

MEMORANDUM

Yolanda Mathew
To: Sebastopol Industrial Park, LLC
yolanda@thebarlow.net

From: Kevin Schwartz
Kevin.Schwartz@wra-ca.com

Date: June 2, 2022

Subject: THE BATCH PLANT PARKING LOT – PRELIMINARY BIOLOGICAL ASSESSMENT

This memorandum provides an update to the December 3, 2021 Memorandum entitled “Batch Plant Parking Lot – Resource Analysis.” The prior memo analyzed the existing vegetative and biotic characteristics of the property and the changes that may occur as a result of the Batch Plant Parking Lot proposed at the 385 Morris Street project site (Project Site), located in the City of Sebastopol (City), California (Figures 1 -3, Attachment A). The Project Site is bordered by Morris Street and commercial properties to the west, an existing construction equipment yard and storage building to the south, and open space and the AmeriCorps Trail associated with Laguna de Santa Rosa to the north and east.

This Memorandum specifically had been requested to provide clarification about the location of protected resources in relation to the Project Site and the Environmental and Scenic Open Space (ESOS) Combining District setback buffers (Chapter 17.46 of the Municipal Zoning Code).

The objectives and criteria of the ESOS are outlined in Chapter 17.46 as follows:

“A. To protect the character and quality of the natural environment of critical parcels as identified within the General Plan:

1. The elements of scale, form and color derived from the topography and native vegetation of the land shall be preserved.
2. Development should be located in such a manner that the overall natural features and processes of the land can still be accommodated.

B. Setback Buffers. Unless a reduced setback of no less than 50 feet is determined to be appropriate by the Planning Commission upon review of the resource analysis required by subsection D of this section and in conjunction with the findings required by SMC 17.46.060, a 100-foot minimum setback buffer shall be provided from the edge of a wetland, identified riparian dripline, identified endangered species population, or State Department of Fish and Wildlife Preserve, except on the Laguna Youth Park site where no building shall extend beyond 200 feet from the centerline of Morris Street. Up to 20 feet of the required setback may be provided as a landscaped trail area.”

Due to homeless encampments in the open space to the north and east of the project site, a more thorough analysis of these areas had not been possible during the September 1, 2021 site visit. According to the client, these encampments had been cleaned up by the City before our May 25, 2022 site visit and the area was deemed safe to survey. These areas were of particular interest to the City in relation to the proposed development plan due to the ESOS Combining District regulations. For these reasons, WRA revisited the site to characterize the vegetation to the north and east of the project site and to map the distance from the wetland area to the development area.

The conclusions and recommendations of this report are based on conditions observed at the time of the field assessment and regulatory policies and practices in place at the time the report was prepared; changes that may occur in the future regarding conditions, policies, or practices could affect the conclusions presented in this assessment.

Methods

Prior to the September 1, 2021 site visit, background literature was reviewed to evaluate whether special-status species or other sensitive biological resources (e.g., wetlands) could occur in the Project Area and vicinity. Background literature reviewed include aerial photography and the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDB) (CDFW 2021).

On September 1, 2021, WRA biologists Hope Kingma and Matt Richmond traversed the Project Area and vicinity on foot to determine the presence of plant communities, special-status plant and wildlife species, essential habitat elements for any special-status plant or wildlife species, and the presence and extent of wetland and non-wetland waters on the site and the immediate surroundings.

WRA biologists also identified wetland and non-wetland waters adjacent to the Project Site potentially subject to regulation by the federal government (U.S. Army Corps of Engineers [USACE]), the state of California (Regional Water Quality Control Board [RWQCB], the California Department of Fish and Wildlife [CDFW]), and the City of Sebastopol (ESOS Environmental and Scenic Open Space).

On May 25, 2022, WRA biologists Kevin Schwartz and Kelsey Scheckel surveyed on foot the Project Area and the vicinity to the north and east of the project area classifying plant communities according to Sawyer et al. (2009), determining the boundaries of potential wetlands, U.S. and Other Waters of the U.S., and recording wildlife species.

Existing Conditions

The Project Site is currently a vacant lot with a remnant concrete pad in the center, old concrete walls around the perimeter of the site, with concrete blocks, piles of fill material, gravel piles and crumbling sandbags scattered throughout the site. The site was formerly a cement plant known as the "Sebastopol Ready Mix Plant Site" that was in operation pre-1985, likely much earlier, but the date is unknown. Historic aerial photographs are provided in Attachment B. Historically, land between Morris Street and the Laguna de Santa Rosa was filled with dredged spoils from Laguna by the City (Cummings 2003) to make it useful for commercial and industrial purposes.

There is an existing unpaved AmeriCorps Trail that meanders through the floodplain east of the project site. This trail is connected to another unpaved trail that runs parallel to the northern site boundary that

connects to Morris Street. The northern edge of the project site is also at least 10 to 15 feet higher than the adjacent floodplain area.

