COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
752 SOUTH FRANKLIN STREET · FT. BRAGG · CALIFORNIA · 95437

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

August 13, 2025

Planning – Fort Bragg
Environmental Health -Fort Bragg
Building Inspection -Fort Bragg
Assessor
Cannabis Department
Mendocino County Farm Bureau
Sonoma State University
Caltrans
Department of Forestry/ CalFire
-Land Use
-Resource Management
CA Department of Fish and Wildlife
US Department OF Fish and Wildlife
California Coastal Commission
Regional Water Quality Control Board
Cloverdale Rancheria
Cahto Tribe
Potter Valley Tribe
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Round Valley Tribe
Redwood Coast Fire District
Arena Union Elementary School District

CASE#: CDP_2024-0036
DATE FILED: 9/4/2024
OWNER/APPLICANT: Christopher L Mckay TTEE
REQUEST: Request for an after-the-fact Coastal Development Permit to legalize a 48-foot by 58-foot (2,784 square feet) barn structure utilized for tractor storage.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 3.1± miles southeast of Point Arena town center at the corner of State Route 1 and Bill Owens Rd (Private) located at 48000 Bill Owens Rd. Point Arena, CA 95468 (APN 027-433-03).
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: Jamie Henry
RESPONSE DUE DATE: August 27, 2025

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

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

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

☐ No comment at this time.

☐ Recommend conditional approval (attached).

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

☐ Recommend denial (Attach reasons for recommending denial).

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

☐ Other comments (attach as necessary).

REVIEWED BY:

Signature _____ Department _____ Date _____

CASE: CDP_2024-0036

OWNER/APPLICANT: Christopher McKay

REQUEST: Request for an after-the-fact Coastal Development Permit to legalize a 48-foot by 58-foot (2,784 square feet) barn structure utilized for tractor storage.

LOCATION: 3.1± miles southeast of Point Arena town center at the corner of State Route 1 and Bill Owens Rd (Private) located at 48000 Bill Owens Rd. Point Arena, CA 95468 (APN 027-433-03).

APN/S: 027-433-03

PARCEL SIZE: 11.63±

GENERAL PLAN: Range Land (RL 160)
ZONING: **Range Land (RL 160)**

EXISTING USES: Residential

DISTRICT: 5

RELATED CASES: IC_2024-0157, BV_2024-0104

REFERRAL AGENCIES

LOCAL
- ☒ Assessor's Office
- ☒ Building Division
- ☒ Environmental Health (EH)
- ☒ Redwood Coast Fire Protection District
- ☒ Arena Union Elementary School District
- ☒ Planning Division Fort Bragg
- ☒ Sonoma State University
- ☒ Mendocino County Farm Bureau
- ☒ Mendocino Cannabis Department

STATE
- ☒ CALFIRE (Land Use)
- ☒ CALFIRE (Resource Management)
- ☒ California Coastal Commission
- ☒ California Dept. of Fish & Wildlife
- ☒ CALTRANS
- ☒ Regional Water Quality Control Board

FEDERAL
- ☒ US Department of Fish & Wildlife

TRIBAL
- ☒ Cloverdale Rancheria
- ☒ Cahto tribe
- ☒ Potter Valley Tribe
- ☒ Redwood Valley Rancheria
- ☒ Sherwood Valley Band of Pomo Indians
- ☒ Round Valley Tribe

ADDITIONAL INFORMATION:

STAFF PLANNER: JAMIE HENRY **DATE:** 8/13/2025

ENVIRONMENTAL DATA

1. MAC:
GIS
NO

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

3. FIRE RESPONSIBILITY AREA:
CALFIRE FRAP maps/GIS
STATE

4. FARMLAND CLASSIFICATION:
GIS
Grazing Land

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

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

7. SOIL CLASSIFICATION:
Mendocino County Soils Study Eastern/Western Part
Western Soil Classes - 144, 161

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

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

10. TIMBER PRODUCTION ZONE:
GIS
NO

11. WETLANDS CLASSIFICATION:
GIS
Depressional Perennial Unnatural Non-vegetated

12. EARTHQUAKE FAULT ZONE:
Earthquake Fault Zone Maps; GIS

NO

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

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

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

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:
GIS; General Plan 3-10
YES

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

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

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

20. SPECIFIC PLAN/SPECIAL PLAN AREA:
Various Adopted Specific Plan Areas; GIS
NO

21. STATE CLEARINGHOUSE REQUIRED:
Policy
Calfire, Coastal Commission, CDFW

22. OAK WOODLAND AREA:
USDA
NO

23. HARBOR DISTRICT:
Sec. 20.512
NO

FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

24. LCP LAND USE CLASSIFICATION:
LCP Land Use maps/GIS
Prime Agricultural Land

25. LCP LAND CAPABILITIES & NATURAL HAZARDS:
LCP Land Capabilities maps/GIS; 20.500
Beach Deposits and Stream Alluvium and Terraces

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

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

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

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

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

31. BLUFFTOP GEOLOGY:
GIS; 20.500.020
NO

COUNTY OF MENDOCINO
DEPT OF PLANNING AND BUILDING SERVICES
120 WEST FIR STREET
FORT BRAGG, CA 95437
Telephone: 707-964-5379
FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/planning

Case No(s)	CDP2024-0036
CDF No(s)	#102-24
Date Filed	9/4/2024
Fee	$
Receipt No.	PRJ
Received by	Sandy Arellano

Office Use Only

COASTAL ZONE APPLICATION FORM

APPLICANT

Name: CHRIS MCKAY
Mailing Address: P.O. BOX 646
Email: ChrisLMcKay@hotmail.com
City: POINT ARENA State: CA Zip Code: 95468 Phone: 650-222-1035

PROPERTY OWNER

Name / Mailing Address / Email: Chris L McKay Box 646
chrislmckay@hotmail.com
27991 S Highway 1
Point Arena, CA 95468
City State Zip Code Phone

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SEP 04 2024
PLANNING & BUILDING SERV
FORT BRAGG, CA

AGENT

Name
Mailing Address
Email:
City State Zip Code Phone

PARCEL SIZE

11.88 ☐ Square feet ☒ Acres

STREET ADDRESS OF PROJECT

48000 BILL OWENS RD

ASSESSOR'S PARCEL NUMBER(S)

027 433 03 00

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

Signature of Applicant/Agent — Date: 09-04-2024
Signature of Owner — Date

COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

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

THE PROJECT

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

THIS STRUCTURE IS AN EXISTING AGRICULTURAL IMPLEMENT STORAGE BUILDING 48'x55' THAT HAS NOT BEEN PERMITTED

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
☐ Single Family	N/A	
☐ Mobile Home		
☐ Duplex		
☐ Multifamily		

If Multifamily, number of dwelling units per building: _____

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

Total square footage of structures: 2784 ☑
Estimated employees per shift: NONE
Estimated shifts per day: None
Type of loading facilities proposed: None

4. Will the proposed project be phased? ☐ Yes ☒ No
If Yes, explain your plans for phasing.

IT IS AN EXISTING STRUCTURE

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FORT BRAGG, CA

5. Are there existing structures on the property? ☒ Yes ☐ No
If yes, describe below and identify the use of each structure on the plot plan.

THERE IS AN EXISTING HOUSE AND BARN

6. Will any existing structures be demolished? ☐ Yes ☒ No
Will any existing structures be removed? ☐ Yes ☒ No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure 17' 0" feet.

8. Lot area (within property lines): 11.88 ☐ square feet ☒ acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	2784 square feet	N/A square feet	2784 square feet
Paved area	NONE square feet	NONE square feet	NONE square feet
Landscaped area	NONE square feet	NONE square feet	NONE square feet
Unimproved area	11. ACRES square feet	N/A square feet	11 ACRES square feet

GRAND TOTAL: _____ square feet
(Should equal gross area of parcel)

10. Gross floor area: _____ square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces Existing 10 Proposed NONE Total 10

Number of covered spaces	N/A	Size N/A
Number of uncovered spaces	10	Size 10 x 24
Number of standard spaces	N/A	Size N/A
Number of handicapped spaces	N/A	Size N/A

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

A. Electricity
- [x] Utility Company (service exists to the parcel).
- [ ] Utility Company (requires extension of services to site: _____ feet _____ miles
- [ ] On Site generation, Specify: _____
- [ ] None

B. Gas
- [x] Utility Company/Tank
- [ ] On Site generation, Specify: _____
- [ ] None

C. Telephone: [ ] Yes [x] No

13. Will there by any exterior lighting? [ ] Yes [x] No
If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

14. What will be the method of sewage disposal?

- [ ] Community sewage system, specify supplier _____
- [ ] Septic Tank
- [x] Other, specify NO SEWAGE CONNECTION / NO PLUMBING other than water

15. What will be the domestic water source?

- [ ] Community water system, specify supplier _____
- [ ] Well
- [x] Spring
- [ ] Other, specify _____

16. Is any grading or road construction planned? [ ] Yes [x] No
If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

A. Amount of cut: _____ cubic yards
B. Amount of fill: _____ cubic yards
C. Maximum height of fill slope: _____ feet
D. Maximum height of cut slope: _____ feet
E. Amount of import or export: _____ cubic yards
F. Location of borrow or disposal site: _____
_____

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17. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No
If yes, explain:

18. Does the project involve sand removal, mining or gravel extraction? ☐ Yes ☒ No
If yes, detailed extraction, reclamation and monitoring may be required.

19. Will the proposed development convert land currently or previously used for agriculture to another use? ☐ Yes ☒ No
If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)

20. Will the development provide public or private recreational opportunities? ☐ Yes ☒ No
If yes, explain:

21. Is the proposed development visible from: BARELY VISIBLE THROUGH TREES BUT 700' FROM ROADWAY

A. State Highway 1 or other scenic route? ☒ Yes ☐ No
B. Park, beach or recreation area? ☐ Yes ☐ No

22. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☒ No
If yes, explain:

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

A. Diking ☐ Yes ☒ No
B. Filling ☐ Yes ☒ No
C. Dredging ☐ Yes ☒ No
D. Placement of structures in open coastal waters, wetlands, estuaries or lakes ☐ Yes ☒ No

Amount of material to be dredged or filled? _____ cubic yards.

Location of dredged material disposal site: _____

_____

Has a U.S. Army Corps of Engineers permit been applied for? ☐ Yes ☒ No

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

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FORT BRAGG, CA

COMPLETE FOR PROJECTS LOCATED WITHIN THE COASTAL ZONE ONLY

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must Post, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted. Such notice shall contain a general description of the nature of the proposed development and shall be on the standard form provided in the application packet. If the applicant fails to post the completed notice form and sign the Declaration of Posting, the Department of Planning and Building Services cannot process the application.

As Proof of Posting, please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to the Department of Planning and Building Services with the application.

Pursuant to the requirements of Section 20.532.025(H) of the Mendocino County Code, I hereby certify that on 09-04-24 (date of posting), I or my authorized representative posted the "NOTICE OF PENDING PERMIT" for application to obtain a Coastal Development Permit for the development of:

48'x58' AGRICULTURAL IMPLEMENT BUILDING

(Description of development)

Located at: (EXISTING)

(Address of development and Assessor's Parcel Number)

The public notice was posted at: 48000 BILL OWENS RD POINT ARENA, CA 95468 APN 4330300

(A conspicuous place, easily seen by the public and as close as possible to the site of proposed development)

Owner/Authorized Representative

09-04-2024

Date

(A copy of the notice which was posted shall be attached to this form).

NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNTIL THIS "DECLARATION OF POSTING" IS SIGNED AND RETURNED TO PLANNING AND BUILDING SERVICES.

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FORT BRAGG, CA

COMPLETE FOR PROJECTS LOCATED WITHIN THE COASTAL ZONE ONLY

NOTICE OF PENDING PERMIT

A COASTAL PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING BEFORE THE COUNTY OF MENDOCINO:

PROPOSED DEVELOPMENT : CONSTRUCTION OF ONE 48'X58' AGRICULTURAL IMPLEMENT STORAGE BUILDING

LOCATION: 48000 BILL OWENS RD POINT ARENA, CA 95468

APPLICANT : CHRIS MCKAY P.O. BOX 646 POINT ARENA, CA 95468

ASSESSOR'S PARCEL NUMBER(S): 4330300

DATE NOTICE POSTED: 09-04-24

FOR FURTHER INFORMATION, PLEASE TELEPHONE OR WRITE TO:

COUNTY OF MENDOCINO
PLANNING & BUILDING SERVICES
860 NORTH BUSH STREET
UKIAH, CA 95482
707-234-6650

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FORT BRAGG, CA

SUBMIT ONLY ONE COPY

CERTIFICATION AND SITE VIEW AUTHORIZATION

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.

2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

Owner/Authorized Agent _____ Date 09-04-2024

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize _____ to act as my representative and to bind me in all matters concerning this application.

Owner _____ Date _____

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page One of the application form.

Name	Name	Name
CHRIS McKAY		
Mailing Address	**Mailing Address**	**Mailing Address**
P.O BOX 646 POINT ARENA, CA 95468		

Chris L McKay Box 646
chrislmckay@hotmail.com
27991 S Highway 1
Point Arena, CA 95468

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FORT BRAGG, CA

Provide one copy only

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Date: 09-04-24

Applicant

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FORT BRAGG, CA

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SVCS.

860 North Bush Street • Ukiah, California 95482
120 West Fir Street • Fort Bragg, California 95437

Julia Krog, Director
Phone: 707-234-6650
Fax: 707-463-5709
FB Phone: 707-964-5379
FB Fax: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

Acknowledgement of Deposit/Hourly Fee

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No.'s 11-072, 16-150, 18-122 and 19-170)

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at $90.00/hour. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended.

Applicant Signature

09-04-2024
Date

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FORT BRAGG, CA

OFFICE USE ONLY:

CDP2024-0036
Project or Permit Number

COASTAL ZONE DEVELOPMENT

COMPLETE FOR PROJECTS LOCATED IN THE COASTAL ZONE ONLY

List all property owners within 300 feet, and occupants within 100 feet along with the corresponding Assessor's Parcel Number for each owner/occupant. **This form must be typed.**

AP# 000-000-00 **LASTNAME, FIRSTNAME** **STREET ADDRESS** **CITY, STATE ZIP**	~~THERE ARE NO~~ NEIGHBORS WITHIN ~~300' OF THE PROPERTY~~	
BOB FISHER HWY 27711 S. HWY 1 POINT ARENA, CA 95468	BILL OWENS P.O. BOX 92 POINT ARENA CA 95468	
PINS SUR MAR 27990 S. HWY 1 POINT ARENA, CA, 95468	SCOTT BEIRENS NICOLE WILKIN 28200 S. HWY 1 POINT ARENA, CA 95468	
		RECEIVED SEP 04 2024 PLANNING & BUILDING SERV FORT BRAGG, CA

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

Aug 07, 2024

Subject: State Fire Safe Regulations Application
Chris McKay
27991 S. Hwy 1
Point Arena, CA 95468
CAL FIRE # 102-24

Effective April 1st, 2023, CALFIRE Mendocino Unit will no longer issue State Minimum Fire Safe Regulations Conditions of Approval for projects classified as non-commercial, utility, and miscellaneous group U by the Mendocino County Building and Planning Department in the State Responsibility Area (SRA).

Since your storage barn is classified as Group U/ Miscellaneous, you are exempt and don't fall under the purview of Public Resource Code Section 4290. Construction of buildings classified as utility and miscellaneous group U are not included in Public Resource Code Section 4290 and Title 14 of the California Code of Regulations, Division 1.5, Chapter 7, Sub-Chapter 2, Article 1.

The defensible space requirements apply to all structures in the SRA per Public Resources Code Section 4291 and Title 14 of the California Code of Regulations, Division 1.5, Chapter 7, Sub-chapter 3 Article 3, - "Fire hazard reduction around buildings and structures,". You can schedule a defensible space inspection to satisfy the county's fire safe requirements for this project by calling (707) 459-7414.

If you plan to cut or remove any trees with intentions to sell, barter, exchange, or trade the product, a harvest permit may be needed. If your project does include the cutting or removal of trees and, you plan to convert the land to a use other than growing trees, a conversion permit may be needed. For questions or clarification, please call the CAL FIRE Resource Management Office at (707) 459-7440.

Steven Cherry
Fire Captain
Fire Prevention & Law Enforcement
Mendocino Unit

cc: MEU PRC 4290 File
Mendocino County Planning and Building Services Department

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SVCS.

860 North Bush Street Ukiah California 95482
120 West Fir Street Fort Bragg California 95437

Julia Krog, Director
Phone: 707-234-6650
Fax: 707-463-5709
FB Phone: 707-964-5379
FB Fax: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

August 8, 2024

Christopher McKay
P.O. Box 646
Point Arena, CA 95468

Subject: Notification of address change for Assessor's Parcel Number(s): 027-433-03

Dear Mr. McKay:

The "Mendocino County Master Grid Number Systems" (Ord. 772, adopted 1971) requires that every residence, business, or any occupied building in Mendocino County have an address which conforms to the established addressing system. Your address has come to the attention of the department for the following reason(s):

The existing address for your parcel does not reflect access and does not conform to addressing standards.

Therefore, it is necessary to change your address from 27991 S Highway 1 to **48000 Bill Owens Road.** This change will be final 30 days from the date of this notice. Please note that if you receive mail at this address, you will need to submit a change of address notice to your local Post Office. We regret any inconvenience this change may cause.

While the Mendocino County Planning Department is responsible for maintaining an accurate and up-to-date database of property addresses, it is the responsibility of the property owner(s) to ensure that their house number and road name (if private) are clearly marked and visible to traffic. This will substantially assist emergency service units (medical, fire, law enforcement) locate your home in the event of an emergency.

Please keep a copy of this letter in your records for future reference. If you have any questions regarding this matter, please contact this office.

Sincerely,

Lisa Foster

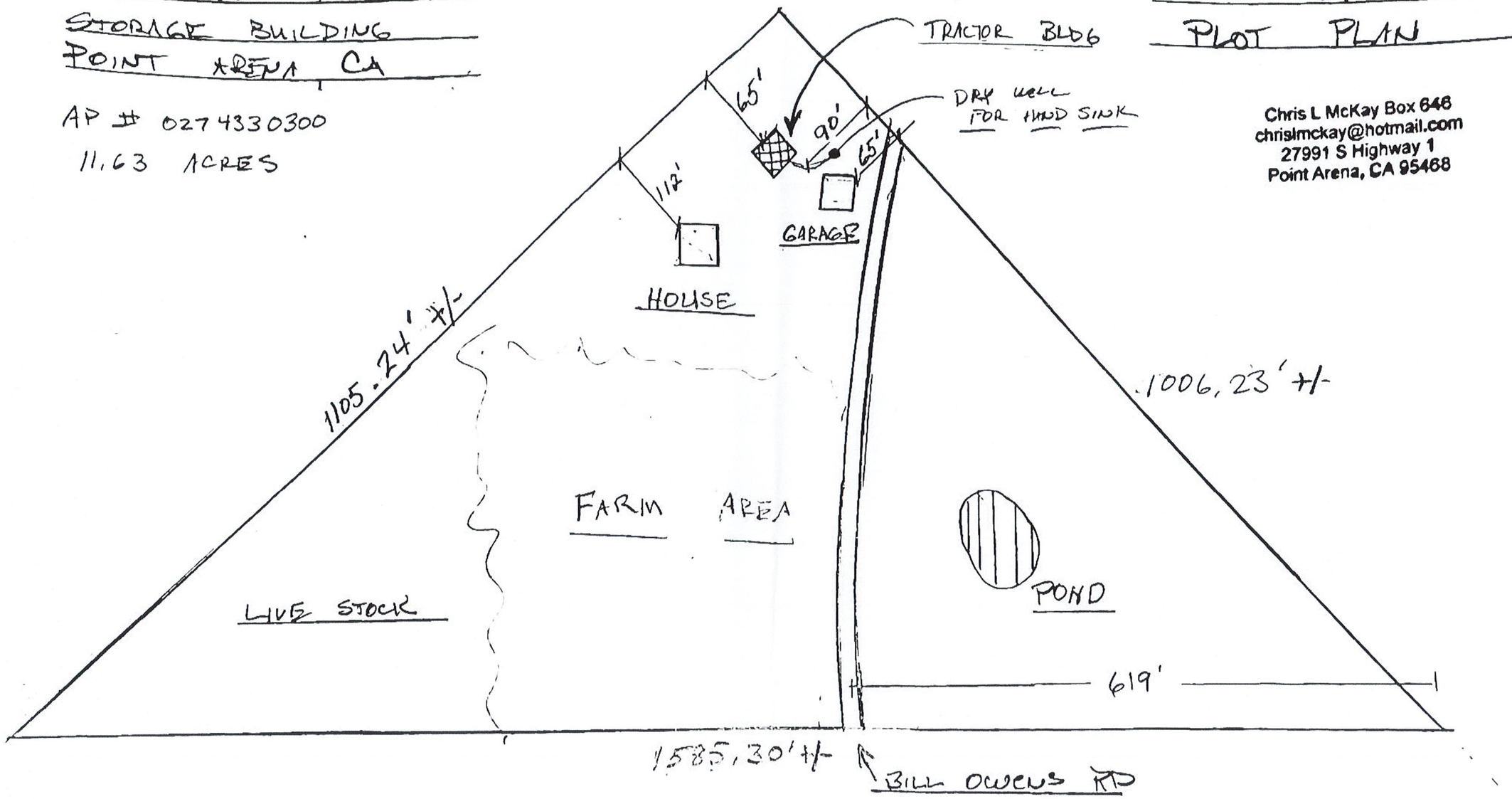
Lisa Foster
Cartographer Planner
fosterl@mendocinocounty.org

AGRICULTURAL TRACTOR STORAGE BUILDING
POINT ~~ARENA~~, CA

AP # 027 433 03 00
11.63 ACRES

48000 BILL OWENS RD
~~27991 S. HWY 1~~ POINT ARENA CA
TRACTOR STORAGE BLDG
PLOT PLAN

Chris L McKay Box 646
chrislmckay@hotmail.com
27991 S Highway 1
Point Arena, CA 95468



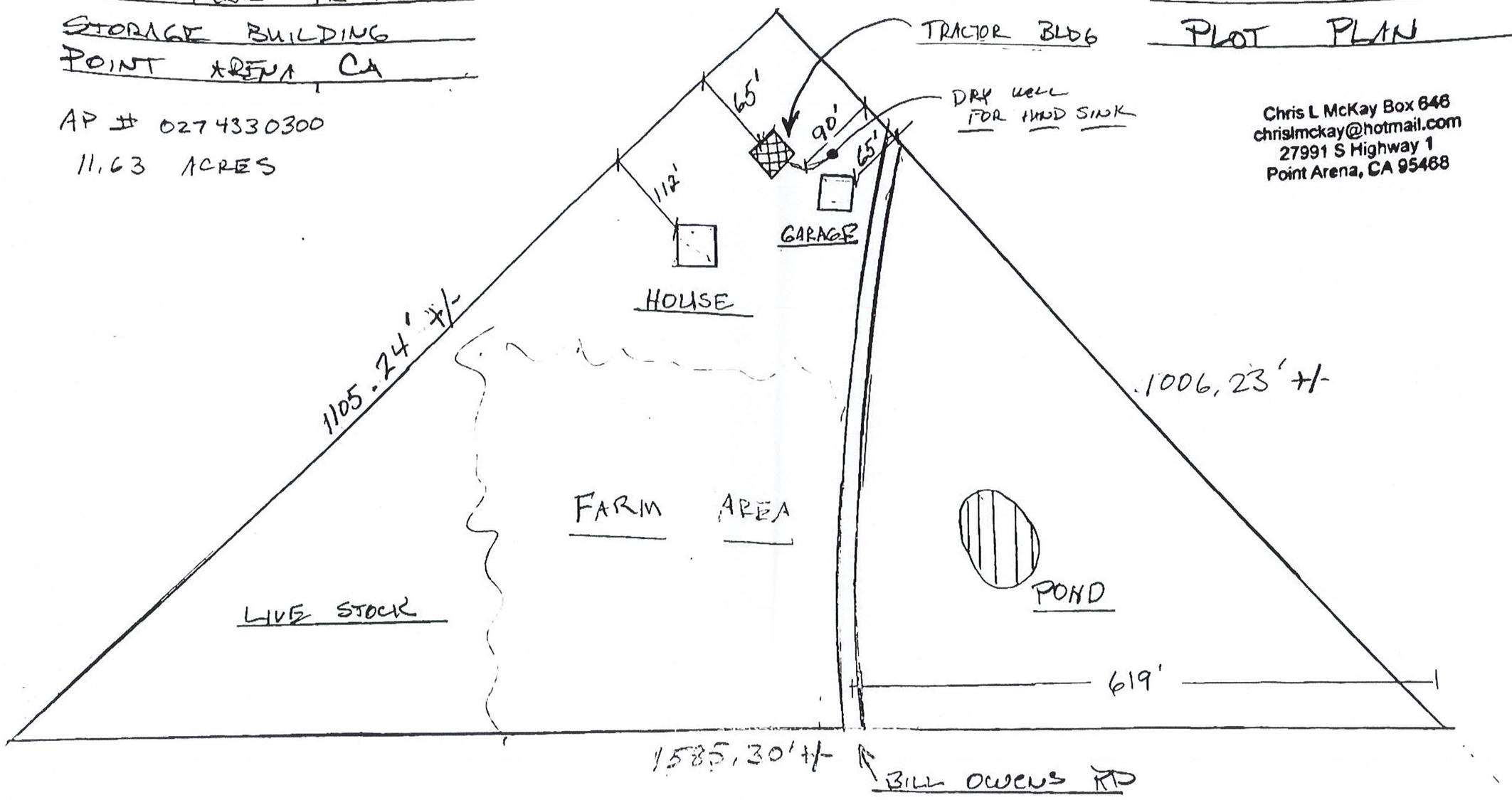
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AGRICULTURAL TRACTOR
STORAGE BUILDING
POINT ARENA, CA

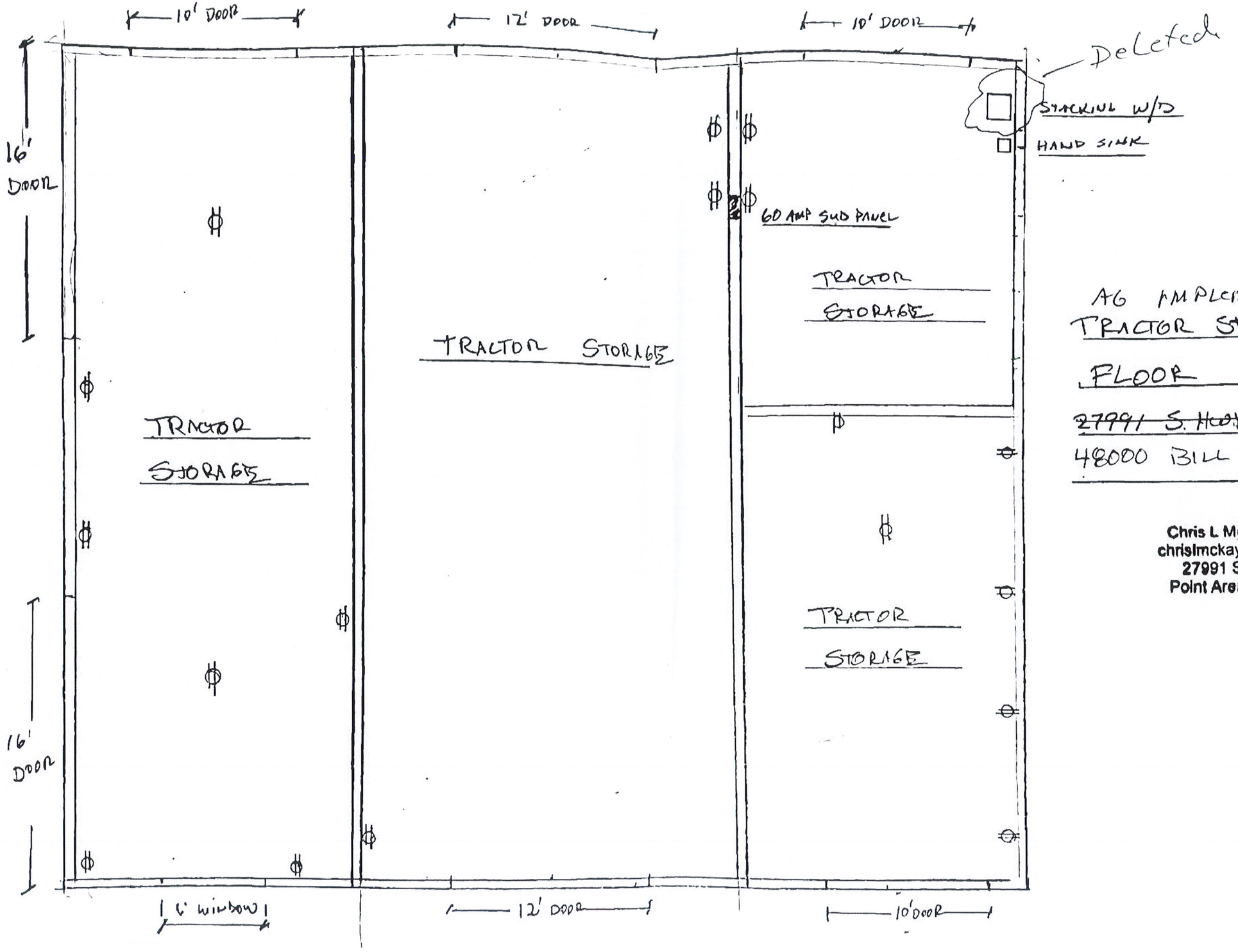
AP # 027 433 0300
11.63 ACRES

48000 BILL OWENS RD
~~27991 S. HWY 1~~ POINT ARENA CA
TRACTOR STORAGE BLDG
PLOT PLAN

Chris L McKay Box 648
chrislmckay@hotmail.com
27991 S Highway 1
Point Arena, CA 95468



