *Acer macrophyllum*, *Alnus rhombifolia*, *Arbutus menziesii*, *Calocedrus decurrens*, *Chamaecyparis lawsoniana*, *Cornus nuttali*, *Pinus contorta*, *Pinus lambertiana*, *Quercus agrifolia*, *Quercus chrysolepis*, *Quercus garryana*, *Quercus kelloggii*, and *Sequoia sempervirens*.
- Vegetation Layer: Trees <75m; canopy intermittent to continuous, and it may be two-tiered. Shrubs are infrequent or common. Herbaceous layer is sparse or abundant.
- Membership rules:
 - *Pseudotsuga menziesii* > 50% relative cover in the tree canopy and reproducing successfully, though hardwoods may dominate or co-dominate in the subcanopy and regeneration layer; *Abies concolor*, *Chamaecyparis lawsoniana*, *Pinus contorta*, *P. ponderosa*, and *Sequoia sempervirens* <20% relative cover; and *Notholithocarpus densiflorus* <10% relative cover in the tree canopy.
- Habitats: All topographic positions and aspects. Substrates various, including serpentine.
- State Rarity Rank: S4
- Global Rarity Rank: G5

Quercus kelloggii Forest and Woodland Alliance: California black oak forest and woodland:

- Characteristics Species: *Quercus kelloggii* is dominant or co-dominant in the tree canopy with *Abies concolor*, *Arbutus menziesii*, *Calocedrus decurrens*, *Pinus attenuata*, *Pinus ponderosa*, *Pseudotsuga menziesii*, *Quercus agrifolia*, *Quercus chrysolepis*, *Quercus garryana*, *Quercus lobata* and *Umbellularia californica*.
- Vegetation Layers: Trees < 40 m; canopy is open to continuous. Shrub layer is open to intermittent. Herbaceous layer is sparse or grassy.
- Membership Rules:
 - *Quercus kelloggii* > 50% relative cover in overstory, and conifers are not conspicuous; or *Q. kelloggii* > 30% relative cover in the overstory and *Pinus ponderosa* may co-dominate.
 - *Quercus kelloggii* > 50% relative cover in the tree canopy; emergent conifers <10% relative cover.
 - *Quercus kelloggii* and *Pinus ponderosa* 30-60% relative cover in the overstory.
- Habitats: All topographic positions and aspects. Soils are moderately to excessively drained.
- State Rarity Rank: S4
- Global Rarity Rank: G4

Pinus attenuata Forest & Woodland Alliance: Knobcone pine forest and woodland:

- Characteristic Species: *Pinus attenuata* is dominant or co-dominant in the tree canopy with *Arbutus menziesii*, *Juniperus occidentalis*, *Notholithocarpus densiflorus*, *Pinus contorta*, *Pinus coulteri*, *Pinus monticola*, *Pinus radiata*, *Pinus sabiniana*, *Pseudotsuga menziesii*, *Quercus chrysolepis* and *Quercus wislizeni*.
- Vegetation Layers: Trees < 25 m; canopy is open to continuous and one or two tiered. Shrub layer is sparse to continuous. Herbaceous layer is sparse.



- Membership Rules
 - *Pinus attenuata* > 50% relative cover in the tree layer; if co-dominant, > 30% relative cover.
- Habitats: Slopes of all aspects, ridges. Soils are derived notably from ultramafic, granitic, sedimentary, and volcanic substrates.
- State Rarity S4
- Global Rarity G4

Umbellularia californica Forest & Woodland Alliance: California bay forest and woodland:

- Characteristic Species: *Umbellularia californica* is dominant or co-dominant in the tree or tall shrub canopy with *Acer macrophyllum*, *Aesculus californica*, *Alnus rhombifolia*, *Alnus rubra*, *Arbutus menziesii*, *Corylus cornuta*, *Juglans californica*, *Notholithocarpus densiflorus*, *Pinus sabiniana*, *Platanus racemosa*, *Pseudotsuga menziesii*, *Quercus agrifolia*, *Quercus chrysolepis*, *Quercus wislizeni* and *Sequoia sempervirens*.
- Vegetation Layers: Trees < 25 (30) m; canopy is intermittent to continuous. Shrub layer open to intermittent. Herbaceous layer is sparse to abundant.
- Membership Rules
 - Conifers < 30% relative cover in canopy, *Umbellularia californica* > 30% relative cover in the tree canopy.
 - *Umbellularia californica* usually > 50% relative cover in the overstory as a tree or tall shrub; when with *Alnus rhombifolia* or *Quercus wislizeni*, > 30% relative cover.
- Habitats: Alluvial benches, streamsides, valley bottoms, coastal bluffs, inland ridges, steep north-facing slopes, rocky outcrops. Soils are shallow to deep, sandy to clay loams. The USFWS Wetland Inventory (1996 national list) recognizes *Umbellularia californica* as a FAC plant.
- State Rarity: S3
- Global Rarity: G4

5.1.1 Non-sensitive Biological Communities

Non-sensitive biological communities are those communities that are not afforded special protection under CEQA, and other Federal, State, and local laws, regulations, and ordinances. The Study Area is comprised of three (3) non-sensitive biological communities, as classified under the MCV2 system:

Pseudotsuga menziesii Forest & Woodland Alliance: Douglas-fir forest and woodland
CDFW State Rarity Rank: S4 (Apparently Secure)

Quercus kelloggii Forest and Woodland Alliance: California black oak forest and woodland
CDFW State Rarity Rank: S4 (Apparently Secure)

Pinus attenuata Forest & Woodland Alliance: Knobcone pine forest and woodland
CDFW State Rarity Rank: S4 (Apparently Secure)

Descriptions of these communities are listed above in section 5.1, Biological Communities, and include the Manual of California Vegetation (MCV2) alliance descriptions.



5.1.2 Sensitive Biological Communities

Sensitive biological communities include those that are listed in CNDDDB as well as observed MCV2 alliances or associations with state ranks of S1-S3 and are listed on CDFW's *List of California Sensitive Natural Communities* (CDFW 2020). The Study Area is comprised of two (2) non-sensitive biological communities, as classified under the MCV2 system:

Quercus garryana Forest & Woodland Alliance: Oregon white oak forest and woodland
CDFW State Rarity Rank: S3 (Vulnerable).

Umbellularia californica Forest & Woodland Alliance: California bay forest and woodland
CDFW State Rarity Rank: S3 (Vulnerable).

Recommendations to avoid or mitigate potential impacts to sensitive natural communities are discussed in Section 6.0, Assessment Summary and Recommendations.

Sensitive Aquatic Resources:

The Study Area contains two (2) Class II watercourses and four (4) Class III watercourses that were observed and mapped on-site.

Recommendations to avoid or mitigate potential impacts to aquatic resources are discussed in Section 6.0, Assessment Summary and Recommendations.

5.2 Special-status Species

5.2.1 Special-status Plant Species

Upon review of the resource databases (Appendix E: listed in Section 3.2, forty-six (46) special-status plant species have been documented within the vicinity of the Study Area. Please refer to Appendix A for a table of all special-status plant species which occur within a nine-quad search surrounding the Study Area and additional discussion of the potential for each species to occur within the Study Area. Special-status species documented within five miles of the Study Area are depicted in the CNDDDB Vicinity map (Appendix D: Map 3, CNDDDB Vicinity Map).

Of the forty-six (46) special-status plant species within the vicinity of the Study Area, seventeen (17) special-status plant species have a moderate to high potential to occur within the Study Area. The remaining twenty-nine (29) special-status plant species documented within the vicinity of the Study Area are unlikely to occur or do not have the potential to occur due to one or more of the following reasons:

- Hydrologic conditions (e.g., vernal pools, riverine) necessary to support the special-status plant species are not present within the Study Area.
- Edaphic conditions (soils, e.g., rocky outcrops, serpentinite) necessary to support the special-status plant species are not present within the Study Area.
- Topographic conditions (e.g., montane) necessary to support the special-status plant species are not present within the Study Area.
- Unique pH conditions (e.g., alkali scalds, acidic bogs) necessary to support the special-status plant species are not present within the Study Area.



- Associated vegetation communities (e.g., interior chaparral, tidal marsh) necessary to support the special-status plant species are not present within the Study Area.
- The Study Area is geographically isolated (e.g., outside of required elevations, coastal environment) from the documented range of the special-status plant species.
- Ecological conditions (last recorded observations, human-made or natural disturbance) have encroached on species to a point to cause presumed extinction.

The habitat requirements for the seventeen (17) special-status plant species with moderate or high potential to occur within the Study Area is described in the table below:

SPECIES	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Plants			
mountain lady's-slipper <i>Cypripedium montanum</i> Rank 4.2	Lower montane coniferous forest, broadleaved upland forest, cismontane woodland, north coast coniferous forest, often on dry, undisturbed slopes. Elevation ranges from 607 to 7300 feet (185 to 2225 meters). A perennial herb (rhizomatous), the blooming period is from Mar-Aug.	Moderate Potential. Cismontane woodland and broadleaved upland forest are present within Study Area and may provide suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment or during the botanical survey conducted on March 30. There are no recommendations for this species.
Koch's cord moss <i>Entosthodon kochii</i> Rank 1B.3	Cismontane woodland, often growing on soil over riverbanks. Elevation ranges from 607 to 1198 feet (185 to 365 meters). A moss, there is no distinct blooming period.	Moderate Potential. Cismontane woodland is present within the Study Area and may provide suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment and there are no recommendations for this species.
stinkbells <i>Fritillaria agrestis</i> Rank 4.2	Cismontane woodland, chaparral, valley and foothill grassland, pinyon and juniper woodland, sometimes on serpentine soil, mostly found in non-native grassland or in grassy openings in clay soil. This species has a serpentine affinity of 2.7 (strong indicator). Elevation ranges from 33 to 5102 feet (10 to 1555 meters). A perennial bulbiferous herb, the blooming period is from Mar-Jun.	Moderate Potential. The Study Area contains chaparral habitat that may be suitable for this species.	Not Observed. This species was not observed during the biological assessment or during the botanical survey conducted on March 30. There are no recommendations for this species.
Roderick's fritillary <i>Fritillaria roderickii</i> Rank 1B.1	Coastal bluff scrub, coastal prairie, valley and foothill grassland, often on grassy slopes, mesas. Elevation ranges from 66 to 2002 feet (20 to 610 meters). A perennial herb (bulb), the blooming period is from Mar-May.	Moderate Potential. Grassland habitat is present within the Study Area and may provide suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment or during the botanical survey conducted on March 30. There are no recommendations for this species.



SPECIES	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
<p>Mendocino tarplant</p> <p><i>Hemizonia congesta</i> ssp. <i>calyculata</i></p> <p>Rank 4.3</p>	<p>Cismontane woodland, valley and foothill grassland, open woods and forests, sometimes on serpentine. <i>H. congesta</i> ssp. <i>calyculata</i> has a serpentine affinity of 1.5 (weak indicator). Elevation ranges from 738 to 4593 feet (225 to 1400 meters). An annual herb, the blooming period is from Jul-Nov.</p>	<p>Moderate Potential. Cismontane woodland and grassland habitat are present within the Study Area. This species is sometimes found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.</p>	<p>Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Jul-Nov).</p>
<p>congested-headed hayfield tarplant</p> <p><i>Hemizonia congesta</i> ssp. <i>congesta</i></p> <p>Rank 1B.2</p>	<p>Valley and foothill grassland, often in fallow fields, sometimes along roadsides. <i>H. congesta</i> ssp. <i>congesta</i> has a serpentine affinity (1.3, weak indicator/indifferent). Elevation ranges from 17 to 1706 feet (5 to 520 meters). An annual herb, the blooming period is from Apr-Nov.</p>	<p>Moderate Potential. Grassland habitat is present within the Study Area. This species is sometimes found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.</p>	<p>Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Apr-Nov).</p>
<p>Contra Costa goldfields</p> <p><i>Lasthenia conjugens</i></p> <p>FE</p> <p>Rank 1B.1</p>	<p>Valley and foothill grassland, vernal pools, alkaline playas, cismontane woodlands, often found in swales and low depressions in open grassy areas. Elevation ranges from 4 to 1477 feet (1 to 450 meters). An annual herb, the blooming period is from Mar-Jun.</p>	<p>Moderate Potential. The Study Area contains the required habitat (cismontane woodland and grassland habitat) and may provide suitable habitat for this species.</p>	<p>Not Observed. This species was not observed during the biological assessment; however, the biological assessment or during the botanical survey conducted on March 30. There are no recommendations for this species.</p>
<p>bristly leptosiphon</p> <p><i>Leptosiphon acicularis</i></p> <p>Rank 4.2</p>	<p>Chaparral, cismontane woodland, coastal prairie, valley and foothill grassland. Elevation ranges from 181 to 4922 feet (55 to 1500 meters). An annual herb, the blooming period is from Apr-Jul.</p>	<p>Moderate Potential. The Study Area contains the required habitat (cismontane woodland) and may provide suitable habitat for this species.</p>	<p>Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period for this species. It is recommended to survey for this species during the appropriate blooming period (Apr-Jul).</p>



SPECIES	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
<p>broad-lobed leptosiphon</p> <p><i>Leptosiphon latisectus</i></p> <p>Rank 4.3</p>	<p>Broadleaved upland forest, cismontane woodland. <i>L. latisectus</i> has a serpentine affinity of 2.0 (weak indicator). Elevation ranges from 558 to 4922 feet (170 to 1500 meters). An annual herb, the blooming period is from Apr-Jun.</p>	<p>Moderate Potential. Cismontane woodland and broadleaved upland forest are present within the Study Area. This species is sometimes found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.</p>	<p>Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Apr-Jun).</p>
<p>redwood lily</p> <p><i>Lilium rubescens</i></p> <p>Rank 4.2</p>	<p>Chaparral, lower montane coniferous forest, broadleaved upland forest, upper montane coniferous forest, north coast coniferous forest, sometimes on serpentine. <i>L. rubescens</i> has a serpentine affinity of 2 (weak indicator). Elevation ranges from 99 to 6267 feet (30 to 1910 meters). A perennial herb (bulb), the blooming period is from Apr-Aug.</p>	<p>Moderate Potential. Broadleaved upland forest is present within the Study Area. This species is sometimes found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.</p>	<p>Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Apr-Aug).</p>
<p>green monardella</p> <p><i>Monardella viridis</i></p> <p>Rank 4.3</p>	<p>Broadleaved upland forest, chaparral, cismontane woodland. Elevation ranges from 328 to 3314 feet (100 to 1010 meters). A perennial herb, the blooming period is from Jun-Sep.</p>	<p>Moderate Potential. Cismontane woodland and broadleaved upland forest are present within the Study Area. This species is sometimes found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.</p>	<p>Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Apr-Jun).</p>
<p>white-flowered rein orchid</p> <p><i>Piperia candida</i></p> <p>Rank 1B.2</p>	<p>North Coast coniferous forest, lower montane coniferous forest, broadleaved upland forest, sometimes on serpentine. Often found in forest duff, mossy banks, ultramafic (serpentine) rock outcrops and muskeg. <i>P. candida</i> has a serpentine affinity of 1.2 (weak indicator/indifferent). Elevation ranges from 66 to 5299 feet (20 to 1615 meters). A perennial herb, the blooming period is from May-Sep.</p>	<p>Moderate Potential. Cismontane woodland and broadleaved upland forest are present within the Study Area. This species is sometimes found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.</p>	<p>Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (May-Sep).</p>



SPECIES	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
<p>Mayacamas popcornflower <i>Plagiobothrys lithocaryus</i> Rank 1A</p>	<p>Chaparral, cismontane woodland, valley and foothill grassland, moist sites. Elevation ranges from 985 to 1477 feet (300 to 450 meters). An annual herb, the blooming period is from Apr-May.</p>	<p>Moderate Potential. Cismontane woodland and grassland habitat are present within the Study Area and may provide suitable habitat for this species.</p>	<p>Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Apr-May).</p>
<p>beaked tracyina <i>Tracyina rostrata</i> Rank 1B.2 USFS: S</p>	<p>Cismontane woodland, valley and foothill grassland, chaparral, often observed in open grassy meadows commonly within oak woodland and grassland habitats. Elevation ranges from 492 to 2609 feet (150 to 795 meters). An annual herb, the blooming period is from May-Jun.</p>	<p>Moderate Potential. Cismontane woodland and grassland habitat are present within the Study Area and may provide suitable habitat for this species.</p>	<p>Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (May-Jun).</p>
<p>showy Indian clover <i>Trifolium amoenum</i> FE Rank 1B.1</p>	<p>Valley and foothill grassland, coastal bluff scrub, sometimes on serpentine soils (ultramafic), open sunny sites, swales, along roadsides and eroding cliff faces. <i>T. amoenum</i> has an ultramafic affinity (1.3, weak indicator, indifferent). Elevation ranges from 17 to 1017 feet (5 to 310 meters). An annual herb, the blooming period is from Apr-Jun.</p>	<p>Moderate Potential. Grassland habitat is present within the Study Area and this species is sometimes found in serpentine soil, but not always. The Study Area may provide suitable habitat for this species.</p>	<p>Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Apr-Jun).</p>
<p>Methuselah's beard lichen <i>Usnea longissima</i> Rank 4.2</p>	<p>North coast coniferous forest, broadleaved upland forest. Often grows in the "redwood zone" on tree branches of a variety of trees, including bigleaf maple (<i>Acer macrophyllum</i>), various oaks (<i>Quercus spp.</i>), ash (<i>Fraxinus spp.</i>), Douglas-fir (<i>Pseudotsuga menziesii</i>) and California bay (<i>Umbellularia californica</i>). Elevation ranges from 148 to 4807 feet (45 to 1465 meters).</p>	<p>Moderate Potential. Broadleaved upland forest is present within the Study Area; therefore, the Study Area may provide suitable habitat for this species.</p>	<p>Not Observed. This species was not observed during the biological assessment. Trees are not proposed for removal; therefore, there are no recommendations for this species.</p>



SPECIES	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
oval-leaved viburnum <i>Viburnum ellipticum</i> Rank 2B.3	Chaparral, cismontane woodland, lower montane coniferous forest. Elevation ranges from 706 to 4593 feet (215 to 1400 meters). A shrub, the blooming period is from May-Jun.	Moderate Potential. Cismontane woodland is present within the Study Area and may provide suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (May-Jun).

No special-status plant species were observed within the Study Area during the Biological Assessment. A complete list of all plant and wildlife species observed within the Study Area was compiled during the site visit on February 5, 2021. A botanical survey was conducted on March 30, 2021. Further botanical surveys will be conducted in May and July of 2021 and results will be amended to this report.

5.2.2 Special-status Animal Species

A total of forty-four (44) special-status wildlife species have been documented within the vicinity of the Study Area. Please refer to Appendix A for a table of all special-status wildlife species which occur within the vicinity of the Study Area and discussion of the potential for each species to occur within the Study Area. Special-status species documented within five miles of the Study Area are depicted in the CNDDDB Vicinity map (Appendix D: Map 3, CNDDDB Vicinity Map).

Of the forty-four (44) special-status wildlife species within the vicinity of the Study Area, thirteen (13) special-status wildlife species recorded have a moderate to high potential to occur within the Study Area. The remaining thirty-one (31) special-status wildlife species documented within the vicinity of the Study Area are unlikely to occur or do not have the potential to occur due to one or more of the following reasons:

- Aquatic Habitats (e.g., streams, rivers, vernal pools) necessary to support special-status wildlife species are not present within the Study Area.
- Vegetation Habitats (e.g., forested area, riparian, grassland) that provide nesting and/or foraging resources necessary to support special-status wildlife species are not present within the Study Area.
- Physical Structures and Vegetation (e.g., caves, old-growth trees) that provide nesting, cover, and/or foraging habitat necessary to support special-status wildlife species are not present within the Study Area.
- Host Plants (e.g., *Cirsium sp.*) that provide larval and nectar resources necessary to support special-status wildlife species are not present within the Study Area.
- Historic and Contemporary Disturbance (e.g., cattle grazing, agriculture) deter the presence of the special-status wildlife species from occupying the Study Area.



- The Study Area is outside the documented nesting range of special-status wildlife species.

The thirteen (13) special-status wildlife species with moderate or high potential to occur within the Study Area are described in the table below.

SPECIES	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Amphibians			
red-bellied newt <i>Taricha rivularis</i> CDFW: SSC IUCN: LC	<i>T. rivularis</i> inhabits coastal forests, typically in redwood (<i>Sequoia sempervirens</i>) forest habitat although also found in other forest types (hardwood etc.). Adults are terrestrial and fossorial. Transformed juveniles leave aquatic environments and go into hiding in underground shelters, often until ready to reproduce. Breeding occurs in streams often with relatively strong flows.	High Potential. Habitat within the Study Area is ranked High (1.00) in suitability according to the CWHR Predicted Habitat Suitability Map. Aquatic habitat is not present within the Study Area; however, the Study Area may be used for migration and refugia. There is a known occurrence of this species approximately 0.7 miles northwest from the Study Area along Gibson Creek according to CNDDDB.	Not Observed. This species was not observed during the biological assessment. It is recommended to survey for this species prior to ground disturbance.
Avifauna			
northern goshawk <i>Accipiter gentilis</i> BLM: S CDF: S CDFW: SSC IUCN: LC USFS: S	<i>A. gentilis</i> are often found in dense, mature and old growth stands of conifer and deciduous habitats. Younger seral stands that include larger residual or defective trees are also used. Nest often on cooler (northerly or easterly) moderate slopes in dense vegetation or within riparian zones, but close to openings. Nest sites are often located next to water, which may provide a break in canopy for easy access to the nest stand or may influence microclimate or prey distribution.	High Potential. Habitat within the Study Area is ranked Medium (0.44) and High (1.00) in suitability according to the CWHR Predicted Habitat Suitability Map. There are no stands of dense, mature and old growth conifer or deciduous forest in the immediate vicinity of the Study Area; however, areas within the Study Area does contain conifer and deciduous forest stands.	Not Observed. This species or nests were not observed during the biological assessment. No trees are proposed for removal; however, it is recommended to survey for this species within 500 feet of ground disturbance activities.



SPECIES	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
<p>golden eagle</p> <p><i>Aquila chrysaetos</i></p> <p>BLM: S</p> <p>CDF: S</p> <p>CDFW: FP, WL</p> <p>IUCN: LC</p> <p>USFWS: BCC</p>	<p><i>A. chrysaetos</i> is an uncommon permanent resident in northern California. This species ranges from sea level up to 11,500 feet inhabiting rolling foothills, mountain areas, sage-juniper flats and desert. This species frequently nests in secluded cliffs of all heights with overhanging ledges and in large trees in open areas.</p>	<p>High Potential. Habitat within the Study Area is ranked Moderate (0.44) and High (1.00) in suitability according to the CWHR Predicted Habitat Suitability Map. There are no stands of dense, mature and old growth conifer or deciduous forest in the immediate vicinity of the Study Area; however, areas within the Study Area does contain conifer and deciduous forest stands.</p>	<p>Not Observed. This species or nests were not observed during the biological assessment. No trees are proposed for removal; however, it is recommended to survey for this species within 500 feet of ground disturbance activities.</p>
<p>osprey</p> <p><i>Pandion haliaetus</i></p> <p>CDF: S</p> <p>CDFW: WL</p> <p>IUCN: LC</p>	<p><i>P. haliaetus</i> are strictly associated with large, fish-bearing waters, primarily in ponderosa pine and mixed conifer stands. Foraging habitat consists of open, clear waters, rivers, lakes, reservoirs, estuaries, lagoons, swamps, marshes, and bays. Diet consists almost exclusively live fish. Large trees, snags, and blown-out treetops are used for cover and nesting. Nests are located on or near the tops of trees, snags, cliffs, or human-made structures.</p>	<p>High Potential. Habitat within the Study Area is ranked Moderate (0.44) and High (0.77) in suitability according to the CWHR Predicted Habitat Suitability Map. There are no stands of dense, mature and old growth conifer or deciduous forest in the immediate vicinity of the Study Area; however, areas within the Study Area does contain conifer and deciduous forest stands.</p>	<p>Not Observed. This species or nests were not observed during the biological assessment. No trees are proposed for removal; however, it is recommended to survey for this species within 500 feet of ground disturbance activities.</p>
<p>yellow warbler</p> <p><i>Setophaga petechia</i></p> <p>CDFW: SSC</p> <p>USFWS: BCC</p>	<p><i>S. petechia</i> often inhabits riparian deciduous habitats in summer: willows, alders, cottonwoods, and other small trees and shrubs typical of low, open canopy riparian woodland. This species will also breed in montane shrubbery in open conifer forest. <i>S. petechia</i> migrates through woodland, forest and shrub habitats. Nests above ground in a deciduous dappling or shrub.</p>	<p>Moderate Potential. Habitat within the Study Area is ranked Low (0.22) to Moderate (0.44) in suitability according to the CWHR Predicted Habitat Suitability Map. The Study Area contains does contain montane shrubs in open conifer and deciduous forest that may be potential habitat for this species.</p>	<p>Not Observed. This species was not observed during the biological assessment. It is recommended that nesting bird surveys be conducted prior to vegetation removal.</p>



SPECIES	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
<p>northern spotted owl</p> <p><i>Strix occidentalis caurina</i></p> <p>FT, ST</p> <p>CDF: S</p> <p>IUCN: NT</p> <p>NABCI: YWL</p>	<p><i>S. occidentalis caurina</i> are year-round residents in dense, structurally complex forests, primarily with old-growth conifers. Nests on snags and within tree cavities, and often is associated with existing structures (old raptor nests, squirrel nests and <i>A. pomio</i> nests).</p>	<p>Moderate Potential. The Study Area is approximately 4.3 miles southeast from the closest NSO Activity Center and 4.5 miles northeast from the nearest critical habitat as identified by the USFWS. The Study Area is located within suitable habitat according to the CWHR Predicted Habitat Suitability Map. The Study Area does not contain large conifers for nesting but may provide suitable foraging habitat for this species.</p>	<p>Not Observed. This species or evidence of this species was not observed during the biological assessment. Trees are not proposed for removal; therefore, there are no recommendations for this species.</p>
Insects			
<p>obscure bumble bee</p> <p><i>Bombus caliginosus</i></p> <p>CDFW: SSC</p> <p>IUCN: VU</p>	<p><i>B. caliginosus</i> are often found in coastal areas from Santa Barbara county north to Washington state. Food plant genera includes <i>Baccharis</i>, <i>Cirisum</i>, <i>Lupinus</i>, <i>Lotus</i>, <i>Grindelia</i>, and <i>Phacelia</i>.</p>	<p>Moderate Potential. The Study Area contains suitable habitat and food plant genera for this species.</p>	<p>Not Observed. This species was not observed during the biological assessment. Brush and grassland are proposed for removal; however, there is adequate potential habitat surrounding the Study Area. There are no recommendations for this species.</p>
<p>western bumble bee</p> <p><i>Bombus occidentalis</i></p> <p>State: CE</p> <p>USFS: S</p> <p>Xerces: IM</p>	<p><i>B. occidentalis</i> are formerly common throughout much of western North America; however, populations from southern British Columbia to central California have nearly disappeared. They occur in a variety of habitat types and are generalist pollinators. <i>B. occidentalis</i> are commonly encountered along stream banks, meadows, disturbed areas, or on flowers by roadsides.</p>	<p>Moderate Potential. The Study Area contains suitable habitat and food plant genera for this species.</p>	<p>Not Observed. This species was not observed during the biological assessment. Brush and grassland are proposed for removal; however, there is adequate potential habitat surrounding the Study Area. There are no recommendations for this species.</p>



SPECIES	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Mammals			
<p>Sonoma tree vole</p> <p><i>Arborimus pomo</i></p> <p>CDFW: SSC</p> <p>IUCN: NT</p>	<p><i>A. pomo</i> lives in humid coastal forests consisting of Douglas-fir, grand fir, western hemlock, and/or Sitka spruce. This species requires Douglas-fir and grand fir needles as a food source and nesting materials. Nests are frequently found in trees along the bole, in branch crotches, or in the top of snags. Nests are most often found along roads, skid trails, or forest edges; however, they could exist further in the forest with dense canopies making nest identification difficult. This species is distributed along the North Coast from Sonoma County north to the Oregon border, being practically restricted to the fog belt.</p>	<p>Moderate Potential. Habitat within the Study Area is not suitable in some areas, ranks Low (0.33) within Montane Hardwood-Conifer habitat and High (1) within Conifer Forest habitat according to the CWHR Predicted Habitat Suitability Map. The Study Area does contain Douglas-fir trees and map provide suitable habitat for this species.</p>	<p>Not Observed. This species or evidence of this species was not observed during the biological assessment. Trees are not proposed for removal, but if trees were to be removed, it is recommended to survey those trees for this species.</p>
<p>North American porcupine</p> <p><i>Erethizon dorsatum</i></p> <p>IUCN: LC</p>	<p><i>E. dorsatum</i> are commonly found in coniferous and mixed forested areas, and can also inhabit shrublands, tundra and deserts, albeit less frequently as this species tends to spend much of its time in trees. This species makes its dens in hollow trees, decaying logs and caves in rocky areas. Recognized as primarily solitary and nocturnal, <i>E. dorsatum</i> may be seen foraging during daytime.</p>	<p>Moderate Potential. Habitat within the Study Area is ranked Low (0.33) within the Montane Hardwood habitat to Moderate (0.55) within the Hardwood-Montane Conifer habitat in suitability according to the CWHR Predicted Habitat Suitability Map. The Study Area may contain suitable habitat for this species.</p>	<p>Not Observed. This species or evidence of this species was not observed during the biological assessment. It is recommended to survey for this survey prior to ground disturbance.</p>
<p>western red bat</p> <p><i>Lasiurus blossevillii</i></p> <p>CDFW: SSC</p> <p>IUCN: LC</p> <p>WBWG: H</p>	<p><i>L. blossevillii</i> roosts primarily in trees, often 2-40ft above the ground from sea level through mixed conifer forests. Typical habitats include cismontane woodland, lower montane coniferous forest, riparian forests and woodlands. This species prefers habitat edges and mosaics with trees that are protected from above and open below with open areas for foraging.</p>	<p>Moderate Potential. Habitat within the Study Area is ranked Moderate (0.66) within the Hardwood-Montane Conifer habitat in suitability according to the CWHR Predicted Habitat Suitability Map. The Study Area may contain suitable habitat for this species.</p>	<p>Not Observed. This species or evidence of this species was not observed during the biological assessment. There are no further recommendations for this species.</p>



SPECIES	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
hoary bat <i>Lasiurus cinereus</i> CDFW: SSC IUCN: LC WBWG: M	<i>L. cinereus</i> are yearlong residents of Mendocino County. This bat is one of the few bats known to both migrate south for winter and to hibernate locally. Hoary bat daytime roosts are typically dense foliage of medium to large sized trees. This bat occupies a variety of habitats including dense forest, forest edges, coniferous forests, deserts, and broadleaf forests.	Moderate Potential. Habitat within the Study Area is ranked Moderate (0.55) within the Hardwood-Montane Conifer habitat in suitability according to the CWHR Predicted Habitat Suitability Map. The Study Area may contain suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment. It is recommended to survey for this species prior to ground disturbance.
fisher [West Coast DPS] <i>Pekania pennanti</i> ST CDFW: SSC USFS: S	<i>P. pennanti</i> are primarily solitary, except during breeding season (February – April) and they inhabit forest stands with late-successional characteristics including intermediate-to-large tree stages of coniferous forest and deciduous-riparian areas with high percent canopy closure. Den site and prey availability are often associated with these characteristics. <i>P. pennanti</i> use cavities, snags, logs and rocky areas for cover and denning and require large areas of mature, dense forest.	Moderate Potential. Habitat within the Study Area is ranked from no suitable habitat (0) to High (1) in suitability according to the CWHR Predicted Habitat Suitability Map and may provide suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment. Trees present within the Study Area do not exhibit late successional characteristics and none are not proposed for removal for this project. There are no further recommendations for this species.

No special status animal species were observed within the Study Area during the biological site assessment. A complete list of all plant and wildlife species observed within the Study Area was compiled during the site visit on February 5, 2021 or March 30, 2021.

Section 6.0: Assessment Summary and Recommendations

6.1 Biological Communities

The Study Area is comprised predominantly of three (3) non-sensitive biological communities, two (2) sensitive biological communities, as well as several watercourses as determined during on-site biological assessments on February 5, 2021 and March 30, 2021 (Appendix D: Map 5, MCV2 Alliance Classifications).

Non-Sensitive Communities:

Under the MCV2 alliance classification system, site visits on February 5, 2021 and March 30, 2021 determined that non-sensitive communities within the Study Area are best classified as *Pseudotsuga menziesii* Forest & Woodland Alliance: Douglas-fir forest and woodland, *Quercus kelloggii* Forest and Woodland Alliance: California black oak forest and woodland and *Pinus attenuata* Forest & Woodland Alliance: Knobcone pine forest and woodland. Detailed descriptions of these biological communities are discussed in section 5.1. There are no recommendations for non-sensitive communities.



Sensitive Communities:

Sensitive biological communities include those that are listed in CNDDDB as well as observed MCV2 alliances or associations with state rarity ranks of S1-S3 and are listed on CDFW's *List of California Sensitive Natural Communities* (CDFW 2020). Two (2) sensitive communities, as classified under the MCV2 alliance classification system, exist within the Study Area and were observed on-site. More detailed descriptions of these sensitive communities are discussed in Section 5.1.2.

Quercus garryana Forest & Woodland Alliance (Oregon white oak forest and woodland):

This community has a Global Rarity Rank of G4 (Apparently Secure) and a State Rarity Rank of S3 (Vulnerable). It is recommended that any proposed work within or in the vicinity of this community avoid the removal of *Quercus garryana*. This community may also provide habitat for nesting birds protected by the Migratory Bird Treaty Act (MBTA) and it is recommended that nesting bird surveys be conducted for any activities that require vegetation removal between March 1st and August 31st of any year. Other management considerations for the preservation of this community include thinning or removal of conifer species within the stand in accordance with local laws, regulations, and ordinances. Such thinning could limit the possibility of vegetation type conversion to closed-canopy woodlands and conifer forest and inhibit the development of fuel ladders that increase the potential for stand-replacing fires. Any removal of *Quercus garryana* cannot be done without consultation with CDFW, and all work within this community shall adhere to CDFW recommendations. It is the understanding of Jacobszoon & Associates, Inc. that no tree removal is proposed.

Umbellularia californica Forest & Woodland Alliance: California bay forest and woodland:

This community has a Global Rarity Rank of G4 (Apparently Secure) and a State Rarity Rank of S3 (Vulnerable). It is recommended that any proposed work within or in the vicinity of this community avoid the removal of *Umbellularia californica*. This community may also provide habitat for nesting birds protected by the Migratory Bird Treaty Act (MBTA) and it is recommended that nesting bird surveys be conducted for any activities that require vegetation removal between March 1st and August 31st of any year. Other management considerations for the preservation of this community include thinning or removal of conifer species within the stand in accordance with local laws, regulations, and ordinances. Such thinning could limit the possibility of vegetation type conversion to closed-canopy woodlands and conifer forest and inhibit the development of fuel ladders that increase the potential for stand-replacing fires. Any removal of *Umbellularia californica* cannot be done without consultation with CDFW, and all work within this community shall adhere to CDFW recommendations. It is the understanding of Jacobszoon & Associates, Inc. that no tree removal is proposed.

Aquatic resources, communities, and habitats (e.g. watercourses, ponds, wetlands, vernal pools, etc.) are considered sensitive biological communities and are afforded special protections under CEQA and other Federal, State, and local laws, regulations, and ordinances. Aquatic habitats present within the Study Area could provide suitable aquatic or riparian habitats for sensitive flora and fauna.



Two (2) Class II watercourses and several Class III watercourses within the Study Area. Recommendations for aquatic resources are listed below:

- It is recommended that all earthwork adjacent to any watercourse or other body of water adhere to standard methods of erosion and sediment control and, if possible, to complete all work while the channel is dry to reduce sediment load downstream.
- It is recommended that a qualified biologist be on site for any dewatering event to address the potential for the presence of sensitive aquatic species such as foothill yellow-legged frog (*Rana boylei*).
- It is recommended that any work within a watercourse or water body with the potential to impact aquatic resources be conducted in compliance with s CDFW's Lake and Streambed Alteration Agreement.
- It is recommended that future expansions or development associated with this project be located outside of the NFHL 100-year flood zone as well as SWRCB setbacks.

A Class II watercourse located approximately 225 feet north of the Study Area is mapped on the USFWS National Wetland Inventory (Appendix D: Map 7, NWI mapped wetlands) as a riverine habitat classified as R4SBC. R4SBC is a riverine intermittent system with a streambed and is seasonally flooded. Riverine systems are considered watercourses for the purposes of this assessment. The proposed project will not impact this watercourse.

6.2 Special-status Species

Seventeen (17) special-status plant species and thirteen (13) special-status wildlife species have a moderate or high potential to occur within the Study Area based on habitat present. No special status plant or wildlife species were observed within the Study Area during the biological site assessment.

6.2.1 Special-status Plant Species

Seventeen (17) special status plant species have a moderate or high potential to occur within the Study Area: mountain lady's-slipper (*Cypripedium montanum*), Koch's cord moss (*Entosthodon kochii*), stinkbells (*Fritillaria agrestis*), Roderick's fritillary (*Fritillaria roderickii*), Mendocino tarplant (*Hemizonia congesta ssp. calyculata*), congested-headed hayfield tarplant (*Hemizonia congesta ssp. congesta*), Contra Costa goldfields (*Lasthenia conjugens*), bristly leptosiphon (*Leptosiphon acicularis*), broad-lobed leptosiphon (*Leptosiphon latisectus*), redwood lily (*Lilium rubescens*), green monardella (*Monardella viridis*), white-flowered rein orchid (*Piperia candida*), Mayacamas popcornflower (*Plagiobothrys lithocaryus*), beaked tracyina (*Tracyina rostrata*) showy Indian clover (*Trifolium amoenum*), Methuselah's beard lichen (*Usnea longissimi*) and oval-leaved viburnum (*Viburnum ellipticum*).

Recommendations for special-status plant species are listed below:

- It is recommended that a seasonally appropriate botanical survey be conducted for the above listed species prior to any groundbreaking¹ activities.

¹ The term "groundbreaking" encompasses vegetation removal, grading, or excavation.



No special-status plant species were observed during the biological site assessment. The biological site visit does not constitute a full season protocol-level botanical survey and is not intended to determine the actual presence or absence of a species. A botanical survey shall be conducted between March and July of 2021 and the results will be amended into this report.

6.2.2 Special-status Wildlife Species

Thirteen (13) special-status wildlife species have a moderate or high potential to occur within the Study Area. These species include red-bellied newt (*Taricha rivularis*), northern goshawk (*Accipiter gentilis*), golden eagle (*Aquila chrysaetos*), osprey (*Pandion haliaetus*), yellow warbler (*Setophaga petechia*), northern spotted owl (*Strix occidentalis caurina*), obscure bumble bee (*Bombus caliginosus*), western bumble bee (*Bombus occidentalis*), pallid bat (*Antrozous pallidus*), Sonoma tree vole (*Arborimus pomo*), North American porcupine (*Erethizon dorsatum*), western red bat (*Lasiurus blossevillii*), hoary bat (*Lasiurus cinereus*), and fisher [West Coast DPS] (*Pekania pennanti*).

Amphibians

One (1) special-status amphibian has a moderate or high potential to occur within the Study Area; red-bellied newt (*Taricha rivularis*).

Recommendations for this species are listed below:

- It is recommended that a qualified biologist survey the area prior to any groundbreaking activities to determine the presence of special-status amphibian species.

No special-status amphibian species were observed within the Study Area during the biological site assessment.

Avifauna

Five (5) special-status avian species have moderate or high potential to occur within the Study Area. These species include northern goshawk (*Accipiter gentilis*), golden eagle (*Aquila chrysaetos*), osprey (*Pandion haliaetus*), yellow warbler (*Setophaga petechia*), and northern spotted owl (*Strix occidentalis caurina*). Additionally, most non-game bird species in California are protected under the Migratory Bird Treaty Act (MBTA) which prohibits the deliberate destruction of active nests belonging to protected species. Groundbreaking activities, specifically vegetation removal, within the Study Area during avian breeding periods have the potential to significantly impact nesting migratory bird species.

Recommendations for special-status avian species and migratory bird species are listed below:

- It is recommended that all active bird nests not be removed, relocated, or otherwise disturbed for any purpose until all fledglings have left the nest.
- It is recommended that nesting bird surveys be conducted prior to the commencement of any groundbreaking activities which occur between March 1st and August 31st of any year.

No avian special-status species were observed within the Study Area during the biological assessment.



Fish

The Study Area does not contain any special-status fish species or fish bearing watercourses or waterbodies. The nearest fish-bearing watercourse is a Class II watercourse, located approximately 225 feet north of the Study Area. It is recommended that all earthwork within or adjacent to any watercourse or waterbody adhere to standard methods of erosion and sediment control. Future development within the Study Area does not have the potential to impact special-status fish species. No special-status fish were observed during the biological site assessment.

Insects

Two (2) special-status insect species have moderate or high potential to occur within the Study Area. These species include the obscure bumble bee (*Bombus caliginosus*) and western bumble bee (*Bombus occidentalis*).

Recommendations for special-status insect species are listed below:

- If a special-status insect nests are observed, it is recommended that active nests not be removed, relocated, or otherwise disturbed until the nest becomes inactive.

No special-status insects or nests were observed within the Study Area during the biological site assessment.

Mammals

Five (5) special-status mammal species have moderate or high potential to occur within the Study Area. These species include the Sonoma tree vole (*Arborimus pomo*), North American porcupine (*Erethizon dorsatum*), western red bat (*Lasiurus blossevillii*), hoary bat (*Lasiurus cinereus*), and fisher [West Coast DPS] (*Pekania pennanti*).

Recommendations for special-status mammal species are listed below:

- If evidence of bat roosts are observed (i.e. bat guano, ammonia odor, grease stained cavities) around trees or structures, it is recommended that pre-construction bat surveys be conducted by a qualified biologist for activities that may affect bat roosting habitat.
- If evidence of special-status mammal borrows or denning activity is observed, it is recommended that pre-construction surveys be conducted by a qualified biologist for activities that may affect den sites.

No special-status mammals were observed during the biological site assessment. No evidence of special-status mammal species was observed during the biological site visit.

6.3 Wildlife Corridors

No change to foraging or wintering habitat for migratory birds is expected as a result of the proposed project. Additionally, no significant impacts to migratory corridors for amphibian, aquatic, avian, mammalian, or reptilian species is expected as a result of the project.

6.4 Critical Habitat

The Study Area does not contain and is not adjacent to critical habitat for any Federal or State-listed species (Appendix E: USFWS IPAC Official Species List).



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Appendix A: Table of Potential for Special-Status Plants and Wildlife within the Study Area

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Amphibians				
California giant salamander <i>Dicamptodon ensatus</i>	CDFW: SSC IUCN: NT	California giant salamanders are year-round residents of California and were split into two species – California giant salamander (<i>Dicamptodon ensatus</i>) occurring south of the Mendocino County line and the coastal giant salamander (<i>Dicamptodon tenebrosus</i>) occurring in the north. <i>D. ensatus</i> are found in meadows and seeps, north coast coniferous forest and riparian forested habitats. <i>D. ensatus</i> occur in wet coastal forests in or near clear, cold permanent and semi-permanent streams and seepages. Adults leave terrestrial habitats to reproduce and both the reproduction and larval stages are aquatic with breeding occurring mostly in the spring.	No Potential. The Study Area is outside the known distribution range for this species according to the CWHR Predicted Habitat Suitability Map.	Not Present. There are no recommendations for this species.
northern red-legged frog <i>Rana aurora</i>	CDFW: SSC IUCN: LC USFS: S	<i>R. aurora</i> are often observed within humid forests, woodlands, wetlands, grasslands and stream-sides in northwestern California, usually near dense riparian cover. This species is generally found near permanent water but can be found far from water in damp woods and meadows during the non-breeding season. Typical habitat types include Klamath/North coast flowing waters, riparian forest and woodland.	No Potential. The Study Area is outside the known distribution range for this species according to the CWHR Predicted Habitat Suitability Map.	Not Present. There are no recommendations for this species.