Vegetation Communities

The Laguna de Santa Rosa creek channel is located approximately 200 feet to the east of the project site with associated riparian and floodplain vegetation both north and east of the project site (Figure 4). The dominant communities in these areas consist of horticultural trees, valley oak (*Quercus lobata*) woodlands, Oregon ash (*Fraxinus latifolia*) groves, a perennial oxbow wetland, ruderal weedy areas, and reed canarygrass (*Phalaris arundinacea*) wetlands between the creek and the project site. This area is part of the City of Sebastopol's Laguna Wetlands Preserve. This Preserve provides habitat for a suite of wetland- and riparian-dependent species, as well as critical flood protection and water storage for the lower Russian River region by retaining floodwaters during high winter flows (Prunuske Chatham, Inc. 2015). A list of plant and wildlife species observed during the September 1, 2021 site visit is included as Attachment C. Photographs taken of the Project Site on September 1, 2021 are included in Attachment D. A list of plant and wildlife species observed during the May 25, 2022 site visit is included as Attachment E. Photographs taken of the northern and eastern areas on May 25, 2021 are included in Attachment F.

Valley oak woodland - Quercus lobata Woodland Alliance

Valley oak woodlands dominate the areas directly to the north and to the east of the Limit of Disturbance. Sawyer et al. (2009) describe Valley oak woodlands as occurring within valley bottoms, seasonally saturated soils that may intermittently flood lower slopes and where valley oaks have either >50% relative cover in the tree canopy or >30% relative cover when other tree species are present. Valley oak itself has a Wetland Indicator Status (USDA NRCS 2022) of FACU, indicating that they usually occur in non-wetlands, but may occur in wetlands. We further divided the valley oak woodlands into 4 areas based on relative cover and age distribution of valley oaks and the presence and dominance of other species.

1. Valley oak woodland community 1 north of the AmeriCorps trail has >30% relative cover of valley oak with an understory of arroyo willow and Himalayan black berry both FACW species which usually occur in wetlands but may occur in non-wetlands. The area close to Morris Street included a few coast live oaks (*Quercus agrifolia*) and one small patch of coyote bush (*Baccharis pilularis*) near the border with valley oak woodland community 2. Both of these species are upland species (UPL) which almost never occur in wetlands. Water was not present in this area.
2. and 3. Valley oak woodland community 2 and 3 north of the AmeriCorps trail and directly east of the limit of disturbance has >70% relative cover of valley oak with an understory of Himalayan black berry and poison oak (*Toxicodendron diversilobum*) (UPL). Saturated soils did occur generally just east of the trunks of the valley oaks. The poison oak vined its way through into wetland areas but was rooted in an upland area. Potential wetlands, Other Waters and Waters of the U.S. occur within these communities and are marked in Figure 4.
4. Valley oak woodland community 4 directly north of the Limit of Disturbance is an early successional stand of mixed hardwoods with >30% relative cover of valley oak. Most of the trees are 6 inches or less in diameter, with one large >12-inch diameter red willow (*Salix lasiolepis*) (FACW) higher up on the terraced property boundary. Further downslope close to community 3 there is a group of arroyo willow (*Salix lasiolepis*) and 3 box elder (*Acer negundo*) trees (FACW). There are also a few scattered apple (*Malus* sp.) and cherry (*Prunus* sp.) trees. Himalayan black berry comprises nearly 90% of the understory which could potentially classify this area as *Rubus*

armeniacus Semi-Natural Shrubland Stands or Himalayan black berry brambles which is found in community 6. Membership in this community occurs when Himalayan black berry occurs with >60% relative cover in the shrub layer.

Arroyo willow thicket – *Salix lasiolepis* Shrubland Alliance and Himalayan black berry brambles *Rubus armeniacus* Semi-Natural Shrubland Stands

5. The arroyo willow thicket on the eastern edge outside of the Limit of Disturbance is a small area where the trees have grown over large concrete blocks and rip rap, which are remnants of the previous cement plant on site and/or may have been excavated from the depression just to the east of this area. While arroyo willow is FACW and has >50% relative cover, this does not automatically make this area a wetland. The site clearly has a history of disturbance, and no water was present on site. This community, like community 4, could also be classified as Himalayan black berry brambles as the black berry has over 70% absolute cover in the understory throughout this area and the adjacent community 6. During the September 1, 2021 site visit, this area was previously characterized as a depressional wetland. The area was impenetrable to survey for wetlands. Black berry, a CAL-IPC classified highly invasive plant, can occur in a wide range of non-wetland habitats from pastures, forest plantations, roadsides, stream sides, fence lines, and right-of-way corridors according to Sawyer et al. (2009).
6. Himalayan black berry brambles cover >90% of community 6 found between an arroyo willow thicket and valley oak woodland. Poison hemlock (*Conium maculatum*), a FACW plant in the Arid West, was found scattered within this community. On the north side of the community lay piles of vegetation debris that The Barlow deposits on site from vegetation management on its properties. It appears this area has been used in this manner for years given the rubble and debris found underneath the brambles and adjacent willows.

Ruderal

7. Within the Limit of Disturbance (Figure 4), there are pockets of ruderal (weedy) vegetation and around the edges of the parcel. Ruderal vegetation also characterizes vegetation within and along the edges of the mowed and City-maintained AmeriCorps trail. The ruderal herbaceous vegetation covers areas that are repeatedly disturbed and is dominated by slim oat (*Avena barbata*), ripgut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), Bermuda grass (*Cynodon dactylon*), Italian ryegrass (*Festuca perennis*), sweet fennel (*Foeniculum vulgare*), Italian thistle (*Carduus pycnocephalus*), common sow thistle (*Sonchus oleraceus*), and summer mustard (*Hirschfeldia incana*).