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FORT BRAGG CA



AG IMPLEMENT & TRACTOR STORAGE

FLOOR PLAN

~~27991 S. HWY 1 Point Arena~~

48000 BILL OWENS RD

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chrislmckay@hotmail.com
27991 S Highway 1
Point Arena, CA 95468

TRACTOR STORAGE

AGRICULTURAL BUILDING

27991 S. HWY 1 / Point Arena

Chris L McKay Box 648
chrislmckay@hotmail.com
27991 S Highway 1
Point Arena, CA 95468

SOUTH ELEVATION

METAL ROOF

COMPOSITION ROOF

5°x 3° 5°x 3° 5°x 3° 5°x 3°

HARDY BD LAP SIDING

EAST ELEVATION

17'0" TO ROOF

14'0"

PRE ENG METAL BLDG

12'0"

WOOD FRAMING

WOOD FRAMING

8'0"

HARDY BD LAP SIDING

12' DOOR

10' DOOR

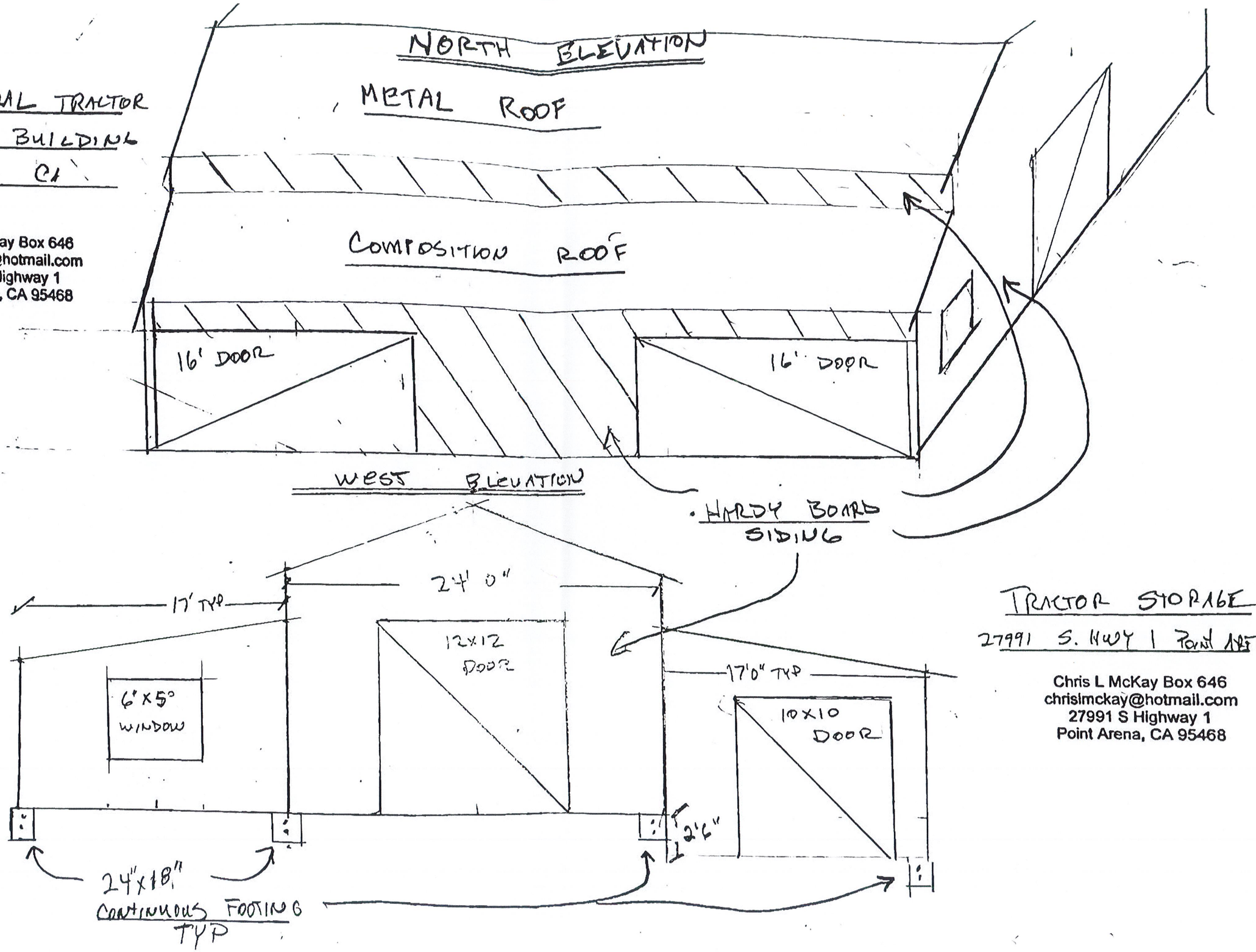
10' DOOR

24"x24" CONTINUOUS FOOTING

58'0"

AGRICULTURAL TRACTOR
STORAGE BUILDING
POINT ARENA CA

Chris L McKay Box 646
chrislmckay@hotmail.com
27991 S Highway 1
Point Arena, CA 95468

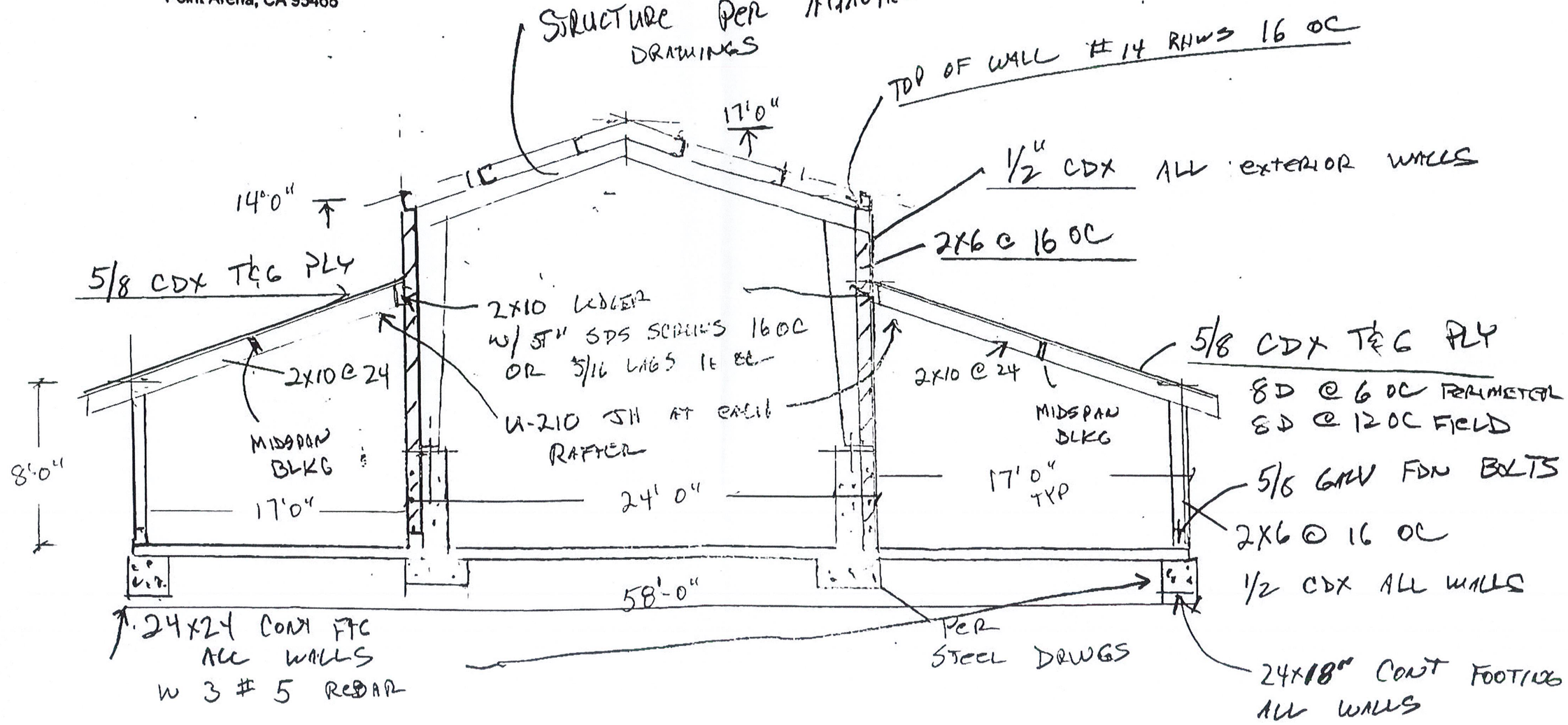


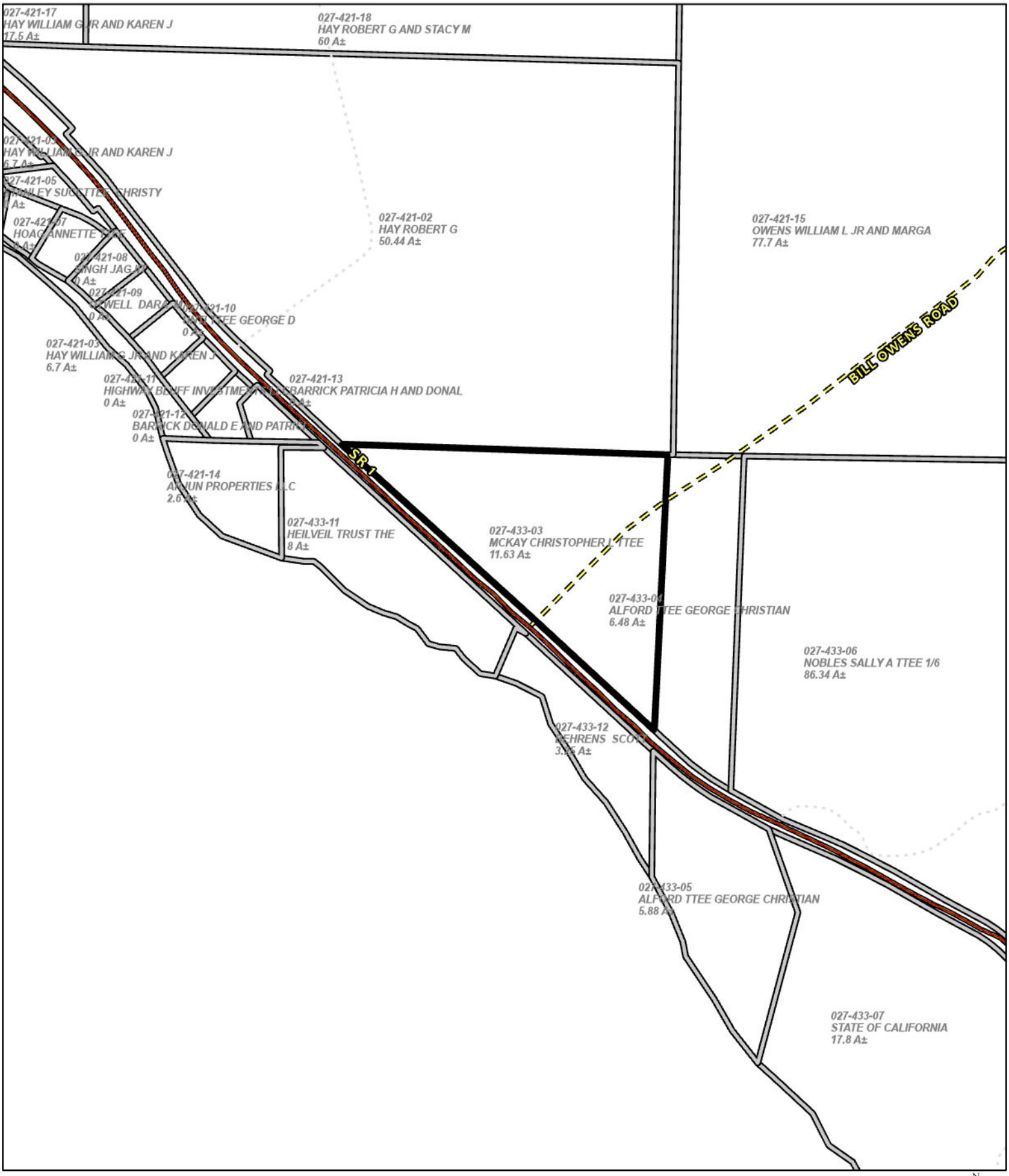
TRACTOR STORAGE
27991 S. HWY 1 POINT ARENA

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chrislmckay@hotmail.com
27991 S Highway 1
Point Arena, CA 95468

AGRICULTURAL TRACTOR
STORAGE BUILDING
POINT ARENA CA

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chrislmckay@hotmail.com
27991 S Highway 1
Point Arena, CA 95468





CASE: CDP_2024-0036
OWNER: MCKAY, Chris
APN: 027-433-03
APLCT: Chris McKay
AGENT:
ADDRESS: 48000 Bill Owens Rd

Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads
Assessors Parcels

0 225 450 Feet
0 0.04 0.08 Miles

N
W E
S

1:5,000

AERIAL IMAGERY

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CASE: CDP_2024-0036
OWNER: MCKAY, Chris
APN: 027-433-03
APLCT: Chris McKay
AGENT:
ADDRESS: 48000 Bill Owens Rd

Highways (2017)
Public Roads
Private Roads
Driveways/Unnamed Roads

0 500 1,000 Feet
0 0.07 0.15 Miles

N
W E
S

1:11,520

AERIAL IMAGERY

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CASE: CDP_2024-0036
OWNER: MCKAY, Chris
APN: 027-433-03
APLCT: Chris McKay
AGENT:
ADDRESS: 48000 Bill Owens Rd

Highways (2017)
Public Roads
Private Roads

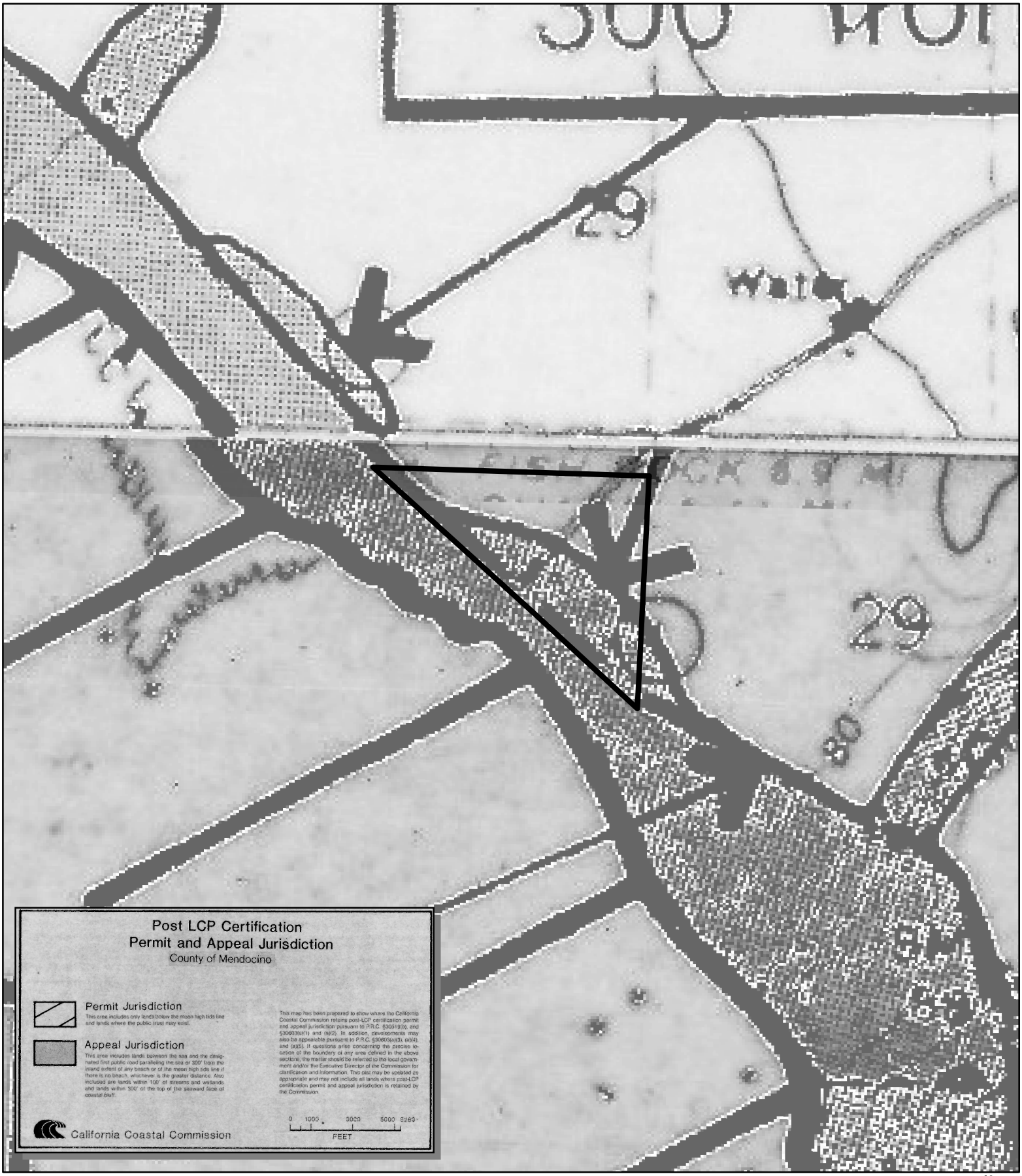
0 95 190 Feet
0 0.02 0.04 Miles

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1:2,159

AERIAL IMAGERY

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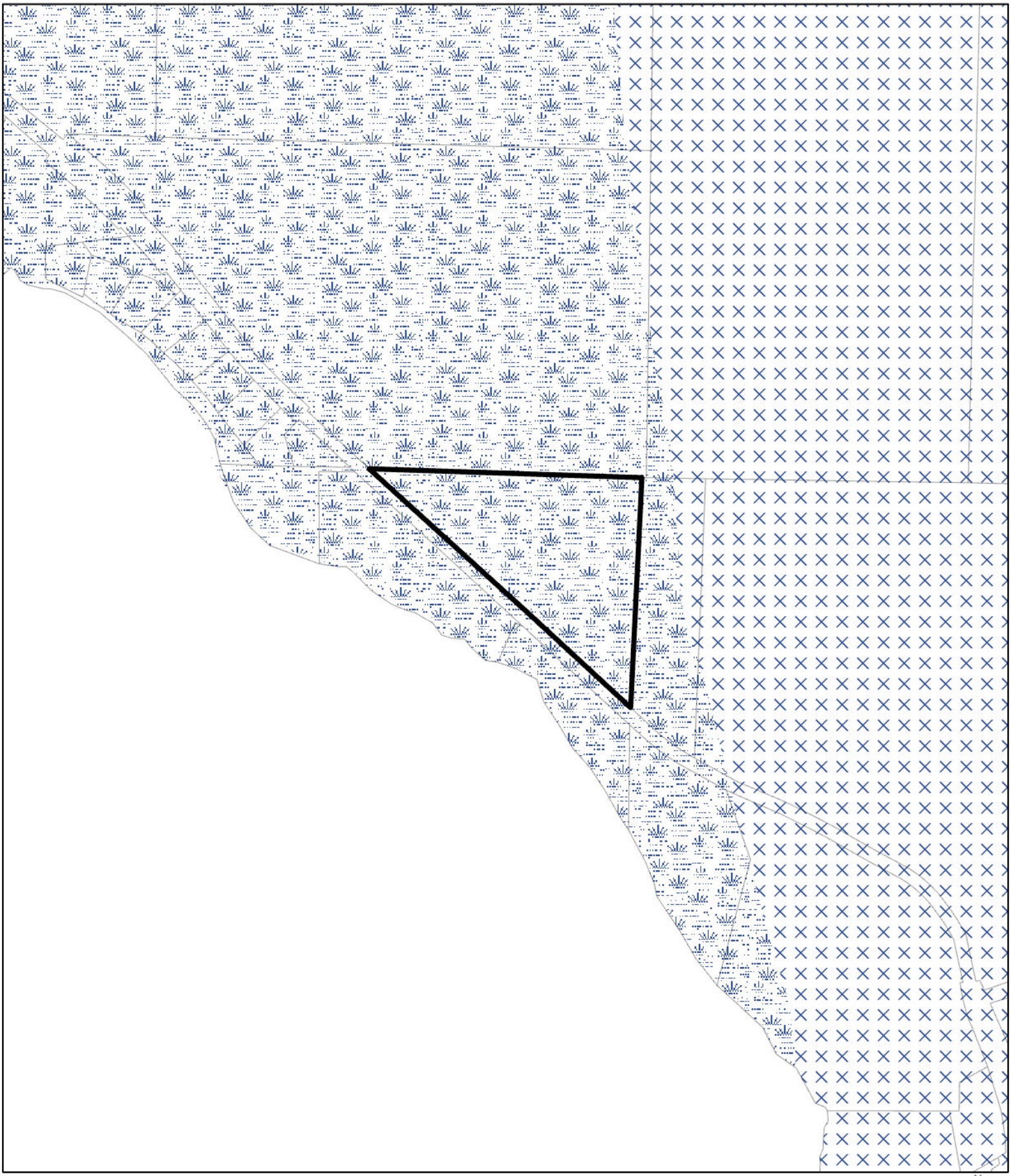


CASE: CDP 2024-0036
OWNER: MCKAY, Chris
APN: 027-433-03
APLCT: Chris McKay
AGENT:
ADDRESS: 48000 Bill Ownens Rd.

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

POST LCP CERTIFICATION & APPEAL JURISDICTION

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CASE: CDP_2024-0036
OWNER: MCKAY, Chris
APN: 027-433-03
APLCT: Chris McKay
AGENT:
ADDRESS: 48000 Bill Owens Rd

Critical Water Resources

Marginal Water Resources

Assessors Parcels

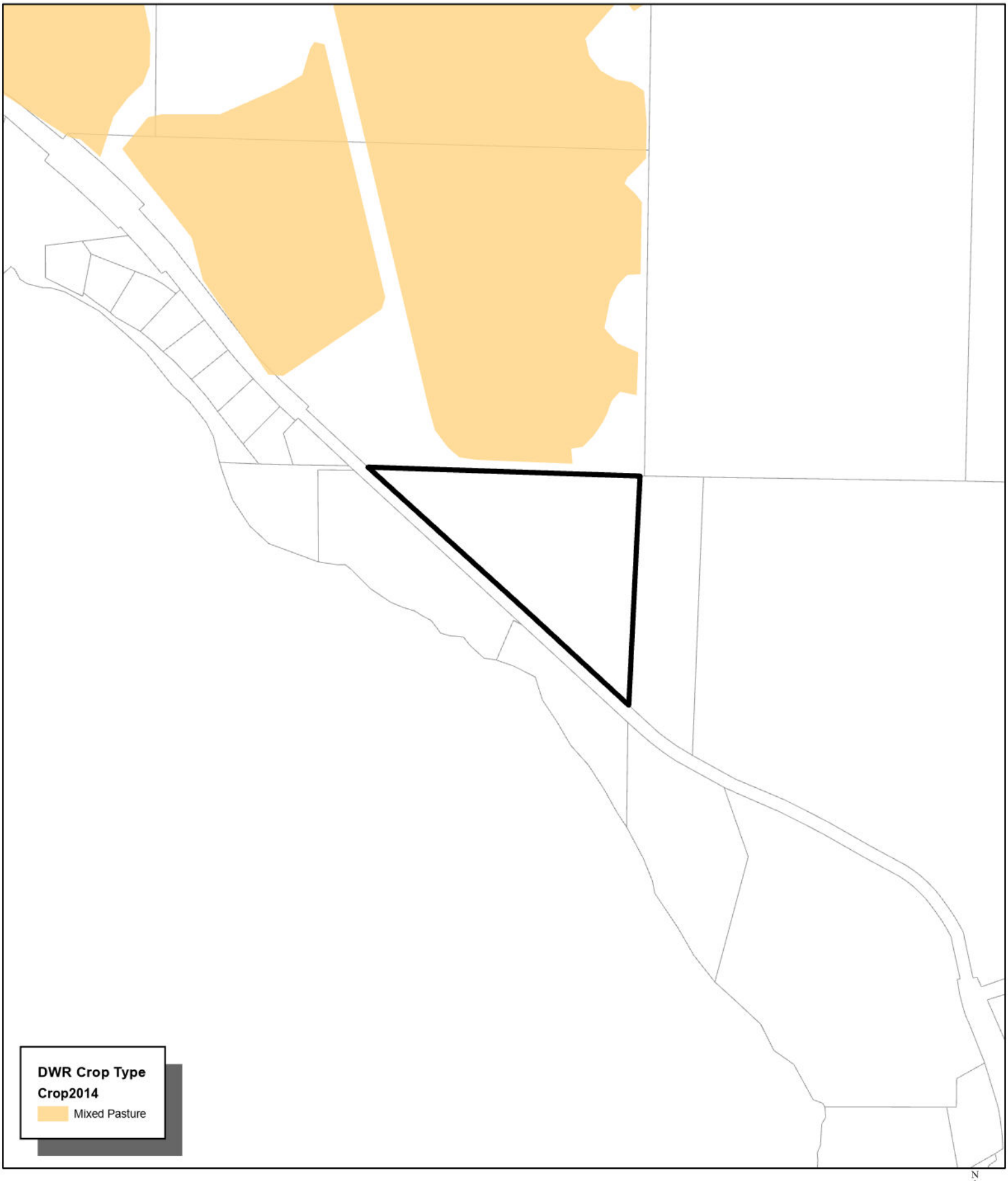
0 275 550 Feet
0 0.05 0.1 Miles

N
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1:6,000

COASTAL GROUND WATER RESOURCES

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OWNER: MCKAY, Chris
APN: 027-433-03
APLCT: Chris McKay
AGENT:
ADDRESS: 48000 Bill Owens Rd