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
foothill yellow-legged frog <i>Rana boylei</i>	BLM: S CDFW: SSC IUCN: NT USFS: S	<p><i>R. boylei</i> occupy a diverse range of ephemeral and permanent streams, rivers, and adjacent moist terrestrial habitats. Occupied streams are often partly shaded, low gradient, and dominated by coarse, unconsolidated rocky substrates. Adults breed and tadpoles develop in slow water velocity habitats. Dispersing juvenile and adult frogs will seek refugia in Class II streams pre-and-post breeding, opposite of salmonids.</p>	<p>Unlikely. Habitat within the Study Area is ranked Low (0.33) in suitability according to the CWHR Predicted Habitat Suitability Map. The Study Area itself does not contain suitable habitat for this species, although potential suitable breeding habitat may be in Doolin Creek a Class I watercourse located approximately 2,230 feet south of the Study Area. A Class II watercourse located approximately 225 feet north of the Study Area may be suitable winter refugia habitat as well.</p>	<p>Not Observed. This species was not observed during the biological assessment. There are no recommendations for this species.</p>
red-bellied newt <i>Taricha rivularis</i>	CDFW: SSC IUCN: LC	<p><i>T. rivularis</i> inhabits coastal forests, typically in redwood (<i>Sequoia sempervirens</i>) forest habitat although also found in other forest types (hardwood etc.). Adults are terrestrial and fossorial. Transformed juveniles leave aquatic environments and go into hiding in underground shelters, often until ready to reproduce. Breeding occurs in streams often with relatively strong flows.</p>	<p>High Potential. Habitat within the Study Area is ranked High (1.00) in suitability according to the CWHR Predicted Habitat Suitability Map. Aquatic habitat is not present within the Study Area; however, the Study Area may be used for migration and refugia. There is a known occurrence of this species approximately 0.7 miles northwest from the Study Area along Gibson Creek according to CNDDDB.</p>	<p>Not Observed. This species was not observed during the biological assessment. It is recommended to survey for this species prior to ground disturbance.</p>



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Avifauna				
northern goshawk <i>Accipiter gentilis</i>	BLM: S CDF: S CDFW: SSC IUCN: LC USFS: S	<i>A. gentilis</i> are often found in dense, mature and old growth stands of conifer and deciduous habitats. Younger seral stands that include larger residual or defective trees are also used. Nest often on cooler (northerly or easterly) moderate slopes in dense vegetation or within riparian zones, but close to openings. Nest sites are often located next to water, which may provide a break in canopy for easy access to the nest stand or may influence microclimate or prey distribution.	High Potential. Habitat within the Study Area is ranked Medium (0.44) and High (1.00) in suitability according to the CWHR Predicted Habitat Suitability Map. There are no stands of dense, mature and old growth conifer or deciduous forest in the immediate vicinity of the Study Area; however, areas within the Study Area does contain conifer and deciduous forest stands.	Not Observed. This species or nests were not observed during the biological assessment. No trees are proposed for removal; however, it is recommended to survey for this species within 500 feet of ground disturbance activities.
tricolored blackbird <i>Agelaius tricolor</i>	SCE BLM: S CDFW: SSC IUCN: EN NABCI: RWL USFWS: BCC	<i>A. tricolor</i> breed and forage in a variety of habitats including salt marshes, moist grasslands, freshwater marshes, bay-shore habitats, riparian forests and oak savannahs. <i>A. tricolor</i> use dense riparian vegetation such as Himalayan blackberry (<i>Rubus armeniacus</i>) for nesting and forage in cultivated fields, wetlands, and feedlots associated with dairy farms.	No Potential. The Study Area is outside the known distribution range for this species according to the CWHR Predicted Habitat Suitability Map. Riparian forests with dense vegetation are not present within the Study Area.	Not Present. There are no recommendations for this species.



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
grasshopper sparrow <i>Ammodramus savannarum</i>	CDFW: SSC IUCN: LC	<i>A. savannarum</i> are an uncommon and local, summer resident in foothills and lowlands west of the Cascade- Sierra Nevada crest from Mendocino and Trinity Counties south to San Diego County. <i>A. savannarum</i> nests on the ground in grasslands, prairie, cultivated fields, and grassy clearings in forests; particularly in areas with a variety of grasses and tall forbs and scattered shrubs for singing perches. Nests are typically found at the base of a small clump of overhanging grass or other vegetation.	No Potential. The Study Area does not have suitable habitat present according to the CWHR Predicted Habitat Suitability Map. Small patches of suitable habitat are present within the surrounding area.	Not Present. There are no recommendations for this species.
golden eagle <i>Aquila chrysaetos</i>	BLM: S CDF: S CDFW: FP, WL IUCN: LC USFWS: BCC	<i>A. chrysaetos</i> is an uncommon permanent resident in northern California. This species ranges from sea level up to 11,500 feet inhabiting rolling foothills, mountain areas, sage-juniper flats and desert. This species frequently nests in secluded cliffs of all heights with overhanging ledges and in large trees in open areas.	High Potential. Habitat within the Study Area is ranked Moderate (0.44) and High (1.00) in suitability according to the CWHR Predicted Habitat Suitability Map. There are no stands of dense, mature and old growth conifer or deciduous forest in the immediate vicinity of the Study Area; however, areas within the Study Area does contain conifer and deciduous forest stands.	Not Observed. This species or nests were not observed during the biological assessment. No trees are proposed for removal; however, it is recommended to survey for this species within 500 feet of ground disturbance activities.
great blue heron <i>Ardea herodias</i>	CDF: S IUCN: LC	<i>A. herodias</i> are commonly found in shallow estuaries and fresh and saline emergent wetlands. Foraging areas include river and creek banks, ponds, lakes, and watercourses in mountainous areas. This species often nests in colonies within a rookery tree.	Unlikely. Habitat within the Study Area is ranked not suitable (0) to Low (0.22) to Moderate (0.44) in suitability according to the CWHR Predicted Habitat Suitability Map. The Study Area itself contains no nesting or foraging habitat suited for this species.	Not Present. There are no recommendations for this species.



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
oak titmouse <i>Baeolophus inornatus</i>	IUCN: LC NABCI: YWL USFWS: BCC	<i>B. inornatus</i> are cavity-nesters found within oak or oak-pine woodlands, and many will use scrub oaks or other brush with woodlands nearby. This species occurs within montane hardwood-conifer, montane hardwood, oak woodlands (<i>Quercus agrifolia</i> , <i>Q. douglasii</i> , <i>Q. lobata</i>). <i>B. inornatus</i> typically eats seeds, various plant materials, insects and other invertebrates, foraging from the ground floor up to approximately 30 ft off the ground.	No Potential. The Study Area is outside the known distribution range for this species according to the CWHR Predicted Habitat Suitability Map.	Not Present. There are no recommendations for this species.
western snowy plover <i>Charadrius alexandrinus nivosus</i>	FT CDFW: SSC NABCI: RWL USFWS: BCC	<i>C. alexandrinus nivosus</i> inhabit barren to sparsely vegetated sandy beaches, salt pond levees, Great Basin standing waters, wetlands and shores of large alkali lakes. Nesting habitat consists of sandy, gravelly or friable soils usually within a natural or scraped depression on dry ground. Diet consists of terrestrial and aquatic invertebrates.	No Potential. The Study Area is outside the known distribution range for this species according to the CWHR Predicted Habitat Suitability Map.	Not Present. There are no recommendations for this species.
northern harrier <i>Circus hudsonius</i>	CDFW: SSC IUCN: LC	<i>C. hudsonius</i> are year-long residents of Mendocino and Lake County. They frequent meadows, alpine meadows, grasslands, open rangelands, desert sinks, fresh and saltwater emergent wetlands and are seldom found in wooded areas. Usually hunts by flying low over fields, scanning the ground for small prey including mammals (voles, rats, other rodents), bird species ranging from songbirds to small ducks and large insects. Breeding occurs on meadows and marshland, both salt and freshwater. Nests on ground in shrubby vegetation, usually at marsh edge; nest built of a large mound of sticks in wet areas.	No Potential. The Study Area does not have suitable habitat present according to the CWHR Predicted Habitat Suitability Map. Small patches of Low (0.22) suitable habitat are present within the surrounding area.	Not Observed. This species or nests were not observed during the biological assessment. No trees are proposed for removal; however, it is recommended to survey for this species within 500 feet of ground disturbance activities.



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
yellow-billed cuckoo <i>Coccyzus americanus</i>	FT SE BLM: S NABCI: RWL USFS: S USFWS: BCC	<i>C. americanus</i> use wooded habitat with dense cover and water nearby, including woodlands with low, scrubby vegetation, overgrown orchards, abandoned farmland, and dense thickets along streams and marshes. This species makes their nests along horizontal branches or the fork of a tree or large shrub, often between 3 to 90 feet (1 to 28 meters). Trees are often oak (<i>Quercus</i> sp.), beech, hawthorn (<i>Crataegus</i> sp.) and ash, often with lower story of blackberry, nettles or wild grapes.	No Potential. The Study Area is outside the known distribution range for this species according to the CWHR Predicted Habitat Suitability Map.	Not Present. There are no recommendations for this species.
white-tailed kite <i>Elanus leucurus</i>	BLM: S CDFW: FP IUCN: LC	Often found in coastal, valley lowlands and agricultural areas, <i>E. leucurus</i> inhabit herbaceous and open stages of most habitats especially in cismontane California. This species' primary diet consists of small mammals (voles and other rodents), found in undisturbed, open grasslands, meadows, farmlands, and emergent wetlands (Waian et. al. 1970). Nests are often found in isolated, dense-topped trees.	No Potential. The Study Area does not have suitable habitat present according to the CWHR Predicted Habitat Suitability Map. Small patches of Low (0.32) suitable habitat are present within the surrounding area.	Not Observed. This species or nests were not observed during the biological assessment. No trees are proposed for removal; however, it is recommended to survey for this species within 500 feet of ground disturbance activities.
yellow-breasted chat <i>Icteria virens</i>	CDFW: SSC IUCN: LC	<i>I. virens</i> inhabit riparian thickets of willow and other brushy tangles near watercourses. Required habitat for this species is riparian forest, woodland, or scrub. Nests in low, dense riparian habitat often consisting of willow, blackberry, and wild grape within 10ft. of the ground.	No Potential. The Study Area is outside the known distribution range for this species according to the CWHR Predicted Habitat Suitability Map.	Not Present. There are no recommendations for this species.



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Lewis' woodpecker <i>Melanerpes lewis</i>	CDFW: SSC IUCN: LC NABCI: YWL USFWS: BCC	<i>M. lewis</i> often inhabit oak savannahs, broken deciduous, and coniferous habitats. Nests are made at the forest edge (especially ponderosa pine) or in groves or scattered trees and requires snags for nest cavities. <i>M. lewis</i> ' primary diet consists of insects, nuts, and fruits.	No Potential. The Study Area is outside the known distribution range for this species according to the CWHR Predicted Habitat Suitability Map.	Not Present. There are no recommendations for this species.
osprey <i>Pandion haliaetus</i>	CDF: S CDFW: WL IUCN: LC	<i>P. haliaetus</i> are strictly associated with large, fish-bearing waters, primarily in ponderosa pine and mixed conifer stands. Foraging habitat consists of open, clear waters, rivers, lakes, reservoirs, estuaries, lagoons, swamps, marshes, and bays. Diet consists almost exclusively live fish. Large trees, snags, and blown-out treetops are used for cover and nesting. Nests are located on or near the tops of trees, snags, cliffs, or human-made structures.	High Potential. Habitat within the Study Area is ranked Moderate (0.44) and High (0.77) in suitability according to the CWHR Predicted Habitat Suitability Map. There are no stands of dense, mature and old growth conifer or deciduous forest in the immediate vicinity of the Study Area; however, areas within the Study Area does contain conifer and deciduous forest stands.	Not Observed. This species or nests were not observed during the biological assessment. No trees are proposed for removal; however, it is recommended to survey for this species within 500 feet of ground disturbance activities.
yellow warbler <i>Setophaga petechia</i>	CDFW: SSC USFWS: BCC	<i>S. petechia</i> often inhabits riparian deciduous habitats in summer: willows, alders, cottonwoods, and other small trees and shrubs typical of low, open canopy riparian woodland. This species will also breed in montane shrubbery in open conifer forest. <i>S. petechia</i> migrates through woodland, forest and shrub habitats. Nests above ground in a deciduous dappling or shrub.	Moderate Potential. Habitat within the Study Area is ranked Low (0.22) to Moderate (0.44) in suitability according to the CWHR Predicted Habitat Suitability Map. The Study Area contains does contain montane shrubs in open conifer and deciduous forest that may be potential habitat for this species.	Not Observed. This species was not observed during the biological assessment. It is recommended that nesting bird surveys be conducted prior to vegetation removal.



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
northern spotted owl <i>Strix occidentalis caurina</i>	FT, ST CDF: S IUCN: NT NABCI: YWL	<i>S. occidentalis caurina</i> are year-round residents in dense, structurally complex forests, primarily with old-growth conifers. Nests on snags and within tree cavities, and often is associated with existing structures (old raptor nests, squirrel nests and <i>A. pomio</i> nests).	Moderate Potential. The Study Area is approximately 4.3 miles southeast from the closest NSO Activity Center and 4.5 miles northeast from the nearest critical habitat as identified by the USFWS. The Study Area is located within suitable habitat according to the CWHR Predicted Habitat Suitability Map. The Study Area does not contain large conifers for nesting but may provide suitable foraging habitat for this species.	Not Observed. This species or evidence of this species was not observed during the biological assessment. Trees are not proposed for removal; therefore, there are no recommendations for this species.
Fish				
Pacific lamprey <i>Entosphenus tridentatus</i>	AFS: VU BLM: S CDFW: SSC USFS: S	<i>E. tridentatus</i> are anadromous, but also with a number of permanent freshwater resident populations. This species is parasitic as adults, feeding on blood and body fluids of its prey. To breed, <i>E. tridentatus</i> migrate into fresh water and dig nests. Adults die post-breeding. Larvae/juveniles live 5-6 years in freshwater before returning to the ocean.	No Potential. The Study Area does not contain fish bearing water bodies suitable for this species and does provide suitable habitat for this species.	Not Present. There are no recommendations for this species.
Clear Lake tule perch <i>Hysterochypus traskii lagunae</i>	CDFW: SSC	<i>H. traskii lagunae</i> are endemic to three (3) highly altered lakes (Clear Lake, Lower Blue Lake, and Upper Blue Lake); however, it is expected that they are only commonly found in Upper Blue Lake as the other lakes have already lost a majority of their native fishes. A key habitat requirement of <i>H. traskii lagunae</i> is cover, especially for pregnant females and small juveniles. This species is typically found in small shoals in deep (3+ m) tule beds, among rocks (especially along steep rocky shores), or among the branches of fallen trees.	No Potential. The Study Area is outside of the Clear Lake watershed and the current known distribution for this species according to the FSSC Range Map.	Not Present. There are no recommendations for this species.



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Russian River tulle perch <i>Hysteroecarpus traskii pomo</i>	AFS: VU CDFW: SSC	<p><i>H. traskii pomo</i> inhabits clear, flowing streams and rivers, and occupy deep pools that have complex cover in the form of aquatic and overhanging vegetation. This species is endemic to the Russian River and the lower parts of its tributaries. They feed on invertebrates, plants, and zooplankton. Mating occurs in July-Sept.</p>	<p>No Potential. The Study Area does not contain fish bearing water bodies suitable for this species and does provide suitable habitat for this species.</p>	<p>Not Present. There are no recommendations for this species.</p>
Navarro roach <i>Lavinia symmetricus navarroensis</i>	CDFW: SSC	<p><i>L. symmetricus navarroensis</i> are generally found in small, warm intermittent streams, and dense populations are frequently found in isolated pools. They are most abundant in mid-elevation streams in the Sierra foothills and in the lower reaches of some coastal streams. Roach are tolerant of relatively high temperatures (30-35 C) and low oxygen levels (1-2 ppm). However, they are habitat generalists, also being found in cold, well-aerated clear "trout" streams, in human-modified habitats and in the main channels of rivers, such as the Russian and Tuolumne. This form appears to be abundant in both the Russian and Navarro rivers.</p>	<p>No Potential. The Study Area is outside of the Navarro River watershed and current known distribution for this species according to the FSSC Range Map.</p>	<p>Not Present. There are no recommendations for this species.</p>
Clear Lake – Russian River roach <i>Lavinia symmetricus ssp. 4</i>	CDFW: SSC	<p><i>L. symmetricus</i> are generally found in small, warm intermittent streams, and dense populations are frequently found in isolated pools. Roach are tolerant of relatively high temperatures (30-35 C) and low oxygen levels (1-2 ppm). However, they are habitat generalists, also being found in cold, well-aerated clear "trout" streams, in human-modified habitats and in the main channels of rivers. Clear Lake roach are restricted to the tributaries of Clear Lake, where they are widely distributed in the basin's seven major drainages.</p>	<p>No Potential. The Study Area does not contain fish bearing water bodies suitable for this species and does provide suitable habitat for this species.</p>	<p>Not Present. There are no recommendations for this species.</p>



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
coho salmon – southern Oregon / northern California ESU <i>Oncorhynchus kisutch</i> pop. 2	FT ST AFS: TH	<p><i>O. kisutch</i> are anadromous, migrating and spawning in streams that flow directly into the ocean or tributaries of larger rivers. Migration peaks between mid-May and mid-June. Coho lay egg masses (redds), often located between a pool and a riffle. This evolutionarily significant unit, or ESU, includes naturally spawned coho salmon originating from coastal streams and rivers between Cape Blanco, Oregon, and Punta Gorda, California.</p>	<p>No Potential. The Study Area does not contain fish bearing water bodies suitable for this species and does provide suitable habitat for this species. According to the CWHR Predicted Habitat Suitability Map, Doolin Creek (approximately 2,230 feet south) and an unnamed watercourse (approximately 225 north) do not have Intrinsic Potential to contain this species.</p>	<p>Not Present. There are no recommendations for this species.</p>
coho salmon – central California coast ESU <i>Oncorhynchus kisutch</i> pop. 4	FE SE AFS EN	<p>Coho are anadromous, migrating and spawning in streams that flow directly into the ocean or tributaries of larger rivers. Migration peaks mid-May till mid-June. The fish will spend two to three years at sea before migrating back to their natal stream to spawn. Coho lay egg masses (redds), often located between a pool and a riffle. This evolutionarily significant unit, or ESU, includes naturally spawned coho salmon originating from rivers south of Punta Gorda, California, to and including Aptos Creek, as well as such coho salmon originating from tributaries to San Francisco Bay.</p>	<p>No Potential. The Study Area does not contain fish bearing water bodies suitable for this species and does provide suitable habitat for this species. According to the CWHR Predicted Habitat Suitability Map, Doolin Creek (approximately 2,230 feet south) and an unnamed watercourse (approximately 225 north) have Intrinsic Potential to contain this species.</p>	<p>Not Present. There are no recommendations for this species.</p>



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
steelhead – northern California DPS <i>Oncorhynchus mykiss irideus pop. 16</i>	FT AFS: TH	<p><i>O. mykiss irideus</i> are anadromous coastal rainbow trout. As adults, this species requires high flows, with depths of at least 18cm for passage. Clean well-aerated gravel beds, typically in steep, rocky reaches of upper tributaries are needed for spawning. This distinct population segment, or DPS, includes naturally spawned anadromous steelhead (<i>Oncorhynchus mykiss</i>) originating below natural and manmade impassable barriers in California coastal river basins from Redwood Creek to and including the Gualala River.</p>	<p>No Potential. The Study Area does not contain fish bearing water bodies suitable for this species and does provide suitable habitat for this species. According to the CWHR Predicted Habitat Suitability Map, Doolin Creek (approximately 2,230 feet south) and an unnamed watercourse (approximately 225 north) do not have Intrinsic Potential to contain this species.</p>	<p>Not Present. There are no recommendations for this species.</p>
steelhead - central California coast DPS <i>Oncorhynchus mykiss irideus pop. 8</i>	FT AFS: TH	<p><i>O. mykiss irideus</i> are anadromous coastal rainbow trout. As adults, this species requires high flows, with depths of at least 18cm for passage. Clean well-aerated gravel beds, typically in steep, rocky reaches of upper tributaries are needed for spawning. The central California coast DPS are found from the Russian River south to Soquel Creek and to, but not including Pajaro River. Also San Francisco and San Pablo Bay basins. This DPS does not include summer-run steelhead.</p>	<p>No Potential. The Study Area does not contain fish bearing water bodies suitable for this species and does provide suitable habitat for this species. According to the CWHR Predicted Habitat Suitability Map, Doolin Creek (approximately 2,230 feet south) and an unnamed watercourse (approximately 225 north) have Intrinsic Potential to contain this species.</p>	<p>Not Present. There are no recommendations for this species.</p>



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
chinook salmon – California coastal ESU <i>Oncorhynchus tshawytscha</i> pop. 17	FT AFS: TH	The California coastal ESU includes all naturally spawned populations of Chinook salmon from 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 temperatures greater than 27°C are lethal.	No Potential. The Study Area does not contain fish bearing water bodies suitable for this species and does provide suitable habitat for this species. According to the CWHR Predicted Habitat Suitability Map, an unnamed watercourse (approximately 225 north) and Doolin Creek (approximately 2,230 feet south) do not have Intrinsic Potential to contain this species.	Not Present. There are no recommendations for this species.
Insects				
obscure bumble bee <i>Bombus caliginosus</i>	IUCN: VU	<i>B. caliginosus</i> are often found in coastal areas from Santa Barbara county north to Washington state. Food plant genera includes <i>Baccharis</i> , <i>Cirium</i> , <i>Lupinus</i> , <i>Lotus</i> , <i>Grindelia</i> , and <i>Phacelia</i> .	Moderate Potential. The Study Area contains suitable habitat and food plant genera for this species.	Not Observed. This species was not observed during the biological assessment. Brush and grassland are proposed for removal; however, there is adequate potential habitat surrounding the Study Area. There are no recommendations for this species.



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
western bumble bee <i>Bombus occidentalis</i>	SCE USFS: S Xerces: IM	<i>B. occidentalis</i> are formerly common throughout much of western North America; however, populations from southern British Columbia to central California have nearly disappeared. They occur in a variety of habitat types and are generalist pollinators. <i>B. occidentalis</i> are commonly encountered along stream banks, meadows, disturbed areas, or on flowers by roadsides.	Moderate Potential. The Study Area contains suitable habitat and food plant genera for this species.	Not Observed. This species was not observed during the biological assessment. Brush and grassland are proposed for removal; however, there is adequate potential habitat surrounding the Study Area. There are no recommendations for this species.
Mollusks				
western ridged mussel <i>Gonidea angulata</i>		<i>G. angulata</i> inhabits cold creeks and streams from low-to-mid elevations that are seasonally and not continuously turbid. <i>G. angulata</i> requires a host species to reproduce and disperse and can be found in diverse substrates from firm mud to coarse particles. Documented fish hosts for this species include hardhead (<i>Mylopharodon conocephalus</i>), pit sculpin (<i>Cottus pitensis</i>), and Tule perch (<i>Hysterocarpus traski</i>).	No Potential. The Study Area does not contain fish bearing water bodies suitable for this species. The Russian River within roughly 500 feet of the Study Area does provide aquatic habitat for this species, but the Study Area contains no tributary watercourses.	Not Present. There are no recommendations for this species.
Mammals				
pallid bat <i>Antrozous pallidus</i>	BLM: S CDFW: SSC IUCN: LC USFS: S WBWG: H	<i>A. pallidus</i> are found in deserts, grasslands, shrublands, woodlands, and forests. Most commonly forages along open river channels. Roosting sites include crevices in rocky outcrops and cliffs, caves, mines, basal hollows in large conifers and various human structures such as bridges, barns, and buildings (including occupied buildings). Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	Unlikely. Habitat within the Study Area ranks Low (0.11) in suitability according to the CWHR Predicted Habitat Suitability Map. Suitable foraging is present within grassland habitat throughout the Study Area; however, roosting habitat is limited.	Not Observed. This species or evidence of this species was not observed during the biological assessment. There are no further recommendations for this species.



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Sonoma tree vole <i>Arborimus pomo</i>	CDFW: SSC IUCN: NT	<i>A. pomo</i> lives in humid coastal forests consisting of Douglas-fir, grand fir, western hemlock, and/or Sitka spruce. This species requires Douglas-fir and grand fir needles as a food source and nesting materials. Nests are frequently found in trees along the bole, in branch crotches, or in the top of snags. Nests are most often found along roads, skid trails, or forest edges; however, they could exist further in the forest with dense canopies making nest identification difficult. This species is distributed along the North Coast from Sonoma County north to the Oregon border, being practically restricted to the fog belt.	Moderate Potential. Habitat within the Study Area is not suitable in some areas, ranks Low (0.33) within Montane Hardwood-Conifer habitat and High (1) within Conifer Forest habitat according to the CWHR Predicted Habitat Suitability Map. The Study Area does contain Douglas-fir trees and map provide suitable habitat for this species.	Not Observed. This species or evidence of this species was not observed during the biological assessment. Trees are not proposed for removal, but if trees were to be removed, it is recommended to survey those trees for this species.
Townsend’s big-eared bat <i>Corynorhinus townsendii</i>	BLM: S CDFW: SSC IUCN: LC USFS: S WBWG: H	<i>C. townsendii</i> is associated with a wide variety of habitats from deserts to mid-elevation mixed coniferous-deciduous forest, basal hollows in large conifers. Females form maternity colonies in buildings, caves and mines and males roost singly or in small groups. Foraging occurs in open forest habitats where they glean moths from vegetation.	Unlikely. Habitat within the Study Area ranks Low (0.11) in suitability according to the CWHR Predicted Habitat Suitability Map. Suitable foraging is present within grassland habitat throughout the Study Area; however, roosting habitat is limited.	Not Observed. This species or evidence of this species was not observed during the biological assessment. There are no further recommendations for this species.
North American porcupine <i>Erethizon dorsatum</i>	IUCN: LC	<i>E. dorsatum</i> are commonly found in coniferous and mixed forested areas, and can also inhabit shrublands, tundra and deserts, albeit less frequently as this species tends to spend much of its time in trees. This species makes its dens in hollow trees, decaying logs and caves in rocky areas. Recognized as primarily solitary and nocturnal, <i>E. dorsatum</i> may be seen foraging during daytime.	Moderate Potential. Habitat within the Study Area is ranked Low (0.33) within the Montane Hardwood habitat to Moderate (0.55) within the Hardwood-Montane Conifer habitat in suitability according to the CWHR Predicted Habitat Suitability Map. The Study Area may contain suitable habitat for this species.	Not Observed. This species or evidence of this species was not observed during the biological assessment. It is recommended to survey for this survey prior to ground disturbance.



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
western mastiff bat <i>Eumops perotis californicus</i>	CDFW: SSC BLM:S WBWG:H	Uncommon resident in southeastern San Joaquin Valley and Coastal Ranges from Monterey Co. southward through southern California, from the coast eastward to the Colorado Desert. Occurs in many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, annual and perennial grasslands, palm oases, chaparral, desert scrub, and urban.	No Potential. The Study Area is outside the known distribution range for this species according to the CWHR Predicted Habitat Suitability Map.	Not Present. There are no recommendations for this species.
western red bat <i>Lasiurus blossevillii</i>	CDFW: SSC IUCN: LC WBWG: H	<i>L. blossevillii</i> roosts primarily in trees, often 2-40ft above the ground from sea level through mixed conifer forests. Typical habitats include cismontane woodland, lower montane coniferous forest, riparian forests and woodlands. This species prefers habitat edges and mosaics with trees that are protected from above and open below with open areas for foraging.	Moderate Potential. Habitat within the Study Area is ranked Moderate (0.66) within the Hardwood-Montane Conifer habitat in suitability according to the CWHR Predicted Habitat Suitability Map. The Study Area may contain suitable habitat for this species.	Not Observed. This species or evidence of this species was not observed during the biological assessment. There are no further recommendations for this species.
hoary bat <i>Lasiurus cinereus</i>	CDFW: SSC IUCN: LC WBWG: M	<i>L. cinereus</i> are yearlong residents of Mendocino County. This bat is one of the few bats known to both migrate south for winter and to hibernate locally. Hoary bat daytime roosts are typically dense foliage of medium to large sized trees. This bat occupies a variety of habitats including dense forest, forest edges, coniferous forests, deserts, and broadleaf forests.	Moderate Potential. Habitat within the Study Area is ranked Moderate (0.55) within the Hardwood-Montane Conifer habitat in suitability according to the CWHR Predicted Habitat Suitability Map. The Study Area may contain suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment. It is recommended to survey for this survey prior to ground disturbance.



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
little brown bat <i>Myotis lucifugus</i>	CDFW: SSC IUCN: LC WBWG: M	<i>M. lucifugus</i> is found in most of the United States and Canada, except for the south central and southeastern United States and northern Alaska and Canada. <i>M. lucifugus</i> typically lives and feeds in forested areas near or over water. The little brown bat lives in three different roosting sites throughout the year: day roosts, night roosts, and hibernation roosts. Stable, ambient temperatures greatly influence site selection. Human-made structures are often selected, however both day and night roosts may be found in trees, under rocks, and in piles of wood. Day roosts provide excellent shelter, limited to no light, and typically have southwestern exposure. Night roosts are larger areas these bats can use when outside temperatures necessitate communal congregation for warmth. Hibernaculum habitats tend to include mines and caves and are typically warmer and more humid.	Unlikely. Habitat within the Study Area is ranked Low (0.11) in suitability according to the CWHR Predicted Habitat Suitability Map. The Study Area does not contain structures, mines or caves that this species could use for breeding sites. This species may forage over the Study Area.	Not Observed. This species was not observed during the biological assessment. There are no further recommendations for this species.
Yuma myotis <i>Myotis yumanensis</i>	CDFW: SSC BLM: S IUCN: LC WBWG: LM	<i>M. yumanensis</i> commonly inhabits open forests and woodlands from British Columbia across the western U.S. and south into Baja and southern Mexico. This species will use a variety of lowland habitats from scrub to coniferous forest, always near slow-moving or standing water habitats. Foraging occurs almost exclusively over water, with distribution being closely tied to bodies of water. Typical roosting habitat are caves, mines, buildings, under bridges and in cliff and tree crevices. Maternity colonies are often in caves, mines, buildings and crevices.	Unlikely. Habitat within the Study Area is ranked Low (0.22) in suitability according to the CWHR Predicted Habitat Suitability Map. The Study Area does not contain structures, mines or caves that this species could use for breeding sites. The Study Area does not contain bodies of water for foraging habitat.	Not Observed. This species was not observed during the biological assessment. There are no further recommendations for this species.



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
fisher [West Coast DPS] <i>Pekania pennanti</i>	ST CDFW: SSC USFS: S	<i>P. pennanti</i> are primarily solitary, except during breeding season (February – April) and they inhabit forest stands with late-successional characteristics including intermediate-to-large tree stages of coniferous forest and deciduous-riparian areas with high percent canopy closure. Den site and prey availability are often associated with these characteristics. <i>P. pennanti</i> use cavities, snags, logs and rocky areas for cover and denning and require large areas of mature, dense forest.	Moderate Potential. Habitat within the Study Area is ranked from no suitable habitat (0) to High (1) in suitability according to the CWHR Predicted Habitat Suitability Map and may provide suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment. Trees present within the Study Area do not exhibit late successional characteristics and none are not proposed for removal for this project. There are no further recommendations for this species.
American badger <i>Taxidea taxus</i>	CDFW: SSC IUCN: LC	<i>T. taxus</i> are most abundant in drier open stages of most shrub, forest and herbaceous habitats, with friable soils (Zeiner et al. 1990b). <i>T. taxus</i> dig burrows in the friable soils and frequently reuse old burrows. They prey on burrowing rodents, especially ground squirrels and pocket gophers, also on birds, insects, reptiles and carrion. Their diet shifts seasonally depending on the availability of prey. <i>T. taxus</i> are non-migratory and are found throughout most of California, except the northern North Coast area.	No Potential. The Study Area does not have suitable habitat present according to the CWHR Predicted Habitat Suitability Map. Small patches of suitable habitat are present within the surrounding area.	Not Present. There are no recommendations for this species.
Reptiles				
western pond turtle <i>Emys marmorata</i>	BLM: S CDFW: SSC IUCN: VU USFS: S	<i>E. marmorata</i> are associated with permanent ponds, lakes, streams, stock ponds, marshes, seasonal wetlands, artificial areas including reservoirs or irrigation ditches, or permanent pools along intermittent streams in a wide variety of habitats. This species requires basking sites in the aquatic environment or upland, grassy openings with loose soil for nesting and overwintering. Nest sites can be found from 100-500 meters from aquatic habitat.	Unlikely. Habitat within the Study Area is ranked Low (0.33) according to the CWHR Predicted Habitat Suitability Map. There are no watercourses or ponds located within the Study Area. The Study Area does not provide suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment. There are no further recommendations for this species.



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Plants				
Raiche's manzanita <i>Arctostaphylos stanfordiana</i> ssp. <i>raichei</i>	Rank 1B.1	Chaparral, lower montane coniferous forest (openings), rocky, serpentine sites, often on slopes and ridges. <i>A. stanfordiana</i> ssp. <i>raichei</i> has a serpentine affinity of 2.6 (strong indicator). Elevation ranges from 1591 to 3511 feet (485 to 1070 meters). A perennial evergreen shrub, the blooming period is from Feb-Apr.	No Potential. The required habitat or soil (serpentine) for this species is not present within Study Area. The Study Area does not provide suitable habitat for this species.	Not Present. There are no recommendations for this species.
Brewer's milk-vetch <i>Astragalus breweri</i>	Rank 4.2	Chaparral, cismontane woodland, meadows and seeps, valley and foothill grassland. Often in grassy flats, meadows moist in spring, and open slopes in chaparral. Commonly on or near volcanic or serpentine sites. <i>A. breweri</i> has a serpentine affinity of 3.2 (strong indicator). Elevation ranges from 296 to 2395 feet (90 to 730 meters). An annual herb, the blooming period is from Apr-Jun.	Unlikely. The Study Area does contain open grassland and cismontane woodland; however, the area does not contain serpentine or volcanic soils and is unlikely to provide suitable habitat for this species.	Not Present. There are no recommendations for this species.
Sonoma sunshine <i>Blennosperma bakeri</i>	Rank 1B.1	Vernal pools, swales (mesic areas), valley and foothill grasslands (wetlands, riparian). Elevation ranges from 33 to 952 feet (10 to 290 meters). An annual herb, the blooming period is from Mar-May.	No Potential. The Study Area does not contain the required habitat (wet areas) for this species and is unlikely to provide suitable habitat for this species.	Not Present. There are no recommendations for this species.
watershield <i>Brasenia schreberi</i>	Rank 2B.3	Freshwater marshes and swamps. Aquatic, known from water bodies both natural and artificial. Elevation ranges from 3 to 7152 feet (1 to 2180 meters). A perennial rhizomatous herb (aquatic), the blooming period is from Jun-Sep.	No Potential. The Study Area does not contain the required habitat (wet areas) for this species and is unlikely to provide suitable habitat for this species.	Not Present. There are no recommendations for this species.
bristly sedge <i>Carex comosa</i>	Rank 2B.1	Marshes and swamps, coastal prairie, valley and foothill grasslands, lake margins, wetlands. Elevation ranges from 17 to 3314 feet (5 to 1010 meters). A perennial rhizomatous herb, the blooming period is from May-Sep.	Unlikely. The Study Area does contain grassland habitat; however, wet areas or wetlands are not present for this species and is unlikely to provide suitable habitat for this species.	Not Present. There are no recommendations for this species.



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Rincon Ridge ceanothus <i>Ceanothus confusus</i>	Rank 1B.1	Closed-cone coniferous forest, chaparral, cismontane woodland, known from volcanic or serpentine soils, dry shrubby slopes. <i>C. confusus</i> has a serpentine affinity of 1.3 (weak indicator/indifferent). Elevation ranges from 492 to 4200 feet (150 to 1280 meters). A shrub, the blooming period is from Feb-Jun.	Unlikely. The Study Area does contain cismontane woodland; however, does not have volcanic or serpentine soils and does not provide suitable habitat for this species.	Not Present. There are no recommendations for this species.
Jepson’s dodder <i>Cuscuta jepsonii</i>	Rank 1B.2	Upper montane coniferous forest, lower montane coniferous forest, broadleaved upland forest, on primary host species (<i>Ceanothus diversifolius</i> and <i>Ceanothus prostratus</i>). Elevation ranges from 3937 to 9006 feet (1200 to 2745 meters). An annual herb or vine, the blooming period is from Jul-Sep.	Unlikely. <i>Ceanothus</i> sp. is present within the Study Area; however, the Study Area is located outside of the elevation range of this species.	Not Present. There are no recommendations for this species.
California lady’s-slipper <i>Cypripedium californicum</i>	Rank 4.2	Lower montane coniferous forest, bogs and fens, wetlands, often found in perennial seepages on serpentine substrate and in gravel along creek margins (ultramafic). This species has a serpentine affinity of 4.5 (broad endemic). Elevation ranges from 99 to 9023 feet (30 to 2750 meters). A perennial herb (rhizomatous), the blooming period is from Apr-Aug.	No Potential. The Study Area does not contain serpentine soil or wet areas and does not provide suitable habitat for this species.	Not Present. There are no recommendations for this species.
mountain lady’s-slipper <i>Cypripedium montanum</i>	Rank 4.2	Lower montane coniferous forest, broadleaved upland forest, cismontane woodland, north coast coniferous forest, often on dry, undisturbed slopes. Elevation ranges from 607 to 7300 feet (185 to 2225 meters). A perennial herb (rhizomatous), the blooming period is from Mar-Aug.	Moderate Potential. Cismontane woodland and broadleaved upland forest are present within Study Area and may provide suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period for this species. It is recommended that a botanical survey is conducted for this species during the appropriate blooming period (Mar-Aug).



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Koch's cord moss <i>Entosthodon kochii</i>	Rank 1B.3	Cismontane woodland, often growing on soil over riverbanks. Elevation ranges from 607 to 1198 feet (185 to 365 meters). A moss, there is no distinct blooming period.	Moderate Potential. Cismontane woodland is present within the Study Area and may provide suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment and there are no recommendations for this species.
bare monkeyflower <i>Erythranthe nudata</i>	Rank 4.3	Chaparral, cismontane woodland, moist areas, often along drainages and roadsides in serpentine seeps. This species has a serpentine affinity of 5.6 (strict endemic). Elevation ranges from 820 to 2297 feet (250 to 700 meters). An annual herb, the blooming period is from May-Jun.	Unlikely. Cismontane woodland is present within the Study Area; however, serpentine soil is not present. The Study Area does not provide suitable habitat for this species.	Not Present. There are no recommendations for this species.
minute pocket moss <i>Fissidens pauperculus</i>	Rank 1B.2	North coast coniferous forest, redwoods, moss growing on damp soil along the coast, sometimes in dry streambeds and along stream banks. Elevation ranges from 99 to 3363 feet (30 to 1025 meters). A moss, there is no distinct blooming period.	Unlikely. Small patches of redwood trees are present within the Study Area; however, the Study Area is not located within North coast coniferous forest required for this species.	Not Present. There are no recommendations for this species.
stinkbells <i>Fritillaria agrestis</i>	Rank 4.2	Cismontane woodland, chaparral, valley and foothill grassland, pinyon and juniper woodland, sometimes on serpentine soil, mostly found in non-native grassland or in grassy openings in clay soil. This species has a serpentine affinity of 2.7 (strong indicator). Elevation ranges from 33 to 5102 feet (10 to 1555 meters). A perennial bulbiferous herb, the blooming period is from Mar-Jun.	Moderate Potential. Cismontane woodland is present within the Study Area. This species is sometime found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Mar-Jun).



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Purdy's fritillary <i>Fritillaria purdyi</i>	Rank 4.3	Chaparral, cismontane woodland, lower montane coniferous forest, usually on serpentine soil. <i>F. fritillaria</i> has a serpentine affinity of 4.5 (broad endemic). Elevation ranges from 574 to 7399 feet (175 to 2255 meters). A perennial bulbiferous herb, the blooming period is from Mar-Jun.	Unlikely. Cismontane woodland is present within the Study Area; however, this species has a strong affinity to serpentine soil. The Study Area does not contain serpentine soil and does not provide suitable habitat for this species.	Not Present. There are no recommendations for this species.
Roderick's fritillary <i>Fritillaria roderickii</i>	Rank 1B.1	Coastal bluff scrub, coastal prairie, valley and foothill grassland, often on grassy slopes, mesas. Elevation ranges from 66 to 2002 feet (20 to 610 meters). A perennial herb (bulb), the blooming period is from Mar-May.	Moderate Potential. Grassland habitat is present within the Study Area and may provide suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Mar-May).
Boggs Lake hedge-hyssop <i>Gratiola heterosepala</i>	Rank 1B.2	Marshes and swamps (freshwater), vernal pools, often found in clay soils, usually in vernal pools or sometimes lake margins. Elevation ranges from 13 to 7907 feet (4 to 2410 meters). An annual herb, the blooming period is from Apr-Aug.	No Potential. The Study Area does not contain the required habitat (aquatic or vernal pools) suitable for this species.	Not Present. There are no recommendations for this species.
Toren's grimmia <i>Grimmia torenii</i>	Rank 1B.3	Cismontane woodland, lower montane coniferous forest, chaparral, often found in openings, rocky, boulder and rock walls, carbonate, volcanic. Elevation ranges from 1067 to 3806 feet (325 to 1160 meters). A moss, no distinct blooming period.	Unlikely. Cismontane woodland is present within the Study Area; however, does not contain carbonate or volcanic soil and does not provide suitable habitat for this species.	Not Present. There are no recommendations for this species.



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Mendocino tarplant <i>Hemizonia congesta</i> <i>ssp. calyculata</i>	Rank 4.3	Cismontane woodland, valley and foothill grassland, open woods and forests, sometimes on serpentine. <i>H. congesta</i> <i>ssp. calyculata</i> has a serpentine affinity of 1.5 (weak indicator). Elevation ranges from 738 to 4593 feet (225 to 1400 meters). An annual herb, the blooming period is from Jul-Nov.	Moderate Potential. Cismontane woodland and grassland habitat are present within the Study Area. This species is sometimes found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Jul-Nov).
congested-headed hayfield tarplant <i>Hemizonia congesta</i> <i>ssp. congesta</i>	Rank 1B.2	Valley and foothill grassland, often in fallow fields, sometimes along roadsides. <i>H. congesta</i> <i>ssp. congesta</i> has a serpentine affinity (1.3, weak indicator/indifferent). Elevation ranges from 17 to 1706 feet (5 to 520 meters). An annual herb, the blooming period is from Apr-Nov.	Moderate Potential. Grassland habitat is present within the Study Area. This species is sometimes found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Apr-Nov).
Tracy's tarplant <i>Hemizonia congesta</i> <i>ssp. tracyi</i>	Rank 4.3	Coastal prairie, north coast coniferous forest, lower montane coniferous forest, often found in openings and sometimes on serpentine (ultramafic). <i>H. congesta</i> <i>ssp. tracyi</i> has a serpentine affinity of 1.8 (weak indicator). Elevation ranges from 394 to 3937 feet (120 to 1200 meters). An annual herb, the blooming period is from May-Oct.	No Potential. The Study Area does not contain the required habitat (coastal prairie, North coast coniferous forest or lower montane coniferous forest) suitable for this species.	Not Present. There are no recommendations for this species.
glandular western flax <i>Hesperolinon</i> <i>adenophyllum</i>	Rank 1B.2	Chaparral, cismontane woodland, valley and foothill grassland, serpentine soils, generally found in serpentine chaparral. <i>H. adenophyllum</i> has a serpentine affinity of 5.7 (strict endemic). Elevation ranges from 1395 to 4413 feet (425 to 1345 meters). An annual herb, the blooming period is from May-Aug.	Unlikely. Cismontane woodland and grassland habitat is present within the Study Area; however, does not contain serpentine soil. The Study Area does not provide suitable habitat for this species.	Not Present. There are no recommendations for this species.



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Bolander’s horkelia <i>Horkelia bolanderi</i>	Rank 1B.2	Lower montane coniferous forest, chaparral, meadows and seeps, valley and foothill grassland, often found in grassy margins of vernal pools and meadows. Elevation ranges from 1493 to 2805 feet (455 to 855 meters). A perennial herb, the blooming period is from Jun-Aug.	Unlikely. Grassland habitat is present within the Study Area; however, does not contain vernal pools and does not provide suitable habitat for this species.	Not Present. There are no recommendations for this species.
small groundcone <i>Kopsiopsis hookeri</i>	Rank 2B.3	North coast coniferous forest, open woods, shrubby places, generally on <i>Gaultheria shallon</i> . Elevation ranges from 394 to 4708 feet (120 to 1435 meters). A perennial herb, the blooming period is from Apr-Aug.	No Potential. The Study Area does not contain the required habitat (North coast coniferous forest along the coast) suitable for this species.	Not Present. There are no recommendations for this species.
Burke’s goldfields <i>Lasthenia burkei</i>	FE Rank 1B.1	Found in vernal pools and swales, meadows and seeps. Elevation ranges from 49 to 1969 feet (15 to 600 meters). An annual herb, the blooming period is from Apr-Jun.	No Potential. The Study Area does not contain the required habitat (vernal pools or wet areas) for this species.	Not Present. There are no recommendations for this species.
Contra Costa goldfields <i>Lasthenia conjugens</i>	FE Rank 1B.1	Valley and foothill grassland, vernal pools, alkaline playas, cismontane woodlands, often found in swales and low depressions in open grassy areas. Elevation ranges from 4 to 1477 feet (1 to 450 meters). An annual herb, the blooming period is from Mar-Jun.	Moderate Potential. The Study Area contains the required habitat (cismontane woodland and grassland habitat) and may provide suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period for this species. It is recommended that a botanical survey during the appropriate blooming period for this species is conducted (Mar-Jun).



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Colusa layia <i>Layia septentrionalis</i>	Rank 1B.2	Chaparral, cismontane woodland, valley and foothill grassland, scattered colonies in fields and grassy slopes in sandy or serpentine soil. This species has a serpentine affinity of 3.2 (strong indicator). Elevation ranges from 49 to 3609 feet (15 to 1100 meters). An annual herb, the blooming period is from Apr-May.	Unlikely. Cismontane woodland is present within the Study Area; however, the area does not contain serpentine soil. The Study Area is unlikely to provide suitable habitat for this species.	Not Present. There are no recommendations for this species.
bristly leptosiphon <i>Leptosiphon acicularis</i>	Rank 4.2	Chaparral, cismontane woodland, coastal prairie, valley and foothill grassland. Elevation ranges from 181 to 4922 feet (55 to 1500 meters). An annual herb, the blooming period is from Apr-Jul.	Moderate Potential. The Study Area contains the required habitat (cismontane woodland) and may provide suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period for this species. It is recommended that a botanical survey during the appropriate blooming period for this species is conducted (Apr-Jul).
broad-lobed leptosiphon <i>Leptosiphon latisectus</i>	Rank 4.3	Broadleaved upland forest, cismontane woodland. <i>L. latisectus</i> has a serpentine affinity of 2.0 (weak indicator). Elevation ranges from 558 to 4922 feet (170 to 1500 meters). An annual herb, the blooming period is from Apr-Jun.	Moderate Potential. Cismontane woodland and broadleaved upland forest are present within the Study Area. This species is sometimes found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Apr-Jun).