Reed Canarygrass

8. Reed canarygrass is a California native growing up to 9 feet and usually occurring in wetlands and found often in dominant monocultures. A large monoculture of this species grows east and north of the oxbow and along and within the AmeriCorps trail. A few scattered arroyo willows and Oregon ash trees grow within or along the perimeter of this vegetation community. According to City maintenance employees encountered on site during the May 25, 2022 survey, the City mows the reed canarygrass growing along the trail to maintain the trail 3 times per season.

Oregon ash groves – *Fraxinus latifolia* Forest Alliance

9. Membership in this community can result from >5% absolute or >30% relative cover of Oregon ash a FACW plant. Vegetation community 9 contains >50% absolute cover of Oregon ash and large areas of arroyo willow, Himalayan black berry, and reed canarygrass. In what appear to be drier and slightly elevated areas of this vegetation community there are scattered valley oak trees and California rose (*Rosa californica*) and perennial ryegrass (*Festuca perennis*) in the understory.

Horticultural Trees

10. Outside the northwestern corner of the Limit of Disturbance and along the entrance to the AmeriCorps trail from Morris Street a line of horticultural trees grows including cultivars of cherry (*Prunus* sp.) and apple (*Malus* sp.). There are a few young California grape (*Vitis californica*), but most of the understory is ruderal.

Special-Status Species

Due to the extremely disturbed and historic land use of the project site, no special-status plant or wildlife species have potential to occur within the proposed parking lot development envelope. Based on the CNDDDB records, no special-status plants or wildlife species are known to occur on or adjacent to the project site.

Laguna Wetlands Preserve Restoration and Management Plan

The purpose of the Laguna Wetlands Preserve Restoration and Management Plan is to guide the City's long-term management of the properties consistent with the Laguna Master Plan (Prunuske Chatham, Inc. 2015). The Plan includes an inventory of the natural, cultural, and recreational resources of the Preserve; describes restoration and management objectives and actions as well as environmental compliance requirements. The goals and policies most relevant to this document, include:

- A. Preservation of Laguna habitats, including sensitive habitats and lands that serve as buffers between the Laguna and urban or agricultural development.
- B. Establish a Specific Park Development Plan Compatible with Protection and Enhancement Goals.
 - Native tree buffer between park uses and adjacent land uses, from 8-40' wide, designed to provide wildlife resources as well as screening. This buffer now exists in most places where it is feasible.

City of Sebastopol ESOS Environmental and Scenic Open Space Requirements

The purpose of the ESOS Environmental and Scenic Open Space Combining District is to control land use within areas of great scenic or environmental value to the citizens of the Sebastopol General Plan area, to control any alteration of the natural environment and terrain in areas of special ecological and educational significance to the entire community as unique vegetative units or wildlife habitats or as unique geological or botanic specimens, and to enhance and maintain for the public welfare and well-being the public amenities accrued from the preservation of the scenic beauty and environmental quality of Sebastopol. The ESOS Combining District was established to implement the goals, policies and objectives of the Conservation, Open Space and Parks Element of the General Plan.

The ESOS Combining District includes setback requirements to protect the quality and integrity of certain unique scenic, ecologic or biotic environments (Zoning Code Chapter 17.92, ESOS – Environmental and

Scenic Open Space District). The site is zoned M Industrial and ESOS, Environmental and Scenic Open Space. The ESOS zone requires a 100-foot minimum setback buffer from the edge of a wetland or identified riparian dripline, unless a reduced setback of no less than 50 feet is determined to be appropriate by the Planning Commission, based on review of a resource analysis. Up to 20 feet of the required setback may be provided as a landscaped trail area.

The requirements of the resource analysis are detailed subsection D; however, Section 17.46.090 states that the Planning Commission can modify the study requirements based on substantial evidence provided by a qualified professional that specific resources of potential concern do not occur on the property or will not be affected by the project.

Conceptual Development Plan Modifications and Recommendations

WRA recommended that the Conceptual Development Plan, dated 7/14/21 (Sheet L1.OC, Attachment A) be revised, since the proposed Laguna Promenade trail shown on those plans encroached into the willow wetland on the eastern edge of the project site, and the proposed terraced seating would be located within this wetland, which would be inconsistent with ESOS policies and requirements. WRA recommended that the proposed Laguna Promenade trail and seating be confined to the limits of existing disturbance (Limit of Disturbance), as illustrated in Figure 3. Finally, the Conceptual Development Plan dated 7/14/21 showed the Laguna Promenade trail extending off the project site to connect with the existing dirt trail to the north; however, there is a very steep slope that would make a trail extension infeasible at that location and would likely result in impacts to mature willows.

Other considerations

Sheet L1.OC illustrated (Attachment A) that there are several stormwater treatment facilities, such as a bioretention basin and bio-treatment swales with native plantings, proposed throughout the parking lot to retain and treat stormwater run-off. It is assumed that the treated stormwater will be discharged to the existing storm drain system in Morris Street.

To further ensure that there are no water quality impacts to adjacent floodplain that is located north and east of the project site, the grading of the parking lot will be sloped away from the wetland and floodplain as indicated in the Conceptual Grading Plan L2.0. Installing a concrete barrier around the site perimeter would provide an additional measure of protection for the adjacent biological resources by preventing any run-off from the parking lot from flowing into the adjacent wetland. This would be a significant improvement over the current site conditions since there is no barrier between the limits of disturbance and the adjacent wetlands at this time.