Assessors Parcels

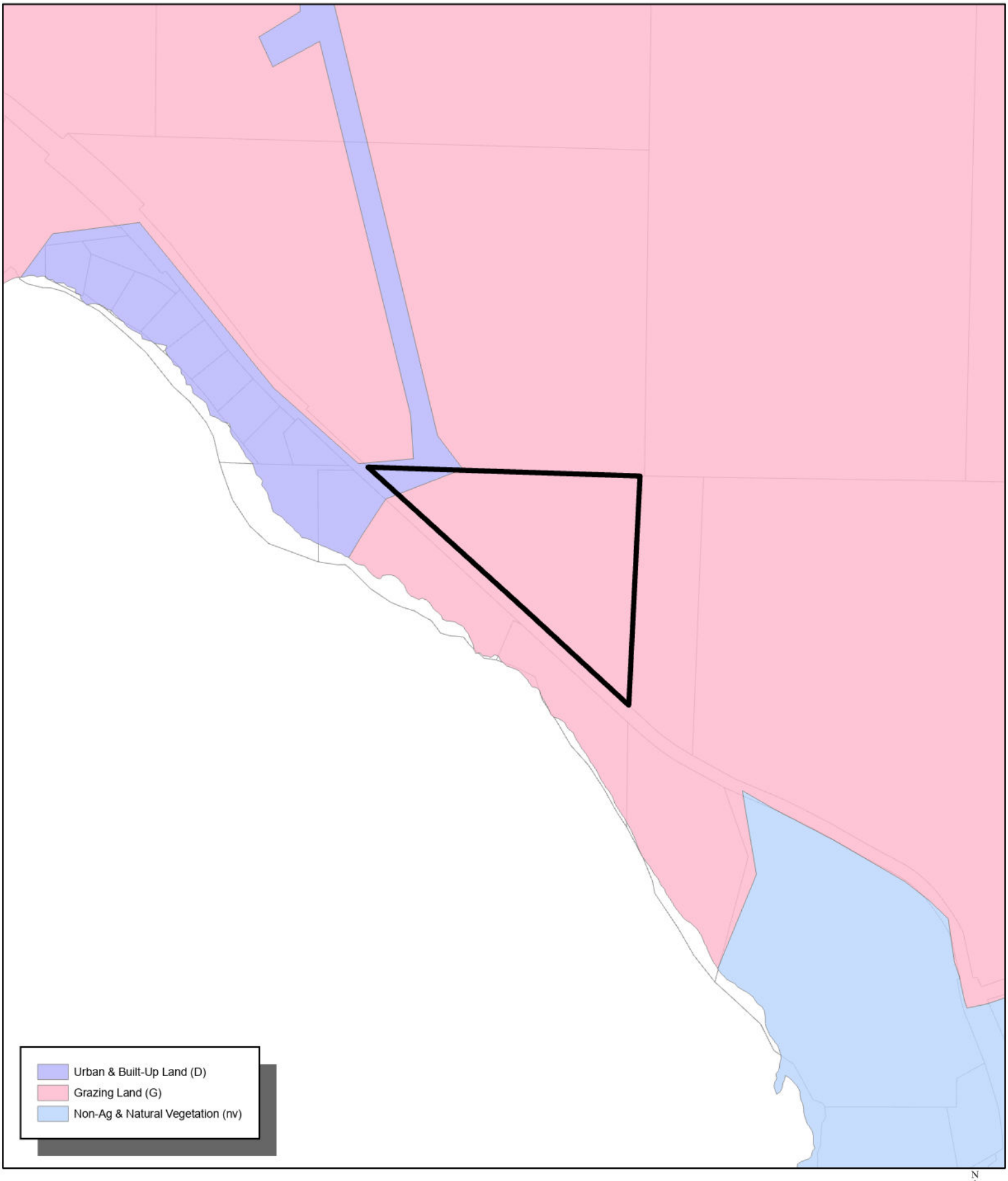
0 275 550 Feet
0 0.05 0.1 Miles

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1:6,000

CROP TYPES

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OWNER: MCKAY, Chris
APN: 027-433-03
APLCT: Chris McKay
AGENT:
ADDRESS: 48000 Bill Owens Rd

Assessors Parcels

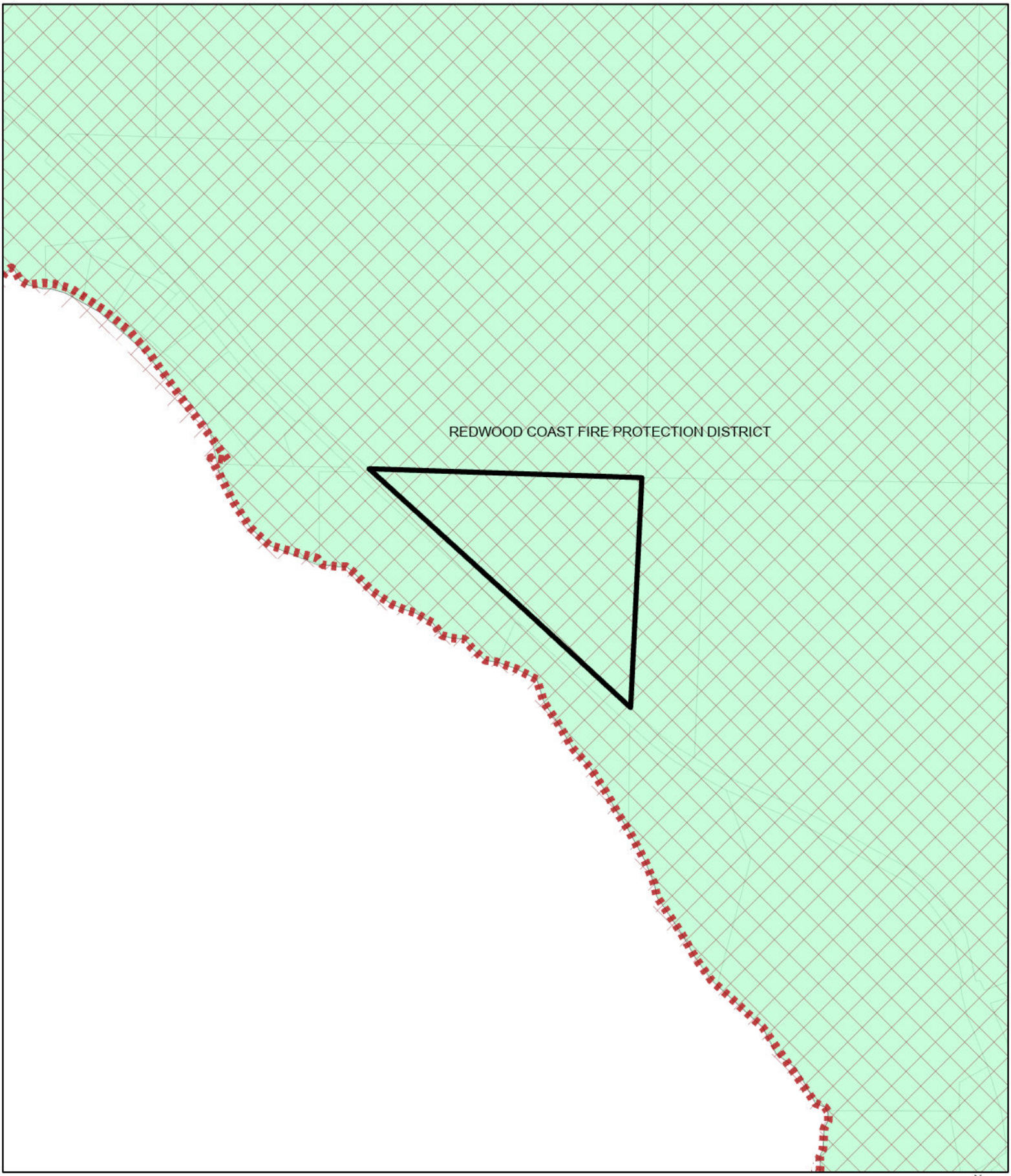
0 275 550 Feet
0 0.05 0.1 Miles

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1:6,000

IMPORTANT FARMLANDS

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CASE: CDP_2024-0036
OWNER: MCKAY, Chris
APN: 027-433-03
APLCT: Chris McKay
AGENT:
ADDRESS: 48000 Bill Owens Rd

Very High Fire Hazard
High Fire Hazard
County Fire Districts
Assessors Parcels

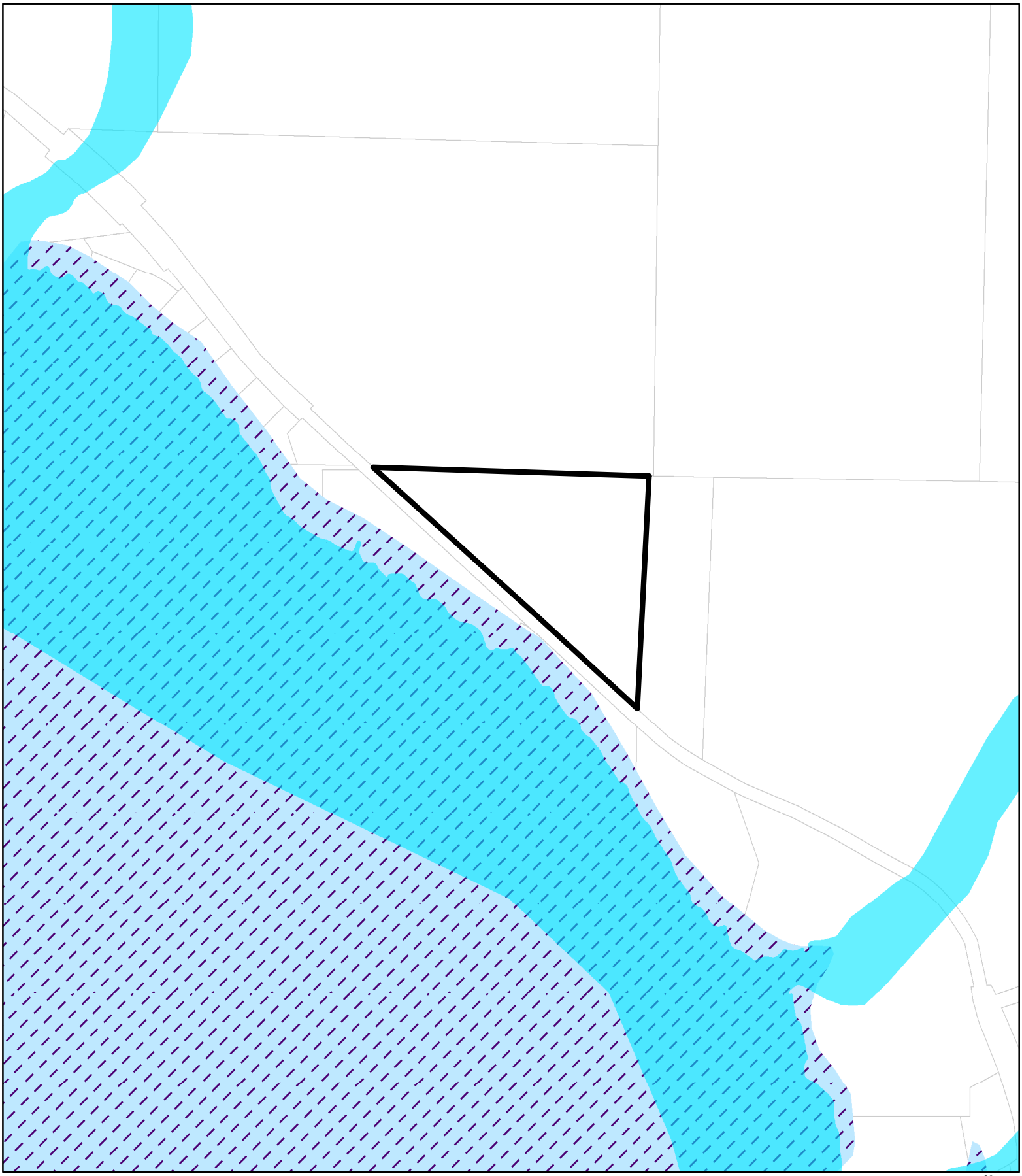
0 275 550 Feet
0 0.05 0.1 Miles

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FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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CASE: CDP 2024-0036
OWNER: MCKAY, Chris
APN: 027-433-03
APLCT: Chris McKay
AGENT:
ADDRESS: 48000 Bill Ownens Rd.

1% Annual Chance Flood Hazard
Tsunami Inundation Zones
Assessors Parcels

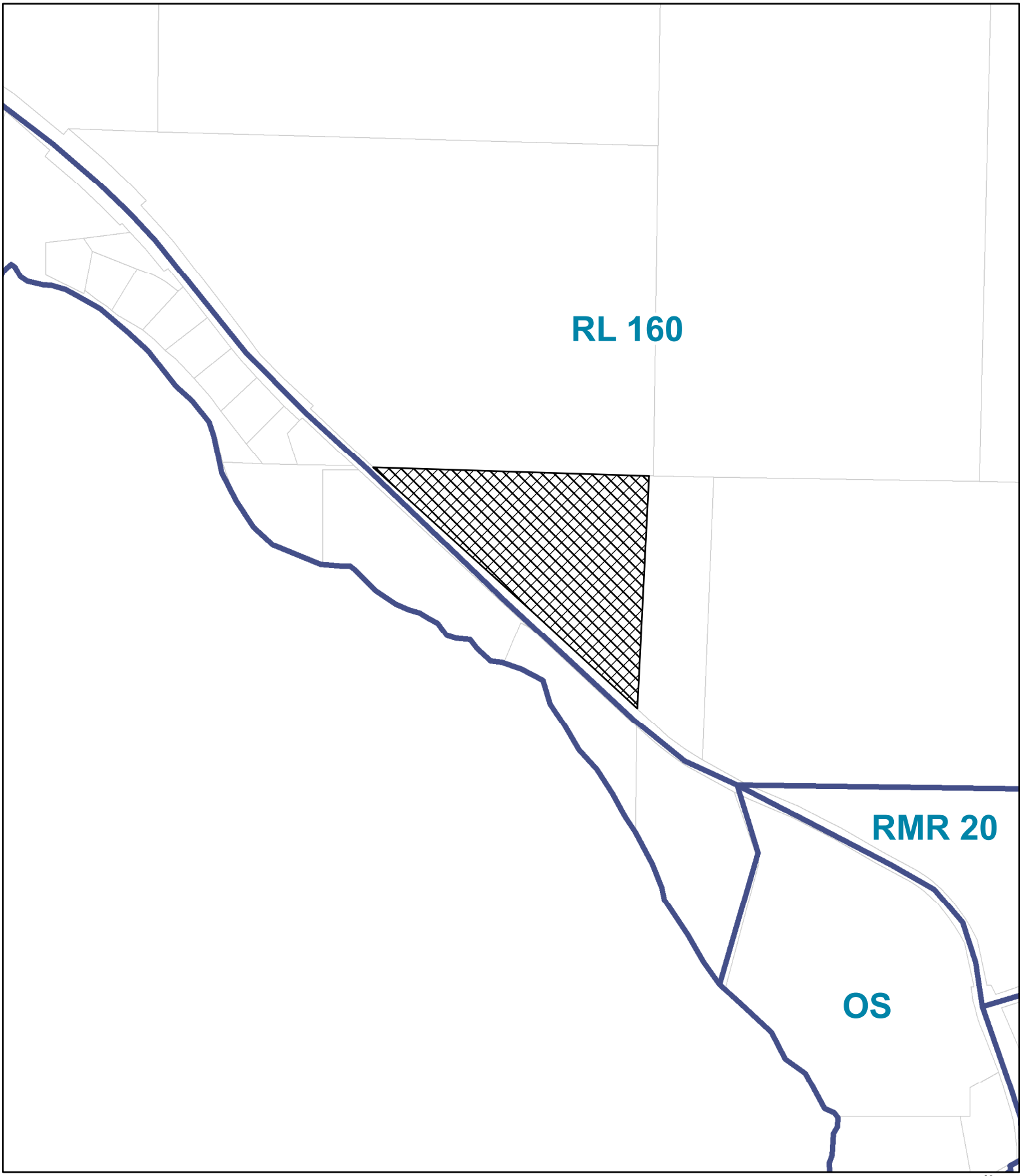
0 270 540 Feet
0 0.05 0.1 Miles

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FLOOD & TSUNAMI INUNDATION ZONES

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CASE: CDP 2024-0036
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APLCT: Chris McKay
AGENT:
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Assessors Parcels

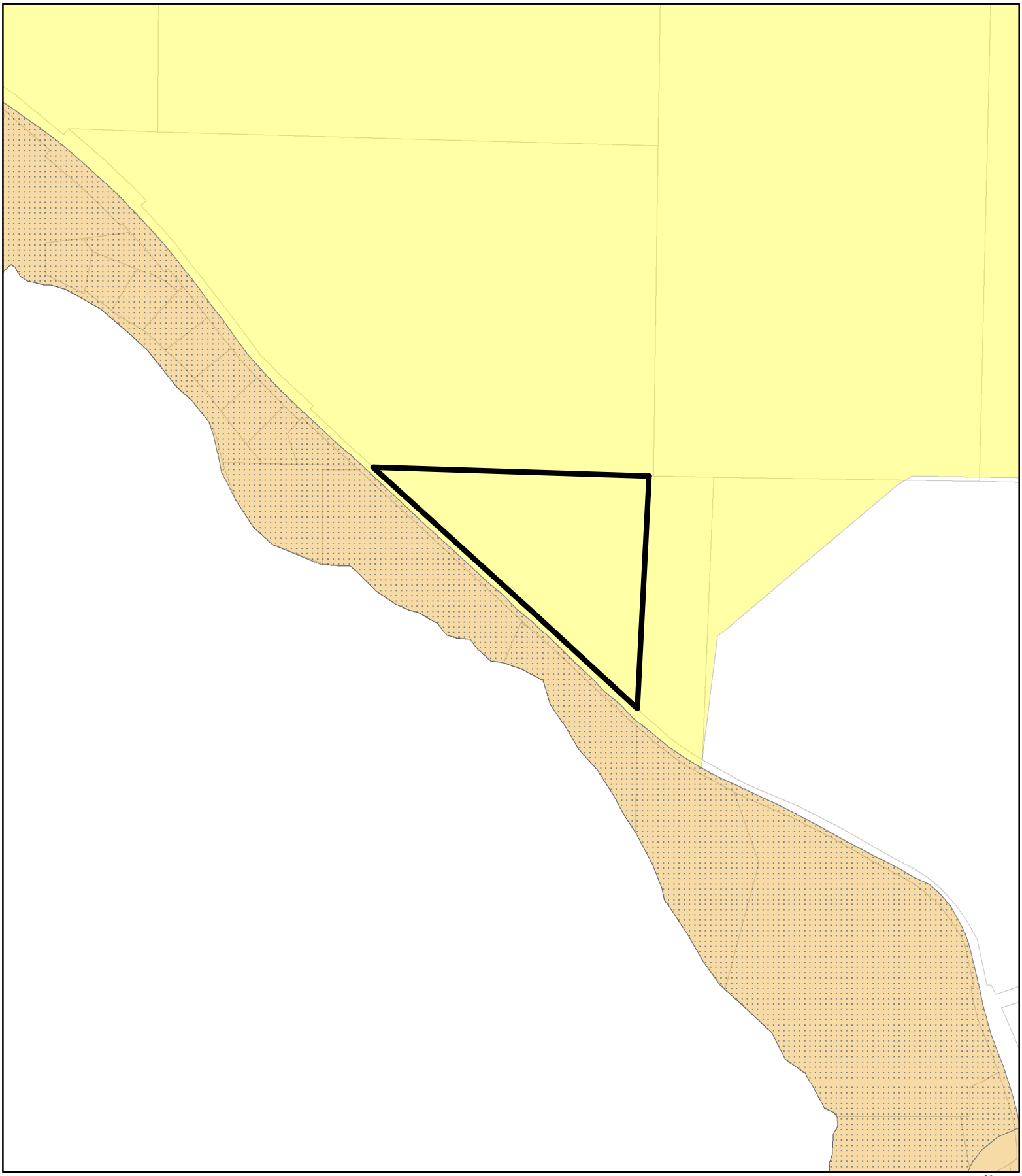
0 270 540 Feet
0 0.05 0.1 Miles

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1:6,000

GENERAL PLAN

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CASE: CDP 2024-0036
OWNER: MCKAY, Chris
APN: 027-433-03
APLCT: Chris McKay
AGENT:
ADDRESS: 48000 Bill Ownens Rd.

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

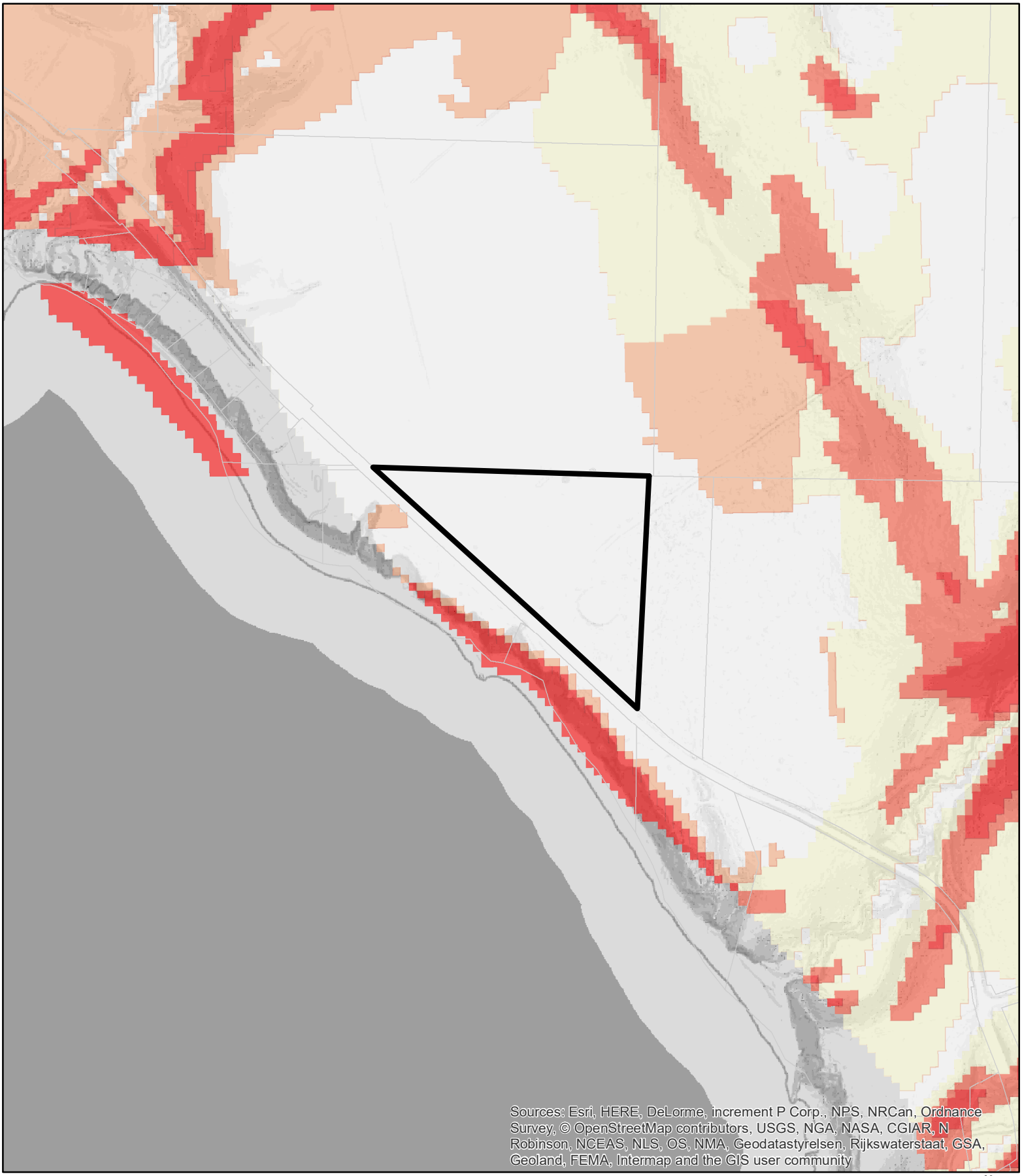
0 270 540 Feet
0 0.05 0.1 Miles

N
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HIGHLY SCENIC & TREE REMOVAL LOCATIONS

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CASE: CDP 2024-0036
OWNER: MCKAY, Chris
APN: 027-433-03
APLCT: Chris McKay
AGENT:
ADDRESS: 48000 Bill Ownens Rd.

Assessors Parcels
0
0 - 5
5 - 7
7 - 8
8 - 10

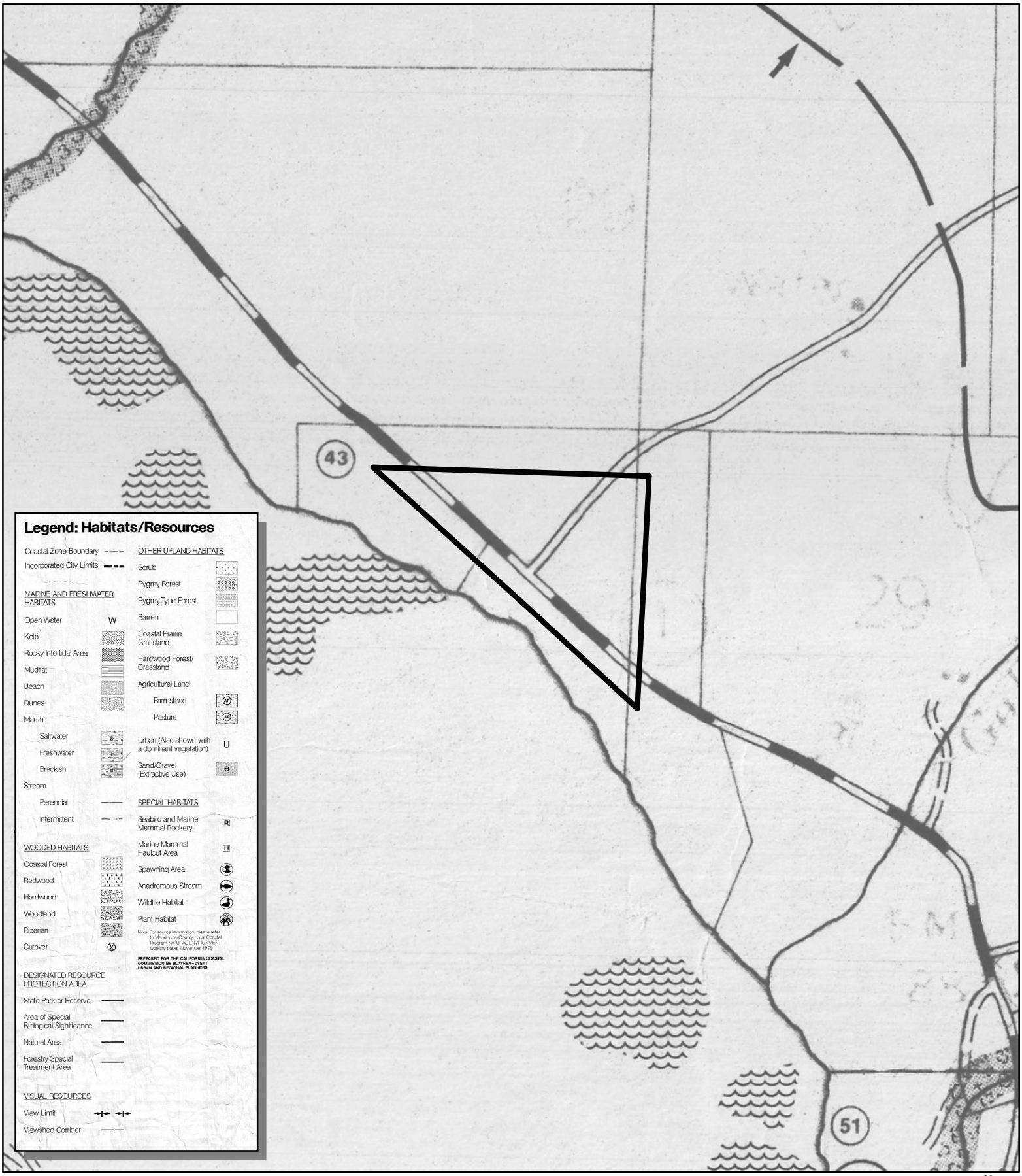
0 270 540 Feet
0 0.05 0.1 Miles

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1:6,000

LANDSLIDE HAZARDS

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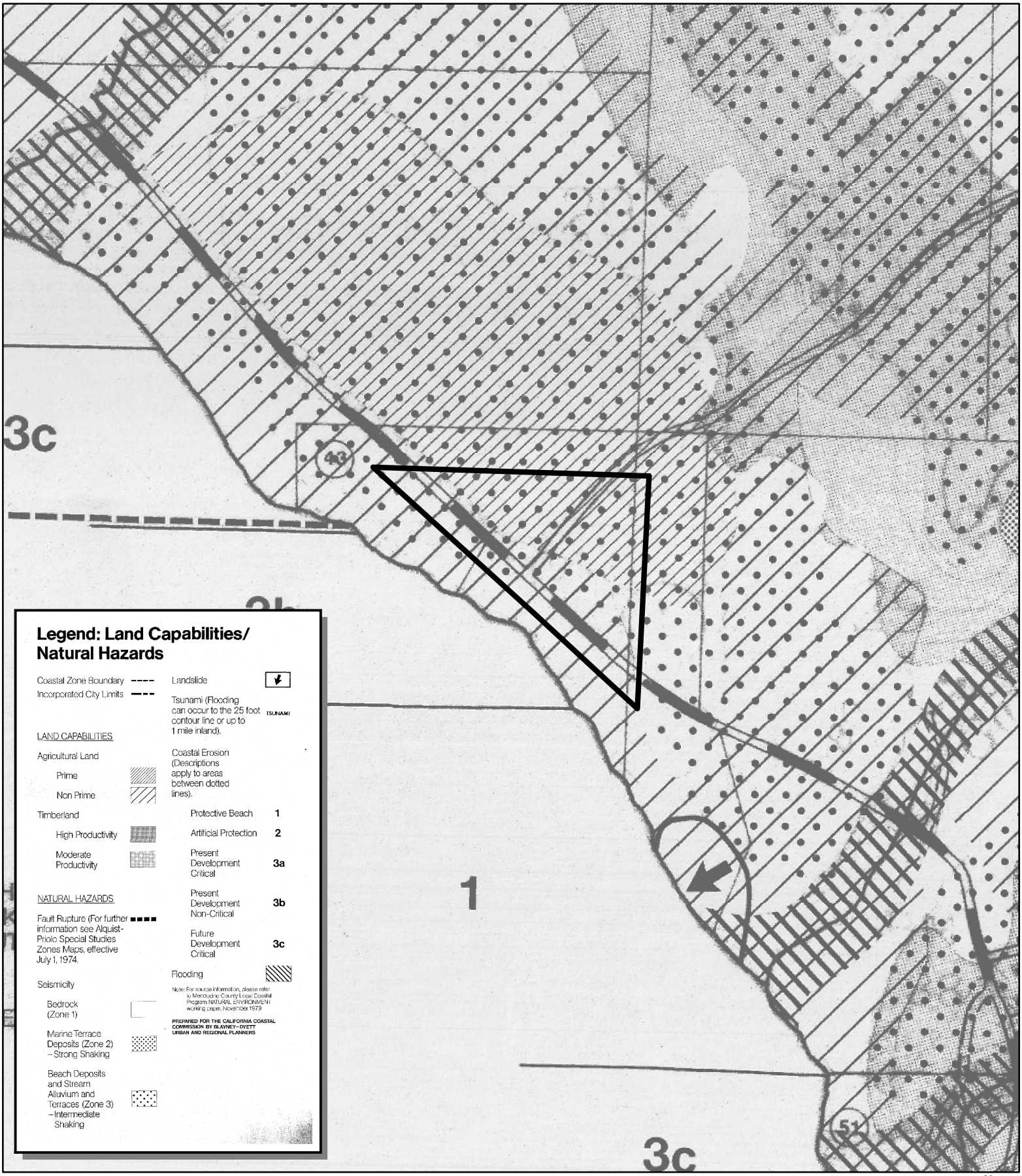


CASE: CDP 2024-0036
OWNER: MCKAY, Chris
APN: 027-433-03
APLCT: Chris McKay
AGENT:
ADDRESS: 48000 Bill Ownens Rd.