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
woolly-headed lessingia <i>Lessingia hololeuca</i>	Rank 3	Coastal scrub, lower montane coniferous forest, valley and foothill grassland, broadleaved upland forests, often on clay or serpentine along fields and roadsides. <i>L. hololeuca</i> has a serpentine affinity of 2.5 (strong indicator). Elevation ranges from 49 to 1001 feet (15 to 305 meters). An annual herb, the blooming period is from Jun-Oct.	Unlikely. Grassland habitat is present within the Study Area; however, does not contain serpentine soil and does not provide suitable habitat for this species.	Not Present. There are no recommendations for this species.
redwood lily <i>Lilium rubescens</i>	Rank 4.2	Chaparral, lower montane coniferous forest, broadleaved upland forest, upper montane coniferous forest, north coast coniferous forest, sometimes on serpentine. <i>L. rubescens</i> has a serpentine affinity of 2 (weak indicator). Elevation ranges from 99 to 6267 feet (30 to 1910 meters). A perennial herb (bulb), the blooming period is from Apr-Aug.	Moderate Potential. Broadleaved upland forest is present within the Study Area. This species is sometimes found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Apr-Aug).
Baker's meadowfoam <i>Limnanthes bakeri</i>	Rank 1B.1	Marshes and swamps, valley and foothill grassland, meadows and seeps, vernal pools, seasonally moist or saturated sites within grassland, also in swales, roadside ditches and margins of freshwater marshy areas. Elevation ranges from 574 to 3002 feet (175 to 915 meters). An annual herb, the blooming period is from Apr-May.	Unlikely. Grassland habitat is present within the Study Area; however, does not contain wet/marshy areas and does not provide suitable habitat for this species.	Not Present. There are no recommendations for this species.
Mendocino bush-mallow <i>Malacothamnus mendocinensis</i>	Rank 1A	Chaparral, open roadside banks. Elevation ranges from 1395 to 1887 feet (425 to 575 meters). A shrub, the blooming period is from May-Jun.	No Potential. The Study Area does not contain the required habitat (Chaparral) for this species.	Not Present. There are no recommendations for this species.



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
green monardella <i>Monardella viridis</i>	Rank 4.3	Broadleaved upland forest, chaparral, cismontane woodland. Elevation ranges from 328 to 3314 feet (100 to 1010 meters). A perennial herb, the blooming period is from Jun-Sep.	Moderate Potential. Cismontane woodland and broadleaved upland forest are present within the Study Area. This species is sometimes found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Apr-Jun).
Baker’s navarretia <i>Navarretia leucocephala ssp. bakeri</i>	Rank 1B.1	Cismontane woodland, meadows and seeps, vernal pools and swales, valley and foothill grassland, lower montane coniferous forest, adobe or alkaline soils. Elevation ranges from 10 to 5512 feet (3 to 1680 meters). An annual herb, the blooming period is from Apr-Jul.	Unlikely. Cismontane woodland and grassland habitat are present within the Study Area; however, does not contain adobe or alkaline soils and does not provide suitable habitat for this species.	Not Present. There are no recommendations for this species.
California Gairdner’s yampah <i>Perideridia gairdneri ssp. gairdneri</i>	Rank 4.2	Broadleaved upland forest, chaparral, coastal prairie, valley and foothill grassland, vernal pools. Often found on adobe flats or grasslands, wet meadows and vernal pools, under <i>Pinus radiata</i> along the coast, mesic sites. Elevation ranges from 0 to 2002 feet (0 to 610 meters). A perennial herb, the blooming period is from Jun-Oct.	Unlikely. Grassland habitat and broadleaved upland forest are present within the Study Area; however, is not located along the coast and does not provide suitable habitat for this species.	Not Present. There are no recommendations for this species.
white-flowered rein orchid <i>Piperia candida</i>	Rank 1B.2	North Coast coniferous forest, lower montane coniferous forest, broadleaved upland forest, sometimes on serpentine. Often found in forest duff, mossy banks, ultramafic (serpentine) rock outcrops and muskeg. <i>P. candida</i> has a serpentine affinity of 1.2 (weak indicator/indifferent). Elevation ranges from 66 to 5299 feet (20 to 1615 meters). A perennial herb, the blooming period is from May-Sep.	Moderate Potential. Cismontane woodland and broadleaved upland forest are present within the Study Area. This species is sometimes found in serpentine soil, but not always; therefore, the Study Area may provide suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (May-Sep).



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
<p>Mayacamas popcornflower</p> <p><i>Plagiobothrys lithocaryus</i></p>	Rank 1A	Chaparral, cismontane woodland, valley and foothill grassland, moist sites. Elevation ranges from 985 to 1477 feet (300 to 450 meters). An annual herb, the blooming period is from Apr-May.	Moderate Potential. Cismontane woodland and grassland habitat are present within the Study Area and may provide suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Apr-May).
<p>North Coast semaphore grass</p> <p><i>Pleuropogon hooverianus</i></p>	Rank 1B.1	Broadleaved upland forest, meadows and seeps, north coast coniferous forest, often found in wet, grassy, shady areas, sometimes freshwater marsh. Often associated with forest environments (wetland-riparian areas). Elevation ranges from 148 to 3806 feet (45 to 1160 meters). A perennial rhizomatous herb, the blooming period is from Apr-Jun.	Unlikely. Broadleaved upland forest and grassland habitat are present within the Study Area; however, does not contain wet areas and does not provide suitable habitat for this species.	Not Present. There are no recommendations for this species.
<p>Lobb’s aquatic buttercup</p> <p><i>Ranunculus lobbii</i></p>	Rank 4.2	Cismontane woodland, valley and foothill grassland, vernal pools, north coast coniferous forest (mesic sites). Elevation ranges from 50 to 1542 feet (15 to 470 meters). An annual herb (aquatic), the blooming period is from Feb-May.	Unlikely. Cismontane woodland and grassland habitat are present within the Study Area; however, does not contain wet areas and does not provide suitable habitat for this species.	Not Present. There are no recommendations for this species.
<p>great burnet</p> <p><i>Sanguisorba officinalis</i></p>	Rank 2B.2	Bogs and fens, meadows and seeps, broadleaved upland forest, marshes and swamps, north coast coniferous forest, riparian forest, rocky serpentine seepage areas and along streams. Elevation ranges from 17 to 4593 feet (5 to 1400 meters). A perennial rhizomatous herb, the blooming period is from Jul-Oct.	Unlikely. Cismontane woodland and broadleaved upland forest are present within the Study Area; however, does not contain wet areas or streams and does not provide suitable habitat for this species.	Not Present. There are no recommendations for this species.



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Hoffman’s bristly jewelflower <i>Streptanthus glandulosus</i> ssp. <i>hoffmanii</i>	Rank 1B.3	Chaparral, cismontane woodland, valley and foothill grassland, moist, steep rocky banks in serpentine and non-serpentine soils. Elevation ranges from 197 to 2510 feet (60 to 765 meters). An annual herb, the blooming period is from Mar-Jul.	Unlikely. Cismontane woodland is present within the Study Area and this species is sometimes found in serpentine soil, but not always. However, moist rocky banks are not present within the Study Area and does not provide suitable habitat for this species.	Not Present. There are no recommendations for this species.
beaked tracyina <i>Tracyina rostrata</i>	Rank 1B.2 USFS: S	Cismontane woodland, valley and foothill grassland, chaparral, often observed in open grassy meadows commonly within oak woodland and grassland habitats. Elevation ranges from 492 to 2609 feet (150 to 795 meters). An annual herb, the blooming period is from May-Jun.	Moderate Potential. Cismontane woodland and grassland habitat are present within the Study Area and may provide suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (May-Jun).
showy Indian clover <i>Trifolium amoenum</i>	FE Rank 1B.1	Valley and foothill grassland, coastal bluff scrub, sometimes on serpentine soils (ultramafic), open sunny sites, swales, along roadsides and eroding cliff faces. <i>T. amoenum</i> has an ultramafic affinity (1.3, weak indicator, indifferent). Elevation ranges from 17 to 1017 feet (5 to 310 meters). An annual herb, the blooming period is from Apr-Jun.	Moderate Potential. Grassland habitat is present within the Study Area and this species is sometimes found in serpentine soil, but not always. The Study Area may provide suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (Apr-Jun).



SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA	RECOMMENDATIONS
Santa Cruz clover <i>Trifolium buckwestiorum</i>	Rank 1B.1	Coastal prairie, broadleaved upland forest, cismontane woodland, often found in moist grasslands along gravelly margins. Elevation ranges from 99 to 2641 feet (30 to 805 meters). An annual herb, the blooming period is from Apr-Oct.	Unlikely. Cismontane woodland, grassland habitat and broadleaved upland forest are present within the Study Area; however, does not contain wet areas and does not provide suitable habitat for this species.	Not Present. There are no recommendations for this species.
Methuselah’s beard lichen <i>Usnea longissima</i>	Rank 4.2	North coast coniferous forest, broadleaved upland forest. Often grows in the “redwood zone” on tree branches of a variety of trees, including bigleaf maple (<i>Acer macrophyllum</i>), various oaks (<i>Quercus spp.</i>), ash (<i>Fraxinus spp.</i>), Douglas-fir (<i>Pseudotsuga menziesii</i>) and California bay (<i>Umbellularia californica</i>). Elevation ranges from 148 to 4807 feet (45 to 1465 meters).	Moderate Potential. Broadleaved upland forest is present within the Study Area; therefore, the Study Area may provide suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment. Trees are not proposed for removal; therefore, there are no recommendations for this species.
oval-leaved viburnum <i>Viburnum ellipticum</i>	Rank 2B.3	Chaparral, cismontane woodland, lower montane coniferous forest. Elevation ranges from 706 to 4593 feet (215 to 1400 meters). A shrub, the blooming period is from May-Jun.	Moderate Potential. Cismontane woodland is present within the Study Area and may provide suitable habitat for this species.	Not Observed. This species was not observed during the biological assessment; however, the biological assessment was not conducted during the blooming period. It is recommended to survey for this species during the appropriate blooming period (May-Jun).



TERRESTRIAL OR AQUATIC COMMUNITY	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN THE STUDY AREA AND RECOMMENDATIONS
<p>Northern Interior Cypress Forest – Terrestrial (Holland 1986)</p>	<p>Description: An open, fire-maintained scrubby “forest” similar to Knobcone Pine Forest but dominated by one of several Cupressus species. These stands may be as much as 15m tall, but usually are lower.</p> <p>Site Factors: On dry, rocky, sterile, often ultramafic soils, frequently associated with Serpentine Chaparral. Intergrades on less severe sites with Upper Sonoran Mixed Chaparral, Montane Chaparral, or Knobcone Pine Forest; and on more mesic site with Mixed Evergreen Forest or Montane Coniferous Forest.</p> <p>Characteristic Species: <i>Cupressus abramsiana</i> (Santa Cruz Mountains, on sandstone), <i>C. bakeri</i> (Cascade and northern Sierra Nevada, on serpentine or aerated basic sites), <i>C. macnabiana</i> (North Coast Ranges and northern Sierra Nevada, on serpentine), <i>C. sargentii</i> (North and South Coast ranges, on serpentine), <i>Pinus attenuata</i>, <i>Quercus durata</i></p> <p>Distribution: Scattered through the Siskiyou Mountains, North and South Coast Ranges, Cascades and northern Sierra Nevada. Combining the four species into a single element is open to question but does reflect a common pattern of occurring on serpentine or other sterile substrate and moisture status intermediate between mesic Coastal Closed Cone Conifer Forests and xeric Southern Interior Cypress Forests.</p>	<p>Unlikely. The Study Area is located predominantly within cismontane woodland and valley and foothill grassland and does contain Knobcone pine; however, serpentine soil or chaparral habitat is not present. It is unlikely for this terrestrial community to be present within the Study Area.</p> <p>This community was not observed during the biological assessment. There are no further recommendations for this community.</p>
<p>Serpentine Bunchgrass (Holland 1986)</p>	<p>Description: An open grassland dominated by perennial bunchgrasses. Total cover typically is low but is markedly dominated by native species (usually much more so than in Valley Needlegrass Grassland or Non-native Grasslands.</p> <p>Site Factors: Restricted to serpentine sites.</p> <p>Characteristic Species: <i>Bromus hordeaceus</i>, <i>Calamagrostis ophiditis</i>, <i>Eschscholtzia californica</i>, <i>Pestuca grayii</i>, <i>Hemizonia luzulaefolia</i>, <i>Lotus subpinnatus</i>, <i>Melica californica</i>, <i>Poa scabrella</i>, <i>Stipa cernua</i>, <i>S. lepida</i>, <i>S. pulchra</i>, <i>Vulpia microstachys</i></p> <p>Distribution: Scattered widely through the Coast Ranges, less common in the Sierra Nevada and southern California mountains.</p>	<p>No Potential. The Study Area is located within cismontane woodland, broadleaved upland forest and valley and foothill grassland; however, serpentine soil is not present. It is unlikely for this terrestrial community to be present within the Study Area.</p> <p>This community was not observed during the biological assessment. There are no further recommendations for this community.</p>



Abbreviation	Organization
FC	Federal Candidate
FE	Federal Endangered
FT	Federal Threatened
FPE	Federally Proposed for listing as Endangered
FPT	Federally Proposed for listing as Threatened
FPD	Federally Proposed for delisting
SC	State Candidate
SE	State Endangered
ST	State Threatened
SCE	State Candidate for listing as Endangered
SCT	State Candidate for listing as Threatened
SCD	State Candidate for delisting
Rank 1A	CRPR Rank 1A: Presumed extirpated in California and either rare or extinct elsewhere
Rank 1B	CRPR Rank 1B: Plants rare, threatened or endangered in California and elsewhere
Rank 2B	CRPR Rank 2B: Plants rare, threatened, or endangered in California, but more common elsewhere
Rank 3	CRPR Rank 3: Plants about which CNPS needs more information (a review list)
Rank 4	CRPR Rank 4: Plants of limited distribution – a watch list

Potential to Occur:

No Potential. Habitat on and within 100 feet 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 within 100 feet 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 within 100 feet 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 within 100 feet 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. CNDDDB, other reports) on the site recently.

Not Present. Species is assumed to not be present due to a lack of key habitat components.

Not Observed. Species was not observed during surveys.



Abbreviation	Organization
AFS_EN	American Fisheries Society - Endangered
AFS_TH	American Fisheries Society - Threatened
AFS_VU	American Fisheries Society – Vulnerable
BLM_S	Bureau of Land Management – Sensitive
BCC	USFWS Birds of Conservation Concern
CDF_S	Calif. Dept. of Forestry & Fire Protection – Sensitive
CDFW_SSC	Calif. Dept. of Fish & Wildlife – Species of Special Concern
CDFW_FP	Calif. Dept. of Fish & Wildlife – Fully Protected
CDFW_WL	Calif. Dept. of Fish & Wildlife – Watch List
IUCN_CR	IUCN – Critically Endangered
IUCN_EN	IUCN – Endangered
IUCN_NT	IUCN – Near Threatened
IUCN_VU	IUCN – Vulnerable
IUCN_LC	IUCN – Least Concern
IUCN_DD	IUCN – Data Deficient
IUCN_CD	IUCN – Conservation Dependent
NABCI_RWL	North American Bird Conservation Initiative – Red Watch List
NABCI_YWL	North American Bird Conservation Initiative – Yellow Watch List
NMFS_SC	National Marine Fisheries Service – Species of Concern
USFS_S	U. S. Forest Service - Sensitive
USFWS_BCC	U. S. Fish & Wildlife Service Birds of Conservation Concern
WBWG_H	Western Bat Working Group – High Priority
WBWG_MH	Western Bat Working Group – Medium-High Priority
WBWG_M	Western Bat Working Group – Medium Priority
WBWG_LM	Western Bat Working Group – Low-Medium Priority
Xerces: CI	Xerces Society – Critically Imperiled
Xerces: IM	Xerces Society – Imperiled
Xerces: VU	Xerces Society – Vulnerable
Xerces: DD	Xerces Society – Data Deficient



Ultramafic (serpentine) Affinity

≥ 5.5	strict endemic	taxa with 95% of their occurrences on ultramafics
< 5.5 ≥ 4.5	broad endemic	taxa with 85-94% of their occurrences on ultramafics
< 4.5 ≥ 3.5	transition from broad endemic to strong indicator	taxa with 75-84% of their occurrences on ultramafics
< 3.5 ≥ 2.5	strong indicator	taxa with 65-74% of their occurrences on ultramafics
< 2.5 ≥ 1.5	weak indicator	taxa with 55-64% of their occurrences on ultramafics
< 1.5 ≥ 1.0	weak indicator / indifferent	taxa with 50-54% of their occurrences on ultramafics



Appendix B: List of Species Observed



SCIENTIFIC NAME	COMMON NAME
Plants	
<i>Acer macrophyllum</i>	bigleaf maple
<i>Achillea millefolium</i>	common yarrow
<i>Acmispon brachycarpus</i>	short-podded lotus
<i>Adenostoma fasciculatum</i>	chamise
<i>Adiantum jordanii</i>	maiden hair fern
<i>Anaphalis margaritacea</i>	pearly everlasting
<i>Arbutus menziesii</i>	Pacific madrone
<i>Arctostaphylos canescens ssp. canescens</i>	hoary manzanita
<i>Arctostaphylos glandulosa ssp. glandulosa</i>	Eastwood manzanita
<i>Arctostaphylos manzanita spp. manzanita</i>	common manzanita
<i>Avena barbata</i>	slender wild oat
<i>Baccharis pilularis</i>	coyote bush
<i>Cardamine californica</i>	milk maids
<i>Cardamine hirsuta</i>	hairy bittercress
<i>Cardamine oligosperma</i>	Idaho bittercress
<i>Carduus pycnocephalus</i>	Italian thistle
<i>Ceanothus cuneatus var. cuneatus</i>	buckbrush
<i>Ceanothus foliosus var. foliosus</i>	wavyleaf ceanothus
<i>Cerastium glomeratum</i>	mouseear chickweed
<i>Cercocarpus betuloides</i>	mountain mahogany
<i>Chlorogalum pomeridianum var. pomeridianum</i>	wavyleaf soap plant
<i>Claytonia perfoliata</i>	miners lettuce
<i>Cynoglossum grande</i>	Pacific houndstongue
<i>Cynosurus echinatus</i>	bristly dogtail grass
<i>Delphinium nudicaule</i>	red larkspur
<i>Dichelostemma capitatum</i>	blue dicks
<i>Diplacus aurantiacus</i>	sticky mnkey flower
<i>Dryopteris arguta</i>	California wood fern
<i>Elymus glaucus</i>	blue wild rye
<i>Eriophyllum lanatum</i>	common woolly sunflower
<i>Erodium moschatum</i>	storks bill
<i>Erodium spp.</i>	geranium
<i>Erythronium californicum</i>	California fawn lily
<i>Festuca microstachys</i>	small fescue
<i>Festuca perennis</i>	Italian rye
<i>Fritillaria affinis</i>	checker lily
<i>Galium aparine</i>	cleavers
<i>Galium bolanderi</i>	Bolander's bedstraw
<i>Gastridium phleoides</i>	nit grass



SCIENTIFIC NAME	COMMON NAME
<i>Genista monspessulana</i>	french broom
<i>Geranium molle</i>	woodland geranium
<i>Heteromeles arbutifolia</i>	toyon
<i>Hieracium spp.</i>	hawkweed
<i>Holodiscus discolor</i>	oceanspray
<i>Hordeum brachyantherum</i>	common barley
<i>Hypericum concinnum</i>	goldwire
<i>Hypochaeris glabra</i>	smooth cats ear
<i>Iris macrosiphon</i>	ground iris
<i>Lomatium dasycarpum</i>	hog fennel
<i>Lonicera spp.</i>	honeysuckle
<i>Lotus corniculatus</i>	birdsfoot trefoil
<i>Lithophragma affine</i>	common woodland star
<i>Luzula comosa</i>	hairy wood rush
<i>Lysimachia latifolia</i>	Pacific star flower
<i>Medicago polymorpha</i>	bur clover
<i>Micranthes californica</i>	Greene's saxifrage
<i>Microcarpus californicus</i>	q-tips
<i>Mimulus aurantiacus</i>	sticky monkey flower
<i>Nemophila heterophylla</i>	small baby blue eyes
<i>Notholithocarpus densiflorus</i>	tanoak
<i>Pedicularis densiflora</i>	warrior's plume
<i>Pentagramma triangularis</i>	goldenback fern
<i>Phoradendron leucarpum ssp. tomentosum</i>	mistletoe
<i>Pinus attenuata</i>	knobcone pine
<i>Plagiobothrys tenellus</i>	slender popcorn flower
<i>Plantago lanceolata</i>	English plantain
<i>Polypodium californicum</i>	California polypody
<i>Polypodium glycyrrhiza</i>	licorice fern
<i>Primula hendersonii</i>	Henderson's shooting star
<i>Pseudotsuga menziesii</i>	Douglas-fir
<i>Pteridium aquilinum var. pubescens</i>	bracken fern
<i>Quercus berberidifolia</i>	scrub oak
<i>Quercus garryana</i>	Oregon white oak



SCIENTIFIC NAME	COMMON NAME
<i>Quercus kelloggii</i>	California black oak
<i>Quercus parvula var. shrevei</i>	Shreve oak
<i>Quercus wislizeni var. wislizeni</i>	interior live oak
<i>Ranunculus occidentalis</i>	western buttercup
<i>Rosa gymnocarpa</i>	wood rose
<i>Rumex acetosa</i>	sorrel
<i>Sanicula crassicaulis</i>	Pacific sanicle
<i>Scutellaria tuberosa</i>	skullcap
<i>Sequoia sempervirens</i>	coast redwood
<i>Stachys spp.</i>	hedgenettle
<i>Stellaria media</i>	chickweed
<i>Symphoricarpos albus</i>	snowberry
<i>Torreya californica</i>	California nutmeg
<i>Toxicodendron diversilobum</i>	poison oak
<i>Trientalis latifolia</i>	western star flower
<i>Trifolium microcephalum</i>	small headed clover
<i>Umbellularia californica</i>	California bay laurel
<i>Vicia americana</i>	American vetch
<i>Whipplea modesta</i>	modesty
<i>Wyethia glabra</i>	smooth mule ears
Wildlife	
Amphibians	
N/A	-
Avifauna	
<i>Aphelocoma californica</i>	western scrub jay
<i>Buteo jamaicensis</i>	red tailed hawk
<i>Buteo lineatus</i>	red-shouldered hawk
<i>Cathartes aura</i>	turkey vulture
<i>Colaptes auratus</i>	northern flicker
<i>Corvus corax</i>	common raven
<i>Junco hyemalis</i>	dark-eyed junco
<i>Melanerpes formicivorus</i>	acorn woodpecker



SCIENTIFIC NAME	COMMON NAME
Fish	
<i>N/A</i>	-
Insects	
<i>N/A</i>	-
Mammals	
<i>Odocoileus hemionus</i>	mule deer
Mollusks	
<i>N/A</i>	-
Reptiles	
<i>N/A</i>	-



Appendix C: Photographs





Photo 1: Overview of Study Area.

Photo facing North.

Date: February 5, 2021





Photo 2: Overview of Study Area.

Photo facing East.

Date: February 5, 2021





Photo 3:
Overview of
Study Area.

Photo facing
West.

Date: February 5,
2021





Photo 4:
Overview of
Study Area.

Photo facing
Northwest.

Date: February 5,
2021



Photo 5:
Overview of
Study Area.

Photo facing
Southwest.

Date: February 5,
2021





Photo 6: Cleared area within Study Area.

Photo facing Northwest.

Date: February 5, 2021





Photo 7:
Overview of
Study Area.

Photo facing
Northeast.

Date: February
5, 2021





Photo 8:
Overview of
Study Area.

Photo facing
North.

Date: February
5, 2021





Photo 9:
Overview of
Study Area.

Photo facing East.

Date: February 5,
2021





Photo 10:
Overview of
Study Area.

Photo facing
Southeast.

Date: February 5,
2021





Photo 11:
Overview of
Study Area.

Photo facing
West.

Date: February 5,
2021





Photo 12:
Overview of
Study Area.

Photo facing
West.

Date: February 5,
2021





Photo 13:
Overview of
Study Area.

Photo facing
West.

Date: February 5,
2021





Photo 14:
Overview of
Study Area.

Photo facing
South.

Date: February 5,
2021





Photo 15:
Overview of
Study Area.

Photo facing
Southwest.

Date: February 5,
2021





Photo 15:
Clearing within
Study Area.

Photo facing
North.

Date: February 5,
2021





Photo 17:
Overview of
Study Area (at
edge looking
towards Ukiah).

Photo facing East.

Date: February 5,
2021





Photo 18: Within a clearing in Study Area (and looking past).

Photo facing Northeast.

Date: February 5, 2021





Photo 19:
Overview of
Study Area.

Photo facing
North.

Date: February 5,
2021





Photo 20:
Overview of
Study Area
(showing road).

Photo facing
West.

Date: February 5,
2021





Photo 21:
Overview of
Study Area
(showing cleared
area).

Photo facing
West.

Date: February 5,
2021





Photo 22:
Overview of
Study Area
(showing road).

Photo facing
West.

Date: February 5,
2021





Photo 23:
Overview of
Study Area.

Photo facing East.

Date: February 5,
2021





Photo 24:
Overview of
Study Area.

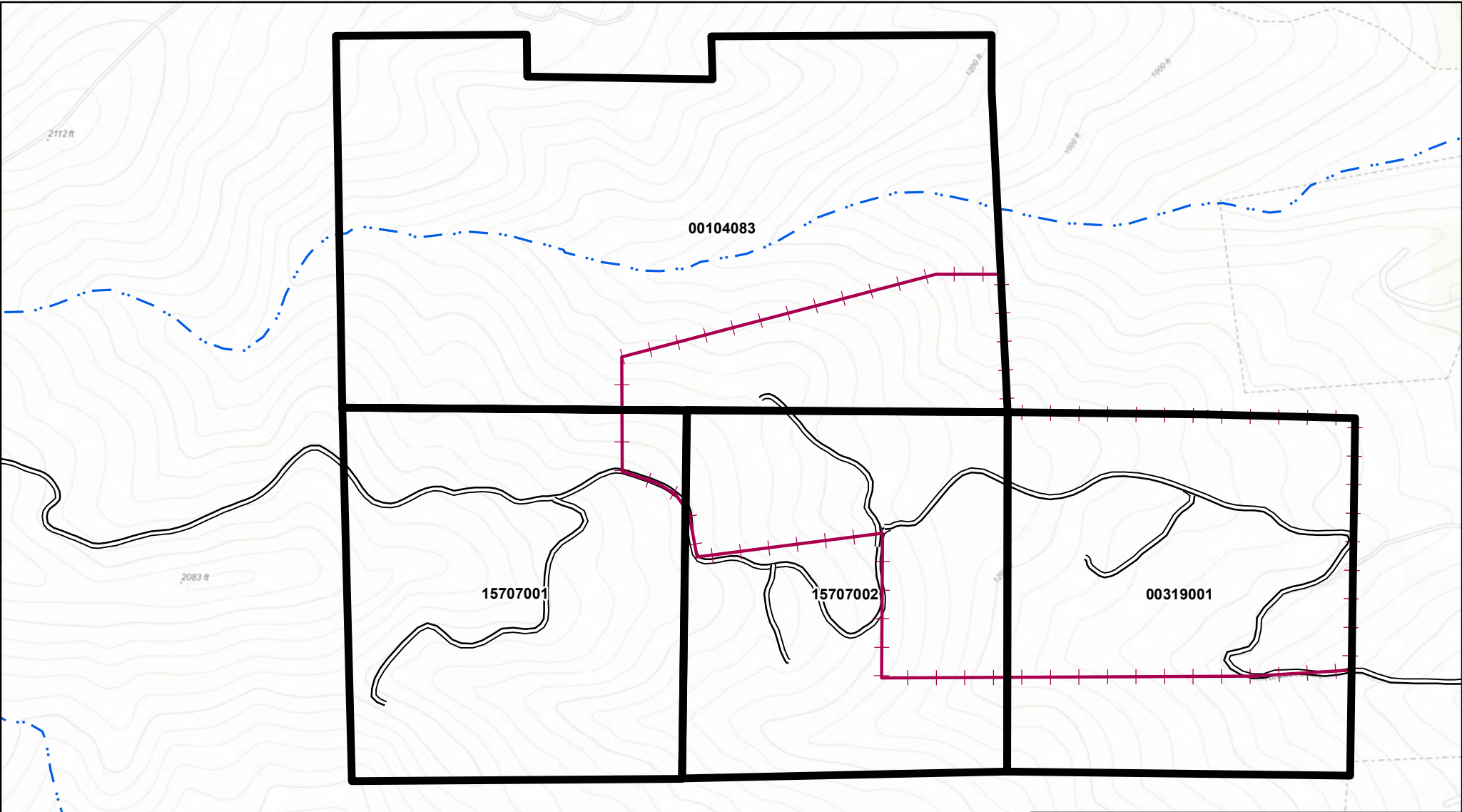
Photo facing
West.

Date: February 5,
2021



Appendix D: Maps





Biological Resource Assessment

APNs: 001-040-83, 157-01,
157-070-02 & 003-190-01

Sections 19 & 30, T15N, R12W, MDBM
Ukiah USGS 7.5 Minute Quadrangle

N



0 250 500 feet







1 inch = 500 feet AIR 03/05/2021



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natural resource planning & management

Sources: Esri, HERE, Garmin, Intermap, inc, GeoBase, IGN, Kadaster NL, Ordnance Survey, OpenStreetMap contributors, and the GIS User Community

Study Area Topographic Map

-  Parcels
-  Proposed subdivision area
-  Existing Roads
-  Class III watercourse
-  Class II watercourse
-  Class I watercourse



Biological Resource Assessment

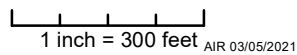
APNs: 001-040-83, 157-01,
157-070-02 & 003-190-01

Sections 19 & 30, T15N, R12W, MDBM
Ukiah USGS 7.5 Minute Quadrangle

N








0 150 300 feet



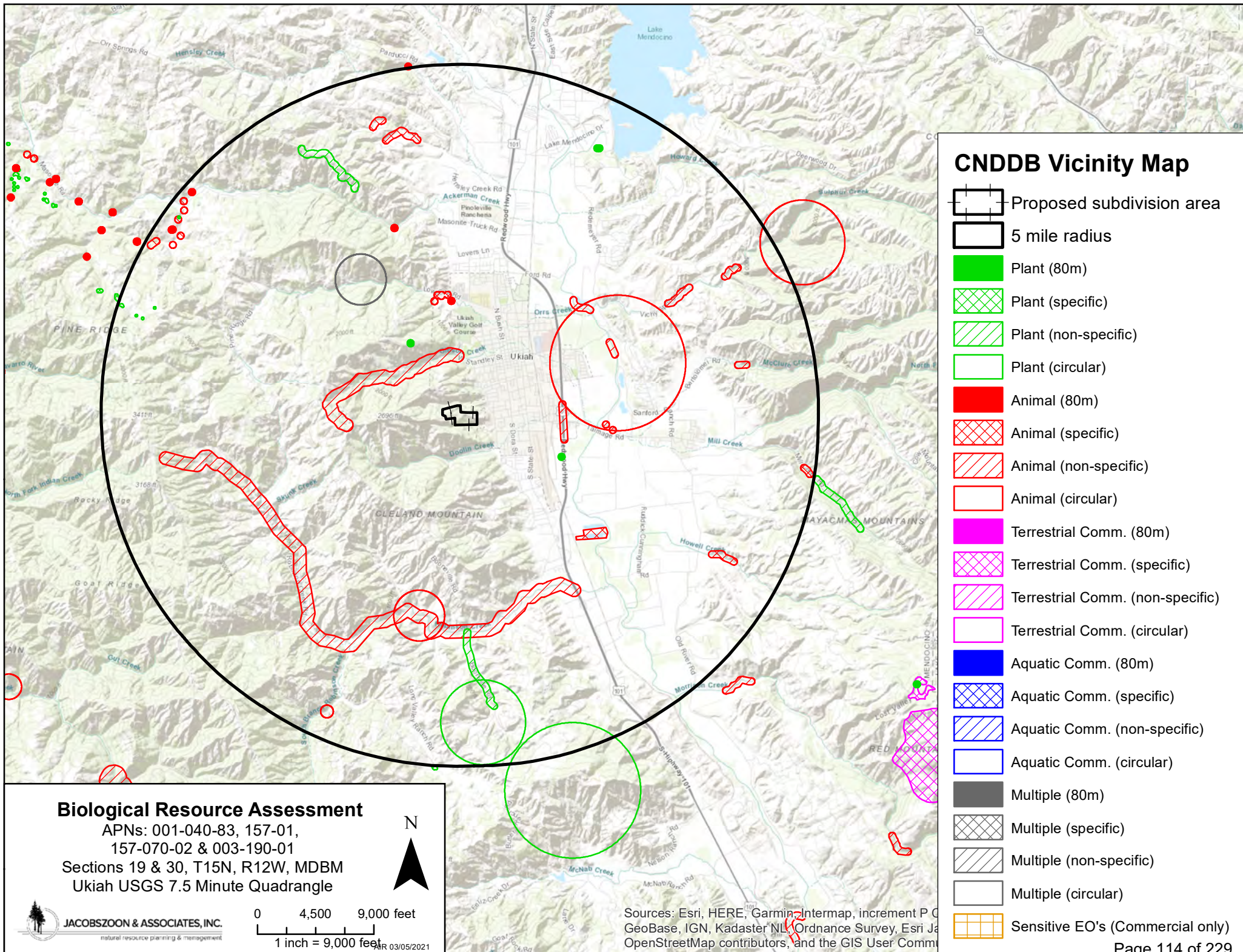
JACOBSZOOM & ASSOCIATES, INC.
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AIR 03/05/2021
























Study Area Aerial Map

-  Proposed subdivision area
-  Existing Roads
-  Class III watercourse
-  Class II watercourse
-  Class I watercourse

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographi
IGN, and the GIS User Community

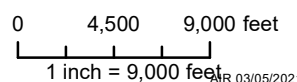


CNDDDB Vicinity Map

-  Proposed subdivision area
-  5 mile radius
-  Plant (80m)
-  Plant (specific)
-  Plant (non-specific)
-  Plant (circular)
-  Animal (80m)
-  Animal (specific)
-  Animal (non-specific)
-  Animal (circular)
-  Terrestrial Comm. (80m)
-  Terrestrial Comm. (specific)
-  Terrestrial Comm. (non-specific)
-  Terrestrial Comm. (circular)
-  Aquatic Comm. (80m)
-  Aquatic Comm. (specific)
-  Aquatic Comm. (non-specific)
-  Aquatic Comm. (circular)
-  Multiple (80m)
-  Multiple (specific)
-  Multiple (non-specific)
-  Multiple (circular)
-  Sensitive EO's (Commercial only)

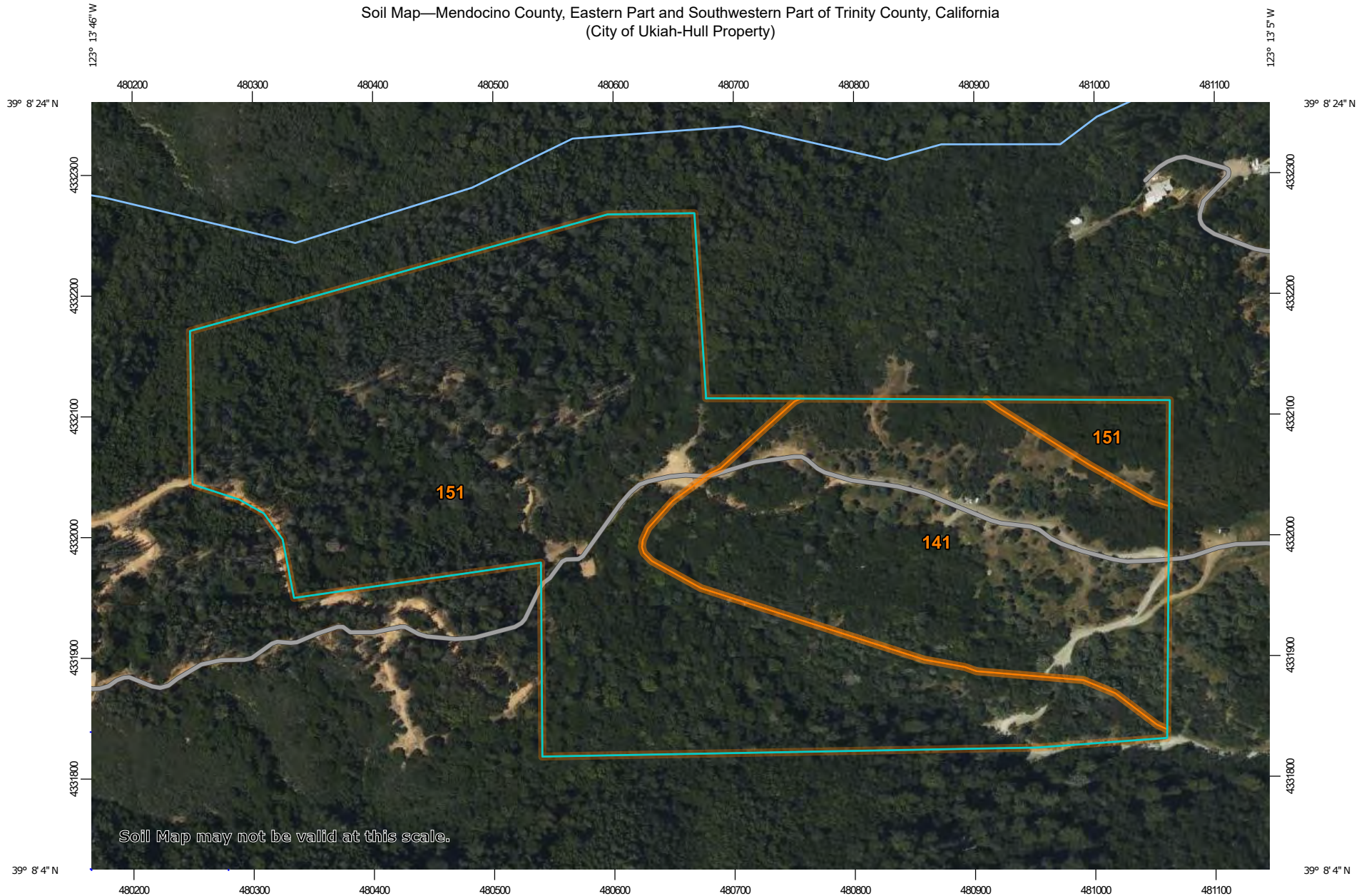
Biological Resource Assessment

APNs: 001-040-83, 157-01,
 157-070-02 & 003-190-01
 Sections 19 & 30, T15N, R12W, MDBM
 Ukiah USGS 7.5 Minute Quadrangle



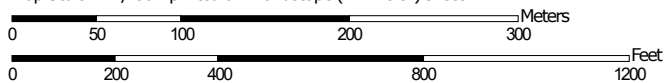
Sources: Esri, HERE, Garmin, Intermap, increment P.C., GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, OpenStreetMap contributors, and the GIS User Community

Soil Map—Mendocino County, Eastern Part and Southwestern Part of Trinity County, California
(City of Ukiah-Hull Property)



Soil Map may not be valid at this scale.

Map Scale: 1:4,480 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84





MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Mendocino County, Eastern Part and Southwestern Part of Trinity County, California
Survey Area Data: Version 15, Jun 1, 2020

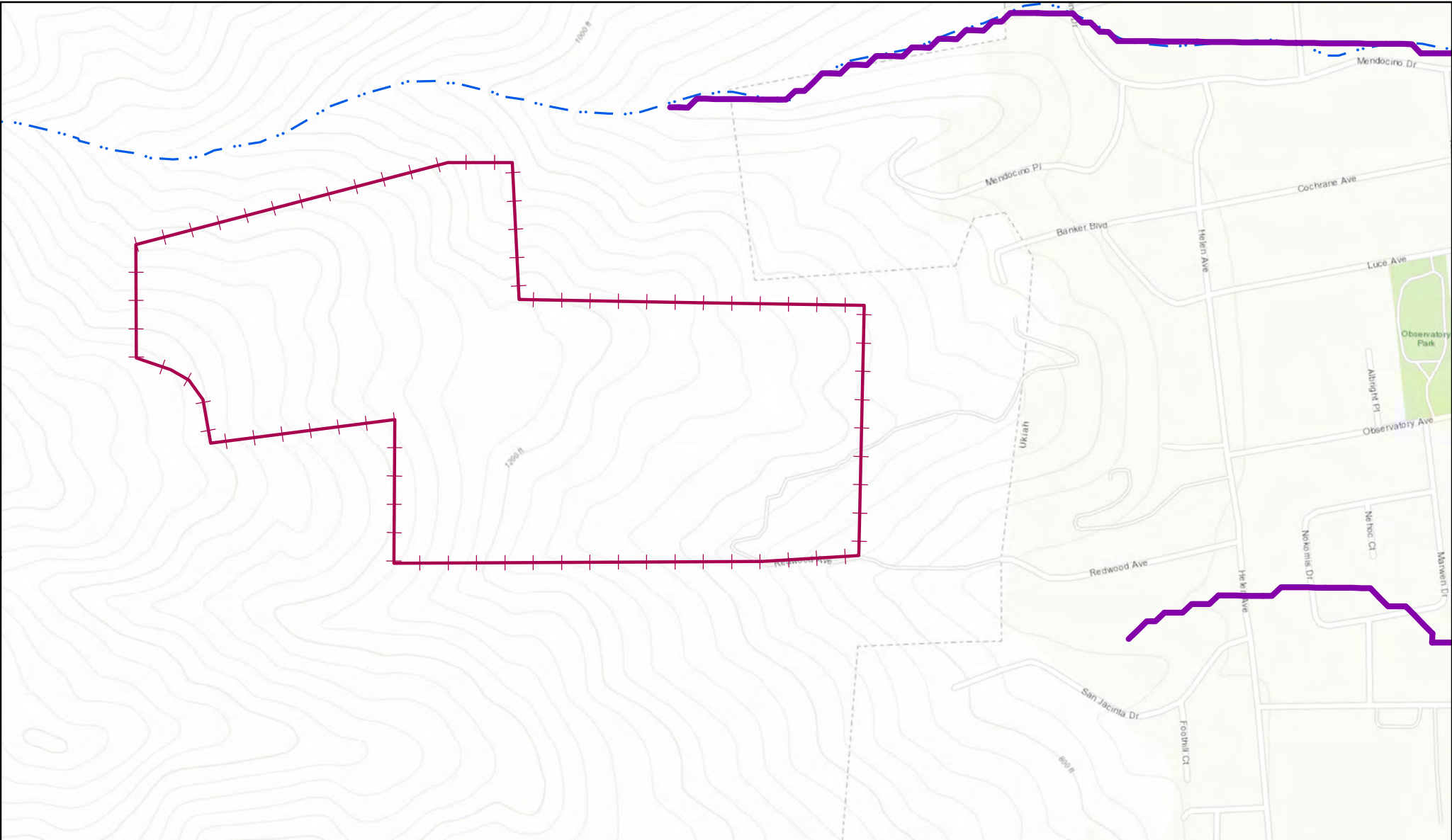
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 5, 2019—Jun 3, 2019

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
141	Hopland loam, 30 to 50 percent slopes, high ffd	18.6	31.4%
151	Hopland-Wohly loams, 50 to 75 percent slopes	40.6	68.6%
Totals for Area of Interest		59.2	100.0%



Intrinsic Potential Map

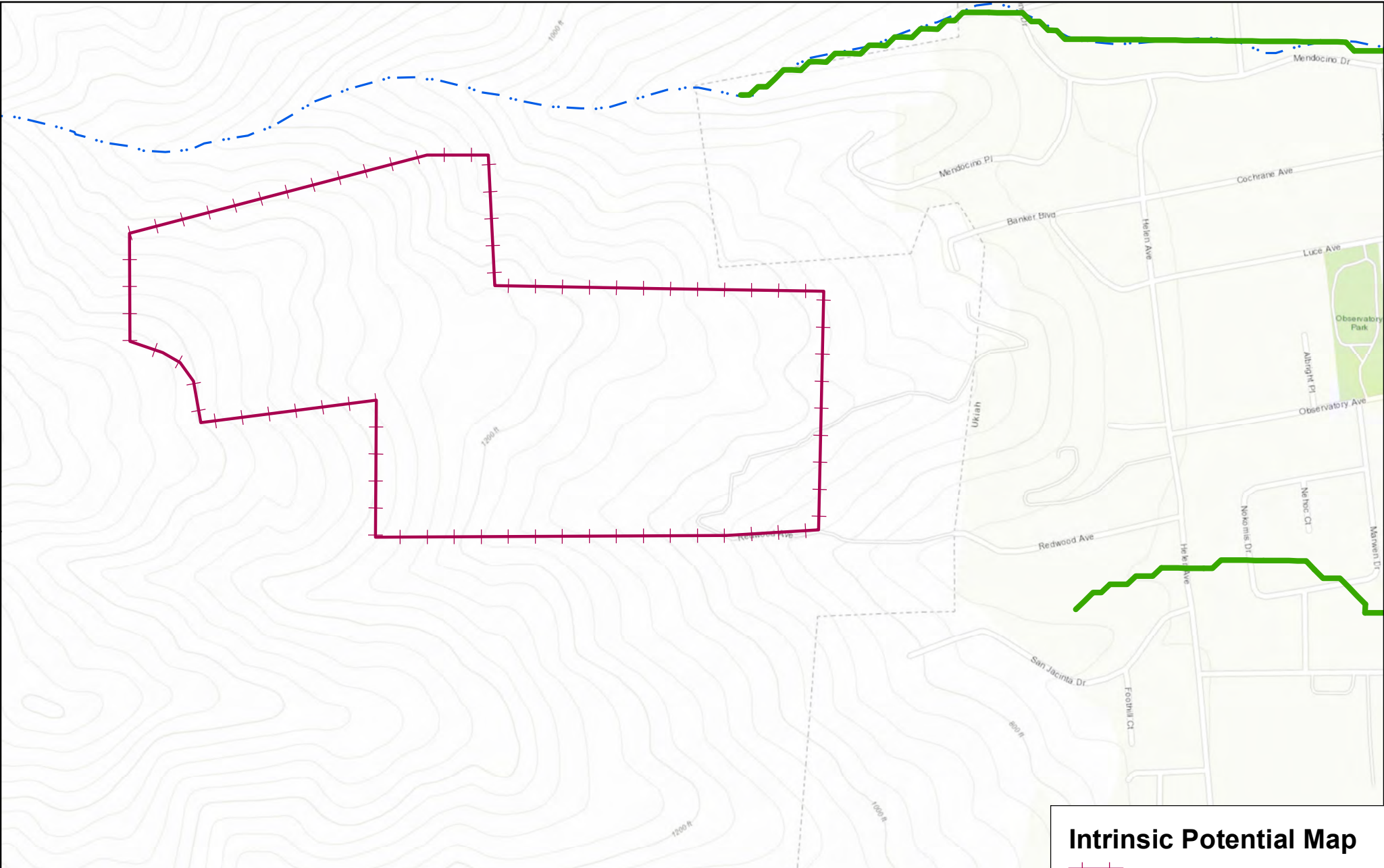
- Proposed subdivision area
- Central Coast Steelhead Intrinsic Potential
- · · Class III watercourse
- · Class II watercourse
- · · · Class I watercourse

Biological Resource Assessment
 APNs: 001-040-83, 157-01,
 157-070-02 & 003-190-01
 Sections 19 & 30, T15N, R12W, MDBM
 Ukiah USGS 7.5 Minute Quadrangle

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AIR 03/05/2021

Sources: Esri, HERE, Garmin, Inter
 GeoBase, IGN, Kadaster NL, Ordnance
 Survey, Esri, DeLorme, NAVTEQ, Swisstopo, UGC, OpenStreetMap contributors, and the
 IGN France data provider (IGN).