According to Zoning Section 17.46, up to 20 feet of the required setback may be provided as a landscaped trail area. The eastern edge of the proposed development includes a landscaped trail which should be considered as part of the 50-foot required setback.

Revised Plans for the Batch Plant Parking Lot

The revised plans for the Batch Plant Parking Lot prepared by ZAC Landscape Architects Inc. dated 11/16/21 (Attachment A) show that the proposed Laguna Promenade trail and overlook on the eastern edge of the project site are located within the limits of existing disturbance (see Sheets L1.0 and L1.1). The trail connection to the north has been removed from the plans. The Conceptual Grading Plan (Sheet

L2.0) shows that the site will be sloped away from the wetland and floodplain towards Morris Street. The Conceptual Landscape Plan (Sheets L3.0 and L3.1) illustrates the proposed native plantings. Based on feedback from the City, a new valet style parking plan was created, dated 04/28/2022 (Figure 5).

Conclusion

This report provides a resource analysis of the existing vegetative and biotic characteristics of the property and the changes that may occur as a result of a development project. The revised plans for the Batch Plant Parking Lot dated 11/16/21 and 04/28/2022 were modified as recommended above, and the stormwater treatment facilities do not discharge directly into the Laguna floodplain. As such, the proposed parking lot will not impact the biological resources associated with the Laguna Wetlands Preserve. The proposed development changes would be an improvement in stormwater runoff as the current conditions allow runoff into the Laguna de Santa Rosa. The proposed conditions ensure that runoff is funneled into the City's stormwater facilities. The proposed conditions also significantly increase the natural treatment of this water by adding bio-retention and treatment on site. The Conceptual Landscape Plan (L3.0) and Revised Conceptual Site and Landscape Plan (Figure 5), both show a greater than 30% increase in native vegetative and tree cover on site which would help the City meet some of its Climate Protection Campaign and Sonoma County Climate Action Plan goals.

Grading within the Limits of Disturbance should not impact mature oaks growing outside of the Limits of Disturbance. These trees established themselves 10 to 15 feet below the current grade and while this area had been an active cement plant. The soil within the Limits of Disturbance has already been highly compacted for over 50 years. The proposed plans will decompact a large portion of the area to allow for the creation of bio-retention facilities and tree plantings. These are improvements over the current conditions. Best management practices and tree protection measures will be installed to prevent any impact to existing native vegetation communities.

If project construction is initiated during the breeding season (February 15 – September 1), a preconstruction nesting bird survey will be required to ensure that project activities do not disturb raptors or other native birds that likely nest in the adjacent floodplain that is located north and east of the project site. If active nests are identified, suitable non-disturbance buffers will be required, as determined by a qualified biologist.

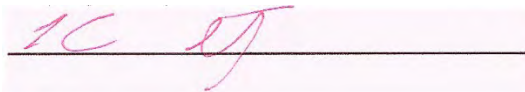
During the May 25, 2022 site visit and breeding season, WRA biologists saw City maintenance staff mowing the AmeriCorps trail which traverses directly through wetlands, saturated soils, and nesting bird habitat. City staff informed the WRA biologists that they mow the area, trim branches, and clear fallen debris 3 times per season. The maintenance crew nearly got their pickup stuck in the wetlands as the soils in these areas are saturated. Driving in these areas on saturated soils compacts the soil, creates ruts, and increases the likelihood that invasive species of plants will take hold. These types of disturbances have a much greater impact on the wetlands and wildlife than the proposed project work in an area previously used as a cement plant. Increased visitation in the project area potentially could also decrease the incidence of dumping, homelessness, and point sources of pollution into the Laguna de Santa Rosa that currently plague the area along the AmeriCorps trail. The City regularly removes large areas of garbage from the areas north and east of the Project Site within the Laguna Wetlands Reserve.

It is WRA's professional opinion that due to the existing character of the property and the proposed scope of the proposed project, the full scope of studies called for by SMC 17.46.050(D) is not necessary, given

the fact that the parking lot footprint was previously intensely developed and disturbed, and the proposed project would not expand beyond the limits of prior disturbance on the site. While the wetland to the east of the project site is located within 22, 34, and 37 feet of the currently developed old cement plant footprint, as illustrated in Figure 4, this reduced setback is appropriate for this site. The proposed plan would slope the site away from this edge, improving the water quality of the Laguna de Santa Rosa as compared to the current conditions which provides no barrier. In addition, the proposed trail and landscaping would provide increased and improved buffer over the current conditions. The existing mature valley oaks on the eastern edge of the project site provide an adequate native tree buffer between the edge of the project site (limits of the proposed parking lot) and the wetland floodplain associated with the Laguna de Santa Rosa.

Please contact me if you have any questions regarding the conclusions of the resource analysis report.

Sincerely,



Kevin Schwartz, Ph.D.