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

LCP HABITATS & RESOURCES

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Legend: Land Capabilities/ Natural Hazards

Coastal Zone Boundary ----
Incorporated City Limits ---

LAND CAPABILITIES

Agricultural Land
- Prime
- Non Prime

Timberland
- High Productivity
- Moderate Productivity

NATURAL HAZARDS

Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.)

Seismicity
- Bedrock (Zone 1)
- Marine Terrace Deposits (Zone 2) – Strong Shaking
- Beach Deposits and Stream Alluvium and Terraces (Zone 3) – Intermediate Shaking

Landslide

Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland). TSUNAMI

Coastal Erosion (Descriptions apply to areas between dotted lines).
- Protective Beach 1
- Artificial Protection 2
- Present Development Critical 3a
- Present Development Non-Critical 3b
- Future Development Critical 3c

Flooding

Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENT working paper, November 1979.

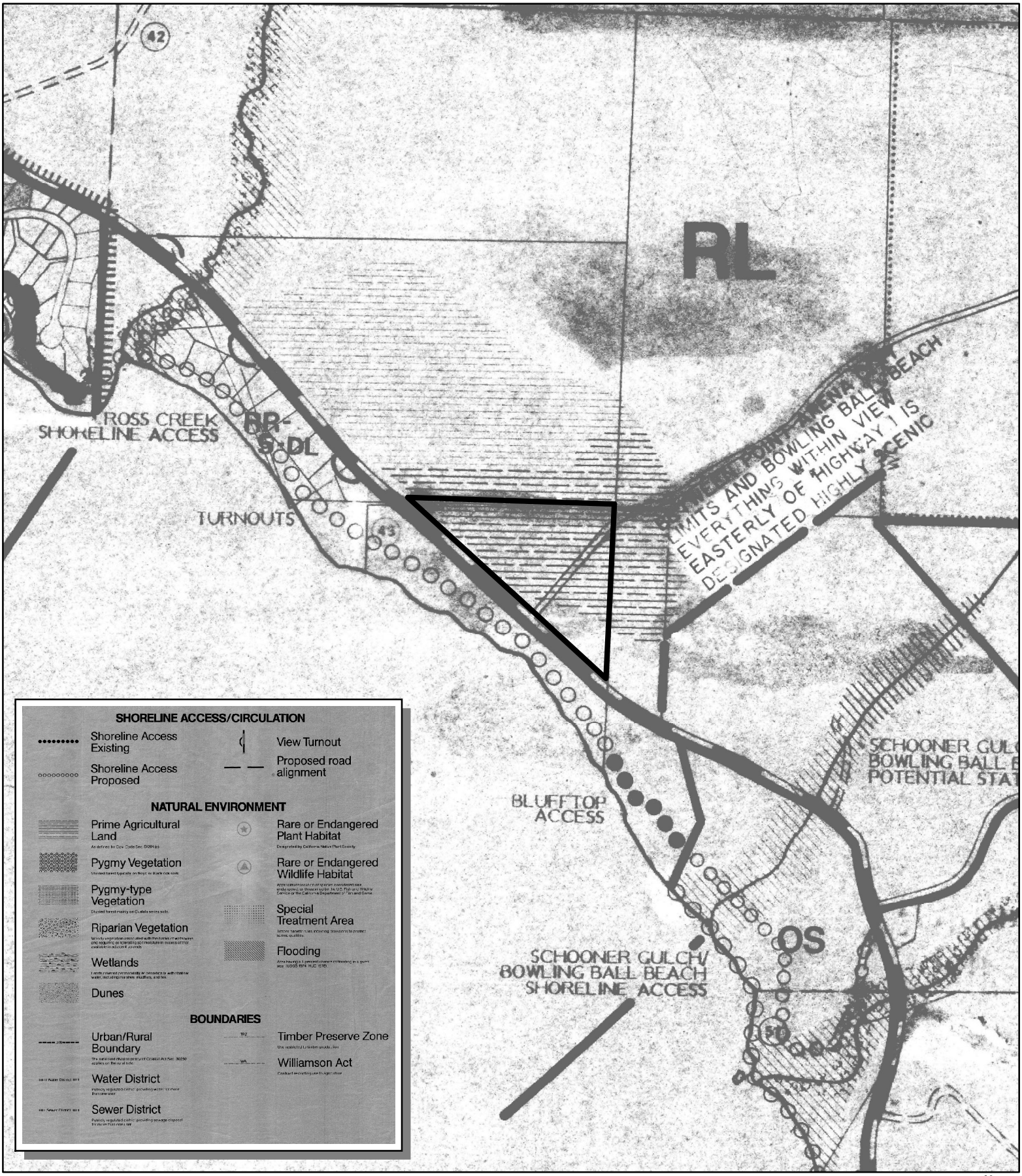
PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLAINEY-DYETT URBAN AND REGIONAL PLANNERS

CASE: CDP 2024-0036
OWNER: MCKAY, Chris
APN: 027-433-03
APLCT: Chris McKay
AGENT:
ADDRESS: 48000 Bill Ownens Rd.

0 270 540 Feet
0 0.05 0.1 Miles
N W E S
1:6,000

LCP LAND CAPABILITIES & NATURAL HAZARDS

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CASE: CDP 2024-0036
OWNER: MCKAY, Chris
APN: 027-433-03
APLCT: Chris McKay
AGENT:
ADDRESS: 48000 Bill Ownens Rd.

0 362.5 725 Feet
0 0.05 0.1 Miles
1:8,000

LCP LAND USE MAP 28: SCHOONER GULCH

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OWNER: MCKAY, Chris
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APLCT: Chris McKay
AGENT:
ADDRESS: 48000 Bill Ownens Rd.

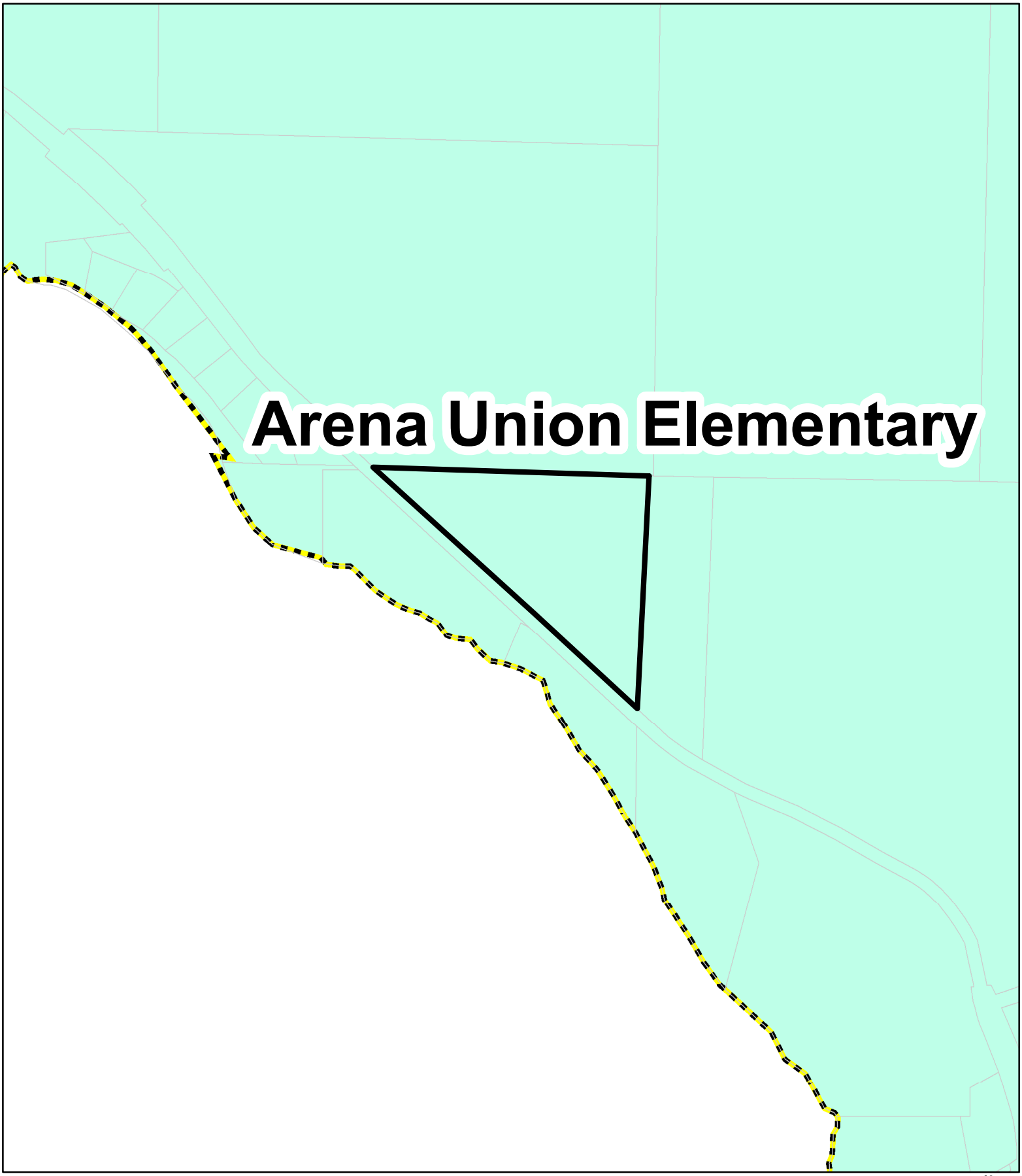
Major Towns & Places
City Limits
Coastal Zone Boundary
Highways
Major Roads

0 2,800 5,600 Feet
0 0.5 1 Miles
1:63,360

N W E S

LOCATION

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CASE: CDP 2024-0036
OWNER: MCKAY, Chris
APN: 027-433-03
APLCT: Chris McKay
AGENT:
ADDRESS: 48000 Bill Ownens Rd.

Assessors Parcels

0 270 540 Feet
0 0.05 0.1 Miles

N
W E
S

1:6,000

SCHOOL DISTRICT

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CASE: CDP 2024-0036
OWNER: MCKAY, Chris
APN: 027-433-03
APLCT: Chris McKay
AGENT:
ADDRESS: 48000 Bill Ownens Rd.

Assessors Parcels
0 - 10%
10% - 20%
20% - 30%
30% - 40%
40% - 50%

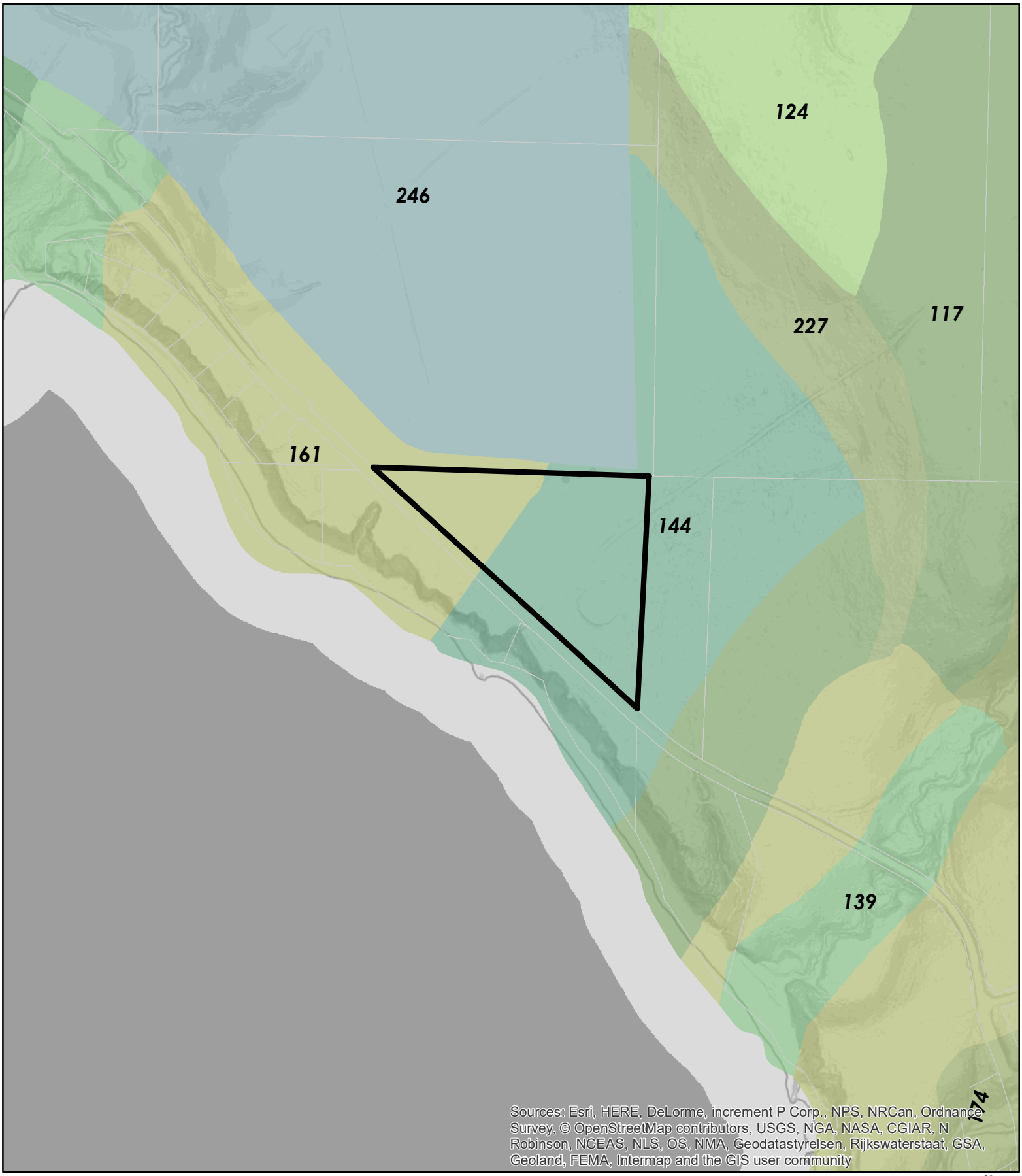
0 270 540 Feet
0 0.05 0.1 Miles

N W E S

1:6,000

ESTIMATED SLOPE

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CASE: CDP 2024-0036
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APLCT: Chris McKay
AGENT:
ADDRESS: 48000 Bill Ownens Rd.

Assessors Parcels

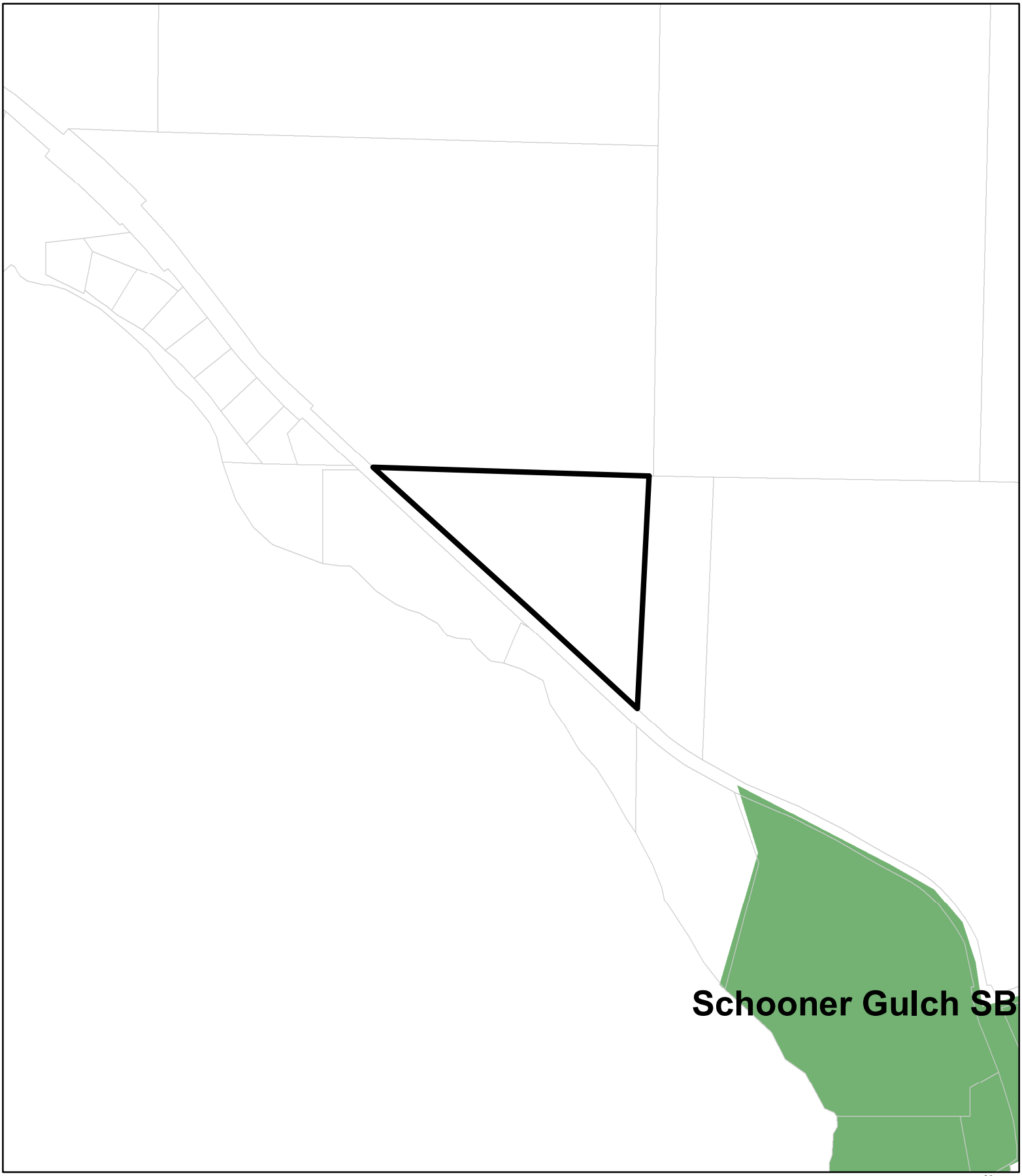
0 270 540 Feet
0 0.05 0.1 Miles

N W E S

1:6,000

WESTERN SOIL CLASSIFICATIONS

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CASE: CDP 2024-0036
OWNER: MCKAY, Chris
APN: 027-433-03
APLCT: Chris McKay
AGENT:
ADDRESS: 48000 Bill Ownens Rd.

Assessors Parcels
State Parks

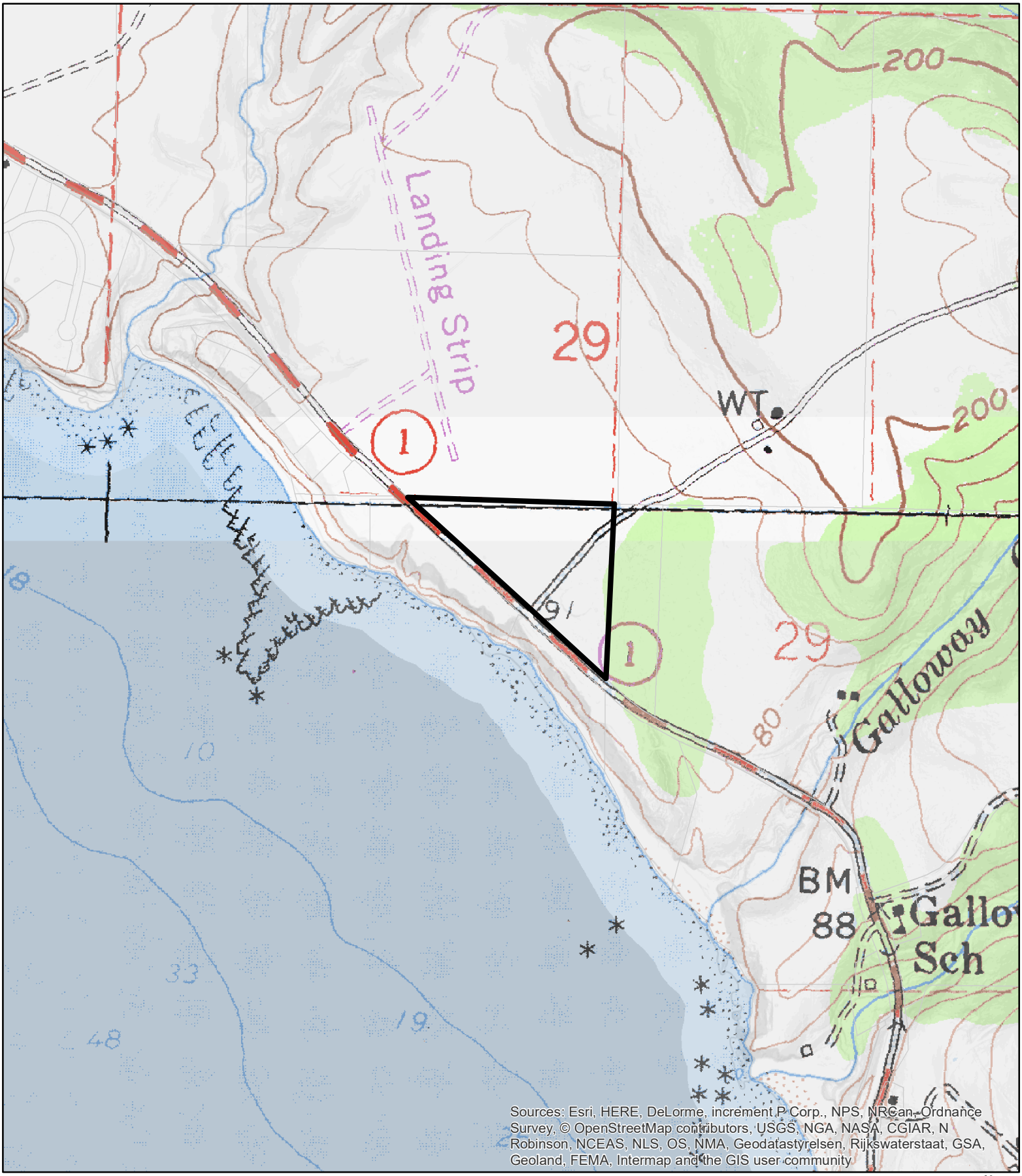
0 270 540 Feet
0 0.05 0.1 Miles

N
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1:6,000

STATE PARKS

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CASE: CDP 2024-0036
OWNER: MCKAY, Chris
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APLCT: Chris McKay
AGENT:
ADDRESS: 48000 Bill Ownens Rd.