Biological Resource Assessment

APNs: 001-040-83, 157-01,
157-070-02 & 003-190-01

Sections 19 & 30, T15N, R12W, MDBM
Ukiah USGS 7.5 Minute Quadrangle

N



0 250 500 feet






1 inch = 500 feet AIR 03/05/2021

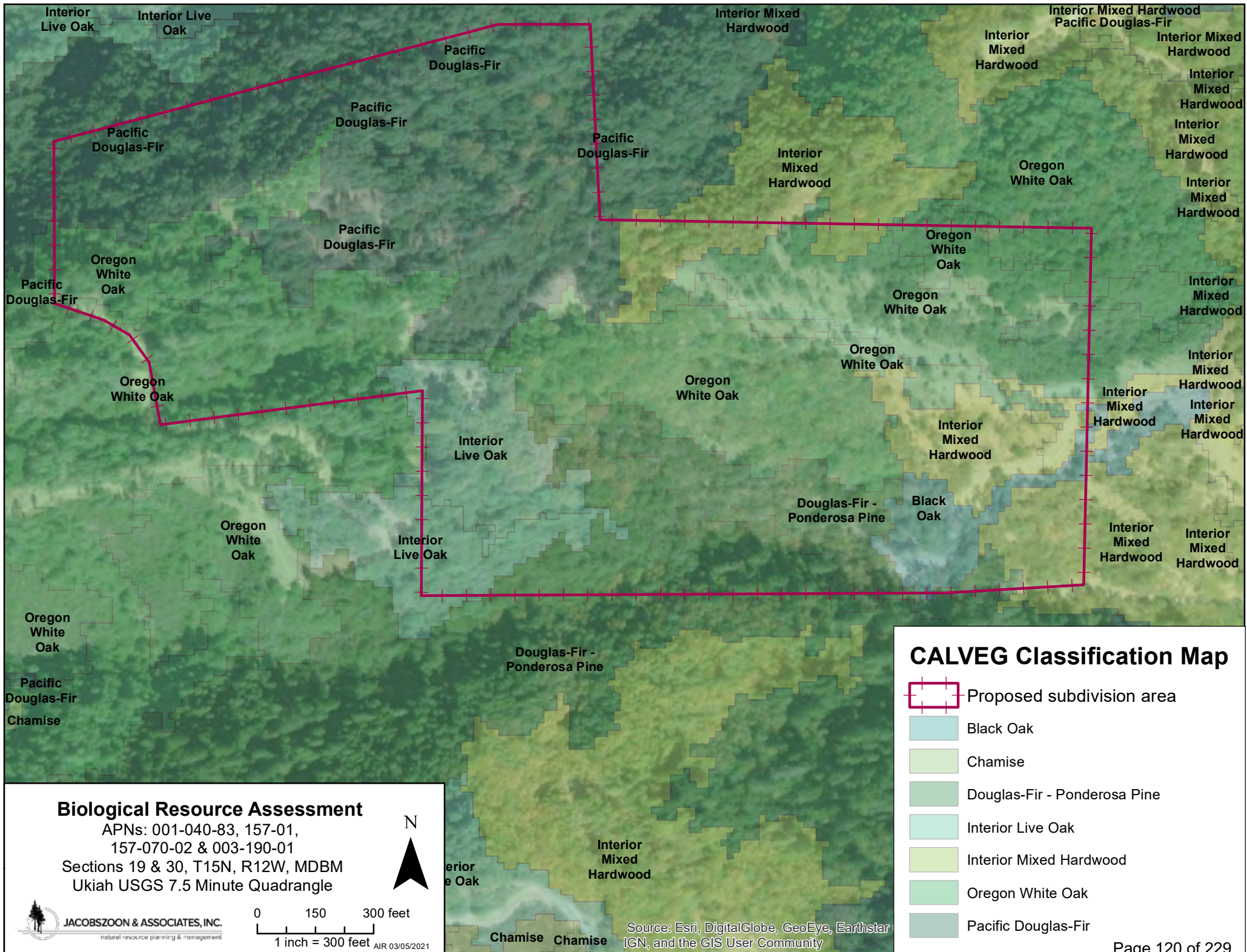


JACOBSZOON & ASSOCIATES, INC.
natural resource planning & management

Sources: Esri, HERE, Garmin, Intermap, increment P Co
GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Jap
OpenStreetMap contributors, and the GIS User Commu





Intrinsic Potential Map

-  Proposed subdivision area
-  Coho Intrinsic Potential
-  Class III watercourse
-  Class II watercourse
-  Class I watercourse





MCV2 Classification Map

-  Proposed subdivision area
-  Class II watercourse
-  Class III watercourse
-  Existing Roads

- MCV2**
-  Black Oak Woodland
 -  California Bay Woodland
 -  Douglas-fir Forest
 -  Knobcone Pine Forest
 -  White Oak Woodland

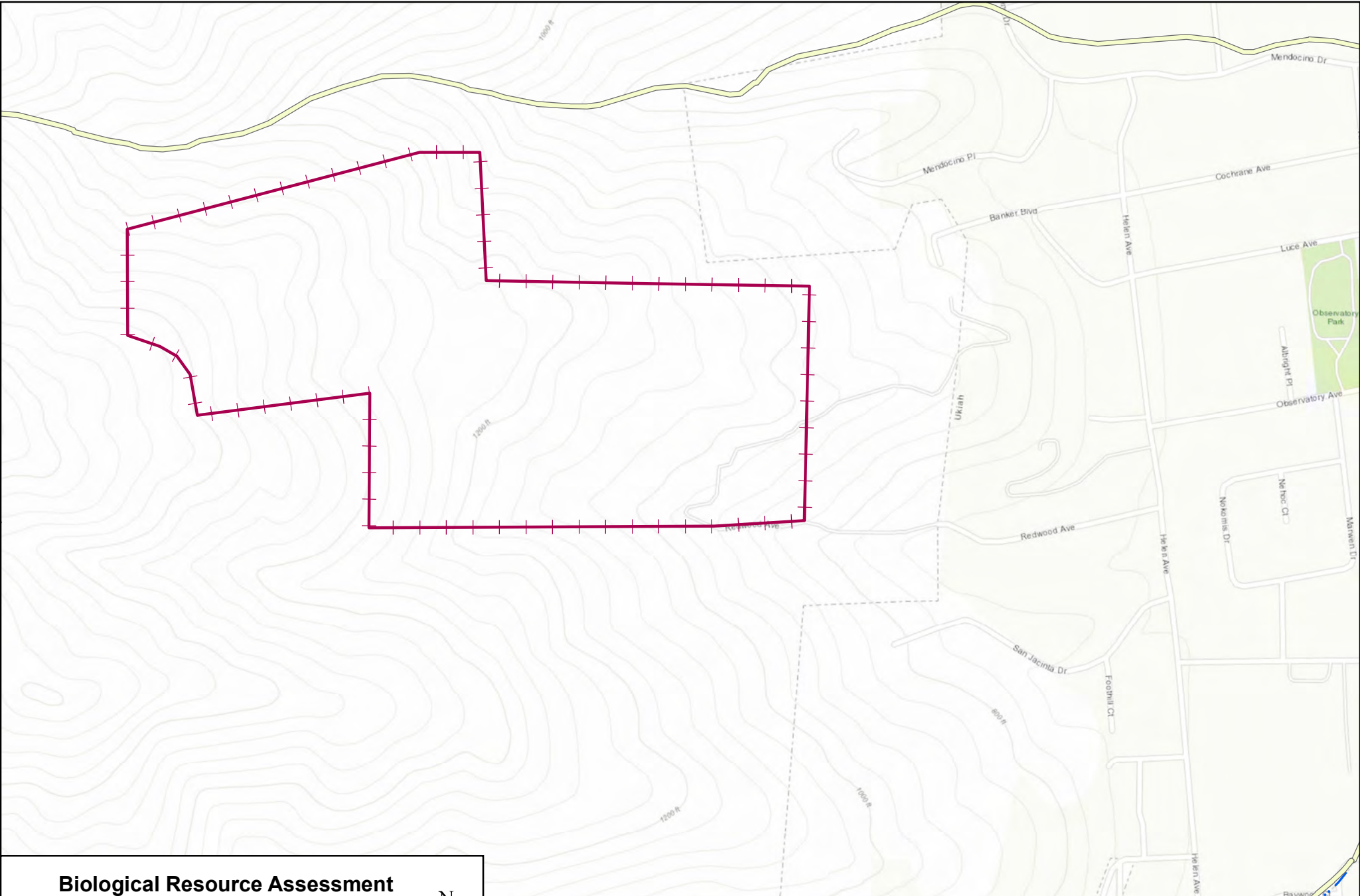
Biological Resource Assessment

APNs: 001-040-83, 157-070-01,
 157-070-02 & 003-190-01
 Sections 19 & 30, T15N, R12W, MDBM
 Ukiah USGS 7.5 Minute Quadrangle



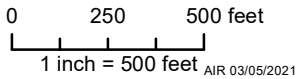
MH 4/9/2021

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, IGN, and the GIS User Community





Biological Resource Assessment

APNs: 001-040-83, 157-01,
 157-070-02 & 003-190-01
 Sections 19 & 30, T15N, R12W, MDBM
 Ukiah USGS 7.5 Minute Quadrangle

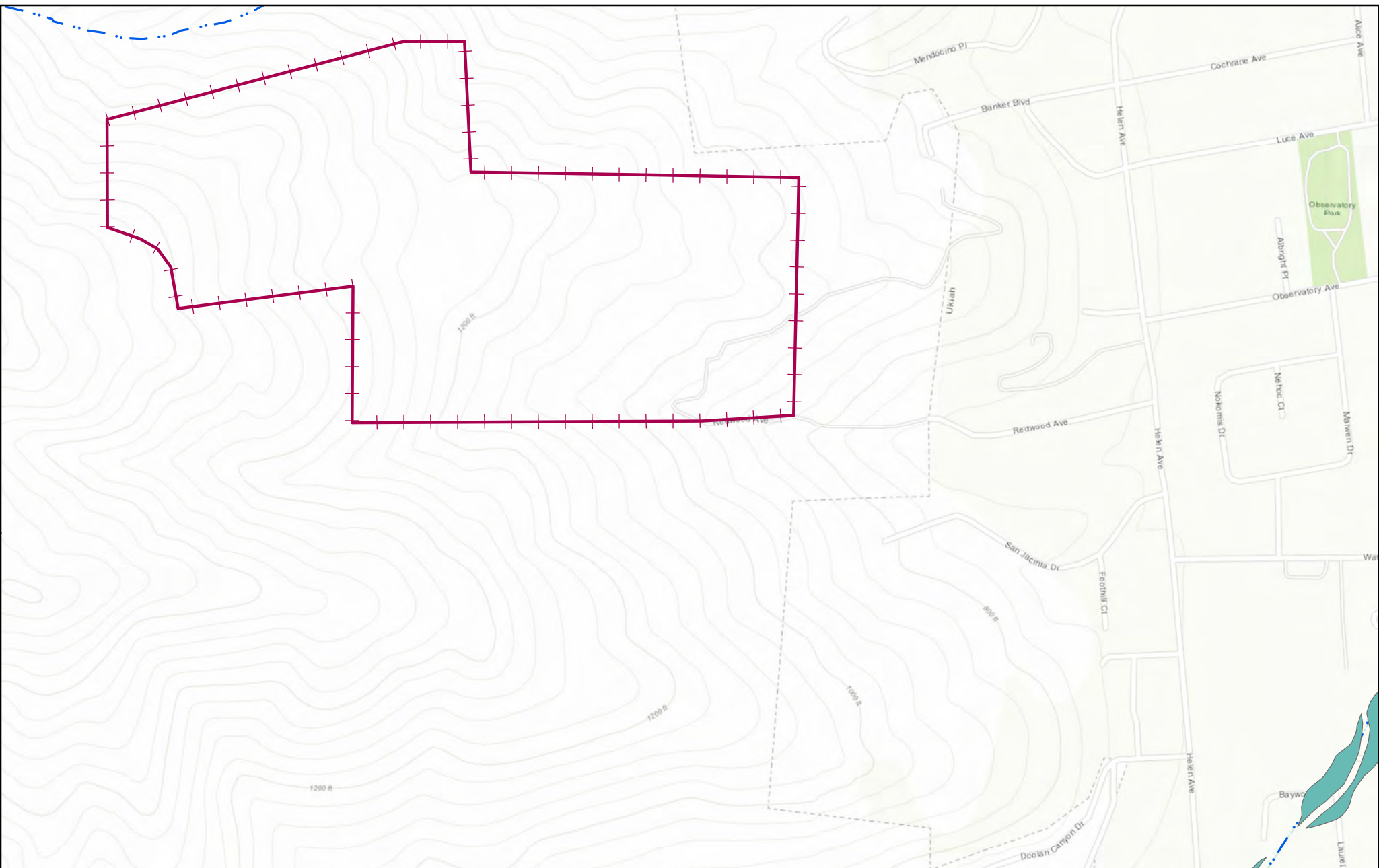


AIR 03/05/2021

NWIC Wetlands Map

-  Proposed subdivision area
-  NWIC Wetlands

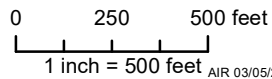
Sources: Esri, HERE, Garmin, Intermap, increment P Co
 GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Jap
 OpenStreetMap contributors, and the GIS User Commu



Biological Resource Assessment



APNs: 001-040-83, 157-01,
157-070-02 & 003-190-01

Sections 19 & 30, T15N, R12W, MDBM
Ukiah USGS 7.5 Minute Quadrangle



JACOBSZOON & ASSOCIATES, INC.
natural resource planning & management

FEMA National Flood Hazard Layer Map

-  Proposed subdivision area
-  100 YEAR FLOOD ZONE

Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, ster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © contributors, and the GIS User Community

Appendix E: Supporting Documents





United States Department of the Interior



FISH AND WILDLIFE SERVICE
Arcata Fish And Wildlife Office
1655 Heindon Road
Arcata, CA 95521-4573
Phone: (707) 822-7201 Fax: (707) 822-8411

In Reply Refer To:
Consultation Code: 08EACT00-2021-SLI-0169
Event Code: 08EACT00-2021-E-00382
Project Name: City of Ukiah

February 23, 2021

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Arcata Fish And Wildlife Office

1655 Heindon Road
Arcata, CA 95521-4573
(707) 822-7201

This project's location is within the jurisdiction of offices which do not participate in IPaC's automated species list delivery. Please contact the following offices directly for more information:

Red Bluff Fish And Wildlife Office

10950 Tyler Road
Red Bluff, CA 96080-7762
(530) 527-3043

Project Summary

Consultation Code: 08EACT00-2021-SLI-0169

Event Code: 08EACT00-2021-E-00382

Project Name: City of Ukiah

Project Type: LAND - ACQUISITION

Project Description: Parcel line adjustment to create 7 lots within approximately 55 acres

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@39.13734495,-123.22381603736494,14z>



Counties: Mendocino County, California

Endangered Species Act Species

There is a total of 7 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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

Birds

NAME	STATUS
Northern Spotted Owl <i>Strix occidentalis caurina</i> There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/1123	Threatened
Western Snowy Plover <i>Charadrius nivosus nivosus</i> Population: Pacific Coast population DPS-U.S.A. (CA, OR, WA), Mexico (within 50 miles of Pacific coast) There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/8035	Threatened
Yellow-billed Cuckoo <i>Coccyzus americanus</i> Population: Western U.S. DPS There is proposed critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/3911	Threatened

Amphibians

NAME	STATUS
California Red-legged Frog <i>Rana draytonii</i> There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/2891	Threatened

Flowering Plants

NAME	STATUS
Burke's Goldfields <i>Lasthenia burkei</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4338	Endangered
Contra Costa Goldfields <i>Lasthenia conjugens</i> There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/7058	Endangered
Showy Indian Clover <i>Trifolium amoenum</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6459	Endangered

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

CNDDDB 9-Quad Species List 185 records.

Element Type	Scientific Name	Common Name	Element Code	Federal Status	State Status	CDFW Status	CA Rare Plant Rank	Quad Code	Quad Name	Data Status	Taxonomic Sort
Animals - Amphibians	Dicamptodon ensatus	California giant salamander	AAAAH01020	None	None	SSC	-	3912333	LAUGHLIN RANGE	Unprocessed	Animals - Amphibians - Dicamptodontidae - Dicamptodon ensatus
Animals - Amphibians	Rana aurora	northern red-legged frog	AAABH01021	None	None	SSC	-	3912333	LAUGHLIN RANGE	Unprocessed	Animals - Amphibians - Ranidae - Rana aurora
Animals - Amphibians	Rana boylei	foothill yellow-legged frog	AAABH01050	None	Endangered	SSC	-	3912333	LAUGHLIN RANGE	Mapped and Unprocessed	Animals - Amphibians - Ranidae - Rana boylei
Animals - Amphibians	Rana boylei	foothill yellow-legged frog	AAABH01050	None	Endangered	SSC	-	3912332	REDWOOD VALLEY	Mapped and Unprocessed	Animals - Amphibians - Ranidae - Rana boylei
Animals - Amphibians	Rana boylei	foothill yellow-legged frog	AAABH01050	None	Endangered	SSC	-	3912331	POTTER VALLEY	Mapped	Animals - Amphibians - Ranidae - Rana boylei
Animals - Amphibians	Rana boylei	foothill yellow-legged frog	AAABH01050	None	Endangered	SSC	-	3912323	ORRS SPRINGS	Mapped and Unprocessed	Animals - Amphibians - Ranidae - Rana boylei
Animals - Amphibians	Rana boylei	foothill yellow-legged frog	AAABH01050	None	Endangered	SSC	-	3912322	UKIAH	Mapped and Unprocessed	Animals - Amphibians - Ranidae - Rana boylei
Animals - Amphibians	Rana boylei	foothill yellow-legged frog	AAABH01050	None	Endangered	SSC	-	3912321	COW MOUNTAIN	Mapped	Animals - Amphibians - Ranidae - Rana boylei
Animals - Amphibians	Rana boylei	foothill yellow-legged frog	AAABH01050	None	Endangered	SSC	-	3912313	BOONVILLE	Mapped	Animals - Amphibians - Ranidae - Rana boylei
Animals - Amphibians	Rana boylei	foothill yellow-legged frog	AAABH01050	None	Endangered	SSC	-	3912312	ELLEDEGE PEAK	Mapped and Unprocessed	Animals - Amphibians - Ranidae - Rana boylei
Animals - Amphibians	Rana boylei	foothill yellow-legged frog	AAABH01050	None	Endangered	SSC	-	3912311	PURDYS GARDENS	Mapped	Animals - Amphibians - Ranidae - Rana boylei
Animals - Amphibians	Taricha rivularis	red-bellied newt	AAAAF02020	None	None	SSC	-	3912313	BOONVILLE	Mapped	Animals - Amphibians - Salamandridae - Taricha rivularis
Animals - Amphibians	Taricha rivularis	red-bellied newt	AAAAF02020	None	None	SSC	-	3912312	ELLEDEGE PEAK	Mapped	Animals - Amphibians - Salamandridae - Taricha rivularis
Animals - Amphibians	Taricha rivularis	red-bellied newt	AAAAF02020	None	None	SSC	-	3912321	COW MOUNTAIN	Mapped	Animals - Amphibians - Salamandridae - Taricha rivularis
Animals - Amphibians	Taricha rivularis	red-bellied newt	AAAAF02020	None	None	SSC	-	3912322	UKIAH	Mapped and Unprocessed	Animals - Amphibians - Salamandridae - Taricha rivularis
Animals - Amphibians	Taricha rivularis	red-bellied newt	AAAAF02020	None	None	SSC	-	3912323	ORRS SPRINGS	Mapped	Animals - Amphibians - Salamandridae - Taricha rivularis
Animals - Amphibians	Taricha rivularis	red-bellied newt	AAAAF02020	None	None	SSC	-	3912333	LAUGHLIN RANGE	Mapped	Animals - Amphibians - Salamandridae - Taricha rivularis
Animals - Birds	Accipiter gentilis	northern goshawk	ABNKC12060	None	None	SSC	-	3912331	POTTER VALLEY	Mapped	Animals - Birds - Accipitridae - Accipiter gentilis

Animals - Birds	Aquila chrysaetos	golden eagle	ABNKC22010	None	None	FP , WL	-	3912321	COW MOUNTAIN	Unprocessed	Animals - Birds - Accipitridae - Aquila chrysaetos
Animals - Birds	Aquila chrysaetos	golden eagle	ABNKC22010	None	None	FP , WL	-	3912311	PURDYS GARDENS	Unprocessed	Animals - Birds - Accipitridae - Aquila chrysaetos
Animals - Birds	Circus hudsonius	northern harrier	ABNKC11011	None	None	SSC	-	3912311	PURDYS GARDENS	Unprocessed	Animals - Birds - Accipitridae - Circus hudsonius
Animals - Birds	Elanus leucurus	white-tailed kite	ABNKC06010	None	None	FP	-	3912332	REDWOOD VALLEY	Unprocessed	Animals - Birds - Accipitridae - Elanus leucurus
Animals - Birds	Ardea herodias	great blue heron	ABNGA04010	None	None	-	-	3912322	UKIAH	Unprocessed	Animals - Birds - Ardeidae - Ardea herodias
Animals - Birds	Agelaius tricolor	tricolored blackbird	ABPBXB0020	None	Threatened	SSC	-	3912331	POTTER VALLEY	Mapped	Animals - Birds - Icteridae - Agelaius tricolor
Animals - Birds	Icteria virens	yellow-breasted chat	ABPBX24010	None	None	SSC	-	3912331	POTTER VALLEY	Unprocessed	Animals - Birds - Icteridae - Icteria virens
Animals - Birds	Icteria virens	yellow-breasted chat	ABPBX24010	None	None	SSC	-	3912332	REDWOOD VALLEY	Unprocessed	Animals - Birds - Icteridae - Icteria virens
Animals - Birds	Icteria virens	yellow-breasted chat	ABPBX24010	None	None	SSC	-	3912322	UKIAH	Unprocessed	Animals - Birds - Icteridae - Icteria virens
Animals - Birds	Icteria virens	yellow-breasted chat	ABPBX24010	None	None	SSC	-	3912321	COW MOUNTAIN	Unprocessed	Animals - Birds - Icteridae - Icteria virens
Animals - Birds	Icteria virens	yellow-breasted chat	ABPBX24010	None	None	SSC	-	3912312	ELLEDGE PEAK	Unprocessed	Animals - Birds - Icteridae - Icteria virens
Animals - Birds	Pandion haliaetus	osprey	ABNKC01010	None	None	WL	-	3912311	PURDYS GARDENS	Mapped	Animals - Birds - Pandionidae - Pandion haliaetus
Animals - Birds	Pandion haliaetus	osprey	ABNKC01010	None	None	WL	-	3912322	UKIAH	Mapped	Animals - Birds - Pandionidae - Pandion haliaetus
Animals - Birds	Pandion haliaetus	osprey	ABNKC01010	None	None	WL	-	3912331	POTTER VALLEY	Unprocessed	Animals - Birds - Pandionidae - Pandion haliaetus
Animals - Birds	Baeolophus inornatus	oak titmouse	ABPAW01100	None	None	-	-	3912322	UKIAH	Unprocessed	Animals - Birds - Paridae - Baeolophus inornatus
Animals - Birds	Baeolophus inornatus	oak titmouse	ABPAW01100	None	None	-	-	3912312	ELLEDGE PEAK	Unprocessed	Animals - Birds - Paridae - Baeolophus inornatus
Animals - Birds	Baeolophus inornatus	oak titmouse	ABPAW01100	None	None	-	-	3912311	PURDYS GARDENS	Unprocessed	Animals - Birds - Paridae - Baeolophus inornatus
Animals - Birds	Setophaga petechia	yellow warbler	ABPBX03010	None	None	SSC	-	3912312	ELLEDGE PEAK	Unprocessed	Animals - Birds - Parulidae - Setophaga petechia
Animals - Birds	Setophaga petechia	yellow warbler	ABPBX03010	None	None	SSC	-	3912331	POTTER VALLEY	Unprocessed	Animals - Birds - Parulidae - Setophaga petechia
Animals - Birds	Ammodramus savannarum	grasshopper sparrow	ABPBXA0020	None	None	SSC	-	3912311	PURDYS GARDENS	Mapped	Animals - Birds - Passerellidae - Ammodramus savannarum

Animals - Birds	Melanerpes lewis	Lewis' woodpecker	ABNYF04010	None	None	-	-	3912312	ELLEDGE PEAK	Unprocessed	Animals - Birds - Picidae - Melanerpes lewis
Animals - Birds	Melanerpes lewis	Lewis' woodpecker	ABNYF04010	None	None	-	-	3912322	UKIAH	Unprocessed	Animals - Birds - Picidae - Melanerpes lewis
Animals - Birds	Strix occidentalis caurina	Northern Spotted Owl	ABNSB12011	Threatened	Threatened	-	-	3912313	BOONVILLE	Mapped	Animals - Birds - Strigidae - Strix occidentalis caurina
Animals - Birds	Strix occidentalis caurina	Northern Spotted Owl	ABNSB12011	Threatened	Threatened	-	-	3912323	ORRS SPRINGS	Mapped	Animals - Birds - Strigidae - Strix occidentalis caurina
Animals - Birds	Strix occidentalis caurina	Northern Spotted Owl	ABNSB12011	Threatened	Threatened	-	-	3912331	POTTER VALLEY	Mapped	Animals - Birds - Strigidae - Strix occidentalis caurina
Animals - Birds	Strix occidentalis caurina	Northern Spotted Owl	ABNSB12011	Threatened	Threatened	-	-	3912332	REDWOOD VALLEY	Mapped	Animals - Birds - Strigidae - Strix occidentalis caurina
Animals - Birds	Strix occidentalis caurina	Northern Spotted Owl	ABNSB12011	Threatened	Threatened	-	-	3912333	LAUGHLIN RANGE	Mapped	Animals - Birds - Strigidae - Strix occidentalis caurina
Animals - Fish	Lavinia symmetricus navarroensis	Navarro roach	AFCJB19023	None	None	SSC	-	3912323	ORRS SPRINGS	Unprocessed	Animals - Fish - Cyprinidae - Lavinia symmetricus navarroensis
Animals - Fish	Lavinia symmetricus ssp. 4	Clear Lake - Russian River roach	AFCJB19029	None	None	SSC	-	3912333	LAUGHLIN RANGE	Unprocessed	Animals - Fish - Cyprinidae - Lavinia symmetricus ssp. 4
Animals - Fish	Hysteroecarpus traskii lagunae	Clear Lake tule perch	AFCQK02013	None	None	SSC	-	3912321	COW MOUNTAIN	Mapped	Animals - Fish - Embiotocidae - Hysteroecarpus traskii lagunae
Animals - Fish	Hysteroecarpus traskii pomo	Russian River tule perch	AFCQK02011	None	None	SSC	-	3912321	COW MOUNTAIN	Unprocessed	Animals - Fish - Embiotocidae - Hysteroecarpus traskii pomo
Animals - Fish	Hysteroecarpus traskii pomo	Russian River tule perch	AFCQK02011	None	None	SSC	-	3912312	ELLEDGE PEAK	Unprocessed	Animals - Fish - Embiotocidae - Hysteroecarpus traskii pomo
Animals - Fish	Hysteroecarpus traskii pomo	Russian River tule perch	AFCQK02011	None	None	SSC	-	3912322	UKIAH	Unprocessed	Animals - Fish - Embiotocidae - Hysteroecarpus traskii pomo
Animals - Fish	Hysteroecarpus traskii pomo	Russian River tule perch	AFCQK02011	None	None	SSC	-	3912333	LAUGHLIN RANGE	Unprocessed	Animals - Fish - Embiotocidae - Hysteroecarpus traskii pomo
Animals - Fish	Hysteroecarpus traskii pomo	Russian River tule perch	AFCQK02011	None	None	SSC	-	3912323	ORRS SPRINGS	Unprocessed	Animals - Fish - Embiotocidae - Hysteroecarpus traskii pomo
Animals - Fish	Hysteroecarpus traskii pomo	Russian River tule perch	AFCQK02011	None	None	SSC	-	3912331	POTTER VALLEY	Unprocessed	Animals - Fish - Embiotocidae - Hysteroecarpus traskii pomo
Animals - Fish	Hysteroecarpus traskii pomo	Russian River tule perch	AFCQK02011	None	None	SSC	-	3912332	REDWOOD VALLEY	Unprocessed	Animals - Fish - Embiotocidae - Hysteroecarpus traskii pomo
Animals - Fish	Hysteroecarpus traskii pomo	Russian River tule perch	AFCQK02011	None	None	SSC	-	3912311	PURDYS GARDENS	Unprocessed	Animals - Fish - Embiotocidae - Hysteroecarpus traskii pomo

Animals - Fish	Entosphenus tridentatus	Pacific lamprey	AFBAA02100	None	None	SSC	-	3912333	LAUGHLIN RANGE	Unprocessed	Animals - Fish - Petromyzontidae - Entosphenus tridentatus
Animals - Fish	Entosphenus tridentatus	Pacific lamprey	AFBAA02100	None	None	SSC	-	3912323	ORRS SPRINGS	Unprocessed	Animals - Fish - Petromyzontidae - Entosphenus tridentatus
Animals - Fish	Oncorhynchus kisutch pop. 2	coho salmon - southern Oregon / northern California ESU	AFCHA02032	Threatened	Threatened	-	-	3912333	LAUGHLIN RANGE	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus kisutch pop. 2
Animals - Fish	Oncorhynchus kisutch pop. 4	coho salmon - central California coast ESU	AFCHA02034	Endangered	Endangered	-	-	3912322	UKIAH	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus kisutch pop. 4
Animals - Fish	Oncorhynchus kisutch pop. 4	coho salmon - central California coast ESU	AFCHA02034	Endangered	Endangered	-	-	3912313	BOONVILLE	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus kisutch pop. 4
Animals - Fish	Oncorhynchus mykiss irideus pop. 16	steelhead - northern California DPS	AFCHA0209Q	Threatened	None	-	-	3912313	BOONVILLE	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus pop. 16
Animals - Fish	Oncorhynchus mykiss irideus pop. 16	steelhead - northern California DPS	AFCHA0209Q	Threatened	None	-	-	3912323	ORRS SPRINGS	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus pop. 16
Animals - Fish	Oncorhynchus mykiss irideus pop. 16	steelhead - northern California DPS	AFCHA0209Q	Threatened	None	-	-	3912333	LAUGHLIN RANGE	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus pop. 16
Animals - Fish	Oncorhynchus mykiss irideus pop. 8	steelhead - central California coast DPS	AFCHA0209G	Threatened	None	-	-	3912333	LAUGHLIN RANGE	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus pop. 8
Animals - Fish	Oncorhynchus mykiss irideus pop. 8	steelhead - central California coast DPS	AFCHA0209G	Threatened	None	-	-	3912332	REDWOOD VALLEY	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus pop. 8
Animals - Fish	Oncorhynchus mykiss irideus pop. 8	steelhead - central California coast DPS	AFCHA0209G	Threatened	None	-	-	3912323	ORRS SPRINGS	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus pop. 8
Animals - Fish	Oncorhynchus mykiss irideus pop. 8	steelhead - central California coast DPS	AFCHA0209G	Threatened	None	-	-	3912321	COW MOUNTAIN	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus pop. 8
Animals - Fish	Oncorhynchus mykiss irideus pop. 8	steelhead - central California coast DPS	AFCHA0209G	Threatened	None	-	-	3912313	BOONVILLE	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus pop. 8

Animals - Fish	Oncorhynchus mykiss irideus pop. 8	steelhead - central California coast DPS	AFCHA0209G	Threatened	None	-	-	3912322	UKIAH	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus pop. 8
Animals - Fish	Oncorhynchus mykiss irideus pop. 8	steelhead - central California coast DPS	AFCHA0209G	Threatened	None	-	-	3912312	ELLEDEGE PEAK	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus pop. 8
Animals - Fish	Oncorhynchus mykiss irideus pop. 8	steelhead - central California coast DPS	AFCHA0209G	Threatened	None	-	-	3912311	PURDYS GARDENS	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus mykiss irideus pop. 8
Animals - Fish	Oncorhynchus tshawytscha pop. 17	chinook salmon - California coastal ESU	AFCHA0205S	Threatened	None	-	-	3912311	PURDYS GARDENS	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus tshawytscha pop. 17
Animals - Fish	Oncorhynchus tshawytscha pop. 17	chinook salmon - California coastal ESU	AFCHA0205S	Threatened	None	-	-	3912312	ELLEDEGE PEAK	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus tshawytscha pop. 17
Animals - Fish	Oncorhynchus tshawytscha pop. 17	chinook salmon - California coastal ESU	AFCHA0205S	Threatened	None	-	-	3912322	UKIAH	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus tshawytscha pop. 17
Animals - Fish	Oncorhynchus tshawytscha pop. 17	chinook salmon - California coastal ESU	AFCHA0205S	Threatened	None	-	-	3912333	LAUGHLIN RANGE	Unprocessed	Animals - Fish - Salmonidae - Oncorhynchus tshawytscha pop. 17
Animals - Insects	Bombus caliginosus	obscure bumble bee	IIHYM24380	None	None	-	-	3912311	PURDYS GARDENS	Mapped	Animals - Insects - Apidae - Bombus caliginosus
Animals - Insects	Bombus occidentalis	western bumble bee	IIHYM24250	None	Candidate Endangered	-	-	3912321	COW MOUNTAIN	Mapped and Unprocessed	Animals - Insects - Apidae - Bombus occidentalis
Animals - Mammals	Arborimus pomo	Sonoma tree vole	AMAFF23030	None	None	SSC	-	3912313	BOONVILLE	Mapped and Unprocessed	Animals - Mammals - Cricetidae - Arborimus pomo
Animals - Mammals	Arborimus pomo	Sonoma tree vole	AMAFF23030	None	None	SSC	-	3912333	LAUGHLIN RANGE	Mapped and Unprocessed	Animals - Mammals - Cricetidae - Arborimus pomo
Animals - Mammals	Arborimus pomo	Sonoma tree vole	AMAFF23030	None	None	SSC	-	3912331	POTTER VALLEY	Unprocessed	Animals - Mammals - Cricetidae - Arborimus pomo
Animals - Mammals	Erethizon dorsatum	North American porcupine	AMAFJ01010	None	None	-	-	3912313	BOONVILLE	Mapped and Unprocessed	Animals - Mammals - Erethizontidae - Erethizon dorsatum
Animals - Mammals	Erethizon dorsatum	North American porcupine	AMAFJ01010	None	None	-	-	3912312	ELLEDEGE PEAK	Mapped	Animals - Mammals - Erethizontidae - Erethizon dorsatum
Animals - Mammals	Erethizon dorsatum	North American porcupine	AMAFJ01010	None	None	-	-	3912322	UKIAH	Mapped and Unprocessed	Animals - Mammals - Erethizontidae - Erethizon dorsatum

Animals - Mammals	Erethizon dorsatum	North American porcupine	AMAFJ01010	None	None	-	-	3912311	PURDYS GARDENS	Mapped	Animals - Mammals - Erethizontidae - Erethizon dorsatum
Animals - Mammals	Eumops perotis californicus	western mastiff bat	AMACD02011	None	None	SSC	-	3912332	REDWOOD VALLEY	Unprocessed	Animals - Mammals - Molossidae - Eumops perotis californicus
Animals - Mammals	Pekania pennanti	Fisher	AMAJF01020	None	None	SSC	-	3912332	REDWOOD VALLEY	Mapped	Animals - Mammals - Mustelidae - Pekania pennanti
Animals - Mammals	Pekania pennanti	Fisher	AMAJF01020	None	None	SSC	-	3912331	POTTER VALLEY	Unprocessed	Animals - Mammals - Mustelidae - Pekania pennanti
Animals - Mammals	Pekania pennanti	Fisher	AMAJF01020	None	None	SSC	-	3912311	PURDYS GARDENS	Mapped	Animals - Mammals - Mustelidae - Pekania pennanti
Animals - Mammals	Taxidea taxus	American badger	AMAJF04010	None	None	SSC	-	3912332	REDWOOD VALLEY	Unprocessed	Animals - Mammals - Mustelidae - Taxidea taxus
Animals - Mammals	Antrozous pallidus	pallid bat	AMACC10010	None	None	SSC	-	3912332	REDWOOD VALLEY	Unprocessed	Animals - Mammals - Vespertilionidae - Antrozous pallidus
Animals - Mammals	Antrozous pallidus	pallid bat	AMACC10010	None	None	SSC	-	3912331	POTTER VALLEY	Unprocessed	Animals - Mammals - Vespertilionidae - Antrozous pallidus
Animals - Mammals	Antrozous pallidus	pallid bat	AMACC10010	None	None	SSC	-	3912321	COW MOUNTAIN	Mapped	Animals - Mammals - Vespertilionidae - Antrozous pallidus
Animals - Mammals	Antrozous pallidus	pallid bat	AMACC10010	None	None	SSC	-	3912311	PURDYS GARDENS	Unprocessed	Animals - Mammals - Vespertilionidae - Antrozous pallidus
Animals - Mammals	Corynorhinus townsendii	Townsend's big-eared bat	AMACC08010	None	None	SSC	-	3912311	PURDYS GARDENS	Mapped	Animals - Mammals - Vespertilionidae - Corynorhinus townsendii
Animals - Mammals	Corynorhinus townsendii	Townsend's big-eared bat	AMACC08010	None	None	SSC	-	3912332	REDWOOD VALLEY	Mapped and Unprocessed	Animals - Mammals - Vespertilionidae - Corynorhinus townsendii
Animals - Mammals	Corynorhinus townsendii	Townsend's big-eared bat	AMACC08010	None	None	SSC	-	3912331	POTTER VALLEY	Unprocessed	Animals - Mammals - Vespertilionidae - Corynorhinus townsendii
Animals - Mammals	Corynorhinus townsendii	Townsend's big-eared bat	AMACC08010	None	None	SSC	-	3912333	LAUGHLIN RANGE	Unprocessed	Animals - Mammals - Vespertilionidae - Corynorhinus townsendii
Animals - Mammals	Lasiurus blossevillei	western red bat	AMACC05060	None	None	SSC	-	3912332	REDWOOD VALLEY	Unprocessed	Animals - Mammals - Vespertilionidae - Lasiurus blossevillei
Animals - Mammals	Lasiurus cinereus	hoary bat	AMACC05030	None	None	-	-	3912331	POTTER VALLEY	Unprocessed	Animals - Mammals - Vespertilionidae - Lasiurus cinereus
Animals - Mammals	Myotis lucifugus	little brown bat	AMACC01010	None	None	-	-	3912311	PURDYS GARDENS	Unprocessed	Animals - Mammals - Vespertilionidae - Myotis lucifugus

Animals - Mammals	Myotis yumanensis	Yuma myotis	AMACC01020	None	None	-	-	3912311	PURDYS GARDENS	Unprocessed	Animals - Mammals - Vespertilionidae - Myotis yumanensis
Animals - Mollusks	Gonidea angulata	western ridged mussel	IMBIV19010	None	None	-	-	3912321	COW MOUNTAIN	Mapped	Animals - Mollusks - Unionidae - Gonidea angulata
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3912321	COW MOUNTAIN	Mapped and Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3912313	BOONVILLE	Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3912312	ELLEDGE PEAK	Mapped	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3912322	UKIAH	Mapped and Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3912331	POTTER VALLEY	Mapped and Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3912323	ORRS SPRINGS	Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3912332	REDWOOD VALLEY	Mapped	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3912333	LAUGHLIN RANGE	Mapped and Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3912311	PURDYS GARDENS	Mapped and Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Community - Terrestrial	Northern Interior Cypress Forest	Northern Interior Cypress Forest	CTT83220CA	None	None	-	-	3912311	PURDYS GARDENS	Mapped	Community - Terrestrial - Northern Interior Cypress Forest
Community - Terrestrial	Serpentine Bunchgrass	Serpentine Bunchgrass	CTT42130CA	None	None	-	-	3912311	PURDYS GARDENS	Mapped	Community - Terrestrial - Serpentine Bunchgrass
Plants - Bryophytes	Entosthodon kochii	Koch's cord moss	NBMUS2P050	None	None	-	1B.3	3912311	PURDYS GARDENS	Mapped	Plants - Bryophytes - Funariaceae - Entosthodon kochii
Plants - Bryophytes	Grimmia torenii	Toren's grimmia	NBMUS32330	None	None	-	1B.3	3912312	ELLEDGE PEAK	Mapped	Plants - Bryophytes - Grimmiaceae - Grimmia torenii
Plants - Bryophytes	Grimmia torenii	Toren's grimmia	NBMUS32330	None	None	-	1B.3	3912321	COW MOUNTAIN	Mapped	Plants - Bryophytes - Grimmiaceae - Grimmia torenii
Plants - Lichens	Usnea longissima	Methuselaha's beard lichen	NLLEC5P420	None	None	-	4.2	3912323	ORRS SPRINGS	Mapped	Plants - Lichens - Parmeliaceae - Usnea longissima