Associate Plant Biologist, Wetland Ecologist, ISA Certified Arborist (#WE-9541A), ISA Qualified Tree Risk Assessor

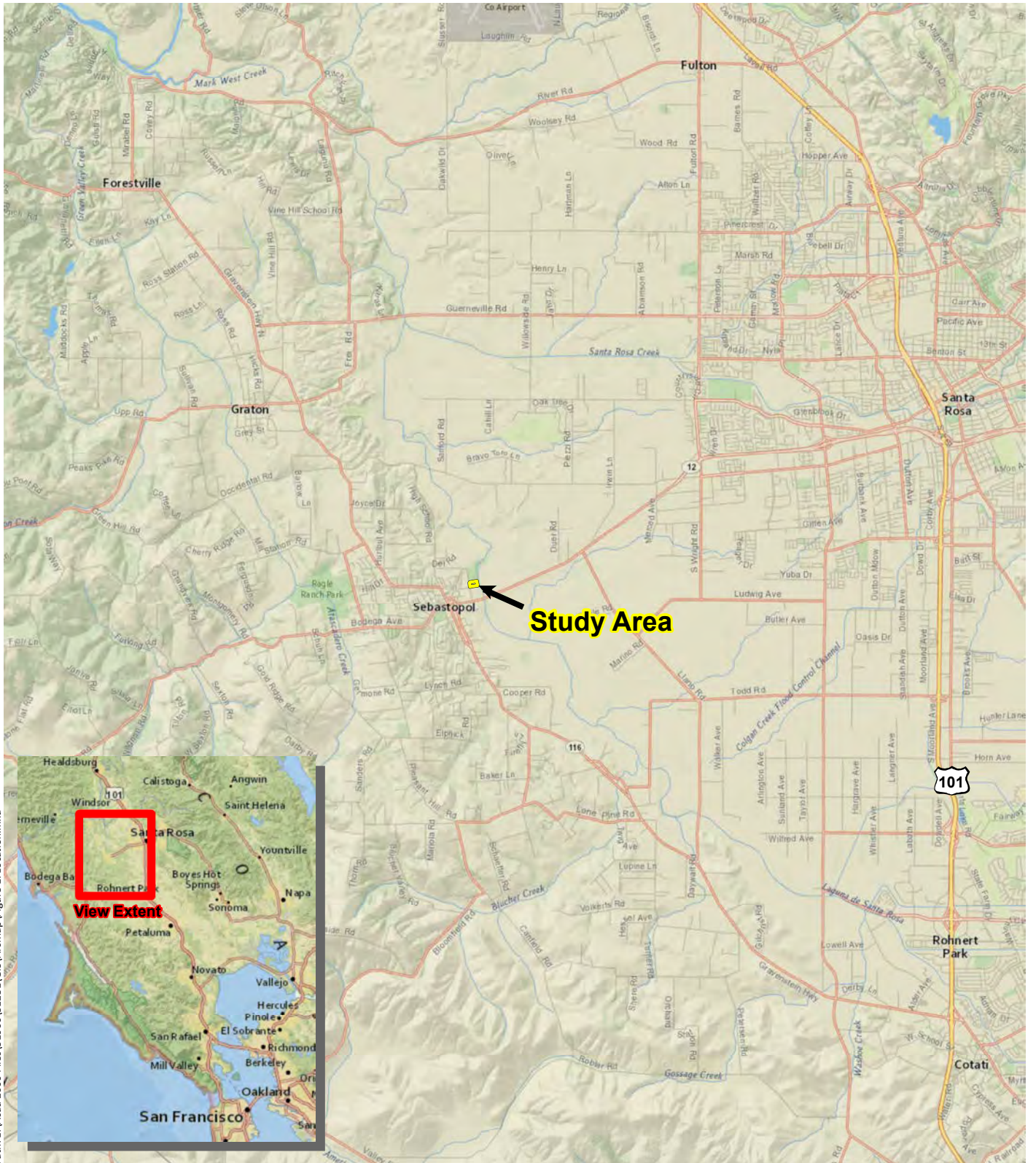
Attachments:

- Attachment A. Figures, Conceptual Development Plan (Sheet L1.0), and Batch Plant Parking Lot plans dated 11/16/21
- Attachment B. Historic Aerial Photographs of the 385 Morris Street Project Site
- Attachment C. List of Observed Plant and Wildlife Species September 1, 2021
- Attachment D. Project Site Photographs September 1, 2021
- Attachment E. List of Observed Plant and Wildlife Species May 25, 2022
- Attachment F. Photographs taken North and East of Project Site May 25, 2021

References:

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<http://northbaydigital.sonoma.edu/cdm/singleitem/collection/EHDC/id/2438/rec/4>
- Google Earth. 2021. Aerial Imagery 1985-2020. Most recently accessed September 2021.
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Attachment A. Figures, Conceptual Development Plan (Sheet L1.OC), and
Batch Plant Parking Lot plans dated 11/16/21