Assessors Parcels

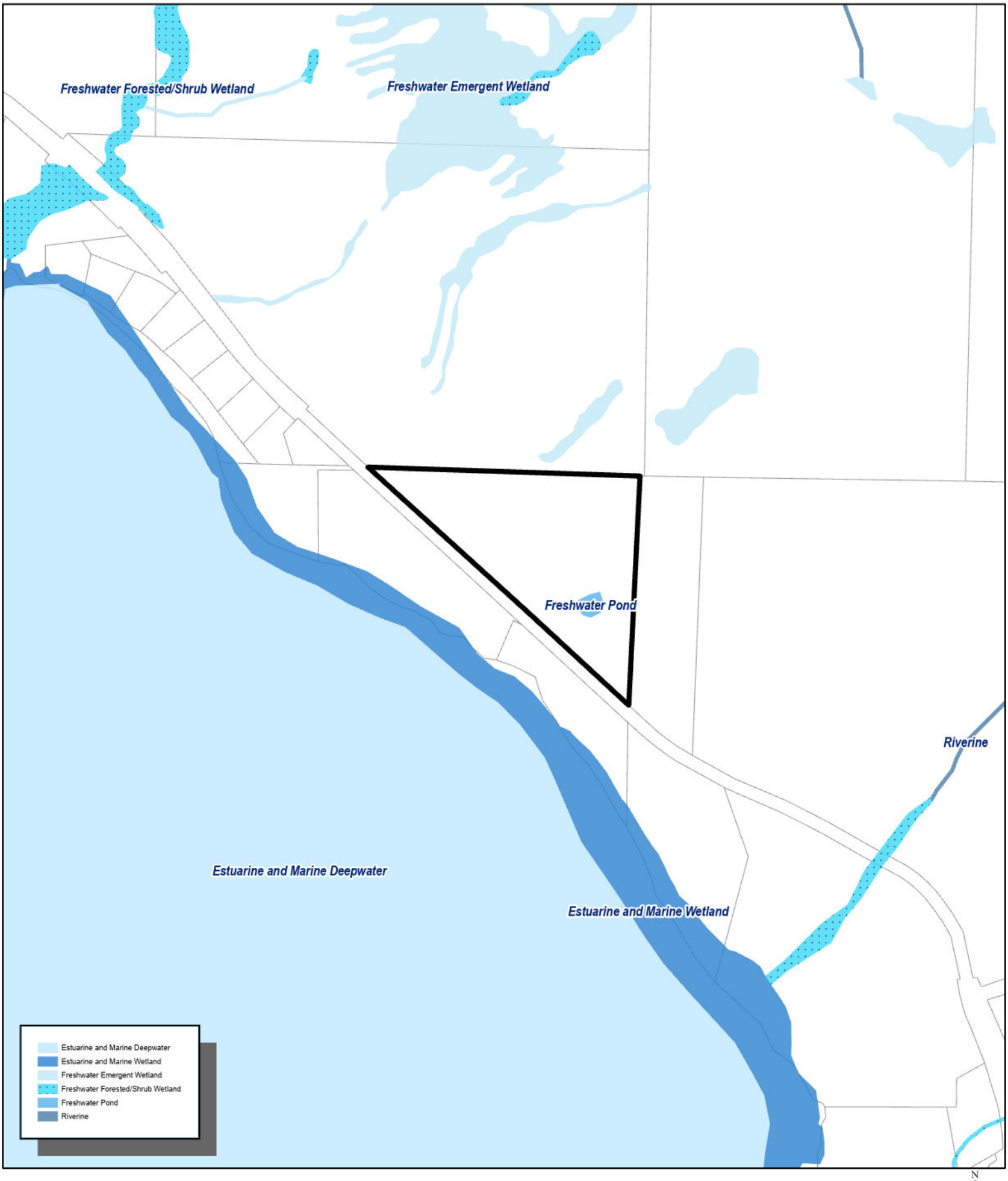
0 362.5 725 Feet
0 0.05 0.1 Miles

N
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S

1:8,000

TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

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Assessors Parcels

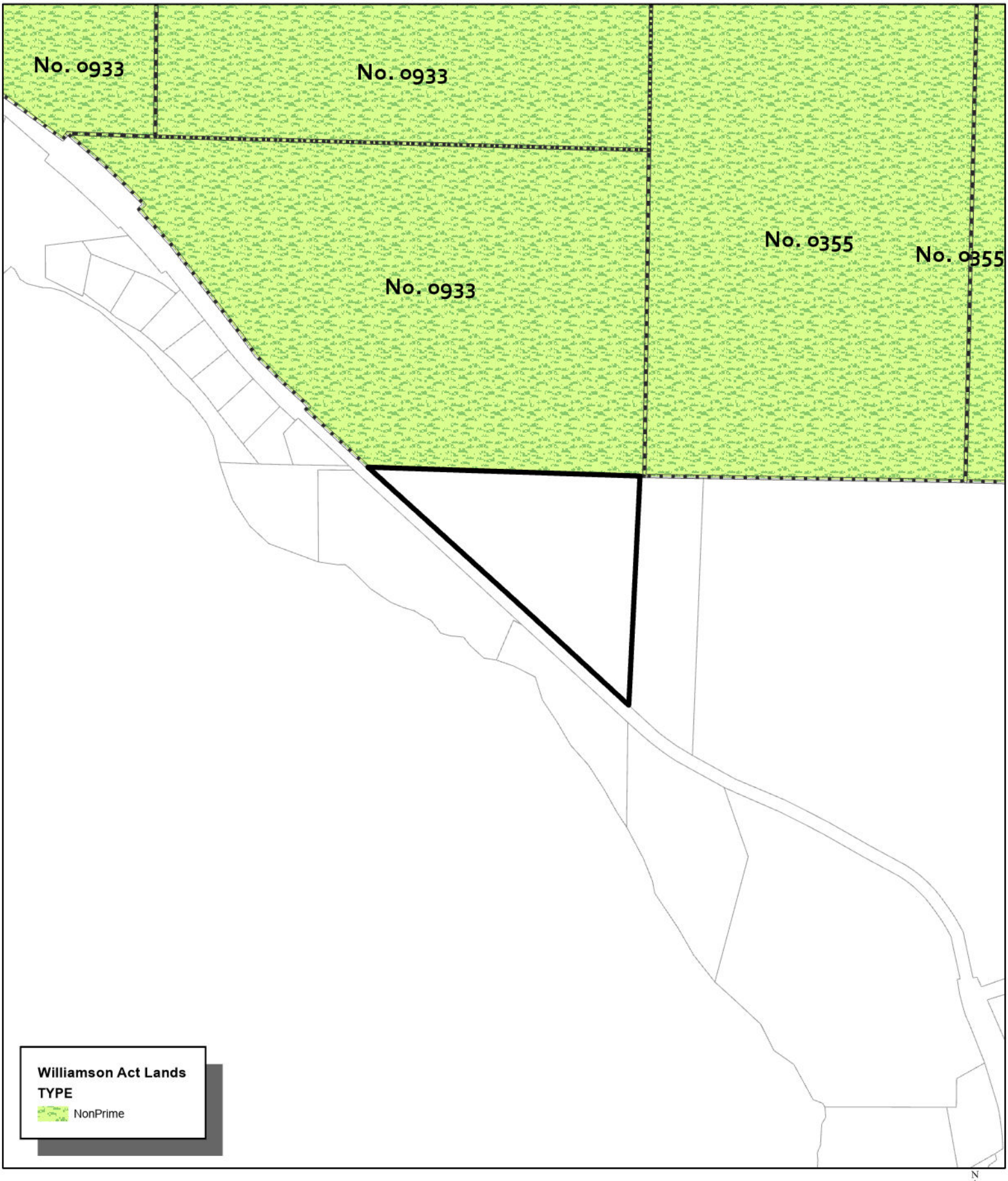
0 275 550 Feet
0 0.05 0.1 Miles

N
W E
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1:6,000

WETLANDS

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CASE: CDP_2024-0036
OWNER: MCKAY, Chris
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APLCT: Chris McKay
AGENT:
ADDRESS: 48000 Bill Owens Rd

Assessors Parcels

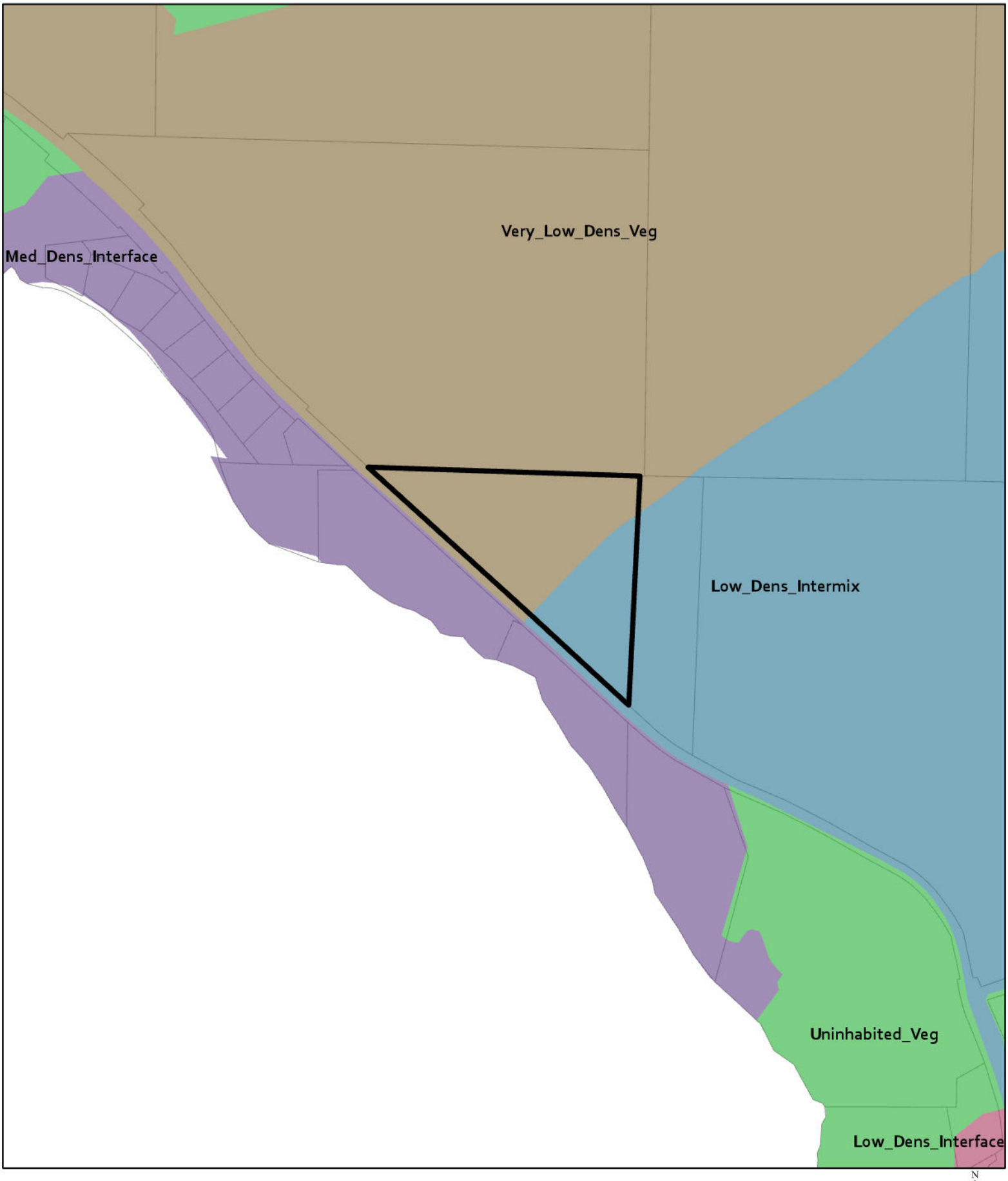
0 275 550 Feet
0 0.05 0.1 Miles

N W E S

1:6,000

WILLIAMSON ACT

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CASE: CDP_2024-0036
OWNER: MCKAY, Chris
APN: 027-433-03
APLCT: Chris McKay
AGENT:
ADDRESS: 48000 Bill Owens Rd

Assessors Parcels

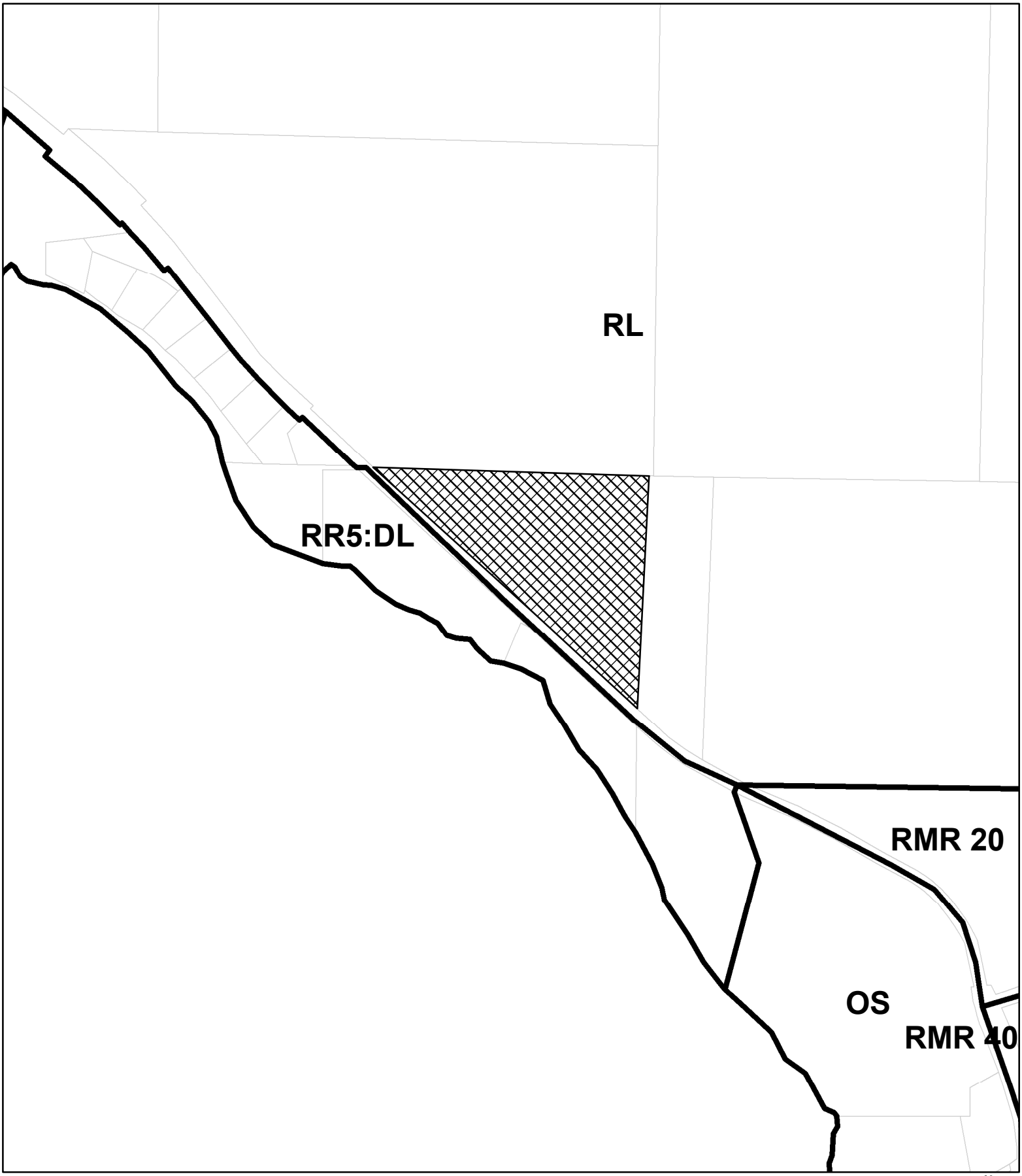
0 275 550 Feet
0 0.05 0.1 Miles

N
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WILDLAND URBAN INTERFACE

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CASE: CDP 2024-0036
OWNER: MCKAY, Chris
APN: 027-433-03
APLCT: Chris McKay
AGENT:
ADDRESS: 48000 Bill Ownens Rd.

Zoning Districts
Assessors Parcels

0 270 540 Feet
0 0.05 0.1 Miles

N
W E
S

1:6,000

ZONING

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48000 Bill Owen Road
Point Arena CA



Prepared for:
Chris McKay

Dark Gulch Environmental Consulting ~ PO Box 14 Fort Bragg CA 95437 ~ 707.734.0922

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1.0 INTRODUCTION

On 3 March 2025 Dark Gulch Environmental Consulting performed an Environmentally Sensitive Habitat Area (ESHA) assessment at 48000 Bill Owens Road, Point Arena, Mendocino County, California 95468 (APN 027-433-03-00, Figure 1). Additional studies conducted by Dark Gulch Environmental Consulting in the Study Area include rare plant surveys, vegetation mapping, and wildlife assessments performed March 3, March 9, March 22, April 4, April 20, May 2, May 19, and June 1. A survey for Point Arena Mountain Beaver (PAMB; *Aplodontia rufa nigra*) was conducted on April 11, 2025, with no evidence of occupation. The parcel is 11.63 acres but only approximately 1.42-acres encompasses the Study Area (Figure 2). This study is part of an after-the-fact permit for a barn structure; areas surrounding permitted structures were not included in this study. The Study Area is located approximately 3.76 aerial miles south of Point Arena. The purpose of this study was to identify and map areas within a proposed development that are potential environmentally sensitive habitat areas (ESHA), as defined by the California Coastal Commission (CCC). The proposed project involves the after-the-fact permitting of a barn/shop structure in an already disturbed area of a single-family residence. The Study Area lacks ESHA's therefore, the results of the ESHA delineation, an evaluation of potential impacts to ESHA due to construction of the proposed project elements, mitigation measures, and an analysis of ESHA buffers as required by the CCC and Mendocino County Local Coastal Plan (LCP) is not required.



Figure 3. Example of typical vegetation found in Study Area.



Figure 1:
Parcel Lines Map



Figure 2: Location of Study Area

2.0 Regulatory Background

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

> *Environmentally sensitive habitat area' means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.*

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

2.1 Wetlands

The California Coastal Act and Mendocino County LCP define wetlands as:

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

Public Resources Code Section 30121 CCC Administrative Regulations (Section 13577 (b)) provide a more explicit definition:

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

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

In addition to the above definition, the Statewide Interpretive Guidelines for Identifying and Mapping Wetlands and Other Wet Environmentally Sensitive Habitat Areas (CCC 1981) provide technical criteria for use in identifying and delineating wetlands and other ESHAs within the

Coastal Zone. The technical criteria presented in the guidelines are based on the CCA definition and indicate that wetland hydrology is the most important parameter for determining a wetland, recognizing that:

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

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

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

2.2 Riparian Habitats

The CCA and Mendocino County LCP define riparian habitats as follows:

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

The Statewide Interpretive Guidelines (CCC 1981) state:

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

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

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

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

2.3 Streams, Rivers, and Anadromous Fish Habitat

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

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

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

2.4 Sand Dunes

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

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

2.5 Coastal Marine Ecosystem

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

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

2.6 Open Coastal Waters and Coastal Waters

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

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

2.7 Pygmy Forests and Pygmy-type Vegetation

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

Pygmy forest: *"A stunted forest, with mature vegetation the majority of which is approximately two to twelve feet in height occurring on soils with conditions which severely limit the growth of vegetation such as Blacklock soils and characterized by Mendocino cypresses, Fort Bragg manzanita, Bolander pines, and pygmy Mendocino Bishop pines."*

Pygmy-type vegetation: *"A forest occurring south of the Navarro River, mainly on Gualala series soils, characterized by stunted vegetation on sites with low commercial timber value. Plant species include knobcone pines and manzanita."*

2.8 Natural Communities and Other ESHA

The CCA and Mendocino County LCP define other resource areas as follows:

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

Other resource areas considered ESHA include California Department of Fish and Wildlife (CDFW) rare natural communities ranked as imperiled globally or in California (G2 S2 or rarer), as noted in the California Natural Diversity Database (CNDDB). These communities have been classified and described by various references, including the List of Vegetation Alliances and Associations (CDFW 2023), Preliminary Descriptions of the Terrestrial Natural Communities of California (Holland 1986), and A Manual of California Vegetation, 2nd Edition (Sawyer et al. 2009).

2.9 Special-status Species

Special-status species and their habitats are defined as ESHA by the CCA and Mendocino County LCP. Special-status species include those species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing by the U.S. Fish and Wildlife Service (USFWS) or CDFW. In addition, CDFW Species of Special Concern are given special consideration under the California Environmental Quality Act (CEQA). However, these Species of Special Concern may only be protected as ESHAs if they are ranked by CDFG as imperiled globally or in California (G2 S2 or rarer). Plant species on California Native Plant Society (CNPS) Ranks 1 or 2 are also considered special-status species and are protected as ESHA.

3.0 METHODS

Prior to conducting field surveys, available reference materials were reviewed, including the *Soil Survey of Mendocino County, Western Part* (USDA 1999), the Point Arena, Saunders Reef, Cold Spring, Eureka Hill, Mallo Pass Creek and Gualala 7.5- minute quadrangle topographic maps (USGS 1960), and available aerial photographs. A field survey was conducted by Dark Gulch Environmental Consulting March 3, 2025 to identify and delineate potential ESHAs within the Study Area. Other survey dates include: March 9, 2025, March 22, 2025, April 4, 2025, April 20, 2025, May 2, 2025, May 19, 2025 and June 1, 2025.

3.1 Natural Communities and Other ESHA

The Study Area was evaluated for the presence of other ESHA as defined in the CCA and the Mendocino County LCP, as well as natural communities designated in the CNDDB as G2, S2, or rarer (CDFW 2025). The presence of rare natural communities was determined by Dark Gulch Environmental Consulting, based on vegetation community classifications given in Holland (1986), Sawyer et al. (2009), and CDFW (2025). Vegetation or biological community boundaries were mapped using a GPS.

3.2 Special-status Species

Potential occurrences of special-status species in the study Area were evaluated by first determining which special-status species occur in the vicinity of the Study Area through a literature and database search. Database searches for known occurrences of special-status species focused on the Point Arena, Saunders Reef, Cold Spring, Eureka Hill, Mallo Pass Creek and Gualala USGS 7.5-minute quadrangles. The following sources were reviewed to determine which special-status plant and wildlife species have been documented to occur in the vicinity of the Study Area:

- California Natural Diversity Database (CNDDB) records (CDFW 2025)
- USFWS quadrangle species lists (USFWS 2025)
- CNPS Electronic Inventory Records (CNPS 2025)
- Consortium of California Herbaria (CCH 2025)

3.2.1 Special-status Plant Species

Protocol-level rare plant surveys were conducted on March 3, March 9, March 22, April 4, April 20, May 2, May 19 and June 1, 2025 by Dark Gulch Environmental Consulting biologist Sarah Bradley.

Potential occurrence of special-status plants in the Study Area was evaluated by first determining which special-status species occur in the vicinity of the Study Area or in similar biological communities through a literature and database search (Appendix B). A list of target plant species with potential to occur in the Study Area was generated, which guided surveys performed during spring 2025.

The protocol-level rare plant surveys consisted of traversing the entire Study Area. All observed plant species (Appendix B) were identified to the appropriate taxonomic level necessary to determine their rarity status. Plants were identified using the *Jepson Manual* (Hickman 1983), Jepson *Manual, 2nd Edition* (Baldwin et al. 2012), and *A Flora of Sonoma County* (Best et al. 1996) and *Conifers of the Pacific Slope* (Kauffmann 2013). Nomenclature follows Baldwin et al. (2012) unless otherwise noted.

3.2.2 Special-status Wildlife Species

Potential occurrence of special-status wildlife in the Study Area was evaluated by Dark Gulch Environmental Consulting by determining which special-status species occur in the vicinity of the Study Area or in similar biological communities through a literature and database search. Records from the CNDDB (CDFW 2025) and the USFWS Species list for Mendocino County (USFWS 2025) were reviewed to determine which special-status wildlife species have been documented to occur in the vicinity of the Study Area. A site visit was conducted by Dark Gulch Environmental Consulting biologist Sarah Bradley on April 4 with a follow-up visit on May 19, 2025 to characterize if habitat parameters were suitable to support special-status wildlife species in the area.

4.0 STUDY AREA DESCRIPTION

Within a given location, physical characteristics (e.g. topography, soils, climate) and land-use history (e.g. disturbance regime, built environment) influence the distribution and composition of the biotic environment, including the potential presence of sensitive vegetation communities, wetlands and non-wetland water habitats, and special-status plant and wildlife species. Therefore, the following section is a review of the physical conditions and land-use history, as well as the existing vegetation types, within the Study Area necessary to assess the potential for ESHA to be present.

4.1 Land-use History

The Study Area is an approximately 11.63 acre parcel located adjacent to California Highway One and Bill Owens Road. A single family home and associated infrastructure was built in approximately 1989. In 2020, a barn/shop structure was built in a circular driveway without the proper permits. However, this area was already part of the approved building envelope for the original 1989 development. Prior to the construction of the single-family home, the land was historically was used for cattle grazing. This area has been used for grazing for at least 100 years, which has been confirmed by historical aerial photographs (Figure 4). Due to the existing trees on site as well as a lack of stumps, it is unlikely that timbering was conducted historically.

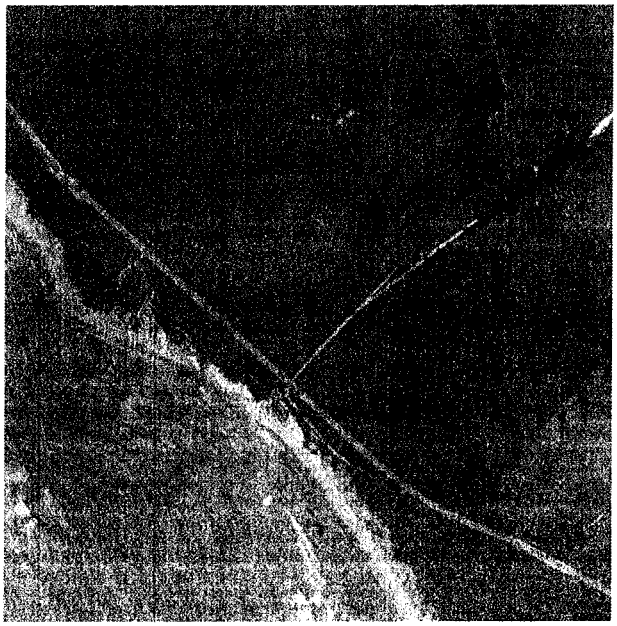


Figure 4. Aerial view of Bill Owens Road area (1963)

4.2 Topography and Soils

The Study Area is situated on a marine terrace between Ross Creek to the north and Schooner's Gulch to the south (Figures 5). This terrace is composed of Tertiary-Cretaceous Period



Figure 5: Location of Project Site

sedimentary rock overlain by terrace soils (Figure 6). As such the topography is relatively flat. Elevation ranges from approximately 31 to 35 meters above sea level.

The *Soil Survey of Mendocino County, Western Part* (USDA 2005) indicates that the Study Area contains one native soil type containing one soil series, Flumeville as described below.

Flumeville clay loam, 0 to 5 percent slopes. This series consists of very deep somewhat poorly drained soils that formed in marine terraces. These soils are considered hydric and are found at elevations of three to 365.8 meters. Permeability is very slow and available water capacity is high. Perennial grasses and forbs make up the vegetation types that are normal for this type of soil. Typical uses for this soil type includes livestock grazing, hay production, pasture or wildlife habitat.

4.3 Climate and Hydrology

The Study Area is located in the coastal fog belt of Mendocino County. The average annual precipitation of 41.3 inches falls as rain and fog drip in the winter months (December through March). The mean daily low and high temperatures in degrees Fahrenheit range from 40.3 in January to 66.7 in September (WRCC 2025).

Although the Study Area experiences substantial rainfall events, evidence of surface ponding, repeated directional flow, perched water table, and/or saturated substrates for extended periods (14 days or greater) are not present.

4.4 Vegetation and Natural Communities

Dark Gulch Environmental Consulting mapped all vegetation communities within the Study Area (Table 1) and recorded all plant species observed (Appendix B). The potential ESHA status of these communities and plant species is discussed in Section 5.0. Vegetation communities and dominant plant species are described below.

Table 1. Summary of biological communities within the Study Area.

Community Type[1]	**Vegetation Community[2]**	**Vegetation Alliance[3]**	**Acreage**
Non-ESHA			
Developed & Landscaped	N/A	N/A	1.03
Monterey Pine Stand	Monterey cypress – Monterey pine Woodland Stand	*Hesperocyparis macrocarpa – Pinus radiata* Forest and Woodland semi-natural alliance.	0.58

Monterey cypress – Monterey pine Woodland stands: This alliance is comprised of *Pinus radiata* or *Hesperocyparis macrocarpa* making up at least 50 percent of the relative cover in the



Figure 6: Soils Map of Local Area & Project Site

tree canopy in ruderal or planted stands. It can also be defined as introduced *Pinus* spp. Being strongly dominant with other non-native species in the tree overstory (>75% relative cover). This alliance is planted as trees, groves and windbreaks but has become naturalized in coastal areas. Many of the species that comprise this alliance are commonly sold as nursery stock and are popular cultivars used in landscaping.

5.0 RESULTS

5.1 Natural Communities and Other ESHA

The Study Area is comprised of landscaped and developed land and non-native Monterey cypress – Monterey pine Woodland stands. The Study Area does not have any environmentally sensitive habitat areas (ESHA's) that need to be avoided.

5.2 Special-status Species

5.2.1 Special-status Plant Species

A total of 41 special-status plant species have been documented within the greater vicinity of the Study Area, of which 16 have the potential to occur within the Study Area (Figure 7). The potential for these species to occur within the Study Area are summarized in Appendix A. Of the 41 special-status species that have been documented, 25 do not have the potential to occur within the Study Area due to one or more of the following reasons:

- Hydrologic conditions (e.g. tidal, riverine) necessary to support the special-status plant species are not present in the Study Area;
- Edaphic (soil) conditions (e.g. volcanic tuff, serpentine) necessary to support the special-status plant species are not present in the Study Area;
- Topographic conditions (e.g. north-facing slope, montane) necessary to support the special-status species are not present in the Study Area;
- Unique pH conditions (e.g. alkali scalds) necessary to support the special-status plant species are not present in the Study Area;
- Associated vegetation communities (e.g. interior chaparral, tidal marsh) necessary to support the special-status plant species are not present in the Study Area;
- The Study Area is geographically isolated (e.g. below elevation, coastal environ) from the documented range of the special-status plant species.

The remaining 16 special-status plant species were assessed to have a moderate to high potential to occur within the Study Area and formed the target species list for the rare plant surveys performed March 3, March 9, March 22, April 4, April 20, May 2, May 19 and June 1. Protocol level surveys did not result in the finding of any special status plants within the Study Area.