Plants - Vascular	<i>Perideridia gairdneri</i> ssp. <i>gairdneri</i>	California Gairdner's yampah	PDAP11N062	None	None	-	4.2	3912311	PURDYS GARDENS	Unprocessed	Plants - Vascular - Apiaceae - <i>Perideridia gairdneri</i> ssp. <i>gairdneri</i>
Plants - Vascular	<i>Blennosperma bakeri</i>	Sonoma sunshine	PDAST1A010	Endangered	Endangered	-	1B.1	3912333	LAUGHLIN RANGE	Mapped	Plants - Vascular - Asteraceae - <i>Blennosperma bakeri</i>
Plants - Vascular	<i>Hemizonia congesta</i> ssp. <i>calyculata</i>	Mendocino tarplant	PDAST4R063	None	None	-	4.3	3912333	LAUGHLIN RANGE	Unprocessed	Plants - Vascular - Asteraceae - <i>Hemizonia congesta</i> ssp. <i>calyculata</i>
Plants - Vascular	<i>Hemizonia congesta</i> ssp. <i>calyculata</i>	Mendocino tarplant	PDAST4R063	None	None	-	4.3	3912323	ORRS SPRINGS	Unprocessed	Plants - Vascular - Asteraceae - <i>Hemizonia congesta</i> ssp. <i>calyculata</i>
Plants - Vascular	<i>Hemizonia congesta</i> ssp. <i>calyculata</i>	Mendocino tarplant	PDAST4R063	None	None	-	4.3	3912321	COW MOUNTAIN	Unprocessed	Plants - Vascular - Asteraceae - <i>Hemizonia congesta</i> ssp. <i>calyculata</i>
Plants - Vascular	<i>Hemizonia congesta</i> ssp. <i>calyculata</i>	Mendocino tarplant	PDAST4R063	None	None	-	4.3	3912322	UKIAH	Unprocessed	Plants - Vascular - Asteraceae - <i>Hemizonia congesta</i> ssp. <i>calyculata</i>
Plants - Vascular	<i>Hemizonia congesta</i> ssp. <i>tracyi</i>	Tracy's tarplant	PDAST4R067	None	None	-	4.3	3912313	BOONVILLE	Unprocessed	Plants - Vascular - Asteraceae - <i>Hemizonia congesta</i> ssp. <i>tracyi</i>
Plants - Vascular	<i>Hemizonia congesta</i> ssp. <i>tracyi</i>	Tracy's tarplant	PDAST4R067	None	None	-	4.3	3912333	LAUGHLIN RANGE	Unprocessed	Plants - Vascular - Asteraceae - <i>Hemizonia congesta</i> ssp. <i>tracyi</i>
Plants - Vascular	<i>Lasthenia burkei</i>	Burke's goldfields	PDAST5L010	Endangered	Endangered	-	1B.1	3912322	UKIAH	Mapped	Plants - Vascular - Asteraceae - <i>Lasthenia burkei</i>
Plants - Vascular	<i>Layia septentrionalis</i>	Colusa layia	PDAST5N0F0	None	None	-	1B.2	3912311	PURDYS GARDENS	Mapped	Plants - Vascular - Asteraceae - <i>Layia septentrionalis</i>
Plants - Vascular	<i>Lessingia hololeuca</i>	woolly-headed lessingia	PDAST5S030	None	None	-	3	3912313	BOONVILLE	Unprocessed	Plants - Vascular - Asteraceae - <i>Lessingia hololeuca</i>
Plants - Vascular	<i>Tracyina rostrata</i>	beaked tracyina	PDAST9D010	None	None	-	1B.2	3912332	REDWOOD VALLEY	Unprocessed	Plants - Vascular - Asteraceae - <i>Tracyina rostrata</i>
Plants - Vascular	<i>Tracyina rostrata</i>	beaked tracyina	PDAST9D010	None	None	-	1B.2	3912311	PURDYS GARDENS	Mapped and Unprocessed	Plants - Vascular - Asteraceae - <i>Tracyina rostrata</i>
Plants - Vascular	<i>Plagiobothrys lithocaryus</i>	Mayacamas popcornflower	PDBOR0V0P0	None	None	-	1A	3912332	REDWOOD VALLEY	Mapped	Plants - Vascular - Boraginaceae - <i>Plagiobothrys lithocaryus</i>
Plants - Vascular	<i>Plagiobothrys lithocaryus</i>	Mayacamas popcornflower	PDBOR0V0P0	None	None	-	1A	3912331	POTTER VALLEY	Mapped	Plants - Vascular - Boraginaceae - <i>Plagiobothrys lithocaryus</i>
Plants - Vascular	<i>Streptanthus glandulosus</i> ssp. <i>hoffmanii</i>	Hoffman's bristly jewelflower	PDBRA2G0J4	None	None	-	1B.3	3912321	COW MOUNTAIN	Mapped	Plants - Vascular - Brassicaceae - <i>Streptanthus glandulosus</i> ssp. <i>hoffmanii</i>

Plants - Vascular	<i>Brasenia schreberi</i>	watershield	PDCAB01010	None	None	-	2B.3	3912333	LAUGHLIN RANGE	Mapped	Plants - Vascular - Cabombaceae - <i>Brasenia schreberi</i>
Plants - Vascular	<i>Viburnum ellipticum</i>	oval-leaved viburnum	PDCPR07080	None	None	-	2B.3	3912311	PURDYS GARDENS	Mapped	Plants - Vascular - Caprifoliaceae - <i>Viburnum ellipticum</i>
Plants - Vascular	<i>Carex comosa</i>	bristly sedge	PMCYP032Y0	None	None	-	2B.1	3912321	COW MOUNTAIN	Mapped	Plants - Vascular - Cyperaceae - <i>Carex comosa</i>
Plants - Vascular	<i>Arctostaphylos stanfordiana</i> ssp. <i>raichei</i>	Raiche's manzanita	PDERI041G2	None	None	-	1B.1	3912321	COW MOUNTAIN	Mapped	Plants - Vascular - Ericaceae - <i>Arctostaphylos stanfordiana</i> ssp. <i>raichei</i>
Plants - Vascular	<i>Arctostaphylos stanfordiana</i> ssp. <i>raichei</i>	Raiche's manzanita	PDERI041G2	None	None	-	1B.1	3912312	ELLEDGE PEAK	Mapped	Plants - Vascular - Ericaceae - <i>Arctostaphylos stanfordiana</i> ssp. <i>raichei</i>
Plants - Vascular	<i>Arctostaphylos stanfordiana</i> ssp. <i>raichei</i>	Raiche's manzanita	PDERI041G2	None	None	-	1B.1	3912322	UKIAH	Mapped	Plants - Vascular - Ericaceae - <i>Arctostaphylos stanfordiana</i> ssp. <i>raichei</i>
Plants - Vascular	<i>Arctostaphylos stanfordiana</i> ssp. <i>raichei</i>	Raiche's manzanita	PDERI041G2	None	None	-	1B.1	3912323	ORRS SPRINGS	Mapped	Plants - Vascular - Ericaceae - <i>Arctostaphylos stanfordiana</i> ssp. <i>raichei</i>
Plants - Vascular	<i>Arctostaphylos stanfordiana</i> ssp. <i>raichei</i>	Raiche's manzanita	PDERI041G2	None	None	-	1B.1	3912311	PURDYS GARDENS	Mapped	Plants - Vascular - Ericaceae - <i>Arctostaphylos stanfordiana</i> ssp. <i>raichei</i>
Plants - Vascular	<i>Astragalus breweri</i>	Brewer's milk-vetch	PDFAB0F1J0	None	None	-	4.2	3912331	POTTER VALLEY	Unprocessed	Plants - Vascular - Fabaceae - <i>Astragalus breweri</i>
Plants - Vascular	<i>Trifolium buckwestiorum</i>	Santa Cruz clover	PDFAB402W0	None	None	-	1B.1	3912333	LAUGHLIN RANGE	Mapped	Plants - Vascular - Fabaceae - <i>Trifolium buckwestiorum</i>
Plants - Vascular	<i>Monardella viridis</i>	green monardella	PDLAM180Q2	None	None	-	4.3	3912311	PURDYS GARDENS	Unprocessed	Plants - Vascular - Lamiaceae - <i>Monardella viridis</i>
Plants - Vascular	<i>Fritillaria agrestis</i>	stinkbells	PMLIL0V010	None	None	-	4.2	3912322	UKIAH	Unprocessed	Plants - Vascular - Liliaceae - <i>Fritillaria agrestis</i>
Plants - Vascular	<i>Fritillaria purdyi</i>	Purdy's fritillary	PMLIL0V0H0	None	None	-	4.3	3912322	UKIAH	Unprocessed	Plants - Vascular - Liliaceae - <i>Fritillaria purdyi</i>
Plants - Vascular	<i>Fritillaria purdyi</i>	Purdy's fritillary	PMLIL0V0H0	None	None	-	4.3	3912331	POTTER VALLEY	Unprocessed	Plants - Vascular - Liliaceae - <i>Fritillaria purdyi</i>
Plants - Vascular	<i>Fritillaria purdyi</i>	Purdy's fritillary	PMLIL0V0H0	None	None	-	4.3	3912332	REDWOOD VALLEY	Unprocessed	Plants - Vascular - Liliaceae - <i>Fritillaria purdyi</i>
Plants - Vascular	<i>Fritillaria roderickii</i>	Roderick's fritillary	PMLIL0V0M0	None	Endangered	-	1B.1	3912333	LAUGHLIN RANGE	Mapped	Plants - Vascular - Liliaceae - <i>Fritillaria roderickii</i>
Plants - Vascular	<i>Lilium rubescens</i>	redwood lily	PMLIL1A0N0	None	None	-	4.2	3912311	PURDYS GARDENS	Unprocessed	Plants - Vascular - Liliaceae - <i>Lilium rubescens</i>
Plants - Vascular	<i>Limnanthes bakeri</i>	Baker's meadowfoam	PDLIM02020	None	Rare	-	1B.1	3912322	UKIAH	Mapped	Plants - Vascular - Limnanthaceae - <i>Limnanthes bakeri</i>

Plants - Vascular	Hesperolinon adenophyllum	glandular western flax	PDLIN01010	None	None	-	1B.2	3912321	COW MOUNTAIN	Mapped	Plants - Vascular - Linaceae - Hesperolinon adenophyllum
Plants - Vascular	Hesperolinon adenophyllum	glandular western flax	PDLIN01010	None	None	-	1B.2	3912331	POTTER VALLEY	Mapped	Plants - Vascular - Linaceae - Hesperolinon adenophyllum
Plants - Vascular	Hesperolinon adenophyllum	glandular western flax	PDLIN01010	None	None	-	1B.2	3912333	LAUGHLIN RANGE	Mapped	Plants - Vascular - Linaceae - Hesperolinon adenophyllum
Plants - Vascular	Malacothamnus mendocinensis	Mendocino bush-mallow	PDMAL0Q0D0	None	None	-	1A	3912312	ELLEDEGE PEAK	Mapped	Plants - Vascular - Malvaceae - Malacothamnus mendocinensis
Plants - Vascular	Cypripedium californicum	California lady's-slipper	PMORC0Q040	None	None	-	4.2	3912312	ELLEDEGE PEAK	Unprocessed	Plants - Vascular - Orchidaceae - Cypripedium californicum
Plants - Vascular	Cypripedium californicum	California lady's-slipper	PMORC0Q040	None	None	-	4.2	3912322	UKIAH	Unprocessed	Plants - Vascular - Orchidaceae - Cypripedium californicum
Plants - Vascular	Cypripedium montanum	mountain lady's-slipper	PMORC0Q080	None	None	-	4.2	3912322	UKIAH	Unprocessed	Plants - Vascular - Orchidaceae - Cypripedium montanum
Plants - Vascular	Cypripedium montanum	mountain lady's-slipper	PMORC0Q080	None	None	-	4.2	3912323	ORRS SPRINGS	Unprocessed	Plants - Vascular - Orchidaceae - Cypripedium montanum
Plants - Vascular	Cypripedium montanum	mountain lady's-slipper	PMORC0Q080	None	None	-	4.2	3912312	ELLEDEGE PEAK	Unprocessed	Plants - Vascular - Orchidaceae - Cypripedium montanum
Plants - Vascular	Piperia candida	white-flowered rein orchid	PMORC1X050	None	None	-	1B.2	3912323	ORRS SPRINGS	Mapped	Plants - Vascular - Orchidaceae - Piperia candida
Plants - Vascular	Kopsiopsis hookeri	small groundcone	PDORO01010	None	None	-	2B.3	3912311	PURDYS GARDENS	Mapped	Plants - Vascular - Orobanchaceae - Kopsiopsis hookeri
Plants - Vascular	Erythranthe nudata	bare monkeyflower	PDSCR1B200	None	None	-	4.3	3912333	LAUGHLIN RANGE	Unprocessed	Plants - Vascular - Phrymaceae - Erythranthe nudata
Plants - Vascular	Gratiola heterosepala	Boggs Lake hedge-hyssop	PDSCR0R060	None	Endangered	-	1B.2	3912311	PURDYS GARDENS	Mapped	Plants - Vascular - Plantaginaceae - Gratiola heterosepala
Plants - Vascular	Pleuropogon hooverianus	North Coast semaphore grass	PMPOA4Y070	None	Threatened	-	1B.1	3912323	ORRS SPRINGS	Mapped and Unprocessed	Plants - Vascular - Poaceae - Pleuropogon hooverianus
Plants - Vascular	Pleuropogon hooverianus	North Coast semaphore grass	PMPOA4Y070	None	Threatened	-	1B.1	3912312	ELLEDEGE PEAK	Mapped	Plants - Vascular - Poaceae - Pleuropogon hooverianus
Plants - Vascular	Leptosiphon acicularis	bristly leptosiphon	PDPLM09010	None	None	-	4.2	3912312	ELLEDEGE PEAK	Unprocessed	Plants - Vascular - Polemoniaceae - Leptosiphon acicularis
Plants - Vascular	Leptosiphon acicularis	bristly leptosiphon	PDPLM09010	None	None	-	4.2	3912322	UKIAH	Unprocessed	Plants - Vascular - Polemoniaceae - Leptosiphon acicularis

Plants - Vascular	Leptosiphon acicularis	bristly leptosiphon	PDPLM09010	None	None	-	4.2	3912331	POTTER VALLEY	Unprocessed	Plants - Vascular - Polemoniaceae - Leptosiphon acicularis
Plants - Vascular	Leptosiphon acicularis	bristly leptosiphon	PDPLM09010	None	None	-	4.2	3912323	ORRS SPRINGS	Unprocessed	Plants - Vascular - Polemoniaceae - Leptosiphon acicularis
Plants - Vascular	Leptosiphon acicularis	bristly leptosiphon	PDPLM09010	None	None	-	4.2	3912333	LAUGHLIN RANGE	Unprocessed	Plants - Vascular - Polemoniaceae - Leptosiphon acicularis
Plants - Vascular	Leptosiphon acicularis	bristly leptosiphon	PDPLM09010	None	None	-	4.2	3912332	REDWOOD VALLEY	Unprocessed	Plants - Vascular - Polemoniaceae - Leptosiphon acicularis
Plants - Vascular	Leptosiphon acicularis	bristly leptosiphon	PDPLM09010	None	None	-	4.2	3912311	PURDYS GARDENS	Unprocessed	Plants - Vascular - Polemoniaceae - Leptosiphon acicularis
Plants - Vascular	Leptosiphon latisectus	broad-lobed leptosiphon	PDPLM09150	None	None	-	4.3	3912333	LAUGHLIN RANGE	Unprocessed	Plants - Vascular - Polemoniaceae - Leptosiphon latisectus
Plants - Vascular	Leptosiphon latisectus	broad-lobed leptosiphon	PDPLM09150	None	None	-	4.3	3912323	ORRS SPRINGS	Unprocessed	Plants - Vascular - Polemoniaceae - Leptosiphon latisectus
Plants - Vascular	Leptosiphon latisectus	broad-lobed leptosiphon	PDPLM09150	None	None	-	4.3	3912331	POTTER VALLEY	Unprocessed	Plants - Vascular - Polemoniaceae - Leptosiphon latisectus
Plants - Vascular	Leptosiphon latisectus	broad-lobed leptosiphon	PDPLM09150	None	None	-	4.3	3912322	UKIAH	Unprocessed	Plants - Vascular - Polemoniaceae - Leptosiphon latisectus
Plants - Vascular	Navarretia leucocephala ssp. bakeri	Baker's navarretia	PDPLM0C0E1	None	None	-	1B.1	3912322	UKIAH	Mapped	Plants - Vascular - Polemoniaceae - Navarretia leucocephala ssp. bakeri
Plants - Vascular	Navarretia leucocephala ssp. bakeri	Baker's navarretia	PDPLM0C0E1	None	None	-	1B.1	3912333	LAUGHLIN RANGE	Mapped	Plants - Vascular - Polemoniaceae - Navarretia leucocephala ssp. bakeri
Plants - Vascular	Navarretia leucocephala ssp. bakeri	Baker's navarretia	PDPLM0C0E1	None	None	-	1B.1	3912332	REDWOOD VALLEY	Mapped	Plants - Vascular - Polemoniaceae - Navarretia leucocephala ssp. bakeri
Plants - Vascular	Ranunculus lobbii	Lobb's aquatic buttercup	PDRAN0L1J0	None	None	-	4.2	3912322	UKIAH	Unprocessed	Plants - Vascular - Ranunculaceae - Ranunculus lobbii
Plants - Vascular	Ranunculus lobbii	Lobb's aquatic buttercup	PDRAN0L1J0	None	None	-	4.2	3912311	PURDYS GARDENS	Unprocessed	Plants - Vascular - Ranunculaceae - Ranunculus lobbii
Plants - Vascular	Ceanothus confusus	Rincon Ridge ceanothus	PDRHA04220	None	None	-	1B.1	3912311	PURDYS GARDENS	Mapped	Plants - Vascular - Rhamnaceae - Ceanothus confusus
Plants - Vascular	Horkelia bolanderi	Bolander's horkelia	PDROS0W011	None	None	-	1B.2	3912311	PURDYS GARDENS	Mapped	Plants - Vascular - Rosaceae - Horkelia bolanderi

*The database used to provide updates to the Online Inventory is under construction. [View updates and changes made since May 2019 here.](#)

Plant List

36 matches found. [Click on scientific name for details](#)

Search Criteria

Found in Quads 3912333, 3912332, 3912331, 3912323, 3912322, 3912321, 3912313 3912312 and 3912311;

[Modify Search Criteria](#)
[Export to Excel](#)
[Modify Columns](#)
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[Display Photos](#)

Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Rank	Global Rank
Arctostaphylos stanfordiana ssp. raichei	Raiche's manzanita	Ericaceae	perennial evergreen shrub	Feb-Apr	1B.1	S2	G3T2
Astragalus breweri	Brewer's milk-vetch	Fabaceae	annual herb	Apr-Jun	4.2	S3	G3
Blennosperma bakeri	Sonoma sunshine	Asteraceae	annual herb	Mar-May	1B.1	S1	G1
Brasenia schreberi	watershield	Cabombaceae	perennial rhizomatous herb (aquatic)	Jun-Sep	2B.3	S3	G5
Carex comosa	bristly sedge	Cyperaceae	perennial rhizomatous herb	May-Sep	2B.1	S2	G5
Ceanothus confusus	Rincon Ridge ceanothus	Rhamnaceae	perennial evergreen shrub	Feb-Jun	1B.1	S1	G1
Cuscuta jepsonii	Jepson's dodder	Convolvulaceae	annual vine (parasitic)	(Jun)Jul-Sep	1B.2	S1	G1
Cypripedium californicum	California lady's-slipper	Orchidaceae	perennial rhizomatous herb	Apr-Aug(Sep)	4.2	S4	G4
Cypripedium montanum	mountain lady's-slipper	Orchidaceae	perennial rhizomatous herb	Mar-Aug	4.2	S4	G4
Entosthodon kochii	Koch's cord moss	Funariaceae	moss		1B.3	S1	G1
Fissidens pauperculus	minute pocket moss	Fissidentaceae	moss		1B.2	S2	G3?
Fritillaria roderickii	Roderick's fritillary	Liliaceae	perennial bulbiferous herb	Mar-May	1B.1	S1	G1Q
Gratiola heterosepala	Boggs Lake hedge-hyssop	Plantaginaceae	annual herb	Apr-Aug	1B.2	S2	G2

Grimmia torenii	Toren's grimmia	Grimmiaceae	moss		1B.3	S2	G2
Hemizonia congesta ssp. congesta	congested-headed hayfield tarplant	Asteraceae	annual herb	Apr-Nov	1B.2	S2	G5T2
Hesperolinon adenophyllum	glandular western flax	Linaceae	annual herb	May-Aug	1B.2	S2S3	G2G3
Horkelia bolanderi	Bolander's horkelia	Rosaceae	perennial herb	(May)Jun-Aug	1B.2	S1	G1
Kopsiopsis hookeri	small groundcone	Orobanchaceae	perennial rhizomatous herb (parasitic)	Apr-Aug	2B.3	S1S2	G4?
Lasthenia burkei	Burke's goldfields	Asteraceae	annual herb	Apr-Jun	1B.1	S1	G1
Layia septentrionalis	Colusa layia	Asteraceae	annual herb	Apr-May	1B.2	S2	G2
Lilium rubescens	redwood lily	Liliaceae	perennial bulbiferous herb	Apr-Aug(Sep)	4.2	S3	G3
Limnanthes bakeri	Baker's meadowfoam	Limnanthaceae	annual herb	Apr-May	1B.1	S1	G1
Malacothamnus mendocinensis	Mendocino bush-mallow	Malvaceae	perennial deciduous shrub	May-Jun	1A	SX	GXQ
Monardella viridis	green monardella	Lamiaceae	perennial rhizomatous herb	Jun-Sep	4.3	S3	G3
Navarretia leucocephala ssp. bakeri	Baker's navarretia	Polemoniaceae	annual herb	Apr-Jul	1B.1	S2	G4T2
Perideridia gairdneri ssp. gairdneri	Gairdner's yampah	Apiaceae	perennial herb	Jun-Oct	4.2	S3S4	G5T3T4
Piperia candida	white-flowered rein orchid	Orchidaceae	perennial herb	(Mar)May-Sep	1B.2	S3	G3
Plagiobothrys lithocaryus	Mayacamas popcornflower	Boraginaceae	annual herb	Apr-May	1A	SH	GH
Pleuropogon hooverianus	North Coast semaphore grass	Poaceae	perennial rhizomatous herb	Apr-Jun	1B.1	S2	G2
Ranunculus lobbii	Lobb's aquatic buttercup	Ranunculaceae	annual herb (aquatic)	Feb-May	4.2	S3	G4
Sanguisorba officinalis	great burnet	Rosaceae	perennial rhizomatous herb	Jul-Oct	2B.2	S2	G5?
Streptanthus glandulosus ssp. hoffmanii	Hoffman's bristly jewelflower	Brassicaceae	annual herb	Mar-Jul	1B.3	S2	G4T2
Tracyina rostrata	beaked tracyina	Asteraceae	annual herb	May-Jun	1B.2	S2	G2
Trifolium buckwestiorum	Santa Cruz clover	Fabaceae	annual herb	Apr-Oct	1B.1	S2	G2
Usnea longissima	Methuselah's beard lichen	Parmeliaceae	fruticose lichen (epiphytic)		4.2	S4	G4
Viburnum ellipticum	oval-leaved viburnum	Adoxaceae	perennial deciduous shrub	May-Jun	2B.3	S3?	G4G5

Suggested Citation

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**UKIAH WESTERN HILLS OPEN LAND ACQUISITION AND
LIMITED DEVELOPMENT AGREEMENT TRIBAL
CONTACTS LIST FOR AB52**

Notices were sent to the following Tribes on December 15, 2020:

California Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691

EPA Director Emily Luscombe
Coyote Valley Band of Pomo
PO Box 39
Redwood Valley, CA 95470

Tribal Chair Michael Hunter
Coyote Valley Band of Pomo
PO Box 39
Redwood Valley, CA 95470

EPA Director Meyo Marrufo
Guidiville Indian Rancheria of Pomo Indians
PO BOX 339
Talmage, CA 95481

Tribal Chair Merlene Sanchez
Guidiville Indian Reservation of Pomo Indians
PO Box 339
Talmage, CA 95481

EPA Director Zack Sampsel
Pinoleville Pomo Nation
500 B Pinoleville Dr.
Ukiah, CA 95482

THPO Angela James
Pinoleville Pomo Nation
500 B Pinoleville Dr
Ukiah, CA 95482

Tribal Chair Leona Williams
Pinoleville Pomo Nation
500 B Pinoleville Dr
Ukiah, CA 95482

Tribal Chair Romaine Daniels
Yokaya Tribe
PO Box 362

Talmage, CA 95481

Tribal Chair Debra Ramirez
Redwood Valley Little River Band of Pomo Indians
3250 Road I
Redwood Valley, CA95470-9526

THPO Ramon Billy, Jr.
Hopland Band of Pomo Indians
3000 Shanel Road
Hopland, CA 95449-9809

Tribal Chair Salvador Rosales
Potter Valley Rancheria
2251 S. State Street
Ukiah, CA 95482-6723

Tribal Chair Shawn Davis
Scotts Valley Band of Pomo Indians
1005 Parallel Dr.
Lakeport, CA 95453

Habemetolel Pomo of Upper Lake
Sherry Treppa, Chair Person
Po Box 516
Upper Lake, Ca 95485

On January 14, 2021, notices were sent to the following additional tribes per NAHC's recommendation:

Manchester Band of Pomo Indians of the Manchester Rancheria
Jaime Cobarrubia, Chairperson
P.O. Box 623 Point Arena, CA, 95468
Phone: (707) 882 - 2788 Fax: (707) 882-3417
Linda.lawson@mpatribaloffice.com

Noyo River Indian Community
P. O. Box 91
Fort Bragg, CA, 95437

Yokayo Tribe
Chairperson
P.O. Box 362
Talmage, CA, 95481

Round Valley Reservation/ Covelo Indian Community
James Russ, President
77826 Covelo Road
Covelo, CA, 95428
tribalcouncil@rvit.org

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: _____
 Lead Agency: _____ Contact Person: _____
 Mailing Address: _____ Phone: _____
 City: _____ Zip: _____ County: _____

Project Location: County: _____ City/Nearest Community: _____
 Cross Streets: _____ Zip Code: _____
 Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: _____
 Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: _____ Waterways: _____
 Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

Project Description: (please use a separate page if necessary)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: _____ **Date:** _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: _____

Lead Agency: _____

Contact Name: _____

Email: _____ Phone Number: _____

Project Location: _____
City *County*

Project Description (Proposed actions, location, and/or consequences).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Revised September 2011

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Provide a list of the responsible or trustee agencies for the project.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

**DRAFT
INITIAL STUDY AND
MITIGATED NEGATIVE DECLARATION
FOR
UKIAH WESTERN HILLS OPEN LAND ACQUISITION AND
LIMITED DEVELOPMENT AGREEMENT**



April 16, 2021
SCH No: XXXXXX

Prepared by:

**City of Ukiah
Community Development Department
Planning Division
300 Seminary Avenue, Ukiah, CA 95482**

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I. PROJECT INFORMATION

Project Title:
Ukiah Western Hills Open Land Acquisition and Limited Development Agreement
Lead Agency Address and Phone Number:
<p>City of Ukiah 300 Seminary Avenue Ukiah, California 95482 (707) 463-6200</p> <p>Responsible Agency Mendocino County Local Agency Formation Commission (LAFCo) Contact: Uma Hinman, Executive Officer eo@mendolafco.org 200 S. School Street, Ukiah, CA 95482</p>
Project Contact Person and Phone Number:
<p>Maya Simerson, Project Administrator City of Ukiah City Manager’s Office (707) 467-5714 msimerson@cityofukiah.com</p>
CEQA Contact Person and Phone Number:
<p>Michelle Irace, Planning Manager City of Ukiah Community Development Department (707) 463-6268 mirace@cityofukiah.com</p>
Project Location:
<p>Unincorporated Ukiah Western Hills, “Hull Properties” (APNs 001-040-83, 157-070-01, 157-070-02, 003-190-01, 157-050-09, 157-060-02, 157-050-02, 157-050-04, 157-050-03, 157-060-003, 157-050-01, 157-030-02, 157-030-03, 157-050-11 & 157-050-12). In addition, the “Noguera Properties” (APNs 003-190-09 & 003-110-90) are included in the annexation proposal for access only.</p>
Current County of Mendocino General Plan Designation:
<p>Mendocino County General Plan (Ukiah Valley Area Plan), Remote Residential, 40 Acre Minimum (“RMR40”)</p>
Proposed City of Ukiah General Plan Designation:
<p>Low Density Residential (LDR) and Public (P)</p>
Current County of Mendocino Zoning District:
<p>Upland Residential, 40 acre minimum (“UR:40”)</p>
Proposed City of Ukiah Zoning District:
<p>Single-Family Residential-Hillside Overlay District (R1-H) and Public Facilities (PF)</p>

II. PROJECT DESCRIPTION

1. Project Location

The Project parcels are currently located within unincorporated Mendocino County within the Ukiah Western Hills. As a part of the Project, the City of Ukiah is proposing to acquire and annex approximately 693 acres, known as the “Hull Properties” (APNs 001-040-83, 157-070-01, 157-070-02, 003-190-01, 157-050-09, 157-060-02, 157-050-02, 157-050-04, 157-050-03, 157-060-003, 157-050-01, 157-030-02, 157-030-03, 157-050-11 & 157-050-12) into the City of Ukiah’s city limits, as shown in Table 1. In addition, the “Noguera Properties” (APNs 003-190-09 & 003-110-90), totaling approximately 14 acres, will be included in the annexation proposal for access only. All of the parcels are currently located within the City’s adopted Sphere of Influence (SOI), with the exception of APNs 157-030-03, 157-030-02, 157-050-01, and a portion of APNs 157-050-02, 157-050-04, 157-060-02, 157-060-03 and 157-050-03 (totaling approximately 296 acres). See **Figure 1**, Project Location Map. As a part of the Project, the City of Ukiah is proposing to acquire (with the exception of the Noguera Properties which will remain privately-owned) and annex all of the aforementioned properties into the City of Ukiah’s city limits.

2. Environmental Setting

The Project area is situated within the Coast Range geologic province. The North Coast Range is comprised of a geologic feature unique to California, the Franciscan Formation, which dictates the vegetative communities. The Franciscan Formation is comprised of serpentine, sandstone, and other sedimentary rocks. This area is characterized by a Mediterranean climate; the winters are cool and wet, and the summers are hot and dry. Annual temperatures for this region range from about 30 to 100 degrees Fahrenheit.

The Project is located within the Ukiah Valley, west of the City of Ukiah, in central Mendocino County, with elevations varying from approximately 600-feet above mean sea level up to approximately 3,000 feet in the hills surrounding the city, including the Western Hills. The Ukiah valley is located approximately 30 miles east and inland from the Pacific Ocean. It runs north-south for approximately nine miles, with a maximum width of three miles. The Russian River enters the valley at the north end and runs south along the valley floor. Ukiah is located along the Highway 101 corridor and near the east/west intersection of Highway 20, two hours north of the Golden Gate Bridge (see **Figure 1**). Incorporated in 1876, Ukiah is the county seat and largest city in Mendocino County.

Soils in the Project area are characterized as both Hopland, which consists of very deep, well drained soils formed in colluvium and residuum weathered from sandstone or shale on steep hills and slopes, and Maymen soils that are shallow, somewhat excessively drained soils that formed in residuum weathered from shale, schist, greenstone, sandstone and conglomerate. These soils have a shallow depth to bedrock.

The Project site(s) consists of mostly undeveloped parcels with firebreaks and private access roads. In 2003, a shaded fuel break was constructed (North to South) along the base of the western hills

along the entire length of the City to reduce fuel loads and protect the community from wildfire risk. Maintenance was performed on the 100-ft wide, 2.6-mile fuel break in late 2018 and early 2019. The fuel break will continue to be maintained by CalFire. The parcels have been subject to vegetation management and grading practices, including clearing areas for potential water tank pad sites and house sites, over the last several years through the County’s permitting process. The parcels are currently accessed through existing dirt and gravel roads that traverse the Noguera Properties and connect to Redwood Avenue.

Vegetation on the Project parcels includes native and nonnative annual and perennial grasses, with dense chaparral and mixed hardwood forest throughout. Native trees in the area primarily consist of California bay laurel (*Umbellularia californica*) and California black oak (*Quercus kelloggii*). Undergrowth consists largely of poison oak (*Toxicodendron diversilobum*) and Western bracken fern (*Pteridium aquilinum*). The terrain is very rugged and steep (greater than 50% slope in many areas). The Russian River runs north to south, one mile east of the Project area. Two unnamed creek drainages flow through two of the parcels at the bottom of steep canyons. In addition, two perennial streams flow approximately 2,000-feet to the north and south—Gibson Creek and Doolan Creek, respectively.

3. Background

Certificates of Compliance and Lot Line Adjustments were recorded over the last several years, resulting in the current parcel configuration (see **Figure 2**). The existing road was installed in the 1960’s, and road improvements were completed throughout 2015-2017; in 2018 the road was extended further west. In addition, a water tank pad site was cleared and developed in 2018. Vegetation management was also performed on the property throughout 2017-2020 and included site prep (vegetation removal only, no grading) of the seven potential house sites (proposed “Development Parcels”).

The City has a vision, and is working towards a goal, of promoting the protection of Ukiah’s western urban interface to restore and conserve forest and stream ecosystems, provide large-scale wildfire mitigation and to protect the Upper Russian River Watershed to benefit fish, wildlife and the greater Ukiah community. In order to achieve this goal, the City proposes to acquire and annex approximately 693 acres (“Hull Properties”) in the Western Hills for open space preservation, while allowing the potential for future low-density residential development on the approximately 54 easternmost acres, consistent with existing development in the Western Hills within the City of Ukiah limits. In addition, the “Noguera Properties”, totaling approximately 14 acres, are included in the annexation proposal for access only, but will remain under private ownership.

4. Project Components

Section 15378 of the California Environmental Quality Act (CEQA) defines a “Project” as an activity that (1) is a discretionary action by a governmental agency; and (2) will either have a direct or reasonably foreseeable indirect impact on the environment. (Pub. Res. Code, § 21065). “Project” means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: An activity directly undertaken by any public agency including but not limited to public works construction and related activities, clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100–65700.

Accordingly, for this CEQA analysis, the “Proposed Project” includes the following: 1) Acquisition and annexation of the parcels; 2) Rezoning the parcels to PF and R1-H (and associated Zoning Map and General Plan Map Amendments upon approval of the annexation application); 3) Lot Line Adjustment to reconfigure the existing parcels into seven lots (“Development Parcels”) for future potential development; 4) Development Agreement between Hull Properties and the City allowing up to one single-family home and one accessory dwelling unit on each Development Parcel (14 units total); and 5) site improvements including extension of City utilities, road improvements, and construction of the water tank. Each of these components are described further in detail below.

ACQUISITION & ANNEXATION

The Project proposes to annex the parcels listed below in **Table 1**, totaling approximately 707 acres (“Annexation Parcels”) and within the County of Mendocino’s jurisdiction, into the City of Ukiah. One approximately 188-acre parcel (APNs 157-050-03 & 157-060-003) was donated to the City in December, 2020. The City is currently actively pursuing the purchase and acquisition of the remaining parcels (“Hull Properties”), with the exception of the “Noguera Properties” (APNs 003-190-09 & 003-110-90) which will be utilized for access only and remain under private ownership. In order to complete the acquisition, the City will enter into a Property Exchange and Development Agreement (“Development Agreement”) with the current owner of the Hull Properties subject to the annexation application. Under the Development Agreement, the current owner will convey the Annexation Parcels to the City in exchange for real property owned by the City and a payment from the City of an amount to make up the difference between the fair market value of the exchanged properties. Under the Development Agreement, the City is required to submit its annexation application to the Mendocino County Local Agency Formation (LAFCo), after it acquires title to the Annexation Parcels.

The proposed parcels for annexation would be contiguous to existing City of Ukiah city limits. In accordance with LAFCo-adopted policies and procedures, the City would submit an application for annexation to LAFCo for approval of the overall Project. This Initial Study is intended to meet both the LAFCo and CEQA requirements for annexation and the overall Project.

Under CEQA, the term “responsible agency” includes all public agencies other than the lead agency that have discretionary power over the Proposed Project. Accordingly, the City of Ukiah is the lead agency and LAFCo is the responsible agency.

PREZONE

The Annexation Parcels within the City’s current SOI (Parcels 1-7, and a portion of Parcels 8 & 10 resulting from the Lot Line Adjustment) will be rezoned prior to their annexation into the City of Ukiah. Government Code Section 65859 allows the City of Ukiah to adopt (i.e., prezone) a zoning district for land outside of the city limits in anticipation of annexation and development. Under the provisions of the Government Code, the zoning district adopted by the City does not become effective unless and until the land is annexed into the City. Once the parcels are annexed into the City, the site(s) would not be developed until an applicant submits a project site plan for development on the Development Parcels. Until the property is annexed, it is subject to existing zoning under Mendocino County’s Zoning Ordinance. After the City acquires title to the Annexation Parcels prior to their annexation into the City, those parcels used for municipal purposes are not subject to County zoning or building codes. Rezoning of the parcels will require a Zoning Map and General Plan Map Amendment upon approval of the annexation application.

The City proposes to annex approximately 640 acres total, collectively referred to as the “Conservation Parcels”, for open space and conservation. Although the City does not currently have a standalone

Open Space zoning designation, the City's existing Public Facilities (PF) zoning designation encompasses lands within the City that contain open space and parks, as well as other public facilities. Accordingly, the portion of the proposed parcels within the current SOI (a portion of Parcels 8 & 10, totaling approximately 343 acres) intended for open space are referred to as the "Inside Conservation Parcels" and are proposed to be rezoned PF (with a "Public" General Plan land use designation) which specifically identifies public or quasi-public uses, including, but not limited to, natural resource conservation areas and parks and recreation. In addition, the City can utilize its parks ordinance (Division 1, Chapter 12 of the Ukiah City Code) to provide rules governing City and public use of PF zoned property. For the portion of the Conservation Parcels located outside of the SOI ("Outside Conservation Parcels," consisting of approximately 296 acres), the City will ensure that they remain preserved as open space through City Council resolution or other means, rather than rezoning them PF. Proposed Parcels 8 and 10 would effectively be "split zoned"; the portion within the SOI would be rezoned PF, while the remaining portion outside of the SOI would not be rezoned, but subject to a conservation easement, or other City Council action prohibiting development and preserving it as open space. See **Figure 3**, Proposed Parcel Configuration & Rezoning. Under Government Code Section 56742, City-owned parcels proposed for annexation are not required to be located within the City's SOI. City-owned parcels can be located anywhere in the County as long as they are less than 300 acres, owned by the City, and used for municipal purposes at the time of the annexation application.¹

The proposed Development Parcels (all located within the current SOI, totaling approximately 54 acres) will be rezoned to Single-Family Residential-Hillside Overlay District (R1-H) with a General Plan Designation of Low Density Residential (LDR), consistent with adjacent City zoning and development patterns in the Western Hills. In addition, the Noguera Properties (APNs 003-190-09 & 003-110-90) will be rezoned R1-H for consistency with surrounding zoning and land uses, but are not included as Development Parcels, as they will continue to be utilized for access only. The -H Overlay District is intended to encourage planning, design, and development while preserving natural physical features and minimizing potential safety, water runoff and soil erosion concerns associated with the natural terrain.

This approach will allow the City to adequately preserve and protect the collective Conservation Parcels (640 acres total), while allowing orderly and clustered low-density residential development within the Development Parcels (54 acres).

LOT LINE ADJUSTMENT

The Project also proposes a Lot Line Adjustment to reconfigure ten existing parcels and utilize up to seven lots (Development Parcels) ranging in sizes from 5 to 10 acres each for future single-family residential development, which Hull Properties intends to sell for individual development. See **Table 1** below which identifies the existing and proposed parcels, as well as their proposed rezoning. Please also refer to **Figure 2**, which shows the existing parcel configuration and **Figure 3**, which shows the proposed configuration. Typically, Lot Line Adjustments are ministerial actions. However, as CEQA Guidelines Section 15268(d) states, "*Where a project involves an approval that contains elements of both a ministerial action and a discretionary action, the project will be deemed to be discretionary and will be subject to the requirements of CEQA.*"

¹ Under Section 56742, if the City conveys any such City-owned parcels after they were annexed, they automatically become detached from the City, unless they have become contiguous to the City limits.

Table 1. Annexation Parcels, Proposed Lot Line Adjustment and Prezoning

Assessor's Parcel Number (APN)	Existing Size (+/acres)	Proposed Size (+/-acres) through Lot Line Adjustments	Resulting Parcel Configuration, Intended Use and Proposed Prezoning
001-040-83	77.6	9.8	Parcel 1 will become a Development Parcel intended for single family residential development and prezoned R1-H.
157-070 01, 157-070-02, 003-190-01 & 157-050-09	148.2	5.1	Parcel 2 on Existing Conditions Tentative Map, contains several APNs but is one legal parcel (149 acres total). This parcel will become a Development Parcel intended for single-family residential development and prezoned R1-H.
157-050-11	40.0	9.9	Parcel 3 will become a Development Parcel intended for single-family residential development and prezoned R1-H.
157-050-02	40.5	9.0	Parcel 4 will become a Development Parcel intended for single-family residential development and prezoned R1-H.
157-050-01	40.3	5.0	Parcel 5 will become a Development Parcel intended for single-family residential development and prezoned R1-H.
157-030-02	20.0	9.7	Parcel 6 will become a Development Parcel intended for single-family residential development and prezoned R1-H.
157-050-12	40.0	5.0	Parcel 7 will become a Development Parcel intended for single-family residential development and prezoned R1-H.
157-050-04 & 157-060-02	38.7	391.5	Parcel 8 will become a Conservation Parcel. However, a portion of it will be located outside of the City's current SOI. The portion within the SOI will be prezoned PF. The proposed water tank will be placed on this parcel within the existing water tank pad site (on existing Parcel 2).
157-030-03	60.0	60.0	Parcel 9 is an Outside Conservation Parcel and will not be prezoned.
157-030-03 & 157-060-03	188.5	188.5	Parcel 10 will become a Conservation Parcel. However, a portion of it will be located outside of the City's current SOI. The portion within the SOI will be prezoned PF.
"Noguera Properties" 003-190-09 & 003-110-90	10.20 4.14	10.20 4.14	These parcels contain the existing access road that will be improved but remain under private ownership. It will be included in the annexation proposal and prezoned R1-H, consistent with surrounding zoning and land uses, but no development is proposed; this parcel is not included in the Lot Line Adjustment.
TOTAL	+/- 707 acres		

DEVELOPMENT AGREEMENT & ASSUMPTIONS

As previously noted, the total acreage to be potentially developed is approximately 54 acres. The remaining acreage of 640 acres, and the majority of the total acreage proposed for annexation, is intended for open space conservation. The proposed Development Agreement between Hull Properties and the City limits development to one single-family dwelling and one accessory dwelling unit (ADU) per parcel (14 units total). The Project does not propose any residential development at this time; after the parcels are annexed into the City the sites would not be developed until an applicant submits a project site plan for development, subject to discretionary review, as required by the City's Hillside Overlay Zoning District. However, no purchasers have been identified, and the timing of the sale and development of the properties is unknown. The Noguera Properties that will be annexed and utilized for access are not included in the Hull Properties Development Agreement.

While the R1 zoning district does not identify a maximum lot size, it typically contains single-family residential subdivision lots ranging in size from six thousand (6,000) to ten thousand (10,000) square feet. The -H Overlay District requires a minimum 10,000 square foot lot, and increases with the slope of the site. The -H Overlay District allows for single-family residential development and development of an ADU in areas with less than 50% slope (subject to approval of a discretionary Use Permit and Site Development Permit).

The City of Ukiah General Plan allows for six dwelling units per acre for the Low-Density Residential designation. However, because the proposed Development Agreement would limit development to one primary dwelling unit per parcel, for this analysis it is assumed that up to seven single-family homes will be developed. In addition, one ADU may be developed per lot, for a total of 14 units. While this "maximum buildout" scenario may not come to fruition based on site topography and building constraints, the above-described assumptions ensure that the Development Agreement portion of the Project is adequately analyzed under CEQA. All future development would be analyzed on a project level basis for consistency with land use policies; and would be subject to discretionary and environmental review of their individual and cumulative environmental impacts, as applicable. However, general construction information for single-family homes has been included in the analysis. Although the Noguera Properties will be rezoned R1-H for consistency with surrounding zoning and land uses, no development is proposed and the parcels will continue to be used for access only. For these reasons, development of these properties is not included in the development assumptions.

INFRASTRUCTURE IMPROVEMENTS

Approximately one-half mile of the existing 18-ft wide gravel private access road beginning at the access point at the terminus of on Redwood Avenue (traversing the Noguera Properties), to the house sites, would be paved to serve the future housing development sites. The road improvements will include developing a cul-de-sac on Proposed Parcel 4 to serve the Development Parcels. The property owner/developer will complete the road improvements in compliance with applicable City requirements but the road will remain under private ownership that will be maintained by a Homeowner's Association (HOA) for future residential development.

City sewer, water and electric utilities would be extended to the area. The City will own and maintain utility infrastructure through the use of utility easements. All utilities will be undergrounded and located within or adjacent to existing access roads, on private parcels and previously disturbed areas. Easements will be required for all utility facilities in roadway and on parcels as necessary.

An onsite community sewer system with a holding tank and sewer line, rather than a leach field, will be constructed for discharging wastewater (effluent only) to a City sewer main at the end of Redwood

Avenue. Proposed Development Parcels 1-3 are located within the Ukiah Valley Sanitation District (UVSD) service area, while Proposed Development Parcels 4-7 are not. However, sewer service would be provided to the Development Parcels by the City for parcels located both within and outside of the UVSD.

Water utilities would be extended by connecting the Development Parcels to the existing water main on Redwood Avenue. Water would be provided by the City. In addition to extending water utilities to the proposed residential developments, the City desires to add new water storage and fire protection facilities in the Western Hills. Therefore, an approximately 150,000-gallon (33ft x 33ft) water tank would be placed within the existing water tank pad site (identified by a blue dot on the Project Map).

Electric utilities would be extended from Helen/Redwood Ave to provide electric service. Easements will be required for all utility facilities in the roadway and on parcels as necessary to provide electric service. The electric system will be in accordance with State and Federal requirements.

CONSTRUCTION

Proposed road improvements, and the underground extension of City utilities would be completed by the property owner. The water tank would be constructed by the City (or its contractors). Road improvements and utility extension is anticipated to take approximately 1-2 months, beginning in the summer 2021, pending project approval. Water tank construction would occur over 5-10 days. All construction will take place between the hours of 7:00 a.m. and 7:00 p.m., per the City's Noise Ordinance, and will require the use of typical construction equipment including, but not limited to: hand tools, power tools, heavy equipment, manlift, small crane, backhoe, dozer, excavator, forklift, paver, roller, tractor, water truck, grader, etc. Construction equipment and staging will be located within existing disturbed areas and roadways. It is anticipated that approximately 8-10 construction workers will be required.

Extension of utilities would require 3-24" wide trenches to be dug within the access road or other disturbed areas for approximately one-half-mile from the connection point within Redwood Avenue to the Development Parcels. Because the road and water tank pad site are pre-existing, minimal vegetation removal and grading will be required; no trees are proposed for removal. Additional grading may be required to extend driveways to the cul-de-sac and access road. Standard Best Management Practices including, but not limited to, the placement of straw, mulch, seeding, straw wattles, silt fencing, etc. will be implemented during construction, as appropriate.

Residential development would not begin until a buyer purchases one of the proposed Development Parcels and submits a site-specific plan for development. Typically, construction of a single-family dwelling takes approximately 6-10 months to complete and would require the use of the aforementioned standard construction equipment.