Path: E:\Acad 2000 Files\31000\31281\GIS\ArcMap\Figure 1. Location.mxd

Sources: National Geographic, WRA | Prepared By: mrochelle, 9/10/2021

Figure 1. Study Area Regional Location Map

The Barlow Overflow Parking at Batch Plant
Sebatopol, California





Path: E:\Acad 2000 Files\31000\31281\GIS\ArcMap\Figure 2 - Regional Aerial.mxd

Sources: 2018 Sonoma County Aerial, WRA | Prepared By: mrochelle, 9/10/2021

Figure 2. Aerial Vicinity Map

The Barlow Overflow Parking at Batch Plant
Sebatopol, California

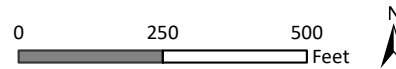
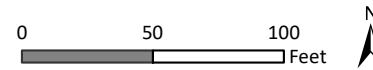
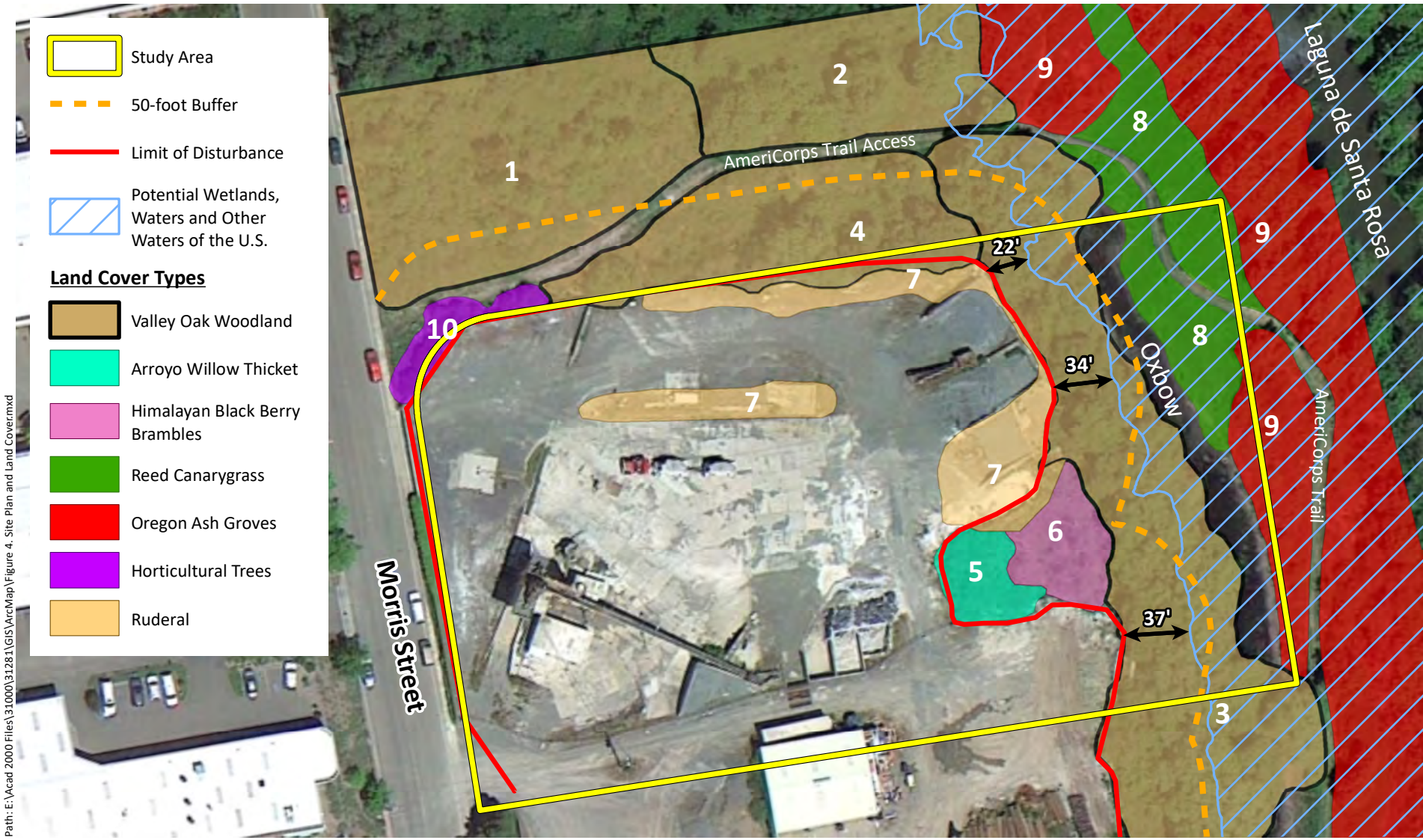




Figure 3. Study Area Aerial Map

The Barlow Overflow Parking at Batch Plant
Sebatopol, California



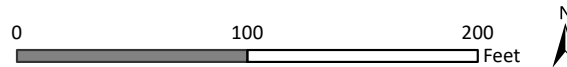


Path: E:\Acad 2000 Files\31000\31281\GIS\ArcMap\Figure 4. Site Plan and Land Cover.mxd

Sources: ZAC Provided Aerial and Site Plan, WRA | Prepared By: mrochelle, 6/7/2022

Figure 4. Existing Conditions Survey

The Barlow Overflow Parking at Batch Plant
Sebatopol, California





THE BARLOW OVERFLOW PARKING SPACES

| | | | |
|---------------------|------------|-------------------|-------------|
| FULL SIZE SPACES | 120 | BIKE SPACES | 44 |
| COMPACT SPACES | 25 (15.4%) | CHARGING STATIONS | (10 NEEDED) |
| BUS SPACES | 10 | | |
| ADA SPACES | 7 (3 VAN) | | |
| TOTAL SPACES | 162 | | |