Deceiving sedge (*Carex saliniformis*). CNPS Rank 1B, Moderate Potential (Not Observed). Deceiving sedge is a perennial graminoid in the sedge family (Cyperaceae) that blooms from June to July but is identifiable into August based on fruit and vegetative characters. It typically occurs in mesic areas of coastal prairie, coastal scrub, meadows, seeps, and coastal salt marsh habitat at elevations ranging from 3 – 230 meters (CDFW 2025, CNPS 2025). This species has a wetland indication status of facultative wetland (FACW) on the National Wetland Plant List (Lichvar et. al, 2016). Observed associated species include marsh sandwort (*Arenaria paludicola*), slough sedge (*Carex obnupta*), witch grass (*Panicum acuminatum*), low bulrush

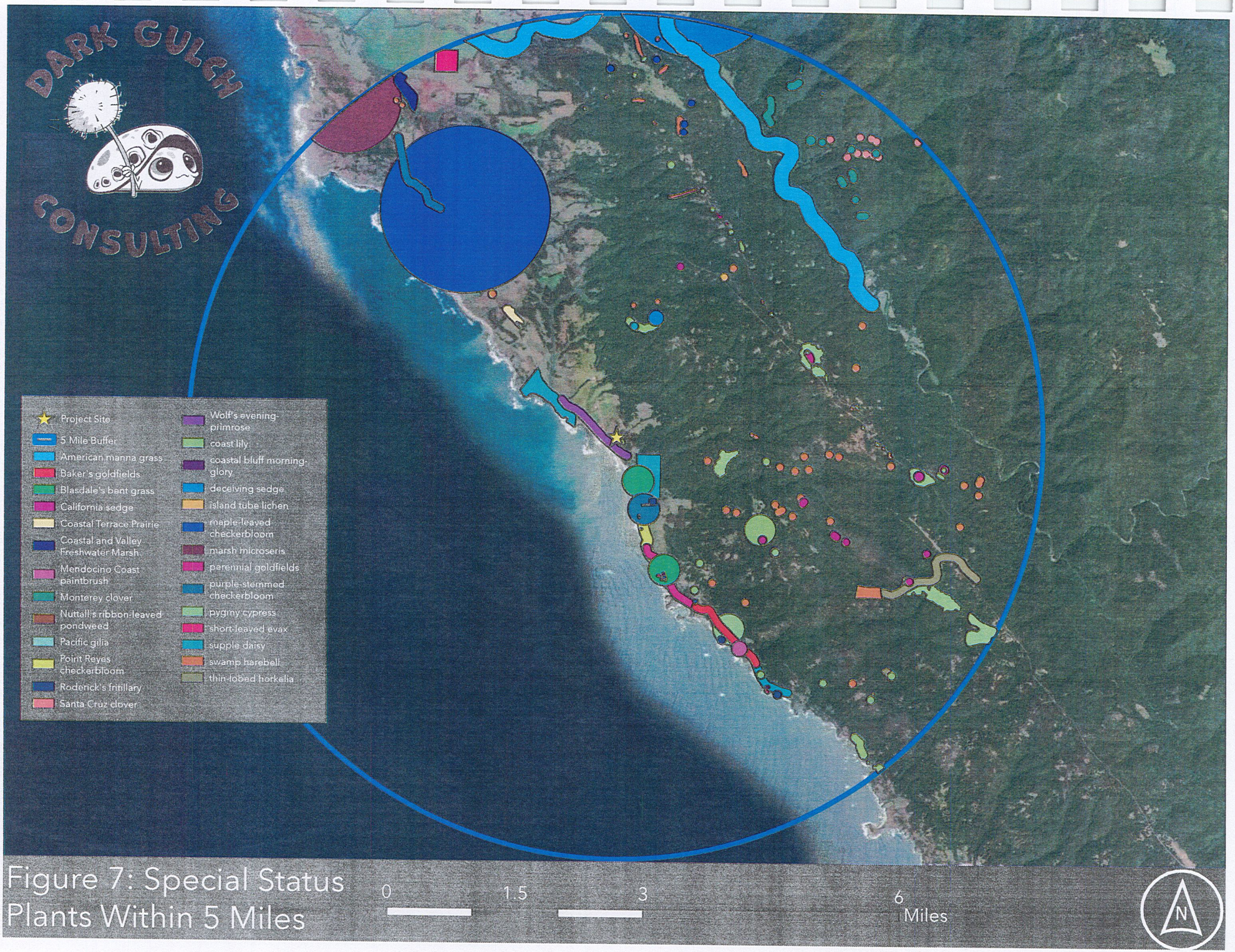


Figure 7: Special Status Plants Within 5 Miles

(*Isolepsis cernua*), golden-eyed grass (*Sisyrinchium californicum*), blue-eyed grass (*S. bellum*), bracken fern (*Pteridium aquilinum*), common velvet grass (*Holcus lanatus*), coastal tufted hair grass (*Deschampsia cespitosa* ssp. *holciformis*), California oat grass (*Danthonia californica*), beach strawberry (*Fragaria chiloensis*), hawkbit (*Leontodon saxatilis*), and Douglas iris (*Iris douglasiana*) (CDFW 2025, personal observation 2018, 2019, 2022). Deceiving sedge was initially evaluated to have a moderate potential to occur within the Study Area due to the presence of associated species and vegetation communities; however, it was not observed during protocol-level rare plant surveys.

Mendocino paintbrush (*Castilleja mendocinensis*). CNPS Rank 1B. Moderate Potential (Not Observed). Mendocino paintbrush is a perennial hemiparasitic forb in the broomrape family (Orobanchaceae) that blooms from April to August. It typically occurs on coastal bluff faces and near bluff edges within coastal bluff scrub, closed-cone coniferous forest, coastal dune, coastal prairie, and coastal scrub habitat at elevations ranging from 0 – 160 meters (CDFW 2025, CNPS 2025). Observed associated species include Bishop Pine (*Pinus muricata*), shore pine (*Pinus contorta* ssp. *contorta*), coyote brush (*Baccharis pilularis*), blue blossom (*Ceonothus thyrsiflorus* var. *thyrsiflorus*), sticky monkey (*Mimulus aurantiacus*), poison oak (*Toxicodendron diversilobum*), common yarrow (*Achillea millefolium*), coast angelica (*Angelica hendersonii*), varied lupine (*Lupinus variicolor*), sea lettuce (*Dudleya farinosa*), sea pink (*Armeria maritima* ssp. *californica*), coastal buckwheat (*Eriogonum latifolium*), Blasdale's bentgrass (*Agrostis blasdalei*), coast onion (*Allium dichlamydeum*), beach knotweed (*Polygonum paronychia*), seaside daisy (*Erigeron glaucus*), beach strawberry (*Fragaria chiloensis*), and common wooly sunflower (*Eriophyllum lanatum* var. *arachnoideum*) (CDFW 2025, personal observations 2017, 2019, 2022, 2024). Mendocino paintbrush was initially evaluated to have a moderate potential to occur within the Study Area due to presence of coastal bluff, as well as associated species and vegetation communities; however, it was not observed during protocol-level rare plant surveys.

Swamp harebell (*Campanula californica*). CNPS Rank 1B. Moderate Potential (Not Observed). Swamp harebell is a perennial forb in the harebell family (Campanulaceae) that blooms from June to October. It typically occurs on mesic sites in bog, fen, closed-cone coniferous forest, coastal prairie, meadow, seep, freshwater marsh ad North Coast coniferous forest habitat at elevations ranging from 1 – 405 meters (CDFW 2025, CNPS 2025). Soil survey data at know locations suggest that this species is typically located on moderately acid to neutral (pH 5.6 to 6.7) loams to sandy loams derived from sandstone (CDFW 2025, CSRL 2013). Observed associated species include Douglas fir (*Pseudotsuga menziesii*), coast redwood (*Sequoia sempervirens*), arroyo willow (*Salix lasiolepis*), rushes, sedges, water parsley, nootka rose (*Rosa nutkana*), California blackberry (*Rubus ursinus*), musk monkeyflower (*Mimulus guttatus*), coastal hedgenettle (*Stachys chamissonis*), common velvet grass (*Holcus lanatus*), and tinker's penny (*Hypericum anagalloides*) (CDFW 2025). Swamp harebell was initially evaluated to have a moderate potential to occur in the Study Area due to the presence of associated species and vegetation communities; however, it was not observed during protocol-level rare plant surveys conducted in 2025.

Supple daisy (*Erigeron supplex*). CNPS Rank 1B. Moderate Potential (Not Observed). Supple daisy in a perennial forb in the sunflower family (Asteraceae) that blooms from May to July. It typically occurs in grassy, open areas in coastal bluff scrub and coastal prairie habitat at elevations ranging from 10 to 50 meters (CDFW 2025, CNPS 2025). Observed associated species include Bishop pine (*Pinus muricata*), glory bush (*Ceanothus gloriosus*), coyote brush (*Baccharis pilularis*), Douglas iris (*Iris douglasiana*), dwarf brodiaea (*Brodiaea terrestris*), Pacific reed grass (*Calamagrostis nutkaensis*), common velvet grass (*Holcus lanatus*), dune goldenrod (*Solidago spathulata*), coast coyote thistle (*Eryngium armatum*), California oat grass (*Danthonia californica*), blue-eyed grass (*Sisyrinchium bellum),* wood rush (*Luzula comosa*), silver hair grass (*Aira caryophyllea*), and dog violet (*Viola adunca*) (CDFW 2025). Supple daisy was initially evaluated to have a moderate potential to occur within the Study Area due to the presence of coastal prairie and associated species; however, this species was not observed during protocol level rare plant surveys conducted in 2025.

Bluff wallflower (*Erysimum concinnum*). CNPS Rank 1B. Low Potential (Not Observed). Bluff wallflower is a low, succulent, biennial to short-lived perennial member of the mustard family (Brassicaceae) that blooms from March to June. It typically occurs in on cliffs, coastal bluffs, dunes and prairies at elevations from 0 – 185 meters. Observed associated species include seaside daisy (*Erigeron glaucus*), sea thrift (*Armeria maritima*), Douglas iris (*Iris douglasiana*) and checkerbloom (*Sidalcea malviflora* ssp. *malviflora*) (CDFW 2025, CNPS 2025). Bluff wallflower was initially evaluated to have a low potential to occur within the Study Area due to the presence of associated species and vegetation communities; however, this species was not observed during protocol-level rare plant surveys conducted in 2025.

Coast fawn lily (*Erythronium revolutum*). CNPS Rank 2B. Low Potential (Not Observed). Coast fawn lily is a perennial bulbiferous herb in the lily (Liliaceae) family that blooms March through August. It typically occurs in bogs and fens, broadleaf upland forest and north coast coniferous forests at elevations between zero and 1600 meters (CDFW 2025, CNPS 2025). This species is found in mesic and streambank microhabitats in Del Norte, Humboldt, Mendocino, Siskiyou and Trinity counties. Coast fawn lily was initially evaluated to have a low potential to occur within the Study Area due to the presence of associated species and vegetation communities; however, this species was not observed during protocol-level rare plant surveys conducted in 2025.

Roderick's fritillary (*Fritillaria roderickii*). CNPS Rank 1B. Moderate Potential (Not Observed). Roderick's fritillary is a perennial herb that is part of the lily family (Lilaceae) that blooms from March through May. It typically occurs in the North Coast Range, in coastal prairie, valley grassland, Northern coastal scrub, grassy slopes, mesas, serpentine barrens, in areas with excellent drainage at elevations of 15 – 600 meters (CDFW 2025, CNPS 2025). Observed associated species include Bishop pine (*Pinus muricata*), shore pine (*Pinus contorta* ssp. *contorta*), coyote brush (*Baccharis pilularis*), tree lupine (*Lupinus arboreus*), poison oak (*Toxicodendron diversilobum*), Douglas iris (*Iris douglasiana*), California blackberry (*Rubus ursinus*), sea lettuce (*Dudleya farinosa*), bracken fern (*Pteridium aquilinum*), ice plant (*Carpobrotus edulis*), seaside wooly sunflower (*Eriophyllum staechadifolium*), common velvet

grass (*Holcus lanatus*), sweet vernal grass (*Anthoxanthum odoratum*), and little rattlesnake grass (*Briza minor*)(CDFW 2025, personal observation 2017, 2018, 2019, 2022, 2024). Roderick's fritillary was initially evaluated to have a moderate potential to occur within the Study Area due to the presence of associated species and vegetation communities; however, this species was not observed during protocol-level rare plant surveys conducted in 2025.

Pacific gilia (*Gilia capitata* ssp. *pacifica*). CNPS Rank 1B. Moderate Potential (Not Observed). Pacific gilia is an annual form in the phlox family (Polemoniaceae) that blooms from April to August. It typically occurs in ravines, steep slopes and open flats in coastal dune, coastal bluff scrub, coastal prairie, and valley and foothill grassland habitat at elevations ranging from 5 – 1665 meters (CDFW 2025, CNPS 2025, Baldwin et al. 2012). Observed associated species include tanoak (*Notholithocarpus densiflorus*), Douglas fir (*Pseudotsuga menziesii*), poison oak (*Toxicodendron diversilobum*), California blackberry (*Rubus ursinus*), cow parsnip (*Heracleum maximum*), California oat grass (*Danthonia californica*), Italian rye grass (*Festuca perennis*), dogtail grass (*Cynosurus echinatus*), ripgut brome (*Bromus diandrus*), little rattlesnake grass (*Briza minor*), big rattlesnake grass (*B. maxima*), wild oats (*Avena barbata, A. fatua*), bentgrass (*Agrostis* sp.), blue wild rye (*Elymus glaucus*), soap plant (*Chlorogalum pomeridianum*), bracken fern (*Pteridium aquilnum*), bee plant (*Scrophularia californica*), rough cat's-ear (*Hypochaeris radicata*), English plantain (*Plantago lanceolata*), Canada thistle (*Cirsium arvense*), and silver hair grass (*Aira caryophyllea*) (CDFW 2025). Pacific gilia was initially evaluated to have a moderate potential to occur within the Study Area due to the presence of coastal prairie underlain by sandy substrate and associated species; however, this species was not observed during protocol-level rare plant surveys.

American manna grass (*Glyceria grandis*). CNPS Rank 2B. Moderate Potential (Not Observed). American manna grass is a perennial rhizomatous herb in the grass family (Poaceae) that blooms from June through August. It typically occurs in bogs and fens, meadows and seeps, marshes and swamps, lake margins and streambanks at elevations between 15 and 1980 meters (CDFW 2025, CNPS 2025). This species is not endemic to California and is found in many other states. In California it has been found in El Dorado, Fresno, Humboldt, Mendocino, Mono, Placer and Tulare counties. American manna grass was initially evaluated to have a moderate potential due to occurrences in the vicinity; however, this species as not observed during protocol-level rare plant surveys.

Perennial goldfields (*Lasthenia californica* ssp. *macrantha*). CNPS Rank 1B. Moderate Potential (Not Observed). Perennial goldfields are annual to perennial forbs in the sunflower family (Asteraceae) that bloom from January to February. It typically occurs on mesas, benches, and bluff faces in coastal bluff scrub, coastal dune, and coastal scrub at elevations from 5 to 515 meters (CDFW 2025, CNPS 2025). Observed associated species include coyote brush (*Bacchari pilularis*), poison oak (*Toxicodendron diversilobum*), California blackberry (*Rubus ursinus*), brownie thistle (*Cirsium quercetorum*), Douglas iris (*Iris douglasiana*), sea lettuce (*Dudleya farinosa*), California buttercup (*Ranunculus californicus*), Pacific reed grass (*Calamagrostis nutkaensis*), Italian rye grass (*Festuca perennis*), selfheal (*Prunella vulgaris*), English plantain (*Plantago lanceolata*), dwarf checkerbloom (*Sidalcea malviflora*), beach strawberry (*Fragaria*

chiloensis), narrow-leaf mule's-ears (*Wyethia angustifolia*), coast angelica (*Angelica hendersonii*), soap plant (*Chlorogalum pomeridianum*), and coast coyote thistle (*Eryngium armatum*) (CDFW 2025, personal observations 2019, 2020, 2022, 2024). Perennial goldfields was initially evaluated to have a moderate potential to occur within the Study Area due to the presence of associated species and vegetation communities; however, this species was not observed during protocol-level rare plant surveys conducted in 2025.

Contra Costa goldfields (*Lasthenia conjugens*). CNPS Rank 1B. Moderate Potential (Not Observed). Contra Costa goldfields are an annual herb in the sunflower family (Asteraceae) that bloom from March through June. It typically occurs in mesic habitats, cismontane woodland, alkaline playas, valley and foothill grasslands and vernal pools at elevations ranging from zero to 470 meters. This species is endemic to California and has been previously identified in Alameda, Contra Costa, Mendocino, Monterey, Marin, Napa, Santa Barbara, Santa Clara, Solano and Sonoma counties (CNPS 2025, CDFW 2025). Contra Costa goldfields was initially evaluated to have a moderate potential to occur within the Study Area due to the presence of associated species and vegetation communities, however this species was not observed during protocol-level rare plant surveys conducted in 2025.

Coast lily (*Lilium maritimum*). CNPS Rank 1B. Moderate Potential (Not Observed). Coast lily is a bulbiferous perennial forb in the lily family (Liliaceae) that blooms from May to August. It typically occurs on sandy, acidic often hummocky substrates derived from marine sediments and sedimentary rock in bogs, closed-cone coniferous forest (e.g. Bishop pine, pygmy cypress), coastal prairie, coastal scrub, broadleaf upland forest and North Coast coniferous forest habitats at elevations ranging from 5 – 475 meters (CDFW 2025, CNPS 2025). Observed associated species include pygmy cypress (*Hesperocyparis pygmaea*), Bishop pine (*Pinus muricata*), Bolander's pine (*P.contorta* ssp. *contorta*), coast redwood (*Sequoia sempervirens*), wax myrtle (*Morella californica*), evergreen huckleberry (*Vaccinium ovatum*), salal (*Gaultheria shallon*), Pacific rhododendron (*Rhododendron macrophyllum*), Labrador tea (*R. columbianum*), slough sedge (*Carex obnupta*), California sedge (*C. californica*), Pacific reed grass (*Calamagrostis nutkaensis*) and bracken fern (*Pteridium aquilinum*) (CDFW 2025, personal observations 2107, 2018, 2019. 2020, 2022, 2023). Coast lily was initially evaluated to have a moderate potential to occur within the Study Area due to the presence of associated species and vegetation communities; however, this species was not observed during protocol-level rare plant surveys conducted in 2025.

Marsh microseris (*Microseris paludosa*). CNPS Rank 1B. Moderate Potential (Not Observed). Marsh microseris is a perennial herb in the sunflower family (Asteraceae) that blooms April through July. It typically occurs in cismontane woodland, closed coned coniferous forests, coastal prairie, coastal scrub, marshes and swamps at an elevation range of 5 – 355 meters (CDFW 2025, CNPS 2025). Observed associated species include varied lupine (*Lupinus variicolor*), Blasdale's bentgrass (*Agrostis blasdalei*), sea pink (*Armeria maritima*), English daisy (*Bellis perennis*), rough cat's-ear (*Hypochaeris radicata*), tufted hair grass (*Deschampsia cespitosa*), hillside suncups (*Taraxia ovata*), sheep sorrel (*Rumex acetosella*), dog violet (*Viola adunca*), soap plant (*Chlorogalum pomeridianum*), Pacific false bindweed (*Calystegia*

purpurata), perennial goldfields (*Lasthenia californica* ssp. *macrantha*), coast coyote thistle (*Eryngium armatum*), dwarf plantain (*Plantago erecta*), English plantain (*P. lanceolata*), featherweed (*Gamochaeta ustulata*), seaside daisy (*Erigeron glaucus*), Wight's paintbrush (*Castilleja wightii*), common yarrow (*Achillea millefolium*), common velvet grass (*Holcus lanatus*), big rattlesnake grass (*Briza maxima*), and sweet vernal grass (*Anthoxanthum odoratum*) (CDFW 2025, personal observation 2018, 2019, 2022, 2023, 2024). Marsh microseris was initially evaluated as moderate potential to occur within the Study Area due to the presence of associated vegetation communities and species; however, this species was not observed during protocol-level rare plant surveys conducted 2025.

Wolf's evening-primrose (*Oenothera wolfii*). CNPS Rank 1B. Moderate Potential (Not Observed). Wolf's evening-primrose is a perennial herb in the evening-primrose family (Onagraceae) that blooms May through October. It typically occurs in sandy, usually mesic soil, coastal bluff scrub, coastal dunes, coastal prairie and lower montane coniferous forest at an elevation range of 3 – 800 meters (CDFW 2025, CNPS 2025). Observed associated species include round-headed Chinese houses (*Collinsia corymbose*), beach suncup (*Carmissoniopsis cheiranthifolia*), North Coast phacelia (*Phacelia insularis* var. *continentis*), seacoast angelica (*Angelica lucida*), beach sage (*Artemisia pycnocephala*), Howell's spineflower (*Chorizanthe howellii*), Mendocino paintbrush (*Castilleja mendocinensis*), seaside buckwheat (*Eriogonum latifolium*), and seaside daisy (*Erigeron glaucus*) (CDFW 2025, personal observations 2017, 2018, 2019, 2020, 2021, 2023, 2024, 2025). Wolf's evening-primrose was initially evaluated to have a moderate potential to occur within the Study Area due to the presence of coastal prairie underlain by sandy substrate and associated species; however, this species was not observed during protocol-level rare plant surveys.

Maple-leaved checkerbloom (*Sidalcea malachroides*). CNPS Rank 4.2. High Potential (Not Observed). Maple-leaved checkerbloom is a perennial forb in the mallow family (Malvaceae) that blooms March to August. It typically occurs in disturbed areas in broad leaved upland forest, coastal prairie, coastal scrub, North coast coniferous forest, and riparian woodland at an elevation of 0 – 730 meters (CDFW 2025, CNPS 2025). Observed associated species include varied lupine (*Lupinus variicolor*), Blasdale's bentgrass (*Agrostis blasdalei*), sea pink (*Armeria maritima*), English daisy (*Bellis perennis*), rough cat's-ear (*Hypochaeris radicata*), tufted hair grass (*Deschampsia cespitosa*), hillside suncups (*Taraxia ovata*), sheep sorrel (*Rumex acetosella*), dog violet (*Viola adunca*), soap plant (*Chlorogalum pomeridianum*), Pacific false bindweed (*Calystegia purpurata*), perennial goldfields (*Lasthenia californica* ssp. *macrantha*), coast coyote thistle (*Eryngium armatum*), dwarf plantain (*Plantago erecta*), English plantain (*P. lanceolata*), featherweed (*Gamochaeta ustulata*), seaside daisy (*Erigeron glaucus*), Wight's paintbrush (*Castilleja wightii*), common yarrow (*Achillea millefolium*), common velvet grass (*Holcus lanatus*), big rattlesnake grass (*Briza maxima*), and sweet vernal grass (*Anthoxanthum odoratum*) (CDFW 2025, personal observation 2018, 2019, 2020, 2022, 2023, 2024). Maple-leaved checkerbloom was initially evaluated as high potential to occur within the Study Area due to the presence of associated vegetation communities and species; however, this species was not observed during protocol-level rare plant surveys conducted in 2025.

Purple-stemmed checkerbloom (*Sidalcea malviflora* ssp. *purpurea*). CNPS Rank 1B. Moderate Potential (Not Observed). Purple-stemmed checkerbloom is a perennial forb in the mallow family (Malvaceae) that blooms from May to June. It typically occurs in openings, meadows and prairies within broadleaf upland forest and coastal scrub habitat at elevations ranging from 15 – 85 meters (CDFW 2025, CNPS 2025). This species has a wetland indicator status of facultative wetland (FACW) species on the National Wetland Plant List (Lichvar et al., 2018). Observed associated species include varied lupine (*Lupinus variicolor*), Blasdale's bentgrass (*Agrostis blasdalei*), sea pink (*Armeria maritima*), English daisy (*Bellis perennis*), rough cat's-ear (*Hypochaeris radicata*), tufted hair grass (*Deschampsia cespitosa*), hillside suncups (*Taraxia ovata*), sheep sorrel (*Rumex acetosella*), dog violet (*Viola adunca*), soap plant (*Chlorogalum pomeridianum*), Pacific false bindweed (*Calystegia purpurata*), perennial goldfields (*Lasthenia californica* ssp. *macrantha*), coast coyote thistle (*Eryngium armatum*), dwarf plantain (*Plantago erecta*), English plantain (*P. lanceolata*), featherweed (*Gamochaeta ustulata*), seaside daisy (*Erigeron glaucus*), Wight's paintbrush (*Castilleja wightii*), common yarrow (*Achillea millefolium*), common velvet grass (*Holcus lanatus*), big rattlesnake grass (*Briza maxima*), and sweet vernal grass (*Anthoxanthum odoratum*) (CDFW 2025, personal observation 2018, 2019, 2020, 2022, 2023, 2024). Purple-stemmed checkerbloom was initially evaluated as moderate potential to occur within the Study Area due to the presence of associated vegetation communities and species; however, this species was not observed during protocol-level rare plant surveys conducted in 2025.

5.2.2 Special-status Wildlife Species

A total of 29 special status wildlife species have been documented within the greater vicinity of the Study Area, of which seven have the potential to occur within the Study Area (Figure 8). The potential for these species to occur within the Study Area are summarized in Appendix A. Twenty-two of the 29 special-status wildlife species do not have the potential to occur within the Study Area due to one or more of the following reasons:

- Aquatic habitats (e.g. rivers, ponds, estuaries) necessary to support the special-status wildlife species are not present in the Study Area.
- Vegetation habitats (e.g. oak woodlands, old-growth Douglas fir – coast redwood) that provide nesting and/or foraging resources necessary to support the special-status wildlife species are not present in the Study Area.
- Structures or vegetation (e.g. caves, old-growth trees) necessary to provide nesting or cover habitat to support the special-status wildlife species are not present in the Study Area.
- Host plants (e.g. dog violet, harlequin lotus) necessary to provide larval and nectar resources for the special-status wildlife species are not present in the Study Area.
- The Study Area is outside (e.g. north of, west of) of the special-status wildlife species documented nesting range.

Northwestern pond turtle, obscure bumble bee, Northern red-legged frog, foothill yellow-legged frog, California red-legged frog, Southern torrent salamander, and red-bellied were

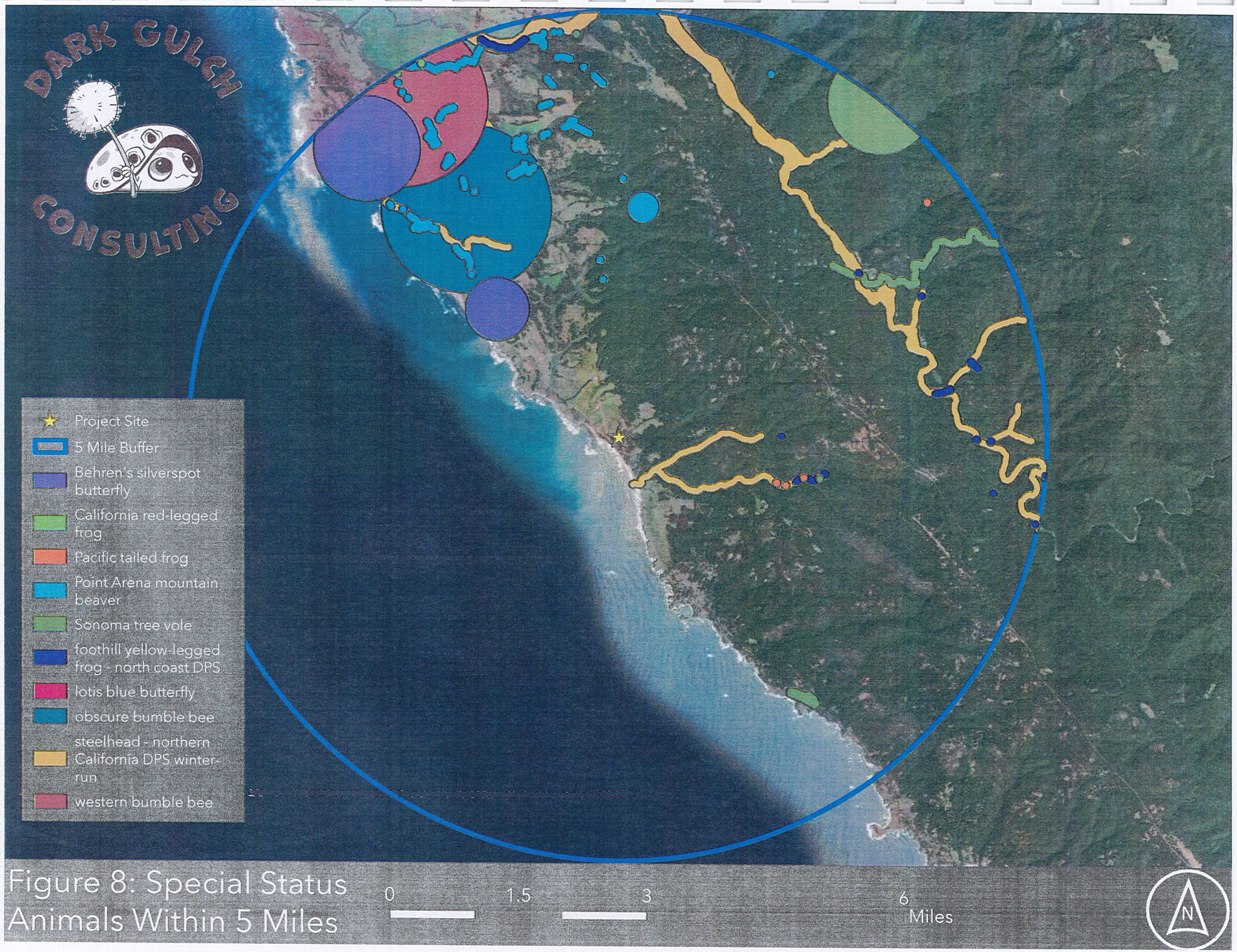


Figure 8: Special Status Animals Within 5 Miles

evaluated to have potential to occur within the Study Area. No individuals were identified during protocol level studies. It is important to note that American bull frogs (*Lithobates catesbeianus*) were identified during surveys. This species is known to predate on amphibians, fishes and other aquatic species. While habitat for many species exists, American bull frog can easily outcompete many native species.