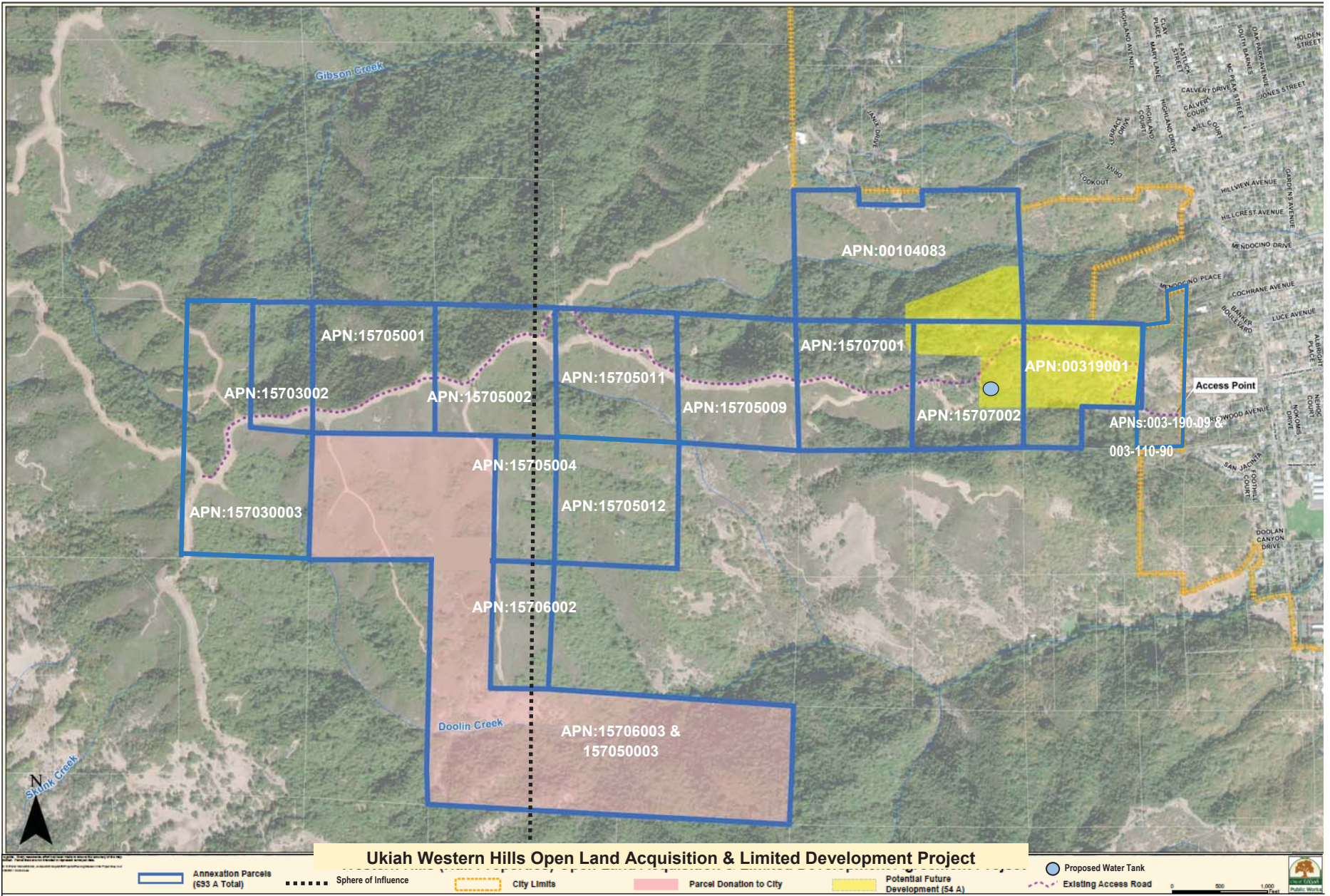


Figure 1

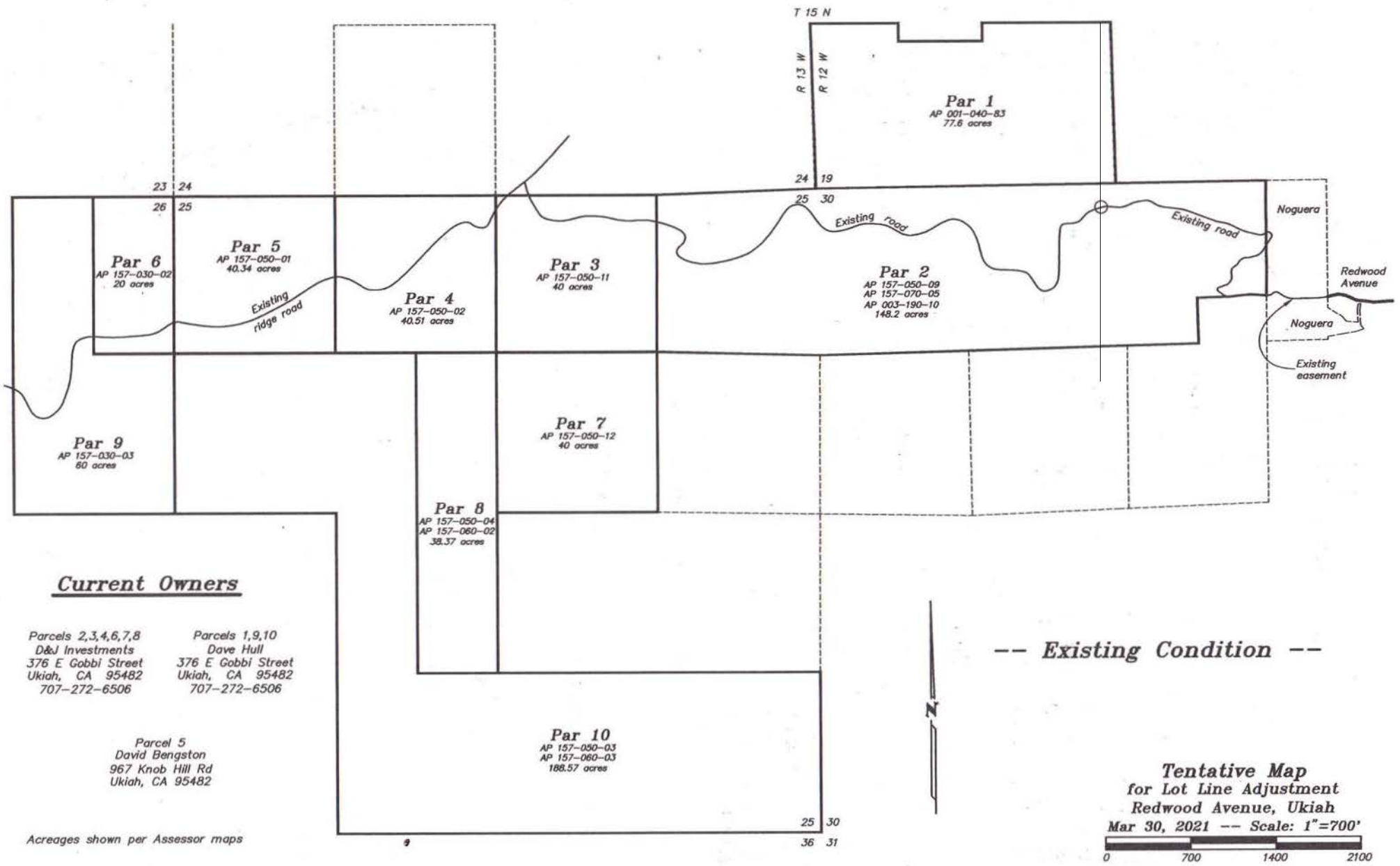
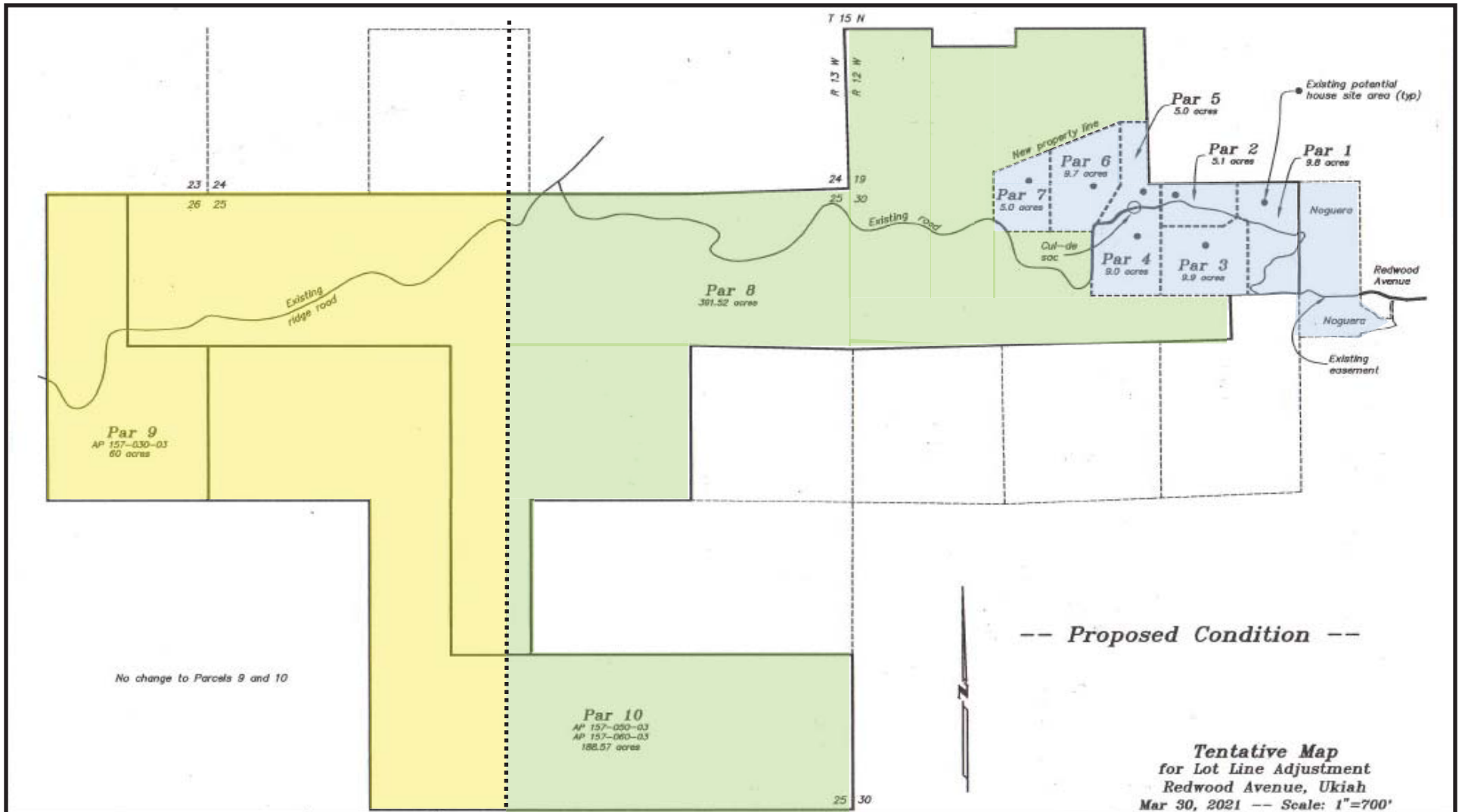
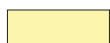


Figure 2



Proposed Parcel Configuration & Prezoning for Ukiah Western Hills Open Land Acquisition & Limited Development Agreement Project

..... Sphere of Influence



"Outside Conservation
Parcels (296ac) " not
included in Prezoning



"Inside Conservation
Parcels" (343ac) with
Public Facilities (PF)
Prezoning



"Development Parcels (54ac) with
Single-Family Residential-Hillside
Overlay District (R1-H) Prezoning

**Noguera Properties will be utilized for access only.
No development is proposed.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Purpose of the Initial Environmental Study: This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Project, as proposed, would have a significant impact upon the environment.

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials |
| <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

Summary of Findings: The City proposes to acquire and annex approximately 693 acres (“Hull Properties”) in the Western Hills for open space preservation, while allowing the potential for future low-density residential development on the approximately 54 easternmost acres, consistent with existing development in the Western Hills within the City of Ukiah limits. In addition, the “Noguera Properties”, totaling approximately 14 acres, will be included in the annexation proposal for access only, but will remain under private ownership.

Project components including the acquisition, annexation, and rezoning of parcels (and associated Zoning Map and General Plan Map Amendments), in addition to the Lot Line Adjustment, would not directly result in impacts to the physical environment. Therefore, they are not discussed in detail throughout the resource sections related to physical environmental impacts.

However, under the Development Agreement, infrastructure improvements and the potential construction of up to seven single-family homes and associated ADUs, could result in a total of 14 units within the easternmost 54 acres of the Project area. It is unknown whether all of the single family homes, and ADUs in particular, would be developed, but physical impacts would vary depending on location, intensity, and other siting factors. However, the Proposed Project does not include specific development designs or proposals, nor does it grant any entitlements for development. Once the parcels are annexed into the City, the site(s) would not be developed until an applicant submits a project site plan for development on the Development Parcels. Regardless, for the purposes of this CEQA analysis, it is assumed that the development will occur. Although the Noguera Properties will be rezoned R1-H for consistency with surrounding zoning and land uses, they are not included in the Development Agreement and no development is proposed; the parcels will continue to be used for access only. For these reasons, these parcels are not included as Development Parcels and have not been included in the development assumptions.

As described throughout the Initial Study, construction and ground disturbing activities associated with these components could result in direct significant impacts to Air Quality, Biological Resources, Cultural /Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Utilities and Service Systems, and Wildfire. However, mitigation measures identified within the aforementioned sections would reduce impacts to less than significant. Mitigation measures identified within the Initial Study and Mitigated Negative Declaration related to ground disturbing activities and construction for road and utility improvements, as well as residential development, will be included in the Development Agreement and Lot Line Adjustment as Conditions of Approval to ensure that they are implemented accordingly. A Mitigation Monitoring and Reporting Program is provided in Section VII of this Initial Study.

All future residential development would be analyzed on a project level basis for consistency with land use policies; and would be subject to discretionary and environmental review of their individual and cumulative environmental impacts, as applicable.

Based upon the analysis contained within this Initial Study and Mitigated Negative Declaration, all potential impacts resulting from the Proposed Project would be less than significant with incorporation of mitigation.

IV. DETERMINATION

On the basis of the initial evaluation that follows:

 I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

 X I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures and project revisions have been identified that would reduce all impacts to a less than significant level. A MITIGATED NEGATIVE DECLARATION will be prepared.

 I find that the proposed Project MAY have a significant effect on the environment. An ENVIRONMENTAL IMPACT REPORT is required.

 I find that the proposed Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

 I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.



Signature

April 16, 2021

Date

Michelle Irace, Planning Manager
Community Development Department
City of Ukiah
mirace@cityofukiah.com

V. EVALUATION OF ENVIRONMENTAL IMPACTS

The purpose of this Initial Study/Negative Declaration (IS/MND) is to provide an analysis of the potential environmental consequences as a result of the proposed Project. The environmental evaluation relied on the following categories of impacts, noted as column headings in the IS checklist, in accordance with CEQA Guidelines Appendix G.

“Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.”

“Less Than Significant Impact” applies where the Project would not result in a significant effect (i.e., the Project impact would be less than significant without the need to incorporate mitigation).

“No Impact” applies where the Project would not result in any impact in the category or the category does not apply. This may be because the impact category does not apply to the proposed Project (for instance, the Project Site is not within a surface fault rupture hazard zone), or because of other project-specific factors.

1. Aesthetics

AESTHETICS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Significance Criteria: Aesthetic impacts would be significant if the Project resulted in the obstruction of any scenic vista open to the public, damage to significant scenic resources within a designated

State scenic highway, substantial degradation to the existing visual character or quality of the site and its surroundings from public views, or generate new sources of light or glare that would adversely affect day or nighttime views in the area, including that which would directly illuminate or reflect upon adjacent property or could be directly seen by motorists or persons residing, working or otherwise situated within sight of the Project.

Environmental Setting: The City of Ukiah is located within the Ukiah Valley, and scenic resources include not only the natural environment, but the built environment as well. One of the most notable scenic resources in the City limits is the Western Hills. Views of expansive hillsides to the north, East and south, within the County jurisdiction, also surround the City. Some hillsides are densely forested with evergreen trees, while others are relatively open in comparison, dominated by mature oak trees set amid scrub and grasslands. Some residential development is visible within the Western Hills from the valley floor. Water in the form of creeks, streams, and rivers is often a prominent feature in the landscape as well. Protecting the natural scenic features has been a priority for the City.

The Mendocino County General Plan identifies the Mendocino Coast, Redwood groves and the pygmy forests as scenic resources in the County. Many open space and scenic areas in Mendocino County are protected under easements managed by land trusts, none of which are located within the vicinity of the Proposed Project. According to the Ukiah Valley Area Plan (UVAP), development in the inland portion of Mendocino County is generally concentrated into nodes surrounded by open space and agriculture. This development pattern contributes to the rural “small town” character of the Ukiah valley. Preserving this character is essential to the community vision for the future. The western and eastern hills frame the valley, creating an aesthetic resource for residents and visitors. Many developed portions of the valley enjoy sweeping views of open space and the hillsides, adding character and economic value to property throughout the valley.

The Project site(s) consists of mostly undeveloped parcels with firebreaks and private access roads. The parcels have been subject to vegetation management and grading practices, including clearing areas for potential water tank pad sites and house sites, over the last several years through the County’s permitting process. Vegetation on the Project parcels includes native and nonnative annual and perennial grasses, with dense chaparral and mixed hardwood forest throughout.

Discussion: (a & c) Less than significant impact. Scenic vistas are typically described as areas of natural beauty with features such as topography, watercourses, rock outcrops, and natural vegetation that contribute to the landscape’s quality. The Western Hills, including the Project site are considered a scenic vista. Generally speaking, public views of the Western Hills are available from roadways, and adjacent residential areas within the valley floor. Some residential development is visible within the Western Hills from the valley floor.

The main purpose of the Project is to acquire and preserve open space for scenic and biological preservation. Approximately 640 acres would remain open space, while 54 acres would be potentially developed with up to 14 units (one single-family dwelling and one ADU per lot). Although the Project does not include specific development proposals for construction of the homes, the Development Agreement allows the potential for the homes to be built at some point in the future. Future development of these homes, in addition to construction of the water tank and infrastructure improvements, could have the potential to impact scenic vistas and the visual character of the area, depending on location, height, siting, design, proximity to scenic resources, etc. However, the potential homes are all proposed in the lowest elevation of the Project area, therefore limiting visual impact from the valley floor. In addition, as outlined in the City’s Zoning Ordinance (UCC Section 9018), R1 zoning

contains development standards including a 30-foot height limitation for single-family home. This scale of potential development would be similar to residential development in the area east of the site. While the easternmost portion of the Project that could be developed with homes, development of these homes would not substantially degrade a scenic vista or the visual character of the area, as it is assumed they would be constructed within the existing house sites and not require a substantial amount of vegetation removal. In addition, one of the intentions of the –H District is to preserve outstanding natural physical features, such as the highest crest of a hill, natural rock outcroppings, major tree belts, etc. Allowing the development of homes on the easternmost portion of the site, while preventing residential development on the remaining 640 acres, will ensure orderly development patterns to prevent sprawl and visual degradation within the Western Hills. The assumed low-density development pattern is consistent and contributes to the rural “small town” character of the Ukiah Valley and consistent with proposed City zoning for the sites. In addition, future residential development would be subject to discretionary and environmental review, and be required to comply with City regulations for height, setbacks, and other development standards established to protect natural features and scenic resources within the Western Hills. Therefore, the potential residential development associated with the Project would not conflict with applicable zoning and other regulations governing scenic quality.

Sewer, water and electric utilities would be extended from Redwood Avenue to the house sites, but would be located underground within the existing roadway to avoid visual impacts. The proposed water tank (33 ft x 33ft) would be colored a shade of green to blend in with the landscape. The water tank site has already been cleared of vegetation and is surrounded by trees, making it less visible to the public. Due to the location and topography of the site, and distance from public views, such as those in adjacent residential areas or views from the valley floor, the proposed water tank would not significantly impact scenic resources on the site or in the area. Visual impacts related to trenching and other construction activities to extend utilities would be temporary.

For the aforementioned reasons, the Project would not result in a significant impact to scenic vistas, nor the visual character of the site or area. Impacts would be **less than significant**.

(b) No impact. According to the California Department of Transportation’s (Caltrans) State Scenic Highway System Map, there are no designated state scenic highways within the vicinity of the project. In addition, there are no highways identified as eligible for state designation. Therefore, the Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. Lastly, the City’s General Plan, the County General Plan and the Ukiah Valley Area Plan do not designate any local scenic roads in the Project area; **no impact** to scenic resources within a designated scenic corridor would occur.

(d) Less than significant impact. New sources of light and glare associated with future residential development could include building-mounted outdoor lighting, indoor residential lighting, and new sources of glare from windows and cars). All lighting would be required to be downshielded and comply with the Dark Skies Ordinance to protect nighttime views. These sources of light and glare would be typical of those associated with low-density residential development and would not be considered “substantial”. Therefore, impacts would be **less than significant**.

2. Agriculture and Forestry Resources

AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Significance Criteria: The Proposed Project would have a potentially significant impact on agricultural resources if it would convert prime farmland to a non-agricultural use, conflict with a Williamson Act contract, or disrupt a viable and locally important agricultural use. The Project would have a potentially significant impact on forestry resources if it would result in the loss, rezoning or conversion of forestland to a non-forest use.

Environmental Setting: According to the UVAP, early agricultural efforts in the Ukiah Valley included the raising of livestock, and the growing of various grains, hay, alfalfa, and hops. When the Northwestern Pacific Railroad was completed in 1889; prunes, potatoes, pears, and hops could be grown and sent to San Francisco and other regional markets. Wine grapes were planted, and irrigation was practiced on a small scale. Through the 1950's, hops, pears, prunes and grapes were the most widely planted crops in the Ukiah Valley. After the railroad was completed, lumber mills sprang up in the Ukiah Valley and became the major industry in Mendocino County as trains took redwood logs and processed boards south to the San Francisco region.

Today, much of the active agricultural land in the UVAP planning area is located on the valley floor and lower elevations along the Russian River system. Only a limited percentage of the valley's agricultural lands are currently protected under Williamson Act Agricultural Preserve contracts. The

County of Mendocino contains three zoning districts for agricultural uses: Agricultural (A-G), Rangeland (R-L), or Forestland (F-L). However, there are some active agricultural lands in unincorporated Mendocino County that currently in production that are not zoned for agricultural or rangeland uses. According to the County’s Public GIS system, there are no Williamson Act contracts within the Project site.

There are no zoning districts within the City limits for Agriculture or Timber Preserve. While there is an overlay for agriculture in the zoning ordinance, it is not applied over any parcel within the City limits.

Discussion: (a-e) Less than significant. According to the California Department of Conservation. Farmland Mapping & Monitoring Program, California Important Farmland Finder, the Project area does not contain Unique Farmland, or Farmland of Statewide Importance. However, the site is designated as Grazing Land, which is defined as land on which the existing vegetation is suited to the grazing of livestock but has not been used for grazing. There are no agricultural uses or Williamson Act contracts on-site or in the immediate vicinity. The Project would not convert Farmland, conflict with existing zoning for agriculture or forest land, and would not involve changes to the environment that would result in the conversion of agricultural resources to non-agriculture uses. Therefore, impacts to agricultural resources would be **less than significant**.

3. Air Quality

AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Significance Criteria: The Proposed Project would have a significant impact to air quality if it would conflict with an air quality plan, result in a cumulatively considerable net increase of criteria pollutant which the Mendocino County Air Quality Management District (MCAQMD) has designated as non-attainment, expose sensitive receptors to substantial concentrations of air pollutants, or result in emissions that create objectionable odors or otherwise adversely affect a substantial number of people.

Environmental Setting: The Project is located within the North Coast Air Basin (NCAB), which includes Del Norte, Humboldt, Trinity, Mendocino, and northern Sonoma Counties, and is under the jurisdiction of the Mendocino County Air Quality Management District (MCAQMD). The area's climate is considered Mediterranean, with warm, dry summers and cooler, wet winters. Summer high temperatures average in the 90's with high temperatures on very warm days exceeding 105 degrees. Summer low temperatures range between 50-60 degrees. Winter high temperatures generally range in the 50's and 60's. The average annual temperature is 58 degrees. Winter cold-air inversions are common in the valley from November to February.

Prevailing winds are generally from the north. Prevailing strong summer winds come from the northwest; however, winds can come from the south and east under certain short-lived conditions. In early autumn, strong, dry offshore winds may occur for several days in a row, which may cause air pollution created in the Sacramento Valley, Santa Rosa Plain, or even San Francisco Bay Area to move into the Ukiah Valley.

The MCAQMD, which includes the City of Ukiah and surrounding areas, is designated as non-attainment for the State Standard for airborne particulate matter less than 10 microns in size (PM¹⁰). Particulate matter (PM) has significant documented health effects. The California Clean Air Act requires that any district that does not meet the PM¹⁰ standard make continuing progress to attain the standard at the earliest practicable date. The primary sources of PM¹⁰ are wood combustion emissions, fugitive dust from construction projects, automobile emissions and industry. Non-attainment of PM¹⁰ is most likely to occur during inversions in the winter.

Regulation 1 of the MCAQMD contains three rules related to the control of fugitive dust:

- Rule 1-400(a) prohibits activities that "cause injury, detriment, nuisance or annoyance to a considerable number of persons...or which endanger the...health or safety of...the public..."
- Rule 1-430(a) prohibits activities which "...may allow unnecessary amounts of particulate matter to become airborne..."
- Rule 1-430(b) requires that "...reasonable precautions shall be taken to prevent particulate matter from becoming airborne..."

The MCAQMD provides the following significance thresholds for construction emissions:

1. 54 pounds per day of ROG ^[1]_{SEP}(reactive organic gas)
2. 54 pounds per day of NOx ^[1]_{SEP}(oxides of nitrogen as nitrogen dioxide)
3. 82 pounds per day of PM¹⁰ (particulate matter less than 10 microns in size)
4. 54 pounds per day of PM^{2.5} ^[1]_{SEP}(airborne particulate matter with a diameter of 2.5 microns or less)
5. Best Management Practices for Fugitive Dust – PM¹⁰ and PM^{2.5}

Discussion: (a-d) Less than significant impact with mitigation incorporated. Improvement of roadways, installation of utilities, and construction of the water tank, as well as future potential construction of single-family homes could result in impacts to air quality. Short-term construction related impacts (emissions and dust) would result from grading, vegetation removal, trenching, paving, operation of construction equipment, and vehicle trips associated with construction workers. The nearest sensitive receptor is the residence located at 680 Redwood Avenue, adjacent to the access

point and approximately 700 ft away from proposed Development Parcel 1 (and further from the existing “house site” on this parcel).

MCAQMD has a set of standard Best Management Practices (BMPs) and mitigation measures for construction projects that are intended to reduce air quality impacts and ensure that projects remain in attainment with air quality thresholds. In addition, in accordance with the City’s Hillside Overlay District, each individual housing project will require discretionary and environmental review and may require additional mitigation and air quality permits. With incorporation of the mitigation measures identified below, air quality impacts associated with short-term construction would be **less than significant with mitigation incorporated**.

Long-term air quality impacts associated with single-family residential development is typically minimal and generally associated with vehicle trips, wood burning stoves, landscape and maintenance activities, etc. However, existing building codes requiring energy efficient and low emitting equipment and features for new residential development (see Section 6, Energy, Section 8, Greenhouse Gas Emission, and Section 17, Transportation of this Initial Study for more information). With adherence to the aforementioned regulations, and others intended to reduce emissions and impacts to air quality, impacts from operation of the Project would be **less than significant**.

The MCAQMD has not established separate significance thresholds for cumulative operational emissions. The nature of air emissions is largely a cumulative impact. As a result, no single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, a project’s individual emissions contribute to existing cumulatively significant adverse air quality impacts. The MCAQMD developed the operational thresholds of significance based on the level above which a project’s individual emissions would result in a cumulatively considerable contribution to the North Coast Air Basin’s existing air quality conditions. Therefore, a project that exceeds the MCAQMD operational thresholds would also be a cumulatively considerable contribution to a significant cumulative impact. Because each individual construction project (including development of the single-family homes) is required to be in attainment with the established MCAQMD thresholds, it is not likely that cumulative impacts would be significant.

Mitigation Measures:

AQ-1: Diesel Engines – Stationary and Portable Equipment and Mobile Vehicles:

- a. Any stationary onsite diesel IC engines 50 horsepower or greater (i.e. large power generators or pumps) or any propane or natural gas engines 250 horsepower or greater may require a permit from the District.
- b. Portable diesel powered equipment that may be used during the proposed project are required to be registered with the state Portable Equipment Registration Program (PERP) or obtain permits from the District.
- c. Projects located adjacent to sensitive receptors (schools, child care facilities, health care facilities, senior facilities, businesses, and residences, etc.) during the construction phase of this project have the potential for exposure to diesel particulate.
- d. Heavy duty truck idling and off-road diesel equipment or other diesel engine idling is limited to less than 5 minutes.

AQ-2: Grading Projects- During Construction-All grading activities must comply with the following fugitive dust mitigation measures in accordance with District Regulation 1, Rule 1-430:

- a. All visibly dry disturbed soil road surfaces shall be watered to minimize fugitive dust emissions.
- b. All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 mph.
- c. Earth or other material that has been transported by trucking or earth moving equipment, erosion by water, or other means onto paved streets shall be promptly removed.
- d. Asphalt, oil, water, or suitable chemicals shall be applied on materials stockpiles, and other surfaces that can give rise airborne dusts.
- e. All earthmoving activities shall cease when sustained winds exceed 15 mph.
- f. The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non-work hours.
- g. The operator shall keep a daily log of activities to control fugitive dust.
- h. For projects greater than one acre or one mile of road not located within a Naturally Occurring Asbestos Area, prior to starting any construction the applicant is required to:
 1. Submit a Large Area Grading permit application to the District.
 2. Obtain a final determination from the Air Quality Management District as to the need for an Asbestos Dust Mitigation Plan and/or Geologic Survey to comply with CCR sections 93106 and 93105 relating to Naturally Occurring Asbestos.
 3. Obtain written verification from the District stating that the project is in compliance with State and Local regulations relating to Naturally Occurring Asbestos.
 4. If the project is located within a Naturally Occurring Asbestos Area, additional mitigations shall be required.

AQ-3: Property Development-Prior to starting any construction, the applicant is required to:

- a. Obtain a Property Development Permit from the District for any open outdoor burning.
- b. Obtain a Grading Permit, if applicable.
- c. Confirm whether the project is in a Naturally Occurring Asbestos Area, and follow additional MCAQMD recommendations, if applicable.
- d. Consider alternate means of disposal other than open burning, such as cutting the majority of the larger material up as firewood, and chipping smaller material, if feasible to mitigate impacts from open outdoor burning.
- e. Obtain written verification from the MCAQMD stating that the project is in compliance with State and Local regulations.

4. Biological Resources

BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Significance Criteria: Project impacts upon biological resources would be significant if any of the following resulted: substantial direct or indirect effect on any species identified as a candidate, sensitive, or special status species in local/regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS) or any species protected under provisions of the Migratory Bird treaty Act (e.g. burrowing owls); substantial effect upon riparian habitat or other sensitive natural communities identified in local/regional plans, policies, or regulations or by the agencies listed above; substantial effect (e.g., fill, removal, hydrologic interruption) upon state or federally protected wetlands; substantially interfere with movement of native resident or migratory wildlife species or with established native resident or migratory wildlife corridors; conflict with any local policies/ordinances that protect biological resources or conflict with a habitat conservation plan.

Environmental Setting: Regionally, the Project area has historically been used primarily for timber and firewood production, recreation, homesite development, and wildlife habitat. The Project area is comprised of five non-sensitive biological communities: Cismontane Woodland, Valley and foothill grassland, and Broadleaved upland forest habitat. According to USDA Forest Service CALVEG mapping delineation, the regionally dominant vegetation type within the Project area is comprised of

Black oak, Oregon white oak, Pacific Douglas-fir, Douglas-fir-Ponderosa pine, Interior live oak and Interior mixed hardwood.

A Biological Assessment Report (BRA) was prepared for the Project by Jacobszoon & Associates, Inc. (Jacobszoon) in March, 2021 and updated in April, 2021 (**Attachment B**). The BRA is designed to identify sensitive communities within the study area and determine the existence or potential occurrence for special-status species. The “study area” referred to within the report and this analysis comprises approximately 55 acres and includes existing dirt and gravel roads, fire breaks, water tank pad sites, and areas cleared for potential house sites. The BRA includes the analysis and comparison of existing habitat conditions within the study area and the documented range and habitat requirements of sensitive plant and wildlife species described in CDFW’s California Wildlife Habitat Relationships System (CWHR).

Jacobszoon conducted a field survey of the Project area on February 5, 2021, to document: (1) the on-site plant communities, (2) existing conditions and their ability to provide suitable habitat for any special-status plant or wildlife species, and (3) if sensitive biological communities (e.g. wetlands, vernal pools) are present. Prior to the field survey, biological information databases were accessed to determine whether sensitive biological communities, special-status species or other sensitive areas were documented within the vicinity of the study area. Existing vegetative communities were reviewed using the CDFW Vegetation Classification and Mapping Program (VegCAMP). Databases queried for the occurrence of special-status species include the USFWS Information for Planning and Consultation (IPaC), California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants, and the CDFW’s California Natural Diversity Database (CNDDDB) Spotted Owl Data Viewer, RareFind and Quick Viewer, which consist of mapped overlays of all known populations of sensitive plants and wildlife. In addition, a USFWS protocol-level botanical survey was completed on March 30, 2021.

Discussion: (a) Less than significant impact with mitigation incorporated. Based on the database research mentioned above, the study area does not contain and is not adjacent to critical habitat for any Federal or State listed Species. However, based on existing vegetation and known habitat range, seventeen (17) special-status plant species and thirteen (13) special-status wildlife species have a moderate or high potential to occur within the study area. However, during the field survey, none were observed on-site. Because no special status plant species were observed during the field survey, the Project is not anticipated to result in significant impacts to them. However, this does not preclude the possibility of species being present at the time of construction or being impacted from vegetation removal, grading, and other ground disturbing activities for utility extension, road improvements, water tank construction, and future residential development. Therefore, as summarized below, Mitigation Measures BIO-1 through BIO-5 are proposed to ensure impacts to sensitive species are reduced to less than significant. Therefore, impacts to special status species would be **less than significant with mitigation incorporated**. Please refer to the complete BRA in **Attachment B** for more information, including a complete analysis of impacts to each of these species.

Plants. Seventeen (17) special-status plant species have a moderate to high potential to occur within the study area based on habitat requirements. These include: mountain lady’s slipper, Koch’s cord moss, stinkbells, Roderick’s fritillary, Mendocino tarplant, congested-headed hayfield tarplant, Contra Costa goldfields, bristly leptosiphon, broad-lobed leptosiphon, redwood lily, green monardella, white-flowered rein orchid, mayacamas popcornflower, beaked tracyina, showy Indian clover, Methuselah’s beard lichen, and oval-leaved viburnum. However, as described in the BRA (Section 5.2), no special-status plant species were observed within the study area during the field survey. Because no special

status plant species were observed during the field survey, the Project is not anticipated to result in significant impacts to them. A botanical survey was completed on March 30, 2021 and found no sensitive plant species. Per USFWS protocols, one additional survey is required during the blooming period (March-July). Mitigation Measure BIO-1 requiring full protocol-level surveys within the blooming period (March-July) prior to any ground disturbing activities will be implemented to verify the presence of special status plants, identify additional mitigation if needed, and ensure that the Project will not result in a significant impact.

Amphibians. One special-status amphibian, red-bellied newt (*Taricha rivularis*), has a moderate or high potential to occur within the study area. While none were observed during the field survey, implementation of Mitigation Measure BIO-2, requiring pre-construction surveys, would reduce potential impacts to special status amphibian species to less than significant.

Fish. The Study Area does not contain any special-status fish species or fish bearing watercourses or waterbodies. No special-status fish were observed during the biological site assessment. Future development within the study area does not have the potential to impact special-status fish species; no impact.

Birds. Although none were observed during the field survey, five special-status avian species have moderate or high potential to occur within the study area: northern goshawk (*Accipiter gentilis*), golden eagle (*Aquila chrysaetos*), osprey (*Pandion haliaetus*), yellow warbler (*Setophaga petechia*), and northern spotted owl (*Strix occidentalis caurina*). Additionally, most non-game bird species in California are protected under the Migratory Bird Treaty Act (MBTA), which prohibits the deliberate destruction of active nests belonging to protected species. While none were observed in the field survey, groundbreaking activities, specifically vegetation removal, within the study area during avian breeding periods have the potential to significantly impact nesting migratory bird species. Therefore, Mitigation Measure BIO-3, requiring pre-construction surveys and protection of nests (if found) would be implemented to reduce any potential impacts to less than significant.

Insects. Although none were observed during the field survey, two special-status insect species have moderate or high potential to occur within the study area: the obscure bumble bee (*Bombus caliginosus*) and western bumble bee (*Bombus occidentalis*). Implementation of Mitigation Measure BIO-4, requiring pre-construction surveys and protection of nests (if found), would reduce potential impacts to less than significant.

Mammals. Five special-status mammal species have moderate or high potential to occur within the study area: Sonoma tree vole (*Arborimus pomo*), North American porcupine (*Erethizon dorsatum*), western red bat (*Lasiurus blossevillei*), hoary bat (*Lasiurus cinereus*), and fisher [West Coast DPS] (*Pekania pennanti*). While none were observed during the field survey, implementation of Mitigation Measure BIO-5, requiring pre-construction surveys, would reduce potential impacts to less than significant.

(b-c) Less than significant impact. No sensitive biological communities, including riparian habitat or wetlands, were observed within or immediately adjacent to the study area. The study area does not contain any special-status fish species or fish bearing watercourses or waterbodies. The closest watercourse is a Class II watercourse located on APN 001-040-83 (existing Parcel 1 and proposed Parcel 8) of the study area. This Class II watercourse is mapped on the USFWS National Wetland Inventory as a riverine habitat classified as R4SBC. R4SBC is a riverine intermittent system with a streambed and is seasonally flooded. Riverine systems are considered watercourses for the purposes

of this assessment. The Proposed Project will not impact this watercourse, as it would be included in proposed Parcel 8, which will be preserved as open space. For the reasons discussed above, the Project would not result in a significant impact to sensitive biological communities or wetlands. Impacts would be **less than significant**.

(d) Less than significant impact. There are no established native resident or migratory wildlife corridors, or native wildlife nursery sites within the Project area. Because the Project includes preservation of approximately 640 acres, the Project will preserve existing habitat for wildlife species. The potential for low-density residential development may include some minor vegetation removal, but it would not substantially change foraging or wintering habitat for migratory birds. Additionally, no significant impacts to migratory corridors for amphibian, aquatic, avian, mammalian, or reptilian species is expected as a result of the Proposed Project. Impacts would be **less than significant**.

(e-f) Less than significant impact. There are no adopted Habitat Conservation Plans for the City of Ukiah, nor the larger Ukiah Valley that apply to the site. The Project proposes approximately 640 acres of open space for wildlife habitat. Impacts would be **less than significant**.

Mitigation Measures:

BIO-1: Special-Status Plants. Full USFWS protocol-level sensitive plant species surveys for Mendocino tarplant, congested headed hayfield tarplant, bristly leptosiphon, broad-lobed leptosiphon, redwood lily, green monardella, white-flowered rein orchid, Mayacamas popcornflower, beaked tracyina, showy Indian clover, and oval-leaved viburnum within the blooming period (generally March-August) shall be conducted prior to any ground disturbing activities to verify the presence of special status plants, and identify additional mitigation if needed, to ensure that the Project will not result in a significant impact.

BIO-2: Red-belly newt. A qualified biologist shall survey the area prior to any groundbreaking activities to determine the presence of Red-belly newt, and identify additional avoidance measures, if needed.

BIO-3: Nesting Birds. Pre-construction surveys shall be conducted prior to any vegetation removal or ground disturbing activities occurring between March 1 and August 31 of any year. All active bird nests shall not be removed, relocated, or otherwise disturbed for any purpose until all fledglings have left the nest.

BIO-4: Special-Status Insects. A qualified biologist shall survey the area prior to any groundbreaking activities to determine the presence of special-status insect species and identify additional avoidance measures if needed. If a special-status insect nests are observed, active nests shall not be removed, relocated, or otherwise disturbed until the nest becomes inactive.

BIO-5: Special-Status Mammals. Pre-construction surveys shall be conducted prior to any vegetation removal or ground disturbing activities. If evidence of bat roosts is observed (i.e. bat guano, ammonia odor, grease stained cavities) around trees or structures, pre-construction bat surveys shall be conducted by a qualified biologist for activities that may affect bat roosting habitat and den sites.

5. Cultural Resources

CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Significance Criteria: The proposed Project would significantly impact cultural resources if the significance of a historical or archaeological resource were substantially changed, or if human remains were disturbed.

Under CEQA, cultural resources must be evaluated to determine their eligibility for listing in the California Register of Historic Resources (CRHR). If a cultural resource is determined ineligible for listing on the CRHR the resource is released from management responsibilities and a project can proceed without further cultural resource considerations.

As set forth in Section 5024.1(c) of the Public Resources Code for a cultural resource to be deemed “important” under CEQA and thus eligible for listing on the California Register of Historic Resources (CRHR), it must meet at least one of the following criteria:

- 1) Is associated with events that have made a significant contribution to the broad patterns of California History and cultural heritage; or
- 2) Is associated with the lives of persons important to our past; or
- 3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possess high artistic value; or
- 4) Has yielded or is likely to yield, information important to prehistory or history.

Archaeological resources are commonly evaluated with regard to Criteria 4 (research potential). Historic-era structures older than 50 years are most commonly evaluated in reference to Criteria 1 (important events), Criteria 2 (important persons) or Criteria 3 (architectural value). To be considered eligible under these criteria the property must retain sufficient integrity to convey its important qualities. Integrity is judged in relation to seven aspects including: location, design, setting, materials, workmanship, feeling, and association.

Guidelines for the implementation of CEQA define procedures, types of activities, persons, and public agencies required to comply with CEQA. Section 15064.5(b) prescribes that project effects that would “cause a substantial adverse change in the significance of an historical resource” are significant effects on the environment. Substantial adverse changes include both physical changes to the historical resource, or to its immediate surroundings.

Public Resources Code Section 21083.2 also defines “unique archaeological resources” as “any archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Contains information needed to answer important scientific research questions and show that there is a demonstrable public interest in that information.
- Has a special and particular quality, such as being the oldest of its type or the best available example of its type.
- Is directly associated with a scientifically recognized important prehistoric or historic event or person."

This definition is equally applicable to recognizing "a unique paleontological resource or site." CEQA Section 15064.5 (a)(3)(D), which indicates "generally, a resource shall be considered historically significant if it has yielded, or may be likely to yield, information important in prehistory or history," provides additional guidance.

Assembly Bill 52 (effective on July 1, 2015) requires that before a negative declaration, mitigated negative declaration, or environmental impact report for a project is prepared, the lead agency for the project must seek consultation with tribes associated with the location of the project. To receive referrals, each tribe must have previously made a written request to the lead agency in order to be consulted on projects occurring in their geographic areas of interest. For all projects necessitating referral, staff also extends review opportunity of any discretionary project to relevant or nearby entities identified by the Native American Heritage Commission (NAHC).

Environmental Setting: The Ukiah Township lies in a valley of the Russian River, bounded on the north by Calpella Township, on the east by Lake County, on the south by Sanel Township, and on the west by Anderson Township. The City of Ukiah was first settled in 1856 by Samuel Lowry. Initially incorporated into Sonoma County, an independent Mendocino County government was established in 1859 with Ukiah as the chosen county seat. Logging, cattle, and agricultural ventures contributed to the early settlement and growth of Ukiah throughout the remainder of the 19th century and early 20th century. 1889 is the date recorded for the first arrival of the train to Ukiah, quickly resulting in increased settlement of the City and its environs. The City of Ukiah is within the territory of the Northern Pomo. Permanent villages were often established in areas with access to staple foods, often times along ecotones (transitions between varying environments), with access to good water, and generally flat land (Environmental Science Associates, 2013). Areas that are most typically culturally sensitive include those adjacent to streams, springs, and mid-slope benches above watercourses because Native Americans and settlers favored easy access to potable water.

The name Ukiah is a modification of the Indian word YO-KIA or YO-KAYO, which signified "deep valley". Distributed over the lands of Mendocino, Lake, and Sonoma Counties are many independent bands of Pomo Indians. Seven distinct and mutually unintelligible languages are recognized under the rubric of Pomo. These languages are delineated by geographic divisions, which include: Northern, Central, Southern, Eastern, Southeastern, Northeastern, and Southwestern. The land that contains the project area is ethnographically attributed to speakers of the Central Pomo language.

Early settlers in Mendocino County found the interior coast valleys ideal for farming and ranching. Problems quickly developed between Anglo settlers and local Native Americans involving struggles over territory and competition over food between livestock and people. In 1855 two Indian reservations were established in Mendocino County for the purpose of "collecting, removing and subsisting" local tribes. The Mendocino Reservation was established on the coast near Fort Bragg and the Nome Cult Farm in Round Valley. After some years on the Nome Cult Farm, Captain Jack and a group of Potter Valley Indians left the reservation and returned home. In 1879, they purchased land near Ukiah, which later became known as Pinoleville and is the Pinoleville Rancheria today, located north of the City limits. Two unnamed creek drainages flow through two of the parcels at the bottom of steep canyons.