THE BARLOW OVERFLOW PARKING @ BATCH PLANT

385 MORRIS STREET SEBASTOPOL CA 95472

CONCEPTUAL DEVELOPMENT PLAN
W/BUS PARKING

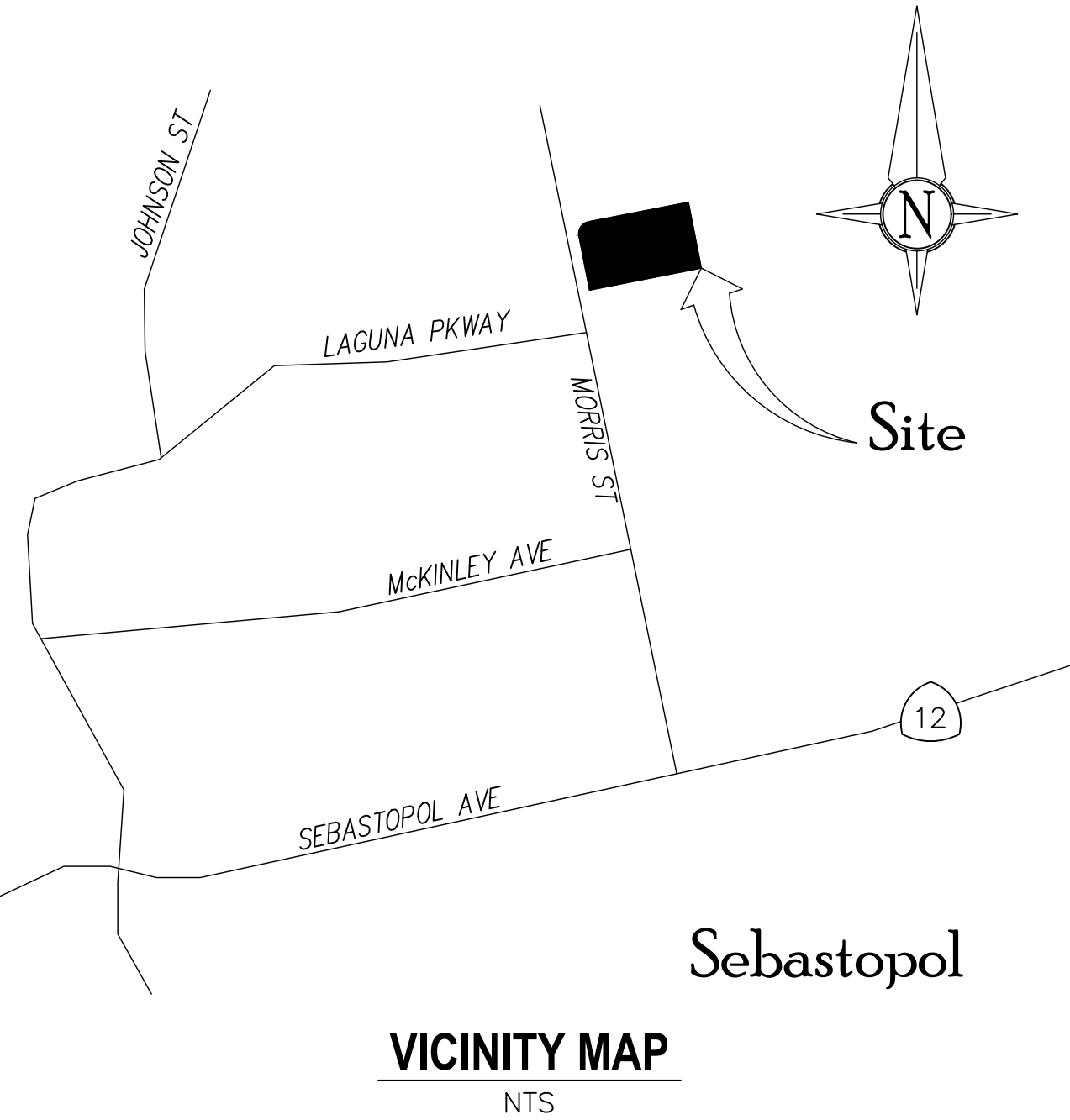
L1.0C

BATCH PLANT PARKING LOT

385 MORRIS STREET SEBASTOPOL, CA 95472

APN 004-011-017 & 020

PROJECT LOCATION



SCOPE OF WORK

CONSTRUCT PARKING LOT, WITH PEDESTRIAN PATHS, SAFETY LIGHTING, MAINTENANCE YARD & SHED, FENCES & GATES, BIKE RACKS, BIORETENTION BASINS, AND NATIVE PLANTING

SHEET INDEX

- S1.1 PROJECT AREA MAP
- S1.2 FEMA FLOOD ZONES MAP
- S1.3 EXISTING CONDITIONS PLAN
- S1.4 TOPOGRAPHIC MAP
- S1.5 SITE PHOTOS
- L1.0 CONCEPTUAL DEVELOPMENT LAYOUT PLAN
- L1.1 CONCEPTUAL DEVELOPMENT LAYOUT PLAN-AERIAL PHOTO
- L2.0 CONCEPTUAL GRADING PLAN
- L3.0 LANDSCAPE PLAN
- L3.1 CONCEPTUAL PLANTING IMAGES & PLANT LIST

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE

SANDRA REED IS THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE

Sandra Reed

SANDRA REED
ZAC LANDSCAPE ARCHITECTS



FEMA MAP

IS THIS THE CORRECT OWNER GROUP & CONTACT NUMBER? ADD EMAIL?