A protocol-level survey was performed for the Point Arena Mountain beaver (*Aplodontia rufa nigra*). The survey encompassed the Study Area and no evidence of PAMB was found. The area outside of the Study Area was not surveyed as it was outside of the area impacted by the building. Correspondence regarding the PAMB survey is located in the Appendices.

Northwestern pond turtle (*Actinemys marmorata*). Proposed Threatened. Moderate Potential (Not Observed). The western pond turtle range sis Puget Sounds through Baja California, inhabiting streams, ponds, lakes and permanent and ephemeral wetlands. They are omnivorous and feed on a variety of insects, tadpoles, frog eggs, snails, leeches, and other species.

Obscure bumble bee (*Bombus occidentalis*). CDFW Decreasing Population. Moderate Potential (Not Observed) The Obscure bumble bees inhabits open grassy coastal prairies and Coast Range meadows. This species nests underground as well as above ground in abandoned bird nests. Nests are often located underground in abandoned rodent nests or above ground in tufts of grass, old bird nests, rock piles, or cavities in dead trees. This species feeds on *Ceonothus, Cirsium, Clarkia, Keckiella, Lathyrus, Lotus, Lupinus, Rhododendron, Rubus, Trifolium and Vaccinium* (Williams et al. 2014). This species was not observed on during the protocol-level surveys conducted in 2025 concurrent with special-status plant species.

Northern red-legged frog (*Rana aurora*). Least Concern. Moderate Potential (Not Observed). A medium-sized frog with a slim waist, long legs, smooth skin and webbing on hind feet that are primarily diurnal. This species is typically a pond frog found in or near water, however it can be found damp places away from water.

Foothill yellow-legged frog (*Rana boylii*). Decreasing. Moderate Potential (Not Observed). This species is a small to medium-sized frog with rough, pebbly skin that has yellow shading on its belly and underside of rear legs. This frog lives in foothill and mountain streams, in a wide variety of vegetation types. It is rarely seen far from the waters edge.

California red-legged frog (*Rana draytonii*). Decreasing. Moderate Potential (Not Observed). This is the largest native frog in the western United States. Its range exists from southern Mendocino County inland to Shasta County and south to Baja California. Much of this species habitat has been lost to agriculture and urban development. This species is typical found in or near water sources.

Southern torrent salamander (*Rhyacotriton variegatus*). Stable. Moderate Potential (Not Observed). This species is found along the coastal western United States. It mainly inhabits

small, clear, freshwater streams with low sedimentation. This species has a bright yellow underbelly. This salamander feeds primarily on amphipods and springtails.

Red-bellied newt (*Taricha rivularis*). Least Concern. Moderate Potential (Not Observed). This species is native to the coastal woodlands of northern California. It has grainy skin with a tomato-red underbelly. This species ranges from Bodega Bay inland to Lower Lake and north to Honeydew in Humboldt County.

6.0 LEAST DAMAGING ALTERNATIVE LOCATION

The least damaging alternative location for the after the fact permitted shop building is the current location. Prior to the shop construction, the area was a circular driveway with parking. This development occurred as part of the original home building envelope. The development of the shop building required little ground disturbing activity and did not expand the building envelope outside of the originally approved area. The Study Area is on the east side of Highway One and the shop structure is located behind the existing home. While it is still visible from the highway, it is masked by the home. However, as no ESHA's exist within the Study Area, this project caused minimal disturbance and did not detrimentally affect any protected habitats.

7.0 PROPOSED PROJECT DESCRIPTION

The proposed project involves the after-the fact permitting of an approximately 3,000-square foot shop building, including:

- Associated electrical and;
- Associated water with;
- No living space

This structure was built previously and is now being permitted.



Figure 9: View of shop structure.

This structure was built in an area that was previously a circular driveway. This area was already disturbed and was used for parking and storage. In 2019, aerial images clearly show the area being used as parking (Figure 10).



Figure 10: 48000
Bill Owens Road (2019)

8.0 REFERENCES

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Appendix A

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

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN STUDY AREA	SURVEY RESULTS
pink sand verbena *Abronia umbellata* var. *breviflora*	Rank 1B	A perennial herb found on coastal dunes, coastal strand; located on foredunes and interdunes with low vegetation cover. Elevation range: 0 - 10 meters. Blooms: June - October.	**No Potential.** The Study Area lacks suitable habitat for this species.	**Not Present.** No suitable habitat exists for this particular species.
Blasdale's bent grass *Agrostis blasdalei*	Rank 1B	A perennial rhizomatous herb found on coastal dunes, coastal bluff scrub, coastal prairie; located on sandy to gravelly substrate close to rocks of bluff faces. Typically located in nutrient poor areas with sparse vegetation cover. Elevation range: 0 - 150 meters. Blooms: May - July.	**No Potential.** The Study Area lacks suitable habitat for this species.	**No Occurences.** This species was not identified in any protocol level species.
Humboldt County milk-vetch *Astragalus agnicidus*	Rank 1B	A perennial herb found in broadleaved upland forest, North coast coniferous forests; openings and disturbed areas. Elevation range: 120 - 180 meters. Blooms: April - September.	**No Potential.** The Study area is located below the elevation for this species.	**Not Present.** The Study Area is below the accepted elevation range for this species.
coastal bluff morning-glory *Calystegia purpurata* ssp. *saxicola*	Rank 1B	A perennial herb found on coastal dunes, coastal scrub; located on coastal bluffs. Elevation range: 0 - 105 meters. Blooms: May - September.	**No Potential.** The Study Area lacks suitable habitat for this species.	**Not Present.** No suitable habitat exists for this particular species.
California sedge *Carex californica*	Rank 2B	A perennial rhizomatous herb found in bogs and fens, closed-cone coniferous forests, coastal prairie, meadoes, marshes and swamps; located in drier area of swamps, bots and marsh margins. Elevation range: 90 - 335 meters. Blooms: May - August.	**No Potential.** The Study area is located below the elevation for this species.	**Not Present.** The Study Area is below the accepted elevation range for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN STUDY AREA	SURVEY RESULTS
Lyngbye's sedge *Carex lyngbyei*	Rank 2B	A perennial rhizomatous herb found in marshes and swamps, brackish or fresh water. Elevation: 0 - 10 meters. Blooms: May - July.	**No Potential.** The Study Area is located above the accepted range of this species.	**No Occurences.** This species was not identified in any protocol level species.
deceiving sedge *Carex saliniformis*	Rank 1B	A perennial rhizomatous herb found in coastal prairie, coastal scrub, marsh & swamp, meadow & seep, pond shores and wet openings. Elevation range: 3 - 320 meters. Blooms: May - July.	**Moderate Potential.** The Study Area has appropriate habitat and this species has been identified in the vicinity.	**No Occurences.** This species was not identified in any protocol level species.
Humboldt Bay owl's-clover *Castilleja ambigua* var. *humboldtiensis*	Rank 2B	An annual semiparasitic herb ound in marsh and swamp, salt marsh, wetland. Elevation range: 0 - 3 meters. Blooms: April - August.	**No Potential.** The Study Area is located above the accepted range of this species.	**Not Present.** The Study Area is above the accepted elevation range for this species.
Mendocino Coast paintbrush *Castilleja mendocinensis*	Rank 1B	A perennial hemiparasitic herb found in coastal bluff scrub, coastal scrub, coastal prairie, closed-cone coniferous forest, coastal dune; typically located on open sea bluffs and cliffs. Elevation range: 0 - 160 meters. Blooms: April - August.	**Moderate Potential.** The Study Area has appropriate habitat and this species has been identified in the vicinity.	**No Occurences.** This species was not identified in any protocol level species.
Oregon goldthread *Coptis laciniata*	Rank 4.2	A perennial rhizomatous herb found in meadows and seeps, North coast coniferous forests, wetlands and streambanks. Elevation range: 500 - 2000 meters. Blooms: February - November	**No Potential.** The Study area is located below the elevation for this species.	**Not Present.** The Study Area is below the accepted elevation range for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN STUDY AREA	SURVEY RESULTS
Mendocino dodder *Cuscuta pacifica* var. *papillata*	Rank 1B	An annual parasitic vine found on coastal dunes. Elevation range: 0 - 50 meters. Blooms: June - October.	**No Potential.** The Study Area lacks suitable habitat for this species.	**Not Present.** No suitable habitat exists for this particular species.
swamp harebell *Eastwoodiella californica*	Rank 1B	A perennial rhizomatous herb found in bogs and fens, closed-cone coniferous forests, coastal prairie, meadows, freshwater marsh, North coast coniferous forests, typically located in wetlands within a varieity of surounding habitats. Elevation range: 1 - 405 meters. Blooms: June - October.	**Moderate Potential.** The Study Area has appropriate habitat and this species has been identified in the vicinity.	**No Occurences.** This species was not identified in any protocol level species.
supple daisy *Erigeron supplex*	Rank 1B	A perennial herb found on coastal bluff scrub, coastal prairie. Elevation range: 10 - 50 meters. Blooms: May - July.	**Moderate Potential.** The Study Area has appropriate habitat and this species has been identified in the vicinity.	**No Occurences.** This species was not identified in any protocol level species.
bluff wallflower *Erysimum concinnum*	Rank 1B	An annual/perennial herb found on cliffs, coastal bluffs, dunes and prairies. Elevation: 0 - 185 meters. Blooms: March - June.	**Low Potential:** The Study Area has appropriate habitat but this species has not been identified in the vicinity.	**No Occurences.** This species was not identified in any protocol level species.
coast fawn lily *Erythronium revolutum*	Rank 2B	A perennial bulbiferous herb found in closed-cone coniferous forest, coastal prairie, coastal scrub, broadleaf upland forests and North Coast coniferous forests; typically located on sandy soils, often in raised hummock or bogs and roadside ditches. Elevation range: 0 - 1600 meters. Blooms: March - August.	**Low Potential:** The Study Area has appropriate habitat but this species has not been identified in the vicinity.	**No Occurences.** This species was not identified in any protocol level species.
Roderick's fritillary *Fritillaria roderickii*	Rank 1B	A perennial bulbiferous herb found in coastal bluff scrub, coastal prairie and valley and foothill grasslands. Elevation range: 15 - 400 meters. Blooms: March - May.	**Moderate Potential.** The Study Area has appropriate habitat and this species has been identified in the vicinity.	**No Occurences.** This species was not identified in any protocol level species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN STUDY AREA	SURVEY RESULTS
Pacific gilia *Gilia capitata* ssp. *pacifica*	Rank 1B	An annual herb found in the chapparal, coastal bluff scrub, coastal prairie, valley and foothill grasslands. Elevation: 5 - 1665 meters. Blooms: April - August	**Moderate Potential.** The Study Area has appropriate habitat and this species has been identified in the vicinity.	**No Occurences.** This species was not identified in any protocol level species.
American manna grass *Glyceria grandis*	Rank 2B	A perennial rhizomatous herb found in bogs and fens, meadows and seeps, marshes and swamps, especially streambanks and lake margins. Elevation range: 15 - 1980 meters. Blooms: June - August.	**Moderate Potential.** The Study Area has appropriate habitat and this species has been identified in the vicinity.	**No Occurences.** This species was not identified in any protocol level species.
short-leaved evax *Hesperevax sparsiflora* var. *brevifolia*	Rank 1B	An annual herb found in coastal bluff scrub, coastal dune; located on sandy bluffs and flats near the immediate coastline. Elevation range: 0 - 215 meters. Blooms: March - June.	**No Potential.** The Study Area lacks suitable habitat for this species.	**Not Present.** No suitable habitat exists for this particular species.
pygmy cypress *Hesperocypress pygmaea*	Rank 1B	A perennial evergreen tree found in a closed-cone coniferous forest; located on podzol-like soils (Blacklock series). Elevation range: 30 - 600 meters.	**No Potential.** The Study area is located below the elevation for this species.	**Not Present.** The Study Area is below the accepted elevation range for this species.
Point Reyes horkelia *Horkelia marinensis*	Rank 1B	A perennial herb found on sandy coastal flats. Elevation: 5 - 755 meters. Blooms: May - September	**No Potential.** The Study Area lacks suitable habitat for this species.	**Not Present.** No suitable habitat exists for this particular species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN STUDY AREA	SURVEY RESULTS
thin-lobed horkelia *Horkelia tenuiloba*	Rank 1B	A perennial herb found in mesic, sandy openings in broadleafed upland forest, chaparral, valley and foothil grasslands. Elevation range: 50 - 500 meters. Blooms: May - August.	**No Potential.** The Study area is located below the elevation for this species.	**Not Present.** The Study Area is below the accepted elevation range for this species.
island tube lichen *Hypogymnia schizidiata*	Rank 1B	A foliose lichen found on barks and wood of hardwoods and conifers in closed-cone coniferous forest and chapparal areas. Elevation range: 360 - 405 meters.	**No Potential.** The Study area is located below the elevation for this species.	**Not Present.** The Study Area is below the accepted elevation range for this species.
small groundcone *Kopsiopsis hookeri*	Rank 2B	A perennial rhizomatous herb, often parasitic, found in north coast coniferous forests. Elevation range 90 - 885 meters. Blooms: April - August.	**No Potential.** The Study area is located below the elevation for this species.	**Not Present.** The Study Area is below the accepted elevation range for this species.
Baker's goldfields *Lasthenia californica* ssp. *bakeri*	Rank 1B	A perennial herb found in closed-cone coniferous forests, coasts scrub; located in openins in scrub and coastal forest habitat. Elevation range: 60 - 250 meters. Blooms: April - October	**No Potential.** The Study area is located below the elevation for this species.	**Not Present.** The Study Area is below the accepted elevation range for this species.
perennial goldifelds *Lasthenia californica* ssp. *macrantha*	Rank 1B	A perennial herb found in coastal bluff scrub, coastal dune, and coastal scrub. Elevation range: 0 - 500 meters. Blooms: January - November.	**Moderate Potential.** The Study Area has appropriate habitat and this species has been identified in the vicinity.	**No Occurences.** This species was not identified in any protocol level species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN STUDY AREA	SURVEY RESULTS
Contra Costa goldfields *Lasthenia conjugens*	Rank 1B	An annual herb found in mesic habitats; cismontane woodland, alkaline playas, valley and foothill grasslands and vernal pools. Elevation range: 0 - 470 meters. Blooms: March - June.	**Moderate Potential.** The Study Area has appropriate habitat and this species has been identified in the vicinity.	**No Occurences.** This species was not identified in any protocol level species.
marsh pea *Lathyrus palustris*	Rank 2B	A perennial herb found in bogs and fens, coastal prairie, coastal scrub, lower montane coniferous forest, marsh and swamp, north coast coniferous forest, wetlands. Elevation: 1 - 100 meters. Blooms: March - August.	**No Potential.** The Study Area lacks suitable habitat for this species.	**Not Present.** No suitable habitat exists for this particular species.
coast lily *Lilium maritimum*	Rank 1B	A perennial bulbiferous herb found in closed-cone coniferous forest, coastal prairie, coastal scrub, broadleaf upland forests and North Coast coniferous forests; typically located on sandy soils, often in raised hummock or bogs and roadside ditches. Elevation range: 5 - 475 meters. Blooms: May - August.	**Moderate Potential.** The Study Area has appropriate habitat and this species has been identified in the vicinity.	**No Occurences.** This species was not identified in any protocol level species.
marsh microseris *Microseris paludosa*	Rank 1B	A perennial herb found in closed-cone coniferous forests, cismontane woodland, coastal scrub and valley and foothill grasslands. Elevation range: 5 - 355 meters. Blooms: April - July.	**Moderate Potential.** The Study Area has appropriate habitat and this species has been identified in the vicinity.	**No Occurences.** This species was not identified in any protocol level species.
Wolf's evening-primrose *Oenothera wolfii*	Rank 1B	A perennial herb that grows in sandy usually mesic soil. Coastal bluff scrub, coastal dunes, coastal prairie, lower montane coniferous forests. Elevation range: 3 - 800 meters. Blooms: May - October.	**Moderate Potential.** The Study Area has appropriate habitat and this species has been identified in the vicinity.	**No Occurences.** This species was not identified in any protocol level species.
white-flowered rein orchid *Piperia candida*	Rank 1B	A perennial herb that sometimes exists in serpentine soil. Broad leaved upland forest, lower montane coniferous forest, North coast coniferous forests. Elevation range: 30 - 1310 meters. Blooms: March - May.	**No Potential.** The Study area is located below the elevation for this species.	**Not Present.** The Study Area is below the accepted elevation range for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN STUDY AREA	SURVEY RESULTS
Nuttall's ribbon-leaved pondweed *Potamogeton epihydrus*	Rank 2B	A perennial rhizomatous aquatic herb found in assorted shallow freshwater marshes and swamps. Elevation range: 369 - 2172 meters. Blooms: June - September.	**No Potential.** The Study area is located below the elevation for this species.	**Not Present.** The Study Area is below the accepted elevation range for this species.
Point Reyes checkerbloom *Sidalcea calycosa* ssp *rhizomata*	Rank 1B	A perennial rhizomatous herb found in freshwater marshes and swamps located near the coast. Elevation range: 3 - 75 meters. Blooms: April - September.	**No Potential.** The Study Area lacks suitable habitat for this species.	**Not Present.** No suitable habitat exists for this particular species.
maple-leaved checkerbloom *Sidalcea malachroides*	Rank 4.2	A perennial herb often found in disturbed areas. Broad leaved upland forest, coastal prairie, coastal scrub, north coast coniferous forests, ripairan woodland. Elevation range: 0 - 730 meters. Blooms: March - August.	**High Potential.** The Study Area has appropriate potential and this species has been identified in the proximity.	**No Occurences.** This species was not identified in any protocol level species.
purple-stemmed checkerbloom *Sidalcea malviflora* ssp. *purpurea*	Rank 1B	A perennial rhizomatous herb that lives in broad leaved upland forest and coastal prairies. Elevation range: 15 - 85 meters. Blooms: May - June.	**Moderate Potential.** The Study Area has appropriate habitat and this species has been identified in the vicinity.	**No Occurences.** This species was not identified in any protocol level species.
Hoffman's bristly jewelflower *Streptanthus glandulosus* ssp. *Hoffmanii*	Rank 1B	An annual herb found in often serpentinite soils in chaparral, cismontane wooldand and valley and foothill grasslands. Elevation range: 120 - 475 meters. Blooms: March - July.	**No Potential.** The Study area is located below the elevation for this species.	**Not Present.** The Study Area is below the accepted elevation range for this species.

SPECIES	STATUS*	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN STUDY AREA	SURVEY RESULTS
twisted horsehair lichen *Sulcaria spiralifera*	Rank 1B	An epiphytic furticose lichen found in the immediate coastal coniferous forest. Elevation range: 0 - 90 meters.	**No Potential.** The Study Area lacks suitable habitat for this species.	**Not Present.** No suitable habitat exists for this particular species.
Santa Cruz clover *Trifolium buckwestiorum*	Rank 1B	An annual herb found in gravelly margins of broadleafed upland forests, cismontane woodland and coastal prairie. Elevation range: 105 - 610 meters. Blooms: April - October.	**No Potential.** The Study area is located below the elevation for this species.	**Not Present.** The Study Area is below the accepted elevation range for this species.
Monterey clover *Trifolium trichocalyx*	Rank 1B	An annual herb that lives in closed-cone coniferous forest (sandy openings, burned areas). Elevation range: 30 - 305 meters. Blooms: April - June.	**No Potential.** The Study area is located below the elevation for this species.	**Not Present.** The Study Area is below the accepted elevation range for this species.
Methuselah's beard lichen *Usnea longissima*	Rank 4.2	A fruticose lichen found on tree branches, usually on old growth hardwoods and conifers, broad leaved upland forest, north coast coniferous forests. Elevation range: 50 - 1460 meters. Blooms: unknown.	**No Potential.** The Study area is located below the elevation for this species.	**Not Present.** The Study Area is below the accepted elevation range for this species.

SPECIES	STATUS	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN STUDY AREA
northwestern pond turtle *Actinemys marmorata*	Proposed Threatened	This species is in decline throughout most of its range. It is diurnal and aquatic, found in ponds lakes, rivers, streams, creeks, marshes and irrigation ditches with abundant vegetation, and either rocky or muddy bottoms, in woodland, forest and grassland. Logs, rocks, cattail mats and exposed banks are required for basking. May enter brackish water and even sea water.	Appropriate habitat exists, but no individuals were identified in protocol level surveys; American bull frogs were observed and they are known to predate on turtles and other amphibians
Point Areana mountain beaver *Aplodontia rufa nigra*	Endangered	Burrow sites are typically found on moist and steep north facing slopes or gullies with well-drained and friable soil. Studies suggest that the most important factors in habitat use are cool thermal regime, adequate soil drainage and softness and abundant food supply and a high percentage of cover of lush herbaceous and small diameter woody plants. Found in mesic coastal scrub, nortern dune scrub, the edges of conifer forest and riparian plant communities.	No appropriate habitat exists within the Study Area.
Sonoma tree vole *Arborimus poma*	Decreasing	Inhabits northwestern California, from Freestone, Sonoma County north through Mendocino, Humboldt and western Trinity counties to the south fork of the Smith River, Del Norte County. Habitat consists of mixed evergreen forests, wet and mesic old growth Douglas fir forests. Nests in trees 2 - 50 meters above the ground.	No appropriate habitat exists within the Study Area.

SPECIES	STATUS	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN STUDY AREA
Pacific tailed frog *Ascaphus truei*	Least Concern	Range includes Cascade Mountains and Pacific coastal areas of North America. Can be found in clear, cold, swift-moving mountain streams with course substrates. Primarily in older forest sites, requires microclimate conditions that are more common in older forests.	No appropriate habitat exists within the Study Area.
Obscure bumble bee *Bombus caliginosus*	Vulnerable	Range includes Mediterranean California and the Pacific coast. Inhabits open grassy coastal prairies and coast range meadows. Nesting occurs underground as well as above ground in abandoned bird nests.	Appropriate habitat exists, but no individuals were identified during protocol level surveys
Western bumble bee *Bombus occidentalis*	Decreasing	Occurs along the West Coast and Mountain West of North America from Arizona, New Mexico and Mediterranean California, north through the Pacific Northwest. This species nests underground in cavities such as old squirrel and other animal nests.	No appropriate habitat exists within the Study Area.
marbled murrelet *Brachyramphus marmoratus*	Endangered	Occurs in California, Oregon, Washington, British Colombia, south-east Alaska, Prince William Sound, Kenai Peninsula, Lower Cook Inlet, Barren Islands, Afognack and Kodiak Islands amongst other locations. Nests in old-growth and older-aged trees; forested areas with multiple canopy layers and high moss abundance are strongly preferred.	No appropriate habitat exists within the Study Area.

SPECIES	STATUS	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN STUDY AREA
Rhinoceros auklet *Cerorhinca monocerata*	Least Concern	Found in the north Pacific and breeds from California to the Aleutian Islands. This species can be found both offshore and along sea coasts and islands. Breeds on maritime and inland grassy slopes.	No appropriate habitat exists within the Study Area.
Townsend's big-eared bat *Corynorhinus townsendii*	Least Concern	Found in a variety of locations that rane from coniferous forests and woodlands, deciduous riparian woodland, semi-desert and montane shrublands. The most common is evergreen forests.	No appropriate habitat exists within the Study Area.
Monarch - California overwintering population *Danaus plexippus* pop. 1	Near Threatened	Found in trees and shrubs, ares with milkweed present, flowering plants with high nectar contact. Overwintering areas tend to be dominated with eucalyptus trees.	Several eucalyptus trees exist in the Study Area, but the area lacks other appropriate needs for this speciesl
California giant salamander *Dicamptodon ensatus*	Near Threatened	Found in west-central California. Occurs from Sonoma and Napa counties south to Santa Cruz and Monterey counties. Adults are found in humid forests under rocks and logs near mountain streams or rocky shores of mountain lakes.	No appropriate habitat exists within the Study Area.
North American porcupine *Erthizon dorsatum*	None	Occurs in the southern half of Canada, and northern and western United States, as well as scattered populations throughout the eastern US. Found in a wide variety of habitats including dense forests, tundra grasslands and destert shrub communities.	No appropriate habitat exists within the Study Area.

SPECIES	STATUS	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN STUDY AREA
Tidewater goby *Eucyclogobius newberryi*	Near Threatened	Range includes discrete brackish coastal lagoons and coastal creeks in California from Tillas Slough to Cockleburr Canyon. Occurs in small coastal lagoons, lower reaches of streams, and uppermost portions of large bays. Occurs in fresh to brackish water.	No appropriate habitat exists within the Study Area.
Stellar sea lion *Eumetopias jubatus*	Endangered	Found in cold waters of the Pacific Ocean on rookeries and near haul outs.	No appropriate habitat exists within the Study Area.
tufted puffin *Fratercula cirrhata*	Decreasing	This species has a very large range, including islands and rocky outcroppings along the coastlines.	No appropriate habitat exists within the Study Area.
Pomo bronze shoulderband *Helminthoglypta arrosa pomoensis*	Critically imperiled	Range is heavily redwood-timbered canyons of Mendocino County.	No appropriate habitat exists within the Study Area.
Gualala roach *Hesperoleucus parvipinnis*		This species is capable of adapting to varying habitats from coastal streams to mountain foothill streams. They are predominately found in small warm streams but are capable of thriving in larger colder streams with diverse conditions. They may actually occupy several different habitat types within a single drainage. Extreme tolerance includes temperatures ranging from 30 - 35 degrees Celsius and dissolved oxygen levels are as low as 1-2 ppm.	No appropriate habitat exists within the Study Area.

SPECIES	STATUS	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN STUDY AREA
pink salmon *Oncorhynchus gorbuscha*	Critically imperiled	Adult pink salmon return to fresh water, usually a natal stream, from June - September and spawn mid-July through October in lower reaches or intertidal zones of coastal streams.	No appropriate habitat exists within the Study Area.
Coho salmon - central California coast ESU *Oncorhynchus kisutch* pop 4.	Threatened	This species typically inhabit small coastal streams, as well as larger rivers, such as the Klamath River system, where they are currently found as far upstream as Iron Gate Dam and the Shasta River. Coho salmon in northern California coastal streams are typiclaly associated with low gradient reach of tributary streams, which provides suitale spawning areas and good juvenile rearing habitat.	No appropriate habitat exists within the Study Area.
Steelhead - northern California DPS *Oncorhynchus mykiss irideus* pop 16	Threatened	Adult steelhead have been reported to spawn in substrates from 0.2 to 4.0 inches in diameter. Based on the Bovee (1978) classification, steelhead utilize mostly gravel-sized material for spawing but will also use mixtures of sand-gravel and gravel-cobble.	No appropriate habitat exists within the Study Area.
Steelhead - northern California DPS *Oncorhynchus mykiss irideus* pop 49	Threatened	Adult steelhead have been reported to spawn in substrates from 0.2 to 4.0 inches in diameter. Based on the Bovee (1978) classification, steelhead utilize mostly gravel-sized material for spawing but will also use mixtures of sand-gravel and gravel-cobble.	No appropriate habitat exists within the Study Area.
lotis blue butterfly *Plebejus anna lotis*	Endangered	This species probably occurred in wet meadows and sphagnum willow bogs.	No appropriate habitat exists within the Study Area.