The terrain is very rugged and steep; very few areas of flat terrain are present. Two perennial streams flow about 2,000-feet to the north and south—Gibson Creek and Doolan Creek, respectively. The soils are characterized as both Hopland, which consist of very deep, well drained soils formed in colluvium and residuum weathered from sandstone or shale on steep hills and slopes, and Maymen soils that are shallow, somewhat excessively drained soils that formed in residuum weathered from shale, schist, greenstone, sandstone and conglomerate. These soils have a shallow depth to bedrock.

Discussion: (a-d) Less than significant impact with mitigation incorporated. An Archeological Survey Report (ASR; omitted for confidentiality) was prepared by Alta Archeological Consulting (Alta) in March 2021. The purpose of the ASR is to identify any archaeological, historical, or cultural resources located within the 55 acres (APNs 001-040-83, 157-070-01, 157-070-02, 003-190-01, 157-050-09) included in the Development Agreement to be developed with single family homes at some point in the future.

On January 20, 2020, Alta requested a records search at the Northwest Information Center (NWIC) located on the campus of Sonoma State University (File No. 20-1364). The NWIC, an affiliate of the State of California Office of Historic Preservation is the official state repository of archaeological and historical records and reports for an 18-county area that includes Mendocino County. The records search included a review of all study reports on file within a one-half mile radius of the Project Area. A search of cultural resources included a one-quarter-mile radius. Sources consulted include archaeological site and survey base maps, survey reports, site records, and historic General Land Office (GLO) maps; the National Register of Historic Places, California Historical Landmarks, California Register of Historical Resources, and the California Points of Historical Interest as updated by the Office of Historic Preservation (OHP) History Property Directory (OHP 07-2012). The OHP Built Environment Resource Directory (BERD) was also reviewed for the City of Ukiah. A review of historic registers and inventories indicate that no historical landmarks or points of interest are present in the Project area. No National Register listed or eligible properties are located within the 0.5-mile visual area of the Project area.

A review of archaeological site and survey maps revealed that three cultural resource studies have been previously performed within a one-half mile radius of the current Project area and one study has been conducted within the Project area; the studies found that no cultural resources are documented within quarter-mile radius of the Project area, nor within the Project area itself.

A field survey was conducted by Alta on February 5, 2021. Due to very steep terrain (some areas contain slopes greater than 50%) and vegetation cover, the field survey was conducted on approximately 28-acres (areas with less than or approximately 30% slope), including areas along roadways and walkable slopes and flat areas with exposed soils to investigate for evidence of cultural materials. Survey areas included potential house sites, the proposed water tank site, and areas to be improved with utilities and pavement along the access road. These areas were surveyed using intensive survey coverage with transects no greater than 20-meter intervals. As described in the ASR, areas containing steep slopes that were not able to be surveyed are not considered high probability areas for yielding archaeological resources. However, these areas were observed using a cursory inspection of the terrain and landscape.

No cultural resources were identified within the Project area as a result of the records search, literature review, or archaeological field survey. In addition, given the steep terrain, the potential for substantial prehistoric or historic settlement is considered low. Therefore, the Project activities are not anticipated to cause a substantial adverse change in the significance of a historical resource as defined in §15064.5.

Although no tribes have contacted the City of Ukiah to request notification under AB 52, tribal notifications offering the opportunity to request formal consultation were sent to local tribes on December 15, 2020. In addition, a request seeking a list of tribes that should be contacted was sent to the NAHC. Notices were sent to the additional tribes identified by the NAHC on January 14, 2021. On January 28, 2021, a request for formal consultation by the Pinoleville Pomo Nation was received; the City has been working with the tribe and is currently in the process of concluding consultation. The list of tribes contacted are included in **Attachment C**. Correspondence with Pinoleville Pomo Nation has been omitted for confidentiality.

Despite the negative findings and the low potential for buried deposits in the area, it is possible unanticipated discoveries of cultural and archaeological resources can occur during ground disturbing activities in areas considered to be of low sensitivity. Therefore, the following mitigation measures (that will be incorporated as Conditions of Approval for future development) are proposed to ensure that unknown cultural resources are not adversely affected by the Proposed Project. Impacts to cultural, archeological and historical resources would be **less than significant with mitigation incorporated**.

Mitigation Measures:

CUL-1: Unanticipated Discovery. If previously unidentified cultural, historic, paleontologic or archeologic resources are encountered during project implementation, altering the materials and their stratigraphic context shall be avoided and work shall halt immediately. A qualified professional archaeologist shall be contacted to evaluate the resource and methods necessary to protect it. Project personnel shall not collect, move, or disturb cultural resources. Prehistoric resources include, but are not limited to, chert or obsidian flakes, projectile points, mortars, pestles, and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or abode foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

CUL-2: Encountering Native American Remains. If human remains are encountered during ground disturbing activities, all work shall stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist shall be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a “Most Likely Descendant” can be designated and further recommendations regarding treatment of the remains will be provided.

6. Energy

ENERGY. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Significance Criteria: The Proposed Project would significantly impact energy if construction or operation of the Project would result in wasteful, inefficient or unnecessary consumption of energy resources or if the Project would conflict with a state or local plan for renewable energy or energy efficiency.

Environmental Setting: Current building codes require energy efficiency systems to be included in their plans for permit review. These building codes are regularly updated, statewide through California Building Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6), commonly referred to as "Title 24". In general, Title 24 requires the design of building shells and building components to conserve energy, with standards to promote better windows, insulation, lighting, ventilation systems, and other features that reduce energy consumption in homes and businesses. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The current Title 24 regulations and Building Energy Efficiency Standards promote photovoltaic systems in newly constructed residential buildings. The City's Electric Utility Department has a solar rebate program for residents and business owners to encouraged local consumers to increasingly rely on renewable resources for their direct power needs.

Discussion: (a-b) Less than significant impact. The Proposed Project, including the Development Agreement, does not include specific development designs or proposals, nor does it grant any entitlements for development. Future housing projects will be analyzed on a project level basis subject to the City's building and safety codes, as well as Title 24 regulations (and others) to promote energy efficiency.

Generally speaking, future project construction would consume energy in two general forms: (1) the fuel energy consumed by construction vehicles and equipment; and (2) bound energy in construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass. Fossil fuels for construction vehicles and other energy-consuming equipment would be used during site clearing, grading, and construction. Fuel energy consumed during construction would be temporary and would not represent a significant demand on energy resources. Project construction equipment would also be required to comply with the latest California Air Resources Board (CARB) and Environmental Protection Agency (EPA) engine emissions standards which require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption.

Once constructed, future residential uses would consume energy for interior and exterior lighting, HVAC systems, refrigeration, electronics systems, appliances, and security systems, among other common household features. However, each residence would be required to comply with Title 24 Building Energy Efficiency Standards, which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Implementation of the Title 24 standards significantly reduces energy usage. In addition, residents would have access to the City's solar rebate program to incentivize the use of renewal energy.

With adherence to the aforementioned regulations, and others intended to reduce energy consumption, impacts from the Proposed Project related to energy consumption would be **less than significant**.

7. Geology and Soils

GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Significance Criteria: The proposed Project would result in a significant impact to geological or soil resources if it exposed people or structures to seismic risk; ruptured a known fault; produced strong seismic ground shaking, ground failure, liquefaction, landslides or substantial soil erosion; is located on expansive soil or unstable ground, or would create unstable ground; or destroyed a unique paleontological resource or geologic feature.

Environmental Setting: The Ukiah Valley is part of an active seismic region that contains the Mayacama Fault, which traverses the valley in a generally northwest-southeast direction east of the Project area. Based on California Geological Survey maps and the Background Report for the County of Mendocino General Plan Update (prepared by P.M.C., 2003), lands within the Western Hills are identified as being located on a somewhat unstable geologic formation but are not located within the Alquist Priolo Fault Zone, or in a landslide or liquefaction zone. However, due to steep slopes (50% in many areas) in the Western Hills, there is some risk of hazards related to slope instability, depending on the location, intensity and design of development.

The Project area is situated within the Coast Range geologic province. The North Coast Range is comprised of a geologic feature unique to California, the Franciscan Formation, which dictates the vegetative communities. The Franciscan Formation is comprised of serpentine, sandstone, and other sedimentary rocks. The soils within the Project site are characterized as both Hopland, which consist of consists of very deep, well drained soils formed in colluvium and residuum weathered from sandstone or shale on steep hills and slopes, and Maymen soils that are shallow, somewhat excessively drained soils that formed in residuum weathered from shale, schist, greenstone, sandstone and conglomerate. These soils have a shallow depth to bedrock.

Discussion: (a i-iii) Less than significant. As noted above, the Project site is not in a California Earthquake Fault Zone and is not susceptible to liquefaction or strong seismic ground shaking. All future development will be required to adhere to safety and seismic regulations. Impacts to geology and soils related to these issues would be **less than significant**.

(a iv & b-c) Less than significant impact with mitigation incorporated. Improvement of roadways, installation of utilities, and construction of the water tank would be within previously disturbed areas, but may include additional grading, trenching and vegetation removal. Future potential construction of single family homes could also require vegetation removal and grading; these activities could result in impacts associated with erosion, the loss of topsoil and landslides if not properly designed.

However, a Building Permit is required for the aforementioned activities, which will ensure all activities are in compliance with building and seismic safety codes. In addition, the City's Hillside Overlay District requires discretionary and environmental review for construction activities within the Western Hills. Specifically, any parcel of land or subdivision having an average ground gradient across any portion of the property in excess of fifteen percent (15%) requires a Use Permit issuable by the Planning Commission with a right of appeal to the City Council. The Building Permit and Use Permit process will include review of site plans by internal and external departments and agencies to ensure compliance with all applicable local, state and federal safety standards.

The below standard mitigation measure requires sediment and erosion plans identifying BMPs to reduce soil erosion and water runoff to reduce or avoid impacts to geology and soils to be submitted prior to any ground disturbance, in accordance with Ukiah City Code ("UCC") Division 9, Chapter 7, Erosion and Sediment Control. In addition, development within the Hillside Zoning District requires submittal of Geotechnical Reports, Grading Plans, Hydrology Reports, etc. to ensure development is being properly designed, and will include a set of site/project specific recommended Best Management Practices and Mitigation Measures (if needed) for future development projects to avoid impacts to geology and soils.

For the above reasons, impacts to geology from the loss of topsoil, erosion and landslides would be **less than significant with mitigation incorporated**.

(d-e) Less than significant impact. An onsite community sewer system (holding tank) with a sewer line, rather than a leach field, will be constructed for discharging wastewater (effluent only) to a City sewer main at the end of Redwood Avenue. The soils at the Project site are not identified as being expansive and could adequately support the sewer system. In addition, building code and Public Works' requirements will ensure that the sewer system is adequately installed in accordance with all standards related to safety. Impacts would be **less than significant**.

(f) Less than significant impact with mitigation incorporated. As described in Section 5, Cultural Resources, of this Initial Study, although not anticipated, the potential exists for unique paleontological resources or site or unique geological features to be encountered within the Project area during ground-disturbing construction activities. However, in the event that resources are discovered during construction, Mitigation Measure CUL-1 requires the protection of the resources. Impacts would be **less than significant with mitigation incorporated.**

Mitigation Measures:

Implementation of CUL-1.

GEO-1: The Project shall comply with the erosion and design standards outlined in Chapter 7 of the Ukiah City Code. Prior to any ground disturbance, erosion and sediment control plans shall be submitted to the Public Works and Community Development Departments for review and approval. Said plans shall protect against soil erosion and runoff through the implementation of appropriate Best Management Practices (BMPs). Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing, etc. No silt, sediment or other materials shall be allowed to flow from the project area.

8. Greenhouse Gas Emissions

GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Significance Criteria: The Project would have a significant effect on greenhouse gas emissions if it would generate greenhouse gas emissions (GHG), either directly or indirectly, that may have a significant impact on the environment; or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

Environmental Setting: Climate change is caused by greenhouse gases (GHGs) emitted into the atmosphere around the world from a variety of sources, including the combustion of fuel for energy and transportation, cement manufacturing, and refrigerant emissions. GHGs are those gases that have the ability to trap heat in the atmosphere, a process that is analogous to the way a greenhouse traps heat. GHGs may be emitted a result of human activities, as well as through natural processes. Increasing GHG concentrations in the atmosphere are leading to global climate change.

Carbon dioxide (CO₂) is the most important anthropogenic GHG because it comprises the majority of total GHG emissions emitted per year and it is very long-lived in the atmosphere. Typically, when evaluating GHG emissions they are expressed as carbon dioxide equivalents, or CO₂e, which is a means of weighting the global warming potential (GWP) of the different gases relative to the global warming effect of CO₂, which has a GWP value of one. In the United States, CO₂ emissions account

for about 85 percent of the CO₂e emissions, followed by methane at about eight percent, and nitrous oxide at about five percent.

The state of California has adopted various administrative initiatives and legislation relating to climate change, much of which set aggressive goals for GHG emissions reductions statewide. Although lead agencies must evaluate climate change and GHG emissions of projects subject to CEQA, the CEQA Guidelines do not require or suggest specific methodologies for performing an assessment or specific thresholds of significance and do not specify GHG reduction mitigation measures. No state agency has developed binding regulations for analyzing GHG emissions, determining their significance, or mitigating significant effects in CEQA documents. Thus, lead agencies exercise their discretion in determining how to analyze GHGs. Because there are no adopted GHG thresholds applicable to the Project, and the proposed development is considered “small scale”, the below qualitative analysis is appropriate.

Discussion: (a-b) Less than significant impact. Activities at the site would be subject to regulations of the Mendocino County Air Quality Management District (MCAQMD), which is responsible for enforcing the state and federal Clean Air Acts as well as local air quality protection regulations. As noted in Chapter 4 (Resource Management Element) of the Mendocino County General Plan (2009), because Mendocino County is primarily rural, the amount of GHG generated by human activities (primarily the burning of fossil fuels for vehicles, heating, and other uses) is small in total compared to other, more urban counties (although higher per capita due to the distances involved in traveling around the county) and miniscule in statewide or global terms.

Construction activities associated with the Project and future housing development could result in direct and indirect emissions of GHGs emissions. Direct project-related GHG emissions generally include emissions from construction activities, area sources, and mobile sources, while indirect sources include emissions from electricity consumption, water demand, and solid waste generation. Operational GHG emissions would result from energy emissions from natural gas usage and automobile emissions.

As discussed in Section 3, Air Quality, of this Initial Study, the Project (both construction and operation) would not result in a significant negative impact to air quality. Similarly, as discussed in Section 17, Transportation, the Project would not produce significant amounts of traffic or vehicle miles traveled that would in turn result in a significant increase in GHG emissions. Individual residential development projects constructed under the Development Agreement will be reviewed on a project by project basis to analyze GHG emissions and will be required to follow all building codes and policies including those intended to reduce emissions. Specifically, future residential uses constructed would be required to adhere to all federal, state, and local requirements for energy efficiency, including the Title 24 standards. Compliance with Title 24 Building Energy Efficiency Standards would provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Implementation of the Title 24 standards significantly reduces energy usage, as well as GHG emissions.

Lastly, the Project includes annexation and conservation of approximately 640 acres, which will have no impact (or a beneficial impact) on GHG, given that the Project is located within a non-attainment area, the rural nature of the site, and small development footprint, the Project, including infrastructure improvements and other temporary construction activities, is not expected to significantly increase GHG in the area. With implementation of the aforementioned regulations, impacts to GHG emissions would be **less than significant**.

9. Hazards and Hazardous Materials

HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Significance Criteria: The Project would result in significant hazards or hazardous materials impacts if it exposed people to hazardous materials or placed them into hazardous situations; if it released hazardous materials or emissions into the environment or within 0.25 miles of a school; if it is located on a listed hazardous materials site; if it would create a hazard due to its proximity to a public airport or private airstrip; if it would create excessive noise for people in the area; if it would interfere with an emergency response or evacuation plan; or if it would expose people or structures to significant risks due to wildland fire.

Environmental Setting: Mendocino County has adopted numerous plans related to hazard management and mitigation including, but not limited to: Community Wildfire Protection Plan, Hazardous Waste Management Plan, Operational Area Emergency Plan, etc. The most recent plan, the Mendocino County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) was adopted by the County in December, 2020. The MJHMP provides an explanation of prevalent hazards within the County, identifies risks to vulnerable assets, both people and property, and provides a mitigation strategy to achieve the greatest risk reduction based upon available resources. The four cities within Mendocino County, including the City of Ukiah, participated in preparation of the MJHMP to individually assess hazards, explore hazard vulnerability, develop mitigation strategies, and create their own plan for each respective city (referred to as a “jurisdictional annex” to the MJHMP). The City of Ukiah

adopted its jurisdictional annex chapter of the MJHMP on November 18, 2020. Hazards identified for the City of Ukiah include earthquakes, wildfire, dam failure, flood and pandemic. Table 1-13 of the City's jurisdictional annex lists each hazard and mitigation action for City of Ukiah.

The Ukiah Municipal Airport is located within the City of Ukiah jurisdictional limits. The Ukiah Municipal Airport Master Plan and the Mendocino County Airport Comprehensive Land Use Plan (ACLUP), identify areas with potential hazards and impacts to persons using or working within the Airport Master Plan area.

The site does not include any known hazardous waste sites, as mapped by the State Water Resources Control Board (SWRCB) or the California Department of Toxic Substances Control (DTSC) on the GeoTracker and EnviroStor databases, respectively, nor are there any listed sites within the vicinity of the site.

All lands within the City of Ukiah are within the jurisdiction of the Ukiah Valley Fire Authority. None of the lands within the City of Ukiah are located within a California Department of Forestry (CalFire) State Responsibility Area (SRA). However, County lands immediately west of the City (including the majority of the Project site(s)) are located within the SRA and are classified as having a "Very High" fire hazard severity.

Discussion: (a-b) Less than significant impact with mitigation incorporated. Construction activities and future residential uses associated with the Project would require the routine transport, use, storage, and disposal of small quantities of hazardous materials common for equipment and property maintenance and operation, such as gasoline, diesel fuel, hydraulic fluids, oils, lubricants, cleaning solvents and supplies, pesticides, fertilizers, paint, etc. However, the types and quantities of materials to be used are not expected to pose a significant risk to the public and/or environment and would be managed in accordance with federal, state, and local regulations. In addition, Mitigation Measure HAZ-1 would ensure that materials would be transported and stored in a manner to reduce potential impacts to less than significant. Impacts would be **less than significant with mitigation incorporated**.

(c) Less than significant impact: Nokomis Elementary School is approximately 0.25-mile from the access point (680 Redwood Avenue) for the Project. However, construction activities would be required to transport and use routine hazardous materials in accordance with all applicable regulations. Adherence to these regulations would ensure that impacts to the elementary school are **less than significant**.

(d) No impact: As previously noted, under Government Code Section 65962.5, both the State Water Resources Control Board and the California Department of Toxic Substances Control are required to maintain databases of sites known to have hazardous substances present in the environment. Both agencies maintain such databases on their websites, known as GeoTracker and EnviroStor. According to these databases, the Project site(s) do not contain any listed hazardous sites; **no impact** would occur.

(e) Less than significant impact. The Ukiah Municipal Airport is located within the City of Ukiah. However, the Project site is located outside of the ACLUP with the exception of the access point, all of proposed Parcel 1, and a portion of proposed Parcels 2 and 3, which are located within the "D-Other Airport Environs" compatibility zone. The D zone is described as having negligible risk and has no density limit or restrictions on residential development, with the exception of requiring a deed notice

for development. Based on this information, the Project would not result in a safety hazard or excessive noise for people residing or working in the Project area. Impacts would be **less than significant**.

(f) Less than significant impact. There are no components of the Project that would impair or interfere with emergency response or evacuation. Since the Project, specifically access improvements and residential development, would be required to be designed in accordance with state and local standards, including safety and emergency access requirements, there are no components of the Project that would impair implementation of, or physically interfere with, the adopted MJHMP or other emergency response plan or evacuation plan. Impacts would be **less than significant**.

(g) Less than significant impact with mitigation incorporated. As previously noted, none of the lands within the City of Ukiah are located within a California Department of Forestry (CalFire) State Responsibility Area (SRA). However, County lands immediately west of the City (including the majority of the Project site(s)) are located within the SRA and are classified as having a “Very High” fire hazard severity. The Project site is developed with CalFire fuel breaks and has been subject to vegetation management practices in order to reduce fire risk in the Western Hills. Additionally, the Project includes installation of an approximately 150,000-gallon water tank to add new water storage and fire protection facilities in the Western Hills. Lastly, future residential development would be required to adhere to all fire safety standards. Regardless of the aforementioned, construction activities involving the use of gasoline-powered tools and equipment could introduce new temporary sources of ignition that could increase fire risk. However, with implementation of Mitigation Measure HAZ-2, impacts would be reduced to less than significant. For the reasons stated, the Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. See Section 20, Wildfire, for more information. Impacts would be **less than significant with mitigation incorporated**.

Mitigation Measures:

HAZ-1: The developer shall establish and implement construction site management practices that will prevent toxic materials and other debris from entering the City’s storm drainage and waterway systems, including:

- a. There shall be no storage of hazardous materials at the Project Site;
- b. The developer shall provide adequate materials management, including covering, securing, and segregating potentially toxic materials (grease, oils, fuel, solvents, etc.); and
- c. The developer shall maintain supplies on-hand to contain spills of oil and any other hazardous materials used on-site.

HAZ-2: Should portable gasoline-powered equipment be used on site, the following firesafe precautions shall be taken:

- a. Spark arresters are required on all portable gasoline-powered equipment.
- b. Equipment shall be maintained in good working condition, with exhaust systems and spark arresters in proper working order and free of carbon buildup.
- c. Fuel the equipment in a safe place where spills can be contained and a fire extinguisher is nearby. Use the recommended gas/oil mixture and do not top off. Use a funnel or spout for pouring. Wipe off any spills.
- d. Do not refuel running or hot equipment. Dispense fuel at least 10 feet from sources of ignition.
- e. Do not use equipment in areas of dry vegetation. Keep leaves and dry materials away from a hot muffler.
- f. No smoking or open flame allowed near gasoline-powered equipment.

10. Hydrology and Water Quality

HYDROLOGY AND WATER QUALITY: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) result in a substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Significance Criteria: The Project would significantly impact hydrology and water quality if it violated water quality standards or waste discharge requirements or substantially degraded surface or groundwater quality; substantially decreased groundwater supplies or impeded sustainable groundwater management; altered drainage patterns in a manner that would cause substantial on- or off-site erosion, polluted runoff or excessive runoff that caused flooding; impeded or redirected flood flows; risked a release of pollutants due to inundation if in a flood hazard, tsunami or seiche zone; or conflicted with a water quality plan or sustainable groundwater management plan.

Environmental Setting: Average rainfall in Ukiah is slightly less than 35 inches. Most of the precipitation falls during the winter. Rainfall is often from brief, intense storms, which move in from the northwest. Virtually no rainfall occurs during the summer months.

The Project area includes the Russian River Hydrologic Unit, Upper Russian River Hydrologic Area, Ukiah Hydrologic Subarea. The Russian River is on the State Water Resources Control Board's (SWRCB) 303(d) list of impaired water bodies for water temperature and sedimentation/siltation. Sediment impairments in tributaries led to listing the entire Russian River Watershed for sediment. Surface water supplies for the Ukiah Valley include the Eel River, from which water is diverted into the Russian River watershed through the Potter Valley Project, Lake Mendocino, and the Russian River. Groundwater is drawn from the Ukiah Valley groundwater basin. The Ukiah Valley groundwater basin

is the northernmost basin in the Russian River water system and underlies an area of approximately 60 square miles. Water enters the groundwater system via percolation of surface waters and through the soil. The creeks and streams in the Ukiah Valley provide drainage channels for groundwater recharge, as well as domestic and agricultural water supply. A groundwater Management Plan has not been prepared for the City, nor County of Mendocino, but according to the 2015 Urban Water Management Plan for the City, based on historical data and use, there is adequate groundwater to serve the City's existing and future demand.

Two unnamed creek drainages flow through two of the parcels at the bottom of steep canyons. The terrain is very rugged and steep; very few areas of flat terrain are present. Two perennial streams flow about 2,000-feet to the north and south—Gibson Creek and Doolan Creek, respectively. The closest watercourse is a Class II watercourse located on APN 001-040-83 (existing Parcel 1 and proposed Parcel 8) of the study area. The Project site is not located within a tsunami hazard zone, nor is it located within a flood zone.

Discussion: (a-b & e) Less than significant impact. As previously described, no watercourses are located within the proposed Development Parcels, nor within the vicinity of infrastructure improvements. Future development would adhere to all applicable waste discharge requirements. Therefore, the Project would not violate any water quality standards. Existing City water services will be extended to the site(s) and a 150,000-gallon water tank will be installed. According to the water tank planning study memorandum, prepared by GHD (December 10, 2020), the existing wells produce approximately 50,000 gallons per day and are located adjacent to the proposed tank. As a result, the City proposes to supply the tanks with water from the wells rather than constructing new booster pump stations to pump water up to the tanks from the City's existing wells. Therefore, the Project would not substantially deplete groundwater resources and impacts would be **less than significant**.

(ci-iii) Less than significant impact with mitigation incorporated. The project, including improvement of the access road and future residential construction, would result in impervious surfaces that could result in an impact to water quality. However, as noted in Mitigation Measures GEO-1 and HAZ-1, prior to any ground disturbance, erosion and sediment control plans shall be submitted to the Public Works and Community Development Departments for review and approval and shall include BMPs to address soil erosion and stormwater runoff. Additionally, construction projects that would disturb more than one acre of land, would be subject to the requirements of General Construction Activity Stormwater Permit (Construction General Permit Order 2009-0009-DWQ, also known as the CGP), which requires operators of such construction sites to implement stormwater controls and develop a Stormwater Pollution Prevention Plan (SWPPP) identifying specific BMPs to be implemented to reduce the amount of sediment and other pollutants associated with construction sites from being discharged in stormwater runoff. The proposed Development Agreement does not include specific development designs or proposals, nor does it grant any entitlements for development. Future housing projects will be subject to the City's development standards, building and safety codes, including review of stormwater management practices, where applicable. Impacts associated with erosion and stormwater runoff would be **less than significant with mitigation incorporated**.

(d) No impact. As described above, the Project is not located within a tsunami hazard zone, nor a flood zone, as identified by the Federal Emergency Management Agency. **No impact** would occur.

Mitigation Measures:

Implementation of **GEO-1 and HAZ-1**.

11. Land Use and Planning

LAND USE AND PLANNING. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Significance Criteria: The Project would significantly impact land use if it physically divided an established community or conflicted with a land use plan, policy or regulation intended to avoid or mitigate an environmental impact, such as the general plan or zoning code.

Environmental Setting: The City of Ukiah includes approximately 4.72 square miles. It serves as the County Seat of Mendocino County, as well as the county’s commercial hub. Predominant land uses in the City include single family residential, multi-family residential, and commercial uses ranging from local commercial to service commercial, as well manufacturing, industrial and public facilities. The City’s first General Plan was originally adopted in 1974, updated in 1995, and was last amended in 2019, with adoption of the 2019-2027 Housing Element. The General Plan serves as a blueprint for future development and growth of the community. The City is currently in the process of completing a General Plan Update (the “2040 General Plan”) that will map out the vision for community development through 2040; until the new General Plan is adopted, the 1995 General Plan (as amended in 2019) is considered the applicable plan. Zoning and land use are governed by the City’s Zoning Ordinance, as outlined in Division 9, Chapter 2 of the Ukiah City Code. The purpose of the Ukiah Zoning Code is to promote the growth of the City in an orderly manner and to promote and protect the public health, safety, peace, comfort and general welfare. Housing development of varying intensity is allowed in all zoning districts of the Ukiah Zoning Code with the exception of the Manufacturing and Industrial Zoning Districts.

Further west (including the Project site) is undeveloped open space, and steep, densely vegetated areas interspersed with rural residential lots within County jurisdiction. The City of Ukiah is governed by the City’s General Plan (adopted in 1995, last revised in 2019) and Ukiah City Code (UCC). The larger Ukiah Valley is governed by the Ukiah Valley Area Plan (UVAP; 2011), which is a comprehensive and long range inter-jurisdictional planning document that represents the vision and foresight of the people who live and work in the Ukiah Valley. This Plan is an element of the Mendocino County General Plan governing land use and development on the unincorporated lands in the Ukiah Valley.

The Project site(s) currently carry a Remote Residential (RMR) land use designation in the County’s General Plan and an Upland Residential (UR) zoning designation, both with a 40-acre minimum. The current Ukiah Valley Area Plan land use designation is Remote Residential, 40 Acre Minimum (“RMR40”) and the existing zoning is Upland Residential, 40-acre minimum (“UR:40”). The County’s current RMR classification is intended to be applied to lands having constraints for commercial agriculture, timber production or grazing, which are well suited for small scale farming and low density agricultural/residential uses by the absence of such limitations as inadequate access, unacceptable hazard exposure or incompatibility with adjoining resource land uses. The RMR land use designation allows a density of one dwelling unit per 40 acres. The UR zoning district is intended to create and

enhance farming and low-density agricultural/residential uses. Typically, the UR zoning district would be applied to nonprime production lands which have constraints to commercial agriculture, timber production or grazing but which are absent of such limitations as inadequate access, unacceptable hazard exposure or incompatibility with adjoining resource lands. The UR zoning district allows for one dwelling unit per 40 acres. In addition, an ADU is permitted on each parcel. Both the existing RMR-40 land use designation and UR-40 zoning designation allow for one dwelling unit per 40 acres.

Discussion: (a) Less than significant impact. Physical division of an existing community would typically be associated with construction of a new highway, railroad, park or other linear feature. The Project area is undeveloped with the exception of an existing access road, firebreaks and previous land improvements for potential future housing development. While the Project would improve the existing access road and allow for potential future low-density residential development, it does not propose new linear features that would result in the division of an established community. Impacts would be **less than significant**.

(b) Less than significant. The Project includes acquisition and annexation of approximately 693 acres into the City's jurisdiction. In addition, the Noguera Properties (APNs 003-190-09 & 003-110-90), totaling approximately 14 acres, will be included in the annexation proposal for access only. The Annexation parcels within the City's current SOI (Parcels 1-7, and a portion of Parcels 8 & 10 resulting from the LLA) would be rezoned into the City of Ukiah prior to annexation, in accordance with UCC Section 9267, Government Code Section 65859 and LAFCo policies. Under the provisions of the Government Code, the zoning district adopted by the City does not become effective unless and until the land is annexed into the City. Once the parcels are annexed into the City, the site(s) would not be developed until an applicant submits a project site plan for development on the Development Parcels. Until the property is annexed, it is subject to existing zoning under Mendocino County's Zoning Ordinance.

The City proposes to annex approximately 640 acres total, collectively referred to as the "Conservation Parcels", for open space and conservation. Although the City does not currently have a standalone Open Space zoning designation, the City's existing Public Facilities (PF) zoning designation encompasses lands within the City that contain open space and parks, as well as other public facilities. Accordingly, the portion of the proposed parcels within the current SOI (a portion of Parcels 8 & 10, totaling approximately 343 acres) intended for open space are referred to as the "Inside Conservation Parcels" and are proposed to be rezoned PF (with a "Public" General Plan land use designation) which specifically identifies public or quasi-public uses, including, but not limited to natural resource conservation areas and parks and recreation. The Land Use Element of the 1995 City of Ukiah General Plan states that the Public (P) land use designation is intended for public facilities as well as open space and conservation areas and may be applied to lands within the City, the SOI, rural communities (identified as Calpella, Talmage and the Forks), master plan areas, and areas within the General Plan's Unincorporated Planning Area (currently the same boundary as the UVAP and the City's adopted SOI). Because the parcels intended for open space (within the City's current SOI) as a part of the Proposed Project are within the 95' General Plan's Unincorporated Planning Area, the proposed annexation and rezoning of the parcels to PF (with a P General Plan land use designation) are consistent with the intent and land uses identified within the 95' General Plan. In addition, the City can utilize its parks ordinance (Division 1, Chapter 12 of the Ukiah City Code) to provide rules governing City and public use of PF zoned property.

For the portion of the Conservation Parcels located outside of the SOI ("Outside Conservation Parcels," consisting of approximately 296 acres), the City will ensure that they remain preserved as

open space through City Council resolution or other means, rather than rezoning them PF. Proposed Parcels 8 and 10 would effectively be “split zoned”; the portion within the SOI would be rezoned PF, while the remaining portion outside of the SOI would not be rezoned. See **Figure 3**. Under Government Code Section 56742, city-owned parcels are not required to be located within the City's SOI. Parcels can be located anywhere in the County, as long as they are less than 300 acres, owned by the City, and used for municipal purposes at the time of the annexation application.

The proposed Development Parcels (totaling approximately 54 acres) would be rezoned to Single-Family Residential-Hillside Overlay District (R1-H) with a General Plan Designation of Low Density Residential (LDR), consistent with adjacent City zoning and development patterns in the Western Hills. These parcels are located within the 95' General Plan's Unincorporated Planning Area, as well as the current UVAP/SOI boundary, and are consistent with the density and intent of the LDR land use designation and R1-H zoning. Although the Noguera Properties will be rezoned R1-H for consistency with surrounding zoning and land uses, they are not included in the Development Agreement and no development is proposed; the parcels will continue to be used for access only. For these reasons, these parcels are not included as Development Parcels and have not been included in the development assumptions.

The –H Overlay District is intended to encourage planning, design, and development while preserving natural physical features and minimizing potential safety, water runoff and soil erosion concerns associated with the natural terrain. The City of Ukiah's General Plan land use designation of Low Density Residential (LDR) allows for a density of six dwelling units per acre. Under these regulations, the 54 acres for residential development could conceivably be developed with up to 330 units. However, the proposed Development Agreement would restrict development to one single family dwelling per parcel and one ADU (except for in cases where the slope exceeds 50 percent, per the City's Hillside Overlay Ordinance), for a total of up to 14 units. R1-H zoning requires a minimum lot size of 10,000 sf (0.23 acre) for parcels with a slope up to 20%; minimum lot size increases as the slope of the parcel increases, as outlined in UCC Section 9139, *Hillside Development Standards*. Consistent with these standards, the Lot Line Adjustment(s) propose 5-10 acre parcels for the parcels that would be rezoned R1-H. All future residential development would be subject to discretionary review under the City's Hillside Overlay District.

Rezoning of the parcels will require a Zoning Map and General Plan Map Amendment upon approval of the annexation application. Although the City's General Plan and County's UVAP do not contain specific policies related to rezoning, they do contain goals and policies that strive for orderly, clustered development, supporting the City and County's RHNA, and conservation of open space. The City's 2019-2027 Housing Element includes Goal H-5 and Policy 5-1 which seek to support future housing needs through annexation efforts that lead to orderly expansion of growth. Similarly, the County's 2019-2027 Housing Element includes Policy 1.3 and Actions 1.3a through 1.3d that strive to work cooperatively with cities within the County on regional housing, support annexation applications to the Mendocino LAFCo from incorporated cities for annexations of contiguous lands etc. Consistent with these goals and policies, the Proposed Project will allow the City to adequately preserve and protect the collective Conservation Parcels (640 acres total), while allowing orderly and clustered low-density residential development within the Development Parcels (54 acres), consistent with land use patterns within the Western Hills. Additionally, the 14 units that could be developed under the Development Agreement would fulfill a portion of the above moderate income units of housing required by the City's Regional Housing Needs Allocation (RHNA) for the 2019-2027 Housing Element Planning Cycle (see Section 14, Population and Housing, of this Initial Study for more information).

For the reasons mentioned above, the Project would be consistent with the City’s General Plan and zoning code, the County’s UVAP and Housing Element, as well as the Government Code and LAFCo policies related to annexation.

12. Mineral Resources

MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Significance Criteria: Impacts to mineral resources would be considered significant if the proposed Project were to result in the loss of a known mineral resource that has value to the region and state or is otherwise locally important as designated on a local land use plan.

Environmental Setting: The most predominant of the minerals found in Mendocino County are aggregate resource minerals, primarily sand and gravel, found along many rivers and streams. The Ford Gravel Bars are located in Ukiah, along the Russian River.

Discussion: (a-b) No impact. There are no identified mineral resources within the Project area. No impact would occur.

13. Noise

NOISE. Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Significance Criteria: The Project would have a significant impact if it temporarily or permanently exceeded local noise standards in the vicinity of the Project, generated excessive ground borne noise or vibration; or would expose people residing or working in the area to excessive noise levels from public airports or private airstrips.

Environmental Setting: The Ukiah City Code contains a Noise Ordinance (Division 7, Chapter 1, Article 6) that establishes ambient base noise level standards that apply to specific zoning districts within the City of Ukiah. "Ambient noise" is the all-encompassing noise associated with a given environment, being usually a composite of sounds from many sources near and far. For the purpose of the Noise Ordinance, ambient noise level is the level obtained when the noise level is averaged over a period of fifteen (15) minutes without inclusion of noise from isolated identifiable sources, at the location and time of day near that at which a comparison is to be made. Land uses exceeding these standards for long periods of time are considered to be significant.

In addition, UCC §6054, *Construction of Buildings and Projects*, states that it shall be unlawful for any person within a residential zone, or within a radius of five hundred feet (500') therefrom, to operate equipment or perform any outside construction or repair work on buildings, structures or projects or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist or any other construction type device (between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day) in such a manner that a reasonable person of normal sensitiveness residing in the area is caused discomfort or annoyance unless beforehand a permit therefor has been duly obtained from the Director of Public works.

Table 2. City of Ukiah Ambient Base Noise Levels

Zoning Districts	Time Period	Noise Level Standards (dBA)
R1 and R2	10:00 PM - 7:00 AM	40
	7:00 PM - 10:00 PM	45
	7:00 AM-7:00 PM	50
R3	10:00 PM - 7:00 AM	45
	7:00 AM - 10:00 PM	50
Commercial	10:00 PM - 7:00 AM	60
	7:00 AM - 10:00 PM	65
Industrial & Manufacturing	Any time	70

Source: Ukiah City Code §6048

Discussion: (a) Less than significant impact with mitigation incorporated. Construction activities are generally temporary, resulting in periodic increases in the ambient noise environment. However, these phases of construction have the potential to create the highest levels of noise. Typical noise levels generated by construction equipment are shown in **Table 3** It should be noted that the noise levels identified in the table below are maximum sound levels (Lmax) at 15 ft from the source, which are the highest individual sound occurring at an individual time period. The level of noise varies based on varying durations of construction equipment in use and with distance from the noise source. Typically, noise decreases as distance increases. Construction noise impacts generally occur when construction activities occur in areas immediately adjoining noise-sensitive land uses, during noise-sensitive times of the day, or when construction activity occurs at the same precise location over an

extended period of time (e.g., pile driving in one location for 8-10 hours in a day, or over a duration of several successive days).

Table 3. Maximum Noise Levels Associated with Typical Construction Equipment

Type of Equipment	Lmax at 15 Feet (dBA)
Concrete Saw	100
Crane	91
Concrete Mixer Truck	89
Backhoe	88
Dozer	92
Excavator	91
Forklift	88
Paver	87
Roller	90
Tractor	94
Water Truck	90
Grader	95
General Industrial Equipment	95

Source: Federal Highway Administration. 2006. Roadway Construction Noise Model (FHWA-HEP-

Certain land uses are particularly sensitive to noise, including schools, hospitals, rest homes, long-term medical and mental care facilities, and parks and recreation areas. Residential areas are also considered noise sensitive, especially during the nighttime hours. The nearest existing sensitive receptors are residential uses adjoining the Project site to the east and south along Redwood Avenue; the closest residence being more than 700 ft away from the potential house site on proposed Parcel 1. However, construction related noise would be considered temporary. In addition, to reduce potential noise impacts to nearby sensitive receptors, mitigation measure Mitigation Measure NOI-1 would require compliance with the City’s allowed hours of construction (7:00 a.m. to 7:00 p.m.), include Best Management Practices (BMPs) for reducing construction noise, and require construction equipment to be equipped with properly operating and maintained mufflers and other state-required noise attenuation devices. Noise impacts associated with construction would be the Project would be **less than significant with mitigation implemented**.

Operation of the Proposed Project would result in stationary noise sources associated with typical residential land uses (e.g., mechanical equipment, dogs/pets, landscaping activities, cars parking, etc.). These noise sources are typically intermittent and short in duration, and would be comparable to existing sources of noise experienced at surrounding residential uses. As such, impacts from operation of the Project would be less than significant.

(b) Less than significant impact. Project construction can generate varying degrees of ground borne vibration, depending on the construction procedure and the construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate

levels, to slight damage at the highest levels. The Project is anticipated to use typical construction equipment for temporary periods of time that would not be considered excessive. Therefore, impacts would be **less than significant**.

(c) Less than significant impact. The nearest airport to the Project site is the Ukiah Municipal Airport, located approximately 0.79-mile east of the Project site. As discussed in Section 9(e) of this Initial Study, a portion of the Project (all of proposed Parcel 1, and a portion of proposed Parcels 2 and 3) are located within the “D- Other Airport Environs” compatibility zone of the ACLUP, which is described as having negligible risk with the potential for periodic annoyance from overhead flights. However, single-family homes are listed as a normally acceptable use in this airport compatibility zone. The remainder of the Project site is not located within the ACLUP. Based on this information, the Project would not expose people residing or working in the Project area to excessive noise levels associated with aircraft. Impacts would be **less than significant**.

Mitigation Measures:

NOI-1: Prior to building permit or grading permit issuance, the developer shall comply with the following:

- a. Construction contracts shall specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state-required noise attenuation devices.
- b. Construction haul routes shall be designed to avoid or lessen impacts to noise-sensitive uses (e.g., residences, schools, convalescent homes), to the extent feasible.
- c. During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.
- d. Per the City’s Noise Ordinance, construction shall not take place outside of the hours of 7:00 a.m. to 7:00 p.m.

14. Population and Housing

POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Significance Criteria: The proposed Project would result in significant impacts to the local population or housing stock if it directly or indirectly induced substantial unplanned population growth or displaced a substantial number of people or housing such that the construction of replacement housing would be required.

Environmental Setting: The City of Ukiah comprises of approximately 4.72 square miles within Mendocino County. According to the California Department of Finance, the population in the County of Mendocino was 59,985 in 2018 and 16,226 in the City of Ukiah. The City’s annual growth rate

between 1990 and 2018 averaged approximately 0.3%. Between 2000 and 2010, the City added 545 residents, or 3.7%, to its population. Overall, the City of Ukiah's population has increased moderately over the past nearly 30 years, with a more accelerated increase in the last four years. Projections from the California State University Chico Center for Economic Development- Mendocino County Economic/Demographic Profile show this trend continuing.

As described in the City's 2019-2027 Housing Element (2019), under California law, every city and county has a legal obligation to respond to its fair share of the projected future housing needs in the region in which it is located. For Ukiah and other Mendocino County jurisdictions, the regional housing need allocation (RHNA) is determined by the Mendocino Council of Governments (MCOG), based upon an overall regional need number established by the State. The fair share numbers establish goals to guide local planning and development decision making. MCOG identified the City's RHNA as accommodating 239 additional units within the 2019-2027 Planning Cycle. Specifically, the City of Ukiah is responsible for identifying adequate sites, with appropriate zoning, to support 86 very low-income housing units and 72 low-income housing units, for a total of 158 lower income housing units, and 49 moderate-income and 32 above moderate-income housing units, for a total of 81 moderate and above moderate housing units.

Discussion: (a) Less than significant impact. As previously discussed in the Project Description and Land Use Section (11) of this Initial Study, the Proposed Project would annex approximately 707 acres into the City. Once annexed, 54 acres could be developed with up to 14 residential units (seven single family homes and one associated ADU per lot) through the proposed Development Agreement. Although no development is proposed at this time, for this analysis it is assumed that future development would result in construction and development of residential uses on the site.

Under the County's General Plan and Zoning Ordinance, the entirety of the 707 acres has the potential to be developed with up to one dwelling per 40 acres, for a total of 17 primary dwellings. In addition, an ADU may be constructed as of right on each parcel, resulting in the potential for up to 34 total units to be developed. The City of Ukiah's General Plan land use designation of Low Density Residential (LDR) allows for a density of six dwelling units per acre. Under these regulations, the 54 acres for residential development could conceivably be developed with up to 330 units. However, the proposed Development Agreement would restrict development to one single family dwelling per parcel and one ADU (except in cases where the slope exceeds 50 percent, per the City's Hillside Overlay Ordinance), for a total of up to 14 units. The Development Parcels that would be rezoned to R1-H (with a Low Density Residential General Plan land use designation) are located within the 95' General Plan's Unincorporated Planning Area, as well as the current UVAP/SOI boundary, and are consistent with the density and intent of the LDR land use designation and R1H zoning. Additionally, the 14 units that could be developed under the Development Agreement would fulfil a portion of the moderate to above moderate income units required by the City's RHNA for the 2019-2027 Planning Cycle.

As a part of the Project, utilities would be extended to the area. However, because the extension of utilities would be limited to the seven Development Parcels that are currently zoned for rural residential development, the Project, including development of up to 14 units, would not directly induce substantial unplanned development and population growth in the area. The remaining 640 acres that would be preserved as open space would not be developed with residential uses that could result in an increase in population. For the aforementioned reasons, the Proposed Project would not induce substantial unplanned population growth in an area, either directly or indirectly. Impacts would be **less than significant**.

(b) Less than significant impact. The Project site is vacant and does not include any housing that would be displaced as a result of the Project. Impacts would be **less than significant**.