SPECIES	STATUS	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN STUDY AREA
Purple martin *Progne subis*	Least Concern	This species is widely buy locally distributed in forest and woodland areas at low to intermediate elevations. They are found in broadleaved upland forest, lower montane coniferous forests.	No appropriate habitat exists within the Study Area.
Northern red-legged frog *Rana aurora*	Least Concern	Range extends from southwestern British Colombia to northwestern California. In vicinity of quiet permenant waters of streams, marshes or ponds. Sometimes found in damp woods and meadows some distance from water. Occurs in sites with dense vegetation close to water and some shading.	Appropriate habitat exists, but no individuals were identified in protocol level surveys; American bull frogs were observed and they are known to predate on turtles and other amphibians
Foothill yellow-legged frog *Rana boylii*	Decreasing	Range extends from Pacific drainages from the upper reaches of the Willamette River system to the San Gabriel River. Inhabits partially shaded, rocky streams at low to moderate altitudes in areas of chaparral, open woodland and forest.	Appropriate habitat exists, but no individuals were identified in protocol level surveys; American bull frogs were observed and they are known to predate on turtles and other amphibians

SPECIES	STATUS	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN STUDY AREA
California red-legged frog *Rana draytonii*	Decreasing	Range extends from southern Mendocino County to northernwestern Baja California. Inhabits in or near quiet permanent water of streams, marshes, ponds, lakes and other quiet bodies of water.	Appropriate habitat exists, but no individuals were identified in protocol level surveys; American bull frogs were observed and they are known to predate on turtles and other amphibians
Southern torrent salamander *Rhyacotriton variegatus*	Stable	Range extends from southern Mendocino County through Polk, Tillamook and Yamhill counties, Oregon. Inhabits coastal coniferous forests in small, cold, clear high-gradient mount streams and spring seepages.	Appropriate habitat exists, but no individuals were identified in protocol level surveys; American bull frogs were observed and they are known to predate on turtles and other amphibians

SPECIES	STATUS	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN STUDY AREA
Behren's silverspot butterfly *Speyeria zerene behrensii*	Endangered	An occupied or potential site must have two key resources: 1) caterpillar host plants; and 2) adult nectar sources. Distribution of the Behren's silverspot butterfly is highly dependent on these resources. Coastal terrace prairie is a dense grassland dominated by perennial grasses, on sandy loam soils on marine terraces below about 330 meters elevation and within the zone of coastal fog. In addition to perennial and annual grasses, the coastal prairie vegetation includes bracken ferns and woody shrubs and trees such as coyote brush, red alder, salal, and conifers. Violets, in particular the early blue violet, need to be present, as they are the butterfly's larval host plant. Nectar sources need to be available for foraging adults during the summer flight period. In addition to availability of violets and nectar plants, areas with shelter from wind may affect habitat suitability. The coastal prairies within the species range are frequently windy during the butterfly flight season, with winds predominantly from the northwest. Trees and large shrubs, as well as topographic features, can provide sheltered pockets, where microclimates are more favorably flight and essential activities during windy periods.	No appropriate habitat exists within the Study Area.

SPECIES	STATUS	HABITAT REQUIREMENTS	POTENTIAL TO OCCUR IN STUDY AREA
Red-bellied newt *Taricha rivularis*	Least Concern	Range extends from Honeydew, Humboldt County to the Russian River, Sonoma County. Inhabits mountain streams and rivers in coastal woodlands and redwood forests.	Appropriate habitat exists, but now individuals were identified in protocol level surveys; American bull frogs were observed and they are known to predate on turtles and other amphibians

Appendix B
Plant Species Observed In Study Area

Family	Scientific name	Common name	Life form	Origin	Rare Status	Invasive Status
Agavaceae	Agave spp.	yucca	succulent	non-native		
Aizoaceae	*Carpobrotus edulis*	freeway iceplant	perennial shrub	non-native		
Alliaceae	*Amaryllis belladonna*	Naked lady	perennial bulb	non-native	--	
Apiaceae	*Cardamine californica*	poison hemlock	perennial herb	non-native	--	moderate
Apiaceae	Sanicula arctopoides	footsteps of spring/yellow mats	perennial herb	native		
Apocynaceae	*Vinca major*	periwinkle	perennial vine	non-native		
Aquifoliaceae	*Ilex aquifolium*	English ivy	evergreen shrub	non-native	--	--
Araceae	Zantedeschia aethiopica	calla lilly	annual herb	non-native		
Asparagales	*Galanthus spp.*	snowdrop	perennial bulb	non-native		
Asphodelaceae	*Kniphofia uvana*	redhot pocker	bulb	non-native		
Asteraceae	*Leontodon saxatilis*	hawkbit	annual forb	non-native	--	--
Asteraceae	*Silybum marianum*	milk thistle	annual herb	non-native	--	limited
Asteraceae	*Agoseris grandiflora*	California dandilion	perennial herb	native	--	--
Asteraceae	*Sonchus asper*	sow thistle	annual herb	non-native	--	
Asteraceae	*Cirsium quercetorum*	brownie thistle	perennial herb	native	--	--
Asteraceae	Senecio vulgaris	common groundsel	annual herb	non-native		
Asteraceae	Senecio minima	coastal burnweed	annual herb	non-native		
Asteraceae	Cotula australis	Australian cotula	annual herb	non-native		
Brassicaceae	*Cardamine californica*	milk maids	perennial forb	native	--	--
Calendulleae	*Osteospermum spp.*	cape daisy	perennial herb	non-native		
Caryophyllaceae	*Stellaria media*	Chickweed	annual herb	non-native	--	
Cupressaceae	*Hesperocyparis macrocarpa*	Monterey cypress	evergreen tree	native		
Cyperaceae	*Carex ampifolia*	big-leaf sedge	perennial herb	native	--	--
Cyperaceae	*Isolepis carinata*	keeled bulrush	annual graminoid	native		
Dennstaedtiaceae	*Pteridium aquilinum* var. *pubescens*	bracken fern	perennial fern	native	--	--
Equisetaceae	*Equisetum arvense*	common horsetail	annual herb	native		
Ericaceae	*Rhododendron columbianum*	western Labrador tea	evergreen shrub	native		
Ericaceae	*Rhododendron macrophyllum*	California rhododendron	evergreen shrub	native		
Ericaceae	Kalmia polifolia	swamp laurel	annual herb	native		
Fabaceae	*Trifolium fragiferum*	strawberry clover	perennial forb	non-native	--	--
Fabaceae	*Vicia sativa*	garden vetch	annual forb	non-native	--	--
Fabaceae	*Vicia benghalensis*	Purple vetch	annual herb	non-native	--	
Fabaceae	*Lotus pendunculatus*	big trefoil	perennial herb	non-native	--	naturalized

Family	Scientific name	Common name	Life form	Origin	Rare Status	Invasive Status
Fagaceae	*Notholithocarpus densiflorus var. dens*	tan oak	evergreen shrub	native	--	--
Hypoxidaceae	*Hypoxis spp.*	star grass	annual grass	non-native		
Lamiaceae	*Stachys ajugoides*	hedge nettle	perennial forb	native	--	--
Lamiaceae	*Mentha pulegium*	penny royal	perennial herb	non-native	--	moderate
Lamiaceae	*Mentha canadensis*	wild mint	perennial herb	native	--	--
Lamiaceae	Salvia rosmarinus	rosemary	non-native	naturalized		
Linaceae	*Linum bienne*	Pale flax	annual herb	non-native	--	--
Melanthiaceae	Toxicoscordion fremontii	Fremont's star lily	annual forb	native		
Montiaceae	*Claytonia perfoliata*	miner's lettuce	annual forb	native	--	--
Myricaceae	*Morella califonica*	wax myrtle	perennial tree	native	--	--
Myrtaceae	*Eucalyptus globulus*	blue gum	perennial tree	non-native	--	--
Myrtaceae	*Eucalyptus polyanthemos*	silver dollar gum	evergreen tree	non-native		
Myrtaceae	Leptospermum laevigatum	Australian Tea Trea	evergreen tree	non-native		
Narcisseae	*Narcissus poeticus*	daffodil	bulb	non-native		
Papaveraceae	Dicentra formosa	bleeding heart	annual herb	native		
Pinaceae	*Pinus radiata*	Monterey pine	evergreen tree	native	Rank 1B	limited
Plantaginaceae	*Plantigo lanceolata*	English plantain	perennial forb	non-native	--	limited
Plantaginaceae	*Plantigo coronopus*	plantain	perennial herb	non-native		
Poaceae	*Aira caryophyllea*	silver hair grass	annual graminoid	non-native	--	assessed
Poaceae	*Anthoxanthum odoratum*	sweet vernal grass	perennial graminoid	non-native	--	moderate
Poaceae	*Bromus cartharticus*	rescue grass	perennial graminoid	non-native	--	--
Poaceae	*Bromus diandrus*	ripgut brome	annual graminoid	non-native	--	moderate
Poaceae	*Cynosurus echinatus*	annual dogtail grass	annual graminoid	non-native	--	moderate
Poaceae	*Holcus lanatus*	common velvet grass	perennial graminoid	non-native	--	moderate
Poaceae	*Briza maxima*	rattlesnake grass	annual graminoid	non-native	--	limited
Poaceae	*Briza minor*	little rattlesnake grass	annual grass	non-native	--	--
Poaceae	*Bromus sterilis*	Sterile brome	annual grass	non-native	--	--
Poaceae	*Avena fatua*	wild oat	annual herb	non-native	--	naturalized
Poaceae	*Agrostis scabra*	rough bent grass	annual grass	native	--	--
Poaceae	*Hordeum jubatum subsp. Jubatum*	foxtail barley	annual grass	non-native	--	naturalized
Poaceae	*Festuca perennis*	rye grass	annual grass	non-native	--	--
Poaceae	*Phyllostachys nigra*	black bamboo	perennial forb	non-native	--	--
Poaceae	*Agrostis hallii*	Halls bentgrass	perennial grass	native	--	--
Poaceae	*Avena barbata*	slender oat	annual grass	non-native	--	--

Family	Scientific name	Common name	Life form	Origin	Rare Status	Invasive Status
Poaceae	*Bromus carthariticus*	rescue grass	perennial graminoid	non-native		
Poaceae	*Bromus diandrus*	ripgut brome	annual graminoid	non-native		
Poaceae	*Bromus laevipes*	Chinook brome	perennial graminoid	native		
Poaceae	*Calamagrostis nutkaensis*	Pacific reed grass	perennial graminoid	native		
Poaceae	*Cynosurus echinatus*	annual dogtail grass	annual graminoid	non-native		
Poaceae	*Dactylis glomerata*	orchard grass	perennial graminoid	non-native		
Poaceae	*Danthonia californica*	California oatgrass	perennial graminoid	non-native		
Poaceae	*Festuca bromoides*	brome fescue	perennial graminoid	non-native		
Poaceae	*Festuca idahoensis*	Idaho fescue	perennial graminoid	non-native		
Poaceae	*Festuca myuros*	rattail fescue	perennial graminoid	non-native		
Poaceae	*Festuca perennis*	Italian rye grass	annual graminoid	non-native		
Poaceae	*Festuca rubra*	red fescue	perennial graminoid	native		
Poaceae	*Holcus lanatus*	common velvet grass	perennial graminoid	non-native		
Poaceae	*Hordeum murinum*	mouse barley	annual graminoid	non-native		
Poaceae	*Poa annua*	annual bluegrass	annual graminoid	non-native		
Poaceae	*Bromus sterilis*	Sterile brome	annual grass	non-native	--	--
Poaceae	*Bromus diandrus*	great brome	annual forb	non-native		
Poaceae	Cenchrus incertus	coastal sandbur	annual herb	non-native		
Polygonaceae	*Rumex acetosella*	common sheep sorrel	perennial forb	non-native	--	moderate
Polygonaceae	*Eriogonium gigantium*	buckwheat	annual herb	native		
Polypodiaceae	*Polypodium californicum*	California polypody	perennial fern	native		
Rhamnaceae	*Frangula californica subsp. Californica*	coffeeberry	annual herb	native	--	--
Rosaceae	*Rubus armeniacus*	Himalyan blackberry	evergreen shrub	non-native	--	
Scrophulariaceae	Verbascum thapsus	woolly mullein	annual herb	non-native		
Solanaceae	*Solanum douglasii*	Douglas' nightshade	perennial herb	native	--	--
Tropaeolaceae	Tropaeolum majus	garden nasturtium	annual forb	naturalized		
Urticaceae	*Urtica dioica*	stinging nettle	perennial forb	native	--	--

Appendix C

Animal Species Observed in the Study Area

Scientific Name	Common Name
Pseudacris regilla	California tree frog
Odocoileus hemionus hemionus	deer scat
Vulpes vulpes	fox scat
Sciurus griseus griseus	gray squirrel
Axion spp.	lady bug
Masticophis lateralis	striped racer
Pieris rapae	cabbage white
Elgaria multicarinata	alligator lizard
Neotoma fuscipes	wood rats
Trigona spp.	brown buzzard

Appendix D
Site Visit Review

Botanical DATA SHEET

Dark Gulch Environmental Consulting

General:
Address 40000 Bill Owens

Observers: J. Huff S Bradley Date: 3/3/25

Time Start: 11:10 Time End: 12:10

Town: Pt. Arena County: Mendocino State: CA.

Coordinates: Lat Long

Additional Directions:

Species	# observed	Condition Class 1 = alive 0 = dead	Notes (optional)
✓calla lily			
✓bull rush			
✓sheep sorrel			
✓hiM blau			
✓lab tea			
✓wax Myrtle			
✓non-native grass mix			
✓naked lady			
✓nettle			
✓Ca brownie			
✓Ca tree frog			
✓harvest			
✓milkweed			
✓cleaver			
✓sedge			
✓australian tea tree			
✓Monterey pine			

Botanical DATA SHEET, CONTINUED

48000 Bill Quinn 3/3

Dark Gulch Environmental Consulting, PAGE 2

Species	# observed	Condition Class 1 = alive 0 = dead	Notes (optional)
✓tan oak			
✓snow drops			
✓daffodils			
✓ca milkmaid			
✓guided geranium			
✓Shasta daisy			
✓Enogonum giganteum			
✓plantain			
✓Kniphofia uvaria			Asphodelaceae
✓Echinops ritro			
✓Monterey cypress			
✓yucca			
✓eucalyptus			
✓yola plant			
✓bleeding heart			
✓nasturtium			
✓African daisy			
✓grey squirrel			
✓rhododendron			

Botanical DATA SHEET

Dark Gulch Environmental Consulting

General:
Address 48000 Bill Owens Rd

Observers: J. Huff S Bradley Date: 3/9/25

Time Start: 11:15 Time End: 11:30

Town: Pt. Arena County: Mendocino State: CA

Coordinates: Lat Long

Additional Directions:

Species	# observed	Condition Class 1 = alive 0 = dead	Notes (optional)
✓ Penny royal			
✓ nightshade (dangerous)			
✓ Lady Bug			
✓ Plantain			
✓ urtica			
✓ miners lettuce			
✓ sheep sorrel			
✓ coffee berry			
✓ rosemary			
✓ clover			
✓ Dandy Dandelion			
✓ striped rocket			
✓ hemlock			
✓ burr weed			

✓

Botanical DATA SHEET

Dark Gulch Environmental Consulting

General:
Address 48000 Bill Owens Rd

Observers: S Brady, J Hoff Date: 3/22/25

Time Start: 12:42 Time End: 13:?

Town: Pt. Arena County: Mendocino State: CA

Coordinates: Lat _____ Long _____

Additional Directions: _____

Species	# observed	Condition Class 1 = alive 0 = dead	Notes (optional)
✓ penny royal			
✓ milk thistle			
✓ mint			
✓ nettle			
✓ bracken fern			
✓ garden vetch			
✓ calla lily			
✓ sedge			
✓ clover			
✓ non-native grass ~~sp~~			
✓ equisetum			
✓ miners lettuce			
✓ sheep sorrel			
✓ cabbage white			
✓ hypoxis	Hypoxidaceae		
✓ common groundsel			
✓ bull thistle			

Botanical DATA SHEET, CONTINUED

Dark Guich Environmental Consulting, PAGE 2

Species	# observed	Condition Class 1 = alive 0 = dead	Notes (optional)
✓ Dakota hemlock			
✓ divided geranium			

Botanical DATA SHEET

Dark Gulch Environmental Consulting

General:

Address 48000 Bill Owens Rd

Observers: S Bradley J Huff Date: 4/14/25

Time Start: 10^35 Time End: 1050

Town: Point Arena County: Mendocino State: CA

Coordinates: Lat _____ Long _____

Additional Directions:

Species	# observed	Condition Class 1 = alive 0 = dead	Notes (optional)
✓ wood fern			
✓ alligator lizard			
✓ road rats			
✓ equisetum			
✓ coffee berry			
✓ english ivy			
✓ black blackberry			
✓ sanicle			
✓ vetch			
✓ black clover			

Botanical DATA SHEET

Dark Gulch Environmental Consulting

General:
Address 48000 Bill Owens

Observers: SBradley JHuff Date: 4/14/25

Time Start: 10[15] Time End: 11[00]

Town: Pt Arena County: Mendocino State: CA

Coordinates: Lat Long

Additional Directions:

Species	# observed	Condition Class 1 = alive 0 = dead	Notes (optional)
✓Monterey Pine			
✓Eucalyptus - blue gum			
✓Australian tea tree			
✓wood fern			
✓tan oak			
✓Bull frog			

Botanical DATA SHEET

Dark Gulch Environmental Consulting

General:
Address 40000 Bill Ouens Rd

Observers: S Bradley, J Huff Date: 5/2/25

Time Start: 10[15] Time End: 10[35]

Town: Pt Arena County: Mendocino State: CA

Coordinates: Lat Long

Additional Directions:

Species	# observed	Condition Class 1 = alive 0 = dead	Notes (optional)
flag check			
No blooming flag plants			

Botanical DATA SHEET

Dark Gulch Environmental Consulting

General:
Address 48000 Bill Owens Rd

Observers: S Bradley, J Hliff Date: 5/19/25

Time Start: 10[00] Time End: 10[25]

Town: Pt Arena County: Mendocino State: CA

Coordinates: Lat Long

Additional Directions:

Species	# observed	Condition Class 1 = alive 0 = dead	Notes (optional)
flag check	∅		

Botanical DATA SHEET

Dark Gulch Environmental Consulting

General:
Address 48000 Bill Owens

Observers: SBradley, JHuff Date: 10/1/25

Time Start: 11^{45} Time End: 12^{30}

Town: Pt Arena County: Mendocino State: CA

Coordinates: Lat Long

Additional Directions:

Species	# observed	Condition Class 1 = alive 0 = dead	Notes (optional)
✓ trefoil			
✓ mullein			
✓ Toxicoscordion fremontii			
✓ red fescue			
✓ dog tail			
✓ purple vetch			
✓ pale flax			

✓

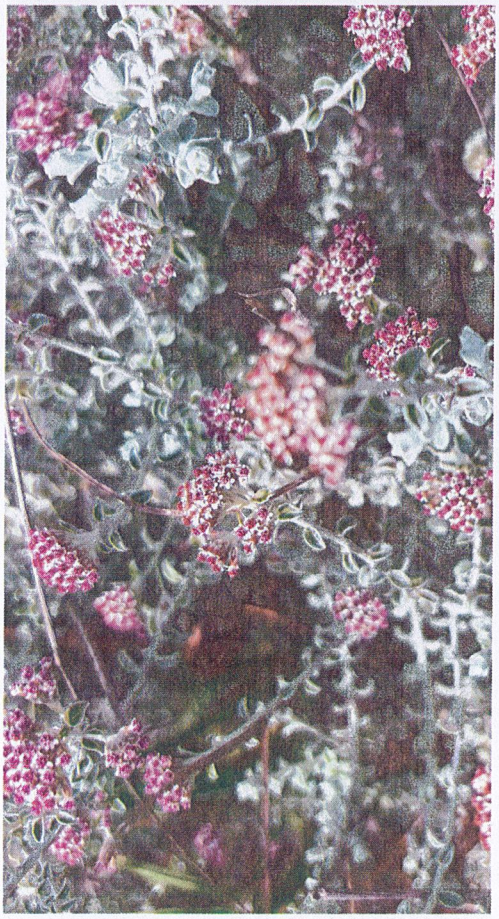
Appendix E
Site Photos







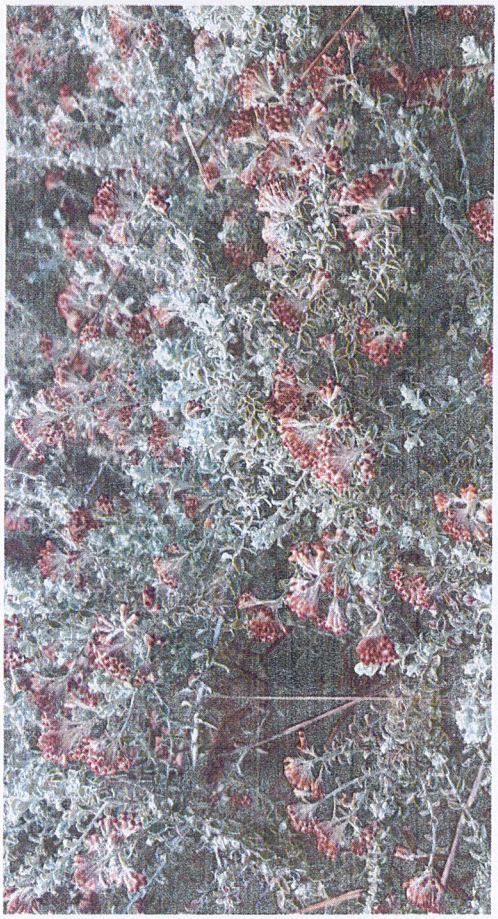
















































Appendix F
Point Arena Mountain Beaver
Correspondence

From: **Parker, Matthew C** matthew_parker@fws.gov
Subject: Re: [EXTERNAL] PAMB habitat assessments/surveys for the parcels you sent me
Date: June 23, 2025 at 3:18 PM
To: Sarah Bradley sarah@darkgulch.com

Hi Sarah,

Thanks for the context and explanation. I appreciate the quick follow up.

Best,
Matt

Matt Parker
Fish & Wildlife Biologist | Transportation Liaison
US Fish and Wildlife Service
Arcata Fish and Wildlife Office
Office: 707-825-5108
Email: matthew_parker@fws.gov

From: Sarah Bradley <sarah@darkgulch.com>
Sent: Monday, June 23, 2025 2:59 PM
To: Parker, Matthew C <matthew_parker@fws.gov>
Subject: Re: [EXTERNAL] PAMB habitat assessments/surveys for the parcels you sent me

Hi Matt,
We did not visit this site when you were here because Greg did not feel it was necessary. We did not survey the area west of the buildings because it is beyond the distaste of potential impacts from the barn structure.

Best,
Sarah

Sarah Bradley
CEO/Principal Biologist
Dark Gulch LLC
Dark Gulch Environmental Consulting
Dark Gulch Water Works
PO Box 14
Fort Bragg CA 95437
DarkGulch.com
Sarah@darkgulch.com
(707)734-0922
Contractors License #1118278
General A & C-12

> On Jun 23, 2025, at 8:06 AM, Parker, Matthew C <matthew_parker@fws.gov> wrote:
>
> Good Morning Sarah,
>
> I don't know if you heard, but Greg retired and is no longer with the Service. I've taken over most of his duties including PAMB lead and transportation liaison.
>
> Thank you for the update on the PAMB survey at 48000 Bill Owens Road, Point Arena. I don't recall visiting that site when we surveyed together and I am unfamiliar with the details, although that could just be a lack of caffeine combined with a Monday morning. Just so I understand, the area west of the house was not surveyed due to unsuitable habitat or because it is beyond the distance of potential impacts from the barn structure?
>
> Thanks,
> Matt
>
> **Matt Parker**
> Fish & Wildlife Biologist | Transportation Liaison
> US Fish and Wildlife Service
> Arcata Fish and Wildlife Office
> Office: 707-825-5108
> Email: matthew_parker@fws.gov
>
> ---
>
> **From:** Sarah Bradley <sarah@darkgulch.com>
> **Sent:** Wednesday, June 18, 2025 3:52 PM
> **To:** Schmidt, Gregory <Gregory_Schmidt@fws.gov>; Parker, Matthew C <matthew_parker@fws.gov>
> **Subject:** [EXTERNAL] Fwd: PAMB habitat assessments/surveys for the parcels you sent me
>
> This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.
>
> Good Afternoon Gentlemen,
>
> I am in the process of finishing up the Biological Report for 48000 Bill Owens Road, Point Arena.
> On Apil 11, 2025 John Huff and I performed a protocol level PAMB survey with no detections. We surveyed the area within 100-feet of the unpermitted barn structure. We found no evidence of PAMB. However, we did not survey the area to the west of the permitted house. This area is a largely undisturbed grassland.

Please let me know if you have any questions. I look forward to your feedback regarding this survey.

Cheers
Sarah

Sarah Bradley
CEO/Principal Biologist
Dark Gulch LLC
Dark Gulch Environmental Consulting
Dark Gulch Water Works
PO Box 14
Fort Bragg CA 95437
DarkGulch.com
Sarah@darkgulch.com
(707)734-0922
Contractors License #1118278
General A & C-12

Begin forwarded message:

From: Sarah Bradley <Sarah@darkgulch.com>
Subject: Re: PAMB habitat assessments/surveys for the parcels you sent me
Date: March 27, 2025 at 2:00:05 PM PDT
To: Gregory Schmidt <gregory_schmidt@fws.gov>
Cc: "Parker, Matthew C" <matthew_parker@fws.gov>

Hi All,
Please see answers below in red. We are happy to meet with you anytime on the 8th. I have blocked the entire day out, so we can work around your schedule.

Cheers
Sarah

Sarah Bradley
CEO/Principal Biologist
Dark Gulch LLC
Dark Gulch Environmental Consulting
Dark Gulch Water Works
PO Box 14
Fort Bragg CA 95437
DarkGulch.com
Sarah@darkgulch.com
(707)734-0922
Contractors License #1118278
General A & C-12

On Mar 27, 2025, at 1:09 PM, Schmidt, Gregory <gregory_schmidt@fws.gov> wrote:

Hi Sarah,

I did a quick inspection of each parcel in GIS.

1. 46800 Iversen Lane, Gualala CA - 142-010-47: Outside the PAMB range. If suitable habitat is present you will need to consider impacts to other federally listed species such as the Behren's silverspot butterfly (BSSB), CA red-legged frog (CRLF), northern spotted owl, monarch…. Agreed. This site does have *Viola dunca* present.

2. **48000 Bill Owens Road, Point Arena CA 027-433-03:** Is this the parcel that had an unpermitted barn and other structures built? If so, and the structures were placed near the other existing structures we would just need to see if there is any suitable PAMB habitat within 100 feet. There are no PAMB detections within a mile or so of this parcel, but suitable habitat plus 100 feet should be surveyed for PAMB if this is not the parcel with the unpermitted buildings. The pond on the parcel may have CRLF and BSSB larval food plants may be present. Again, it all depends on where the work will be or has been done. This site is the one with the unpermitted barn. There is an area that has potential for PAMB within 100 feet, but a survey will be very quick. The undeveloped space on this property is basically around the perimeter.

3. Port Road, Point Arena CA - 027-041-45: I have conducted PAMB surveys in this parcel in the past years or so, and so has Asa Space of Wynn Coastal Planning and Biology. No PAMB have been detected. What does the City of Point Arena have planned for the parcel? The city plans to build a trailer park in the area. The open area is basically non-native grasses and there is no habitat. However, the parcel is surrounded by heavy willow and wetland. With the proximity of other known PAMB, it seemed prudent to survey this area. I am also concerned that any development in this area will be controversial and it would be good to be able to eliminate at least one argument against this project.

4. **130 W. Lake Street, Point Arena - 027-081-04:** Huge parcel that may contain suitable PAMB habitat, but depends on where and what is planned for the parcel. South-facing so likely too dry for PAMB, but there may be some localized patches of suitable habitat we should survey…if the proposed action is within 100 feet of suitable habitat. The owners want to build an ADU very close to their existing structure. It will be on the bluff top, so again, surveying the area can be very quick!

5. **415 School Street, Point Arena - 027-061-10:** No suitable PAMB habitat as you mentioned in a recent email. No need for this parcel.

6. 460 School Street, Point Arena - 027-061-02: Looks like it may contain small wetlands that may be suitable for PAMB. Should be able to survey the parcel quickly since it all looks like grasses and forbs. I would definitely like your input regarding this parcel.

Let me know which parcels you want to survey on April 8th. I need to meet with Mendocino Planning and Building at the Kinney Road KOA on the 8th as well. I'll see when they can get down to Manchester. I'll tentatively plan to meet with the county in the morning then the rest of the day with you so we have more time. The county work should only take an hour or so, so we may be able to start work on your parcels in the late morning. I plan to watch the 10-day forecast and will cancel if that week (7-11 April) is too wet to get PAMB surveys in. It gets dangerously slippery in PAMB habitat and PAMB tunnels tend to collapse easily when drenched. Thanks.

Greg

P.S. Matt Parker will be the new PAMB lead for our office and will be attending your parcel surveys on the 8th.

****

Gregory Schmidt
Fish & Wildlife Biologist/Transportation Liaison
US Fish and Wildlife Service
Arcata Fish and Wildlife Office
1655 Heindon Road, Arcata CA 95521-4573
Phone: (707) 825-5103; Fax: (707) 822-8411
E-mail: Gregory_Schmidt@fws.gov

****