15. Public Services

PUBLIC SERVICES. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Significance Criteria: The Project would result in a significant impact to public services if it resulted in a requirement for increased or expanded public service facilities or staffing, including fire or police protection, schools and parks.

Environmental Setting: Police protection services for the entire City limits is provided by the Ukiah Police Department, while the Mendocino County Sheriff’s Department provides police services for areas outside of the City limits. Fire protection services in the Ukiah Valley are provided by the Ukiah Valley Fire Authority and California Department of Forestry and Fire Protection (CalFire). Educational facilities in the Ukiah Valley area are provided by the Ukiah Unified School District (UUSD), County Office of Education, and the Mendocino-Lake Community College District. There are also several private and charter schools serving residents within the City of Ukiah, as well as the unincorporated portions of Mendocino County. As mentioned below in Section 16, Recreation, of this Initial Study, there are 13 City parks, a municipal golf course, and a skate park managed by the City of Ukiah, as well as other recreational facilities in the area.

Discussion: (a) Less than significant impact. Although no development is proposed at this time, it is assumed that future development would result in construction and development of residential uses (up to 14 units) on the site. New homes would be served by the City’s Police Department and the Ukiah Valley Fire authority. This minimal increase in service area would not be considered significant, as the City collects fire and police impact fees to offset the financial burden that new development can potentially create for the fire department.

Similarly, it is not anticipated that the additional residential units, currently already being served by existing school districts, would result in a significant impact to school services.

Lastly, as discussed in Section 16, Recreation, the increase in residential units would not be considered significant and future development would be required to pay park impact fees, which are used to assist in the development and maintenance of parks and recreation facilities.

Future residential development would be assessed, and impact fees for all aforementioned public services would be collected during the Building Permit process. As such, the Project would have a **less than significant impact** on public services.

16. Recreation

RECREATION.	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Significance Criteria: Impacts to recreation would be significant if the Project resulted in increased use of existing parks or recreational facilities to the extent that substantial deterioration was accelerated or if the Project involved the development or expansion of recreational facilities that would have an adverse effect on the physical environment.

Environmental Setting: The Ukiah Valley offers a wide variety of recreational opportunities. These include more than 13 City parks, a municipal golf course, and a skate park managed by the City of Ukiah; two regional parks managed by the County; Cow Mountain Recreation Area managed by the Bureau of Land Management; and Lake Mendocino managed by the US Army Corps of Engineers. In addition, there are approximately 30 miles of trails located throughout the Ukiah Valley.

Discussion: (a-b) Less than significant impact. The Project does not propose any recreational facilities at this time. However, the City does have aspirations to develop trails and recreational open space areas at some point in the future. Potential development of up to 14 new residential units would increase population, and in turn, increase the use of existing recreation facilities. However, the increase in population would not be considered significant and future development would be required to pay all park impact fees, which are used to assist in the development and maintenance of parks and recreation facilities. As such, impacts would be **less than significant** on park facilities.

17. Transportation

TRANSPORTATION. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b), Criteria for Analyzing Traffic Impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Significance Criteria: Impacts to transportation and traffic would be significant if the Project conflicted with a local plan, ordinance or policy addressing transit, roadway, bicycle and pedestrian facilities; conflicted with CEQA Guidelines Sec. 15064.3(b), which contains criteria for analyzing transportation impacts; substantially increased hazards due to geometric design features; or resulted in inadequate emergency access.

Traditionally, transportation impacts had been evaluated by using Level of Service (LOS) analysis to measure the level of congestion on local roadways. However, on September 27, 2013, Governor Jerry Brown signed Senate Bill (SB) 743 into law, initiating an update to the CEQA Guidelines to change how lead agencies evaluate transportation impacts under CEQA, with the goal to better measure the actual transportation-related environmental impacts of a given project. Starting July 1, 2020, lead agencies are required to analyze the transportation impacts of new projects using vehicle miles traveled (VMT), instead of LOS. VMT measures the amount of additional miles produced by the project. If the project increases car travel onto the roads excessively, the project may cause a significant transportation impact. VMT analysis is intended to promote the state's goals of reducing greenhouse gas emissions and traffic-related air pollution, promoting the development of a multimodal transportation system, and providing clean, efficient access to destinations.

In 2018, the Office of Planning and Research (OPR) published a Technical Advisory on *Evaluating Transportation Impacts in CEQA* (2018) which is intended to provide advice and recommendations for evaluating VMT, which agencies and other entities may use at their discretion. As discussed further below, the Technical Advisory offers that screening thresholds may be used to identify when land use projects, such as small scale residential projects, should be expected to cause a less-than-significant impact without conducting a detailed traffic study.

On behalf of the Mendocino Council of Governments (MCOG), Fehr & Peers, prepared a Senate Bill 743 Vehicle Miles Traveled Regional Baseline Study (Baseline Study; May, 2020) to provide an overview of SB 743, summarize VMT data available for Mendocino County, discuss alternatives for and recommend VMT measurement methods and thresholds for lead agencies in Mendocino County, and recommend transportation demand management (TDM) strategies for reducing VMT on projects in Mendocino County.

The following local plans have historically address transportation within the City of Ukiah: 2017 Ukiah Bicycle and Pedestrian Master Plan, City of Ukiah Safe Routes to School Plan (2014), Mendocino County Rail Trail Plan (2012), Ukiah Downtown Streetscape Improvement Plan (2009), and the City of Ukiah General Plan (Circulation and Transportation Element amended in 2004). MCOG's Regional Transportation Plan (2017) and Section 5, Circulation and Transportation, of the Ukiah Valley Area Plan (2011) addresses transportation within the larger Ukiah Valley. The Baseline Study incorporated applicable goals and policies from each of these documents into the methodology and analysis when formulating its screening tools.

As noted in the Baseline Study, per CEQA Guidelines Section 15064.3, vehicle miles traveled for land use projects exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. In addition, projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.

If existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's vehicle miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc. For many projects, a qualitative analysis of construction traffic may be appropriate.

A lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled, and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revisions to model outputs should be documented and explained in the environmental document prepared for the project.

Environmental Setting: The City of Ukiah generally lies west of U.S. 101 between the U.S. 101/North State Street interchange, and the U.S. 101 / South State Street interchange. Three major interchanges along U.S. 101, Talmage Road, Gobbi Street, and Perkins Street (from south to north), provide access to southern and central Ukiah. The City of Ukiah is developed in a typical grid pattern with streets generally oriented north to south and east to west. Bicycle lanes are located throughout the City and public transit is provided by the Mendocino Transit Authority (MTA).

The Project parcels are currently accessed through existing private dirt and gravel roads that connect to Redwood Avenue, a City owned and maintained road, through an existing access point controlled by a private gate. The Nearest MTA bus stop is located at Washington Avenue and South Dora Street, approximately 0.45-mile southeast of the access point on Redwood Avenue. Portions of Redwood Avenue are improved with sidewalks; Redwood Avenue ultimately connects via Helen Avenue and either Observatory or Washington Streets to Dora Street and the larger western Ukiah area, which contain local bike and pedestrian facilities.

Discussion: (a-b) Less than significant impact. The OPR Technical Advisory on *Evaluating Transportation Impacts Under CEQA* suggests that a home based trip approach is one of the best methods for assessing VMT from residential projects. As noted in the Technical Advisory, many agencies use "screening thresholds" to quickly identify when a project should be expected or assumed to cause a less-than-significant impact without conducting a detailed study. As noted in the Fehr & Peers Baseline Study, the specific VMT estimate relies on the vehicle trip generation rate contained

in the OPR Technical Advisory for small project screening and average vehicle trip lengths for Mendocino County based on the 2012 California Household Travel Survey (CHTS). Converting this value to an equivalent number of residential households would indicate that residential projects up to 22 units in Mendocino County could be screened out of analysis. Because the Project would ultimately allow a max buildout of seven single family residential units and the possibility of associated ADUs, the Project may be screened out of further VMT analysis. Nonetheless, a qualitative analysis of VMT is provided below.

Since the Project site is currently undeveloped, any development with related vehicle use would increase VMT. In this case, there would be an increase in traffic to and from the site during both construction and operation of the Project. It is expected that construction of the Project would result in a temporary increase in traffic to and from the site, as construction workers arrive and leave each work day. In addition, minor increases to traffic on adjacent streets (specifically Redwood Avenue and Helen Avenue) could occur when heavy equipment required for construction is traveling to and from the site. However, once construction is complete, workers would no longer be traveling to the site, and the source of VMT would result from permanent residents. Four households would generate approximately 108 VMT per day in Mendocino County based on the 2012 California Household Travel Survey (CHTS) noted in the VMT Baseline Study. This results in each residence producing 27 VMT per day. Accordingly, it is anticipated that the seven single-family homes would produce a total of 189 VMT per day. If the associated seven ADUs were constructed, this would generate more VMT, but is not anticipated to result in the same number of VMT as the primary residences. Nonetheless, VMT generated from the Project would be similar to that of existing low-density residential development, and would be considered **less than significant**.

The VMT impacts of the residential development would not conflict with the 2017 Regional Transportation Plan (RTP) adopted by the MCOG, Mendocino County's Regional Transportation Planning Agency. Per the 2017 Regional Transportation Plan (RTP), new development is expected to produce rather localized impacts. As cited below in footnote 2, "*Land use policies [in Mendocino County] tend to protect open-spaced lands such as agriculture and forestlands.*"² The Proposed Project would not conflict with identified Major Improvements, Goals, Policies or Objectives identified in the 2017 RTP. Additionally, the Ukiah Valley Area Plan (2011) identifies future conceptual roadway improvements for the plan area. The Proposed Project does not conflict with the UVAP's recommendations and conceptual road improvements, because these recommendations address gaps in the street system expand capacity where future congestion levels are anticipated, and development of parallel north/south facilities.

For the reasons stated above, the Project would not conflict with CEQA Guidelines § 15064.3, nor would it conflict with a regional plan or policy related to traffic. Impacts would be **less than significant**.

(c-d) Less than significant impact. Approximately one-half mile of the existing 18-ft wide gravel private access road, beginning at the access point at the terminus of on Redwood Avenue to the house sites, would be paved to serve the future housing development sites. The road improvements will include developing a cul-de-sac and possibly extending driveways to Development Parcels. The Developer will complete the road improvements in compliance with applicable City requirements but the road will remain under private ownership that will be maintained by a Homeowner's Association (HOA) for future residential development. All road improvements would be developed in accordance with Fire and Building codes related to emergency access and safety. Therefore, proposed access

² <https://www.mendocinocog.org/files/742330750/2017+RTP+As+Adopted%28web+format%29.pdf> (pg. 11)

improvements would not increase traffic hazards, nor would they result in inadequate emergency access. Impacts would be **less than significant**.

18. Tribal Cultural Resources

TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Significance Criteria: An impact to tribal cultural resources would be significant if the Project were to substantially reduce the significance of a tribal cultural resource, a listed or eligible historic resource, or a resource considered significant by a California Native American tribe. Tribal cultural resources include “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe” that are eligible for inclusion in the California Register of Historical Resources (California Register) or included in a local register of historical resources. Lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the Proposed Project.” The consultation process must be completed before a CEQA document can be certified.

Environmental Setting: As discussed in Section 5, Cultural Resources, areas that are most typically culturally sensitive include those adjacent to streams, springs, and mid-slope benches above watercourses because Native Americans and settlers favored easy access to potable water.

Tribes known to be present within the Ukiah area include (but are not limited to) the following:

- Coyote Valley Band of Pomo Indians
- Guidiville Indian Rancheria of Pomo Indians
- Hopland Band of Pomo Indians
- Pinoleville Pomo Nation
- Potter Valley Rancheria
- Redwood Valley Little River Band of Pomo Indians
- Scotts Valley Band of Pomo Indians
- Yokayo Tribe, not federally recognized

Discussion: (a-b) Less than significant impact. As described in Section 5, Cultural Resources, of this Initial Study, no cultural resources were identified within the Project area as a result of the records

search, literature review, or archaeological field survey. In addition, due to its topography, the site is considered to have a “low potential” for cultural, archeological, and historic resources.

Although no tribes have contacted the City of Ukiah to request notification under AB 52, tribal notifications offering the opportunity to request formal consultation were sent to local tribes on December 15, 2020. In addition, a request seeking a list of tribes that should be contacted was sent to the NAHC. Notices were sent to the additional tribes identified by the NAHC on January 14, 2021. On January 28, 2021, a request for formal consultation by the Pinoleville Pomo Nation was received; the City has been working with the tribe and is currently in the process of concluding consultation. The list of tribes contacted are included in **Attachment C**. Correspondence with Pinoleville Pomo Nation has been omitted for confidentiality.

Despite the negative findings and the low potential for resources to occur on-site, there is potential for resources to be inadvertently discovered during ground disturbing activities. Therefore, Mitigation Measures CUL-1 and CUL-2 would be implemented. Impacts to would be **less than significant with mitigation incorporated**.

Mitigation Measures:

Implementation of **CUL-1** and **CUL-2**.

19. Utilities and Service Systems

UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Significance Criteria: Impacts to utility and service systems would be significant if the Project resulted in the construction or expansion of utilities that could cause significant environmental effects; have insufficient water supplies available to the Project during normal to extremely dry years; resulted in inadequate capacity of the wastewater treatment plant; generated solid waste exceeding the capacity

of local infrastructure or impairing the achievement of solid waste reduction goals; or failed to comply with any management and reduction statutes or regulations related to solid waste.

Environmental Setting: The majority of City properties are served by City water, sewer, electricity and trash collection. However, some properties within the Western Hills, including the Proposed Project sites, do not currently have access to City utilities. For property outside of the City limits, services are provided by private service providers and special districts, as summarized below.

Electric. The City of Ukiah's Electric Utility Department provides electric services to properties within the City limits, while Pacific Gas & Electric (PG&E) provides services to properties outside of the City.

Water. There are five major providers of community water services in the Ukiah Valley. The City of Ukiah serves customers within the City, while Rogina Water Company and Millview, Calpella, and Willow County Water Districts serve the unincorporated areas. All suppliers are regulated by the California Department of Health Services, and Rogina Water Company is additionally regulated by the California Public Utilities Commission. The Project parcels are not located within an existing water district's boundary. According to the UVAP, the primary water source for water providers in the Ukiah Valley is the Russian River and diversion of Eel River water with storage in Lake Mendocino. Property owners without access to the City or community systems obtain water from individual wells, springs or direct diversions of Russian River water. As described in the 2015 Urban Water Management Plan, the City has rights to purchase up to 800 acre-feet per year (AFY) from the Flood Control District who holds water rights for storage and use of up to 8,000 AFY stored in Lake Mendocino, directly diverted from the east fork of the Russian River.

Sewer and Wastewater. The Ukiah Valley Sanitation District (UVSD) and the City of Ukiah provide public sewer services to customers within their boundaries under the purview of the State Water Quality Control Board. The City's sewage treatment plant and Waste Water Treatment Plant (WWTP), operational since 1958, serves the City of Ukiah and the Ukiah Valley Sanitation District. It has a current treatment capacity of 2.8 million gallons per day (MGD) of dry weather flow and 20 MGD of peak wet weather flow. Primary treatment removes floating material, oils and greases, sand and silt and organic solids heavy enough to settle in water. Secondary treatment biologically removes most of the suspended and dissolved organic material. Proposed Parcels 1-3 are located within the Ukiah Valley Sanitation District (UVSD) service area, while Parcels 4-7 are not included within a provider's current service area.

Solid Waste. The Ukiah landfill, outside City limits on Vichy Springs Road, stopped receiving municipal solid waste in 2001 and the City is working on capping the landfill. No new waste generated will be processed through the landfill. Solid waste generated in the Ukiah Valley is exported for disposal to the Potrero Hills Landfill in Solano County. The Valley's solid waste disposal system consists of a large volume transfer station, Ukiah Transfer Station, which receives waste for export.

Discussion: (a) Less than significant impact with mitigation incorporated. City sewer, water and electric utilities would be extended to the area which could result in physical impacts to the environment. However, all utilities will be undergrounded and located within or adjacent to existing access roads, on private parcels and previously disturbed areas. The City will own and maintain utility infrastructure through the use of utility easements. In addition to serving the proposed residential developments, the City desires to add new water storage and fire protection facilities in the Western Hills. Therefore, a water tank would be placed within the existing water tank pad site (identified by a blue dot on the Project Map in Figure 1). No other development is proposed at this time. With

incorporation of mitigation measures listed below and described in Biological Resources, Geology and Soils, and Hydrology and Water Quality, impacts related to expansion of utilities would not result in a significant impact to the environment. Impacts would be **less than significant with mitigation measures incorporated**.

(b) Less than significant impact. Existing City water services will be extended to the site(s) and a 150,000-gallon water tank will be installed. According to the water tank planning study memorandum, prepared by GHD (December 10, 2020), the existing wells produce approximately 50,000 gallons per day and are located adjacent to the proposed tank. As a result, the City proposes to supply the tanks with water from the wells rather than constructing new booster pump stations to pump water up to the tanks from the City's existing wells. As noted in the GHD memorandum, the potential development in this area could be served with adequate pressure by a tank at the proposed location. Accordingly, impacts would be **less than significant**.

(c) Less than significant impact. Wastewater from the properties will be treated at the City's Wastewater Treatment Plant (WWTP) through a new effluent line that will be constructed in existing roadways. The WWTP has capacity to serve this development. The Project would use a community septic tank, which would have to be pumped as needed, and sludge would be disposed of at the WWTP. With this design, discharges through the sewer line would have less Biochemical Oxygen Demand (BOD) and Total Dissolved Solids (TDS) than from other residential developments. Impacts would be **less than significant**.

(d-e) Less than significant impact. A significant amount of solid waste is not anticipated to be generated from the Project and all solid waste would be disposed of in accordance with all federal, state, and local statutes and regulations related to solid waste including state and local waste diversion requirements. Solid waste collected from construction and future development will be delivered to the Ukiah Transfer Station, which is owned by the City of Ukiah and operated by Solid Wastes Systems, Inc., and any materials not recycled, will be exported for disposal to the Potrero Hills Landfill in Solano County. Based on information provided on CalRecycle's website, the Potrero Hills Landfill has a maximum permitted throughput of 4,330 tons per day and a remaining capacity of 13.872 million cubic yards, and is estimated to remain in operation until February 2048. As such, the proposed would not negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals. A **less than significant impact** would occur.

All development would be required to comply with all regulations pertaining to wastewater, solid waste, and other service systems.

Mitigation Measures:

Implementation of **BIO-1** through **BIO-5**, and **GEO-1**.

20. Wildfire

WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Significance Criteria: Impacts to wildfire would be significant if the Project were located in or near a State Responsibility Area (SRA) or lands classified as very high fire hazard severity zones and substantially impaired an emergency response plan; exposed Project occupants to wildfire pollutants or uncontrolled spread of wildfire due to site conditions such as slope and prevailing winds; require the installation or maintenance of infrastructure that could exacerbate fire risk; or expose people or structures to significant risks as a result of post-fire runoff, slope instability or drainage changes.

Environmental Setting: None of the lands within the City of Ukiah are located within a California Department of Forestry (CalFire) State Responsibility Area (SRA). However, County lands immediately west of the City (including the majority of the Project site(s)) are located within the SRA and are classified as having a “Very High” fire hazard severity. The Project site is developed with CalFire fuel breaks and has been subject to vegetation management practices in order to reduce fire risk in the Western Hills. A shaded fuel break was constructed (North to South) along the base of the western hills along the entire length of the City to reduce fuel loads and protect the community from wildfire risk in 2003. Maintenance was performed on the 100-ft wide, 2.6-mile fuel break in late 2018 and early 2019, with ongoing annual maintenance performed by the property owner/developer. The fuel break will continue to be maintained by CalFire, at the City’s request.

As discussed in Section 9, Hazards and Hazardous Materials, the County’s EOP plan and MJHMP address emergency operations, natural disasters (including wildfire), as well as mitigation strategies to reduce potential risks. The City of Ukiah adopted its “jurisdictional annex” chapter of the MJHMP on November 18, 2020. Hazards identified for the City of Ukiah include earthquakes, wildfire, dam failure, flood and pandemic. Table 1-13 of the City’s jurisdictional annex lists each hazard and mitigation action for City of Ukiah.

Discussion: (a, b & d) Less than Significant. As described above the Project area is developed with fuel breaks and has been subject to vegetation management practices in order to reduce fuel load within the Western Hills. The Project site is developed with an existing access road that will be improved in accordance with all access regulations. The Project also includes installation of an

approximately 150,000-gallon water tank to add new water storage and fire protection facilities in the Western Hills. Lastly, future residential development would be reviewed by the fire department and be required to adhere to all fire safety standards, including those for emergency access.

There are no components of the Project that would conflict with, or impair the adopted MJHMP, EOP, or other adopted emergency response plan or emergency evaluation plan. For the reasons stated, the Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, and would not impair emergency access. Impacts would be **less than significant**.

(C) Less than significant impact. with mitigation incorporated. As described in Section 9, Hazards and Hazardous Materials, of this Initial Study, installation of infrastructure and construction of the Project may involve the use of gasoline-powered tools and equipment potentially introducing new temporary sources of ignition that could increase fire risk. However, implementation of Mitigation Measure HAZ-2 will reduce impacts to less than significant. **Less than significant with mitigation incorporated.**

Mitigation Measures:

Implementation of **HAZ-2**

21. Mandatory Findings of Significance

MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion: (a) Less than significant impact with mitigation incorporated. Project components including the acquisition, annexation, and rezoning of parcels, in addition to the Lot Line Adjustment, would not directly result in physical impacts to the physical environment. However, infrastructure improvements and the potential construction of up to seven single-family homes and seven associated ADUs, for a total of 14 units within the easternmost 54 acres of the Project area, could occur under the Development Agreement. Although residential development is not proposed at this time and the

Project would not grant any entitlements, this analysis assumes that the development will occur. As described throughout the Initial Study, construction and ground disturbing activities associated with these components could result in direct significant impacts to Air Quality, Biological Resources, Cultural /Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Utilities and Service Systems, and Wildfire. However, mitigation measures identified within the aforementioned sections would reduce impacts to **less than significant with mitigation incorporated**.

(b) Less than significant impact with mitigation incorporated. Cumulative impacts are generally considered in analyses of Air Quality, Biological Resources, Cultural Resources, Noise, and Traffic. As discussed throughout the Initial Study, the Proposed Project would have less than significant impacts on these resources with implementation of mitigation measures described herein. As discussed in Section 14, Population and Housing, as well as Section 11, Land Use and Planning, the potential development of up to 14 units would not induce substantial unplanned population growth in an area, either directly or indirectly. Individual impacts from the Project would not significantly contribute to cumulative impacts in the area as there are no known past projects nor current projects within the vicinity of the site. However, all future housing development would be analyzed on a project level basis for direct, indirect, and cumulative impacts, as necessary. Mitigation measures identified within the Initial Study and Mitigated Negative Declaration related to ground disturbing activities and construction for road and utility improvements, as well as residential development, will be included in the Development Agreement and Lot Line Adjustment as Conditions of Approval to ensure that they are implemented accordingly. Based on the findings and conclusions contained in the Initial Study, cumulative impacts related to the Proposed Project would be **less than significant with mitigation incorporated**.

(c) Less than significant impact with mitigation incorporated. Based on the findings and conclusions contained in the Initial Study, the Proposed Project would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Impacts would be **less than significant with mitigation incorporated**.

VI. REFERENCES

1. Alta Archeological Consulting (Alta). Archeological Survey Report (ASR). City of Ukiah Western Hills Annex Ukiah, Mendocino County, California, APNs 001-040-83, 157-070-01, 157-070-02, 003-190-01, 157-050-09. March, 2021.
2. CalFire State Responsibility Area Viewer
http://www.fire.ca.gov/firepreventionfee/srviewer_launch
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VII. MITIGATION MONITORING AND REPORTING PROGRAM

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
<p>Construction and ground disturbing activities could result in short-term impacts to air quality.</p>	<p>AQ-1: Diesel Engines – Stationary and Portable Equipment and Mobile Vehicles:</p> <ul style="list-style-type: none"> a. Any stationary onsite diesel IC engines 50 horsepower or greater (i.e. large power generators or pumps) or any propane or natural gas engines 250 horsepower or greater may require a permit from the District. b. Portable diesel powered equipment that may be used during the proposed project are required to be registered with the state Portable Equipment Registration Program (PERP) or obtain permits from the District. c. Projects located adjacent to sensitive receptors (schools, child care facilities, health care facilities, senior facilities, businesses, and residences, etc.) during the construction phase of this project have the potential for exposure to diesel particulate. d. Heavy duty truck idling and off-road diesel equipment or other diesel engine idling is limited to less than 5 minutes. 	Developer	Developer	During construction and ground disturbing activities	
	<p>AQ-2: Grading Projects- During Construction-All grading activities must comply with the following fugitive dust mitigation measures in accordance with District Regulation 1, Rule 1-430:</p> <ul style="list-style-type: none"> a. All visibly dry disturbed soil road surfaces shall be watered to minimize fugitive dust emissions. b. All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 mph. c. Earth or other material that has been transported by trucking or earth moving 	Developer	Developer	During construction and ground disturbing activities	

	<p>equipment, erosion by water, or other means onto paved streets shall be promptly removed.</p> <p>d. Asphalt, oil, water, or suitable chemicals shall be applied on materials stockpiles, and other surfaces that can give rise airborne dusts.</p> <p>e. All earthmoving activities shall cease when sustained winds exceed 15 mph.</p> <p>f. The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non-work hours.</p> <p>g. The operator shall keep a daily log of activities to control fugitive dust.</p> <p>h. For projects greater than one acre or one mile of road not located within a Naturally Occurring Asbestos Area, prior to starting any construction the applicant is required to:</p> <ol style="list-style-type: none"> 1. Submit a Large Area Grading permit application to the District. 2. Obtain a final determination from the Air Quality Management District as to the need for an Asbestos Dust Mitigation Plan and/or Geologic Survey to comply with CCR sections 93106 and 93105 relating to Naturally Occurring Asbestos. 3. Obtain written verification from the District stating that the project is in compliance with State and Local regulations relating to Naturally Occurring Asbestos. 4. If the project is located within a Naturally Occurring Asbestos Area, additional mitigations shall be required. 				
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	<p>AQ-3: Property Development-Prior to starting any construction, the applicant is required to:</p> <ol style="list-style-type: none"> Obtain a Property Development Permit from the District for any open outdoor burning. Obtain a Grading Permit, if applicable. Confirm whether the project is in a Naturally Occurring Asbestos Area, and follow additional MCAQMD recommendations, if applicable. Consider alternate means of disposal other than open burning, such as cutting the majority of the larger material up as firewood, and chipping smaller material, if feasible to mitigate impacts from open outdoor burning. Obtain written verification from the MCAQMD stating that the project is in compliance with State and Local regulations. 	Developer	Developer	Prior to construction	
Biological Resources					
Construction and ground disturbing activities could result in impacts to sensitive plant species	<p>BIO-1: Special-Status Plants. Full USFWS protocol-level sensitive plant species surveys for Mendocino tarplant, congested headed hayfield tarplant, bristly leptosiphon, broad-lobed leptosiphon, redwood lily, green monardella, white-flowered rein orchid, Mayacamas popcornflower, beaked tracyina, showy Indian clover, and oval-leaved viburnum within the blooming period (generally March-August) shall be conducted prior to any ground disturbing activities to verify the presence of special status plants, and identify additional mitigation if needed, to ensure that the project will not result in a significant impact.</p>	Qualified Biologist	Developer	Prior to ground disturbing activities	
Construction and ground disturbing activities could	<p>BIO-2: Red-belly newt. A qualified biologist shall survey the area prior to any groundbreaking activities to determine the presence of Red-belly</p>	Qualified Biologist	Developer	Prior to ground disturbing activities	

impact Red-belly newt and their habitat	newt, and identify additional avoidance measures, if needed.				
Construction, vegetation removal, and ground disturbing activities could impact nesting birds and their habitat	BIO-3: Nesting Birds. Pre-construction surveys shall be conducted prior to any vegetation removal or ground disturbing activities occurring between March 1 and August 31 of any year. All active bird nests shall not be removed, relocated, or otherwise disturbed for any purpose until all fledglings have left the nest.	Qualified Biologist	Developer	Prior to vegetation removal or ground disturbing activities between March 1 and August 31	
Construction and ground disturbing activities could impact special-status insects and their habitat	BIO-4: Special-Status Insects. A qualified biologist shall survey the area prior to any groundbreaking activities to determine the presence of special-status insect species and identify additional avoidance measures if needed. If a special-status insect nests are observed, active nests shall not be removed, relocated, or otherwise disturbed until the nest becomes inactive.	Qualified Biologist	Developer	Prior to ground disturbing activities	
Construction and ground disturbing activities could impact special-status mammals and their habitat	BIO-5: Special-Status Mammals. Pre-construction surveys shall be conducted prior to any vegetation removal or ground disturbing activities. If evidence of bat roosts is observed (i.e. bat guano, ammonia odor, grease stained cavities) around trees or structures, pre-construction bat surveys shall be conducted by a qualified biologist for activities that may affect bat roosting habitat and den sites.	Qualified Biologist	Developer	Prior to ground disturbing activities	

Cultural Resources and Tribal Cultural Resources					
Ground disturbing activities have the potential for accidental discovery of unknown, undiscovered cultural resources and tribal cultural resources	CUL-1: Unanticipated Discovery. If previously unidentified cultural, historic, paleontologic or archeologic resources are encountered during project implementation, altering the materials and their stratigraphic context shall be avoided and work shall halt immediately. A qualified professional archaeologist shall be contacted to evaluate the resource and methods necessary to protect it. Project personnel shall not collect, move, or disturb cultural resources. Prehistoric resources include, but are not limited to, chert or obsidian flakes, projectile points, mortars, pestles, and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or abode foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.	Qualified archaeologist	Developer	During ground disturbing activities	
Ground disturbing activities have the potential for accidental discovery of unknown Native American remains	CUL-2: Encountering Native American Remains. If human remains are encountered during ground disturbing activities, all work shall stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist shall be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and further recommendations regarding treatment of the remains will be provided.	Qualified archaeologist	Developer	During ground disturbing activities	

Geology and Soils					
Ground disturbing activities could result in impacts associated with erosion, the loss of topsoil and landslides if not properly designed	Incorporation of Mitigation Measure CUL-1	Qualified archaeologist	Developer	During ground disturbing activities	
	GEO-1: The Project shall comply with the erosion and design standards outlined in Chapter 7 of the Ukiah City Code. Prior to any ground disturbance, erosion and sediment control plans shall be submitted to the Public Works and Community Development Departments for review and approval. Said plans shall protect against soil erosion and runoff through the implementation of appropriate Best Management Practices (BMPs). Typical BMPs include the placement of straw, mulch, seeding, straw wattles, silt fencing, etc. No silt, sediment or other materials shall be allowed to flow from the project area.	Developer	Developer	Prior to any ground disturbance and throughout construction activities; ongoing as needed to control erosion	
Hazards and Hazardous Materials					
Project construction could result in a hazard to the public or the environment if the incidental use of petroleum hydrocarbons (fuel, oil) in tools used during construction were to lead to	HAZ-1: The developer shall establish and implement construction site management practices that will prevent toxic materials and other debris from entering the City's storm drainage and waterway systems, including: a) There shall be no storage of hazardous materials at the Project Site; b) The developer shall provide adequate materials management, including covering, securing, and segregating potentially toxic materials (grease, oils, fuel, solvents, etc.); and	Developer	Developer	During construction	

accidental leaks or spills in or around the work area	c) The developer shall maintain supplies on-hand to contain spills of oil and any other hazardous materials used on-site.				
Construction of the Project may involve the use of gasoline-powered tools and equipment potentially introducing new temporary sources of ignition that could increase fire risk.	<p>HAZ-2: Should portable gasoline-powered equipment be used on site, the following firesafe precautions shall be taken:</p> <ul style="list-style-type: none"> a) Spark arresters are required on all portable gasoline-powered equipment. b) Equipment shall be maintained in good working condition, with exhaust systems and spark arresters in proper working order and free of carbon buildup. c) Fuel the equipment in a safe place where spills can be contained and a fire extinguisher is nearby. Use the recommended gas/oil mixture and do not top off. Use a funnel or spout for pouring. Wipe off any spills. d) Do not refuel running or hot equipment. Dispense fuel at least 10 feet from sources of ignition. e) Do not use equipment in areas of dry vegetation. Keep leaves and dry materials away from a hot muffler. f) No smoking or open flame allowed near gasoline-powered equipment. 	Developer	Developer	During construction	

Hydrology and Water Quality					
Ground disturbing activities and construction of the project would result in impervious surfaces that could impact water quality	Implementation of Mitigation Measures GEO-1 and HAZ-1	Developer	Developer	Prior to and during construction ; ongoing as needed to control erosion	
Noise					
Ground disturbing activities and construction of the project would result in temporary noise impacts	<p>NOI-1: Prior to building permit or grading permit issuance, the developer shall comply with the following:</p> <ul style="list-style-type: none"> a. Construction contracts shall specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state-required noise attenuation devices. b. Construction haul routes shall be designed to avoid or lessen impacts to noise-sensitive uses (e.g., residences, schools, convalescent homes), to the extent feasible. c. During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. d. Per the City's Noise Ordinance, construction shall not take place outside of the hours of 7:00 a.m. to 7:00 p.m. 	Developer	Developer	Prior to issuance of building or grading permits, and during construction	

Utilities and Service Systems					
City sewer, water and electric utilities would be extended to the area which could result in physical impacts to the environment	Implementation of BIO-1 through BIO-5 , and GEO-1 .	See BIO-1 through BIO-5 and GEO-1	See BIO-1 through BIO-5 and GEO-1	See BIO-1 through BIO-5 and GEO-1	
Wildfire					
Construction of the Project may involve the use of gasoline-powered equipment and machinery, potentially introducing new sources of ignition that could increase fire risk	Implementation of Mitigation Measure HAZ-2	Developer	Developer	During construction	

POSCC Report on Research for General Plan, revised 1-2020, OC-2.1(a)

Jeanne Wetzel Chinn, March 5, 2020

At the January 9, 2020, POSCC meeting I agreed to take on the task of research related to Ukiah's General Plan Open Space and Conservation Element revised in January 2020, OC-2.1(a): "During the short-term planning period, the City shall facilitate acquisition of open space by the Land Conservation Trust."

Another Commissioner agreed to gather an inventory of existing natural resources (DOC-OC-5.1(b) and (c)). In addition, another Commissioner agreed to research (OC-9.1(a)), talking with groups related to establishing a citizen's task force.

I provided the results of my research at the February 6, 2020, POSCC meeting. I was asked to provide a Report of my research at the March 3, 2020 POSCC meeting. and have since had further conversations that are included herein. Following is my report.

The Inland Mendocino County Land Trust website has a contact representative, Darcy Vaughn. I called Darcy and we arranged a tele-conference with Alan Nicholson, President of the Inland Mendocino County Land Trust (IMCLT) on January 17, 2020. I also spoke with Alan on January 22, and on March 2. Alan informed me that Ukiah's General Plan Space and Conservation Element (OC-2.1(a)) is a generic term, there's no one group in particular expected to work with the City to facilitate acquisition of open space. Note, the General Plan specifically names, "Land Conservation Trust."

Alan stated the IMCLT has long had their eye on riparian corridors to have them conserved but there is no money available at this time. Typically, current state funding is more available for open space and agricultural lands to be preserved that are at risk for conversion of development. There is a rationale for providing a Conservation Easement (CE) along a riparian area for "views," and another category of CE's are for agricultural land preservation. Crucial habitat that is threatened with conversion or has listed species may be a rationale for CEs. The only grants available now are at the state level from the USDA for carbon sequestration. These grants are available to pursue; however, there is no staff power available. Preserving Open Space is time consuming to get money for conservation and the IMCLT usually relies on donations from landholders as opposed to state funding. The biggest funding in Sacramento is to preserve agriculture and forest lands. It's political, the City and County need affordable housing for all income levels, while the General Plan emphasizes agriculture and open space conservation. The Sustainable Ag Lands Committee funded by the County Resource Conservation District office (RCD) recently received a grant from the State Department of Conservation for \$208,000 for education and outreach of conservation for ag and open space lands. Through these educational efforts, cash donations will be more readily available, which may result in acquisition of open space and other at-risk lands.

Regarding Ukiah's General Plan, the Space and Conservation Element (OC-5.1(c)) states, "The City shall strive to start an inventory of at least one resource identified on its list or in its

program every two fiscal years.” Alan suggested I ask Michelle if that is happening. Michelle did not respond to my inquiry, and in late February, Craig Slater contacted me to inform me that Michelle is out on maternity leave and he will attend the March POSCC meeting. Hopefully, this question can be answered at the upcoming meeting.

Alan had suggested POSCC contact Craig Slater, Planning Director and Community Development Director for a list of undeveloped and underutilized lands. He has a good handle on this list. Pocket parks within the City of Ukiah are all listed under the Ukiah Parks & Recreation Department website. They are handled within the domain of City Parks, Recreation and the Gulf Commission rather than POSCC, whose jurisdiction lies within providing protection for paths, open space, and creeks.

I asked Alan about any undeveloped City lands that may be available currently for protection as open space, paths, and/or creeks/riparian areas. Alan mentioned the Wagenseller Neighborhood Association, which has long been an underserved area and the members have long complained of no place for kids to play (between Perkins & Brush/State & Orchard). Alan provided me with the name of Ann Kelly, a community advocate who lives in the Wagenseller area and is invested in having open space for families. He also mentioned Susan Sher. Susan and Ann Kelly are the primary community advocates for the Wagenseller neighborhood.

Alan said that if a landowner wants to donate land and there is extreme conservation value, perhaps they can get funding for the land trust, otherwise only land threatened by development has monies available. Land with a CE on it remains with the landowner and they maintain and manage the land. There are three land trusts in the area, Mendocino Land Trust, which is primarily coastal but also has inland CEs; Anderson Valley Land Trust is focused there; and, IMCLT. Land Trusts make sure the land is conserved in perpetuity. I inquired if CEs in Mendocino County are visible on the front page of Grant Deeds as keeping them visible makes them less likely to be unintentionally developed. Alan is working with the local county assessor’s office to make CEs visible on the Grant Deed and/or in a separate designated area in their database.

Alan mentioned there is land along Orr Creek where The Rural Communities Housing Development Corporation (RCHDC) will build 80 units and there is a 100-foot buffer to the creek that could be an open space area. Adjacent to the RCHDC land with the 80 units, is a 1,000-foot buffer that is 100-feet wide along Brush Street on the north side of Orr Creek from Low Gap Park to the Russian River; it is approximately 1-mile long. RCHDC owns that land also but can’t use it due to the set-back so they are donating it to the City. Andrea Davis, a community activist, has done a fantastic study for a path that will be called the Orr Creek Greenway from Low Gap Park to the Russian River. It has been put on the books as an objective for the City to acquire as a deeded gift.

Alan stated that Orr Creek landowners along the creek do not want people along the creek for liability issues, and it is currently used extensively by homeless people. I also spoke with

Supervisor John McCowan about homeless issues in the creeks and riparian corridors, which he agreed is a serious issue and threat to city and county residents, the environment, and wildlife.

There is land in the western hills portion of the City near Gibson Creek where a donation of land into a CE near the fish hatchery may occur. Alan suggested I talk with Tami or Sage about this property.

Alan said IMCLT has explored areas along the Russian River, including Riverside Park at the end of Gobbi Street. The idea is to keep the land in current condition or restore the conservation value. It's basically a park at this time, not open space. He suggested I talk with Tami Bartolomei, Ukiah's Community Services Director and Director of Parks & Rec, about her experiences with underutilized lands and pocket parks, and for further information.

I spoke with Tami Bartolomei on January 24, and again on March 3, 2020. She has tried several times to acquire land for parks, the latest being along the rail trail, which has been renamed the Great Redwood Trail (GRT); however, she has yet to find funding. Senator McGuire and Assembly Member James Woods both want to turn railroad tracks no longer in use into useable trails. The RCHDC is seeking a way to have a pathway and riparian setback connecting Orr Creek Greenway to the GRT. Also on the GRT, from Clara to Brush streets, the Ukiah Valley Trail Group (UVTG) is putting in 2 pocket parks with benches and a garden; there won't be play equipment as it takes more acreage per state standards.

Regarding Wagenseller, the City is working on a Brush Street annexation and are looking at various places to put a pocket park but have not found available acreage to put one in, and there isn't money to purchase the land. Awhile ago, the Planning Department did a Wagenseller assessment to find options of where to put a park. One possible location is on the GRT, another is on Brush Street, and yet another on Orchard Street. Funding options have not occurred, and staff is also looking for other locations.

The RCHDC owns land on Brush Street along the North side of Orr Creek where 80 mixed-housing units will be built with a 100-foot buffer to Orr Creek that will remain an open space pathway. The City is acquiring it as well as an adjoining 1,000 feet from Orr Street to Orchard Street with the 100-foot buffer to Orr Creek as a deeded parcel from the RCHDC. This land along Orr Creek known as the Orr Creek Greenway, extends from Low Gap Park to the Russian River, for approximately one mile.

This RCHDC property with 80 units includes two apartment buildings with a 25-acre open space parcel on the east side of the buildings and RCHDC has no immediate plans for development of this parcel. RCHDC could leave this 2.5-acre parcel as an open green space for kids with access from the Wagenseller neighborhood and the Orr Creek Greenway path to the GRT. Another possibility is that the RCHDC could donate or sell the parcel to the City so it remains an open space or make it into a pocket park with play equipment.

Neal Davis is the director of both the UVTG and Walk and Bike Mendocino. Neal is very involved in funding for plans and acquiring lands for the Orr Creek Greenway for open space, paths, and possibly a pocket park. He has plans for the Orr Creek Greenway to go through city and county lands around the entire valley. The Orr Creek Greenway will be developed one portion at a time.

A potential portion of the Orr Creek Greenway is along purple pipes extending from between Low Gap Park and Orr Creek to the Russian River where the UVTG has a vision for a trail; however, there are jurisdictional issues as it goes behind the sheriff's office, the jail, and along the golf course, and has ADA accessibility issues. Alan Nicholson suggested these issues can be resolved through dedicated financial solutions.

These purple pipes will carry recycled water from the Water Treatment Plant near Brush Street, running alongside Orr Creek to Low Gap Park from East to West. This recycled water will be used to water Todd Grove Park, the Golf Course, Anton Stadium, Giorno Park, Vine Park, the cemetery, and the high school. Orr Creek comes out on the north end next to the Water Treatment Plant and wells where the Ukiah Sports Complex (ball fields) exist. Neal is spearheading this path as a portion of what will be the the Orr Creek Greenway.

Tami mentioned the Russian River area from Talmage to Perkins, where Riverside Park is the central core access to the river. The ultimate goal is to have Riverside Park be native habitat open space with fish restoration sites.

Tami and I also briefly discussed the homeless issue, which is not unique to Ukiah. It is best not to put fencing in to protect riparian corridors as the homeless go under them and it may give them more privacy, which would also prevent them from being noticed if they need outside medical attention. Fencing would also be a hinderance for wildlife seeking protection and sustenance. We discussed the possibility of acquiring land along the highway for a homeless encampment where they could have porta-potties, water, be attended by social workers, be visible and live outside of the riparian waterways. However, land along the highway has high commercial value and there is no funding available. North Coast Opportunities, Redwood Children Services or another agency, or several agencies, would be best suited to work with the City and County to find land option solutions for homeless people.

On March 2, 2020, I spoke with Susan Sher, a representative of the Wagenseller Neighborhood Association. She and Ann Kelly have been working diligently since 2009 to have the Orr Street (foot) Bridge made safe for passage. The bridge, in hazardous and blighted condition, is located at Orr Street on the southside leading across Orr Creek. The bridge ends on the north side of the creek at the Brush Street Triangle where the RCHCD is about to break ground on the 80-unit mixed housing development with the 100-foot Orr Creek buffer. Some discussion has taken place regarding RCHDC deeding a portion of that parcel for a long-desired open space or park in the neighborhood. The City of Ukiah initially allocated funding in the amount of \$125,000 in 2010 for the bridge refurbishment and required engineering plans, and in 2015, additional funding was allocated for a total of \$254,438 to make the bridge safe for passage. The

engineering plans have yet to be provided to the City Council. In the meantime, residential neighbors on Orr Street fear for their safety due to illicit activities, homeless encampments, and trash dumping attracted by the current blighted condition of the bridge. These activities also endanger the riparian corridor adjacent to the bridge.

On March 3, 2020, I spoke with Maya Simerson regarding Gibson Creek in the western hills. Gibson Creek has a small chunk of land at the fish hatchery that's not open to the public. An approximately 40-acre parcel will be left as open space about 200 yards up the Gibson Creek Watershed from Standley Street. There is an island in the middle of this parcel that is privately owned. City staff members or designees have provided docent tours, but no pathway is open to the public because of the private property and road. Neal Davis looked at putting in a possible trail but it's very steep and not conducive to walking trails. There is no CE designation for the 40-acre parcel; however, by resolution the City Council designated the land as open space not to be developed. The City has been pursuing grant funding to preserve open space in other areas of the western hills. In the last grant application for open space funding, the City did include funding for CEs to be established, and they will be included in any further acquisitions, pending funding, that the City will make in the western hills.

On March 4, 2020, I spoke with Neal Davis. Regarding the Orr Creek Greenway, the Ford Street Project owns one property in between the 80-unit RCHDC property and the City operated railroad corridor. At this time the railroad corridor is a City park from the north to south end of town. It is a significant open space and corridor and Neal would like to see major portions of the corridor restored to natural states. The Ukiah Bike and Pedestrian Master Plan identifies five primary projects, and the Orr Creek Greenway is one of those projects.