OWNER:
SEBASTOPOL INDUSTRIAL PARK, LLC
6780 DEPOT STREET NO.110
SEBASTOPOL, CA 95472
(707) 824-5600

BATCH PLANT PARKING LOT

385 MORRIS STREET SEBASTOPOL CA 95472
APN 004-011-017 & 020

TITLE SHEET

PLOT DATE:
11-17-2021

0.0



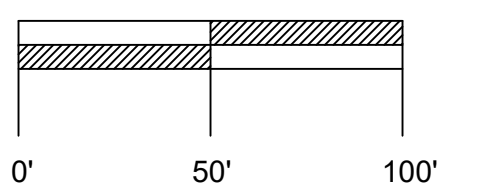
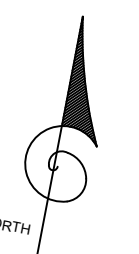
LAGUNA DE SANTA ROSA

MORRIS STREET

PROJECT SITE

LAGUNA PARKWAY

IS THIS THE CORRECT OWNER GROUP & CONTACT NUMBER? ADD EMAIL?

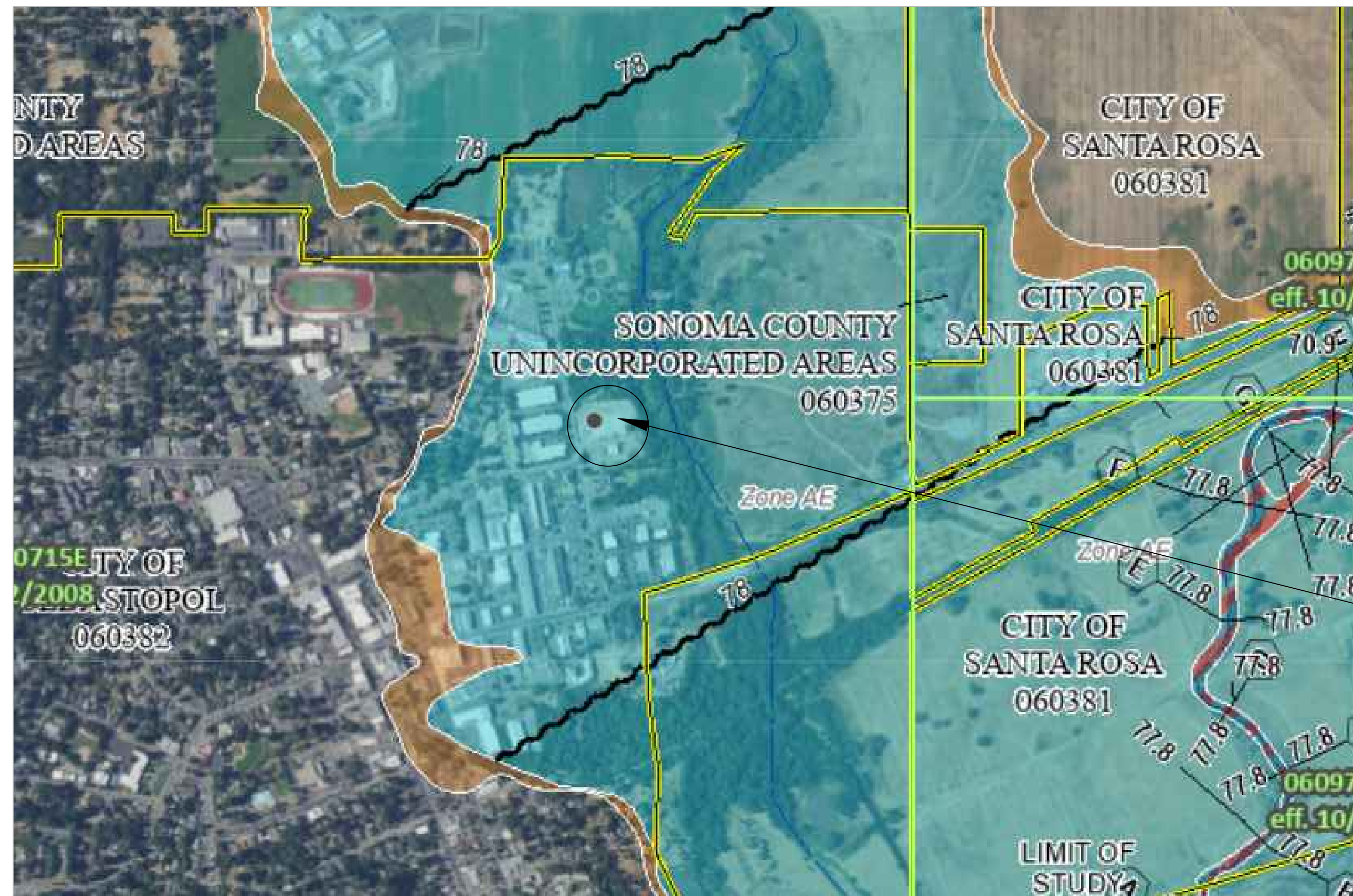


OWNER:
SEBASTOPOL INDUSTRIAL PARK, LLC
6780 DEPOT STREET NO.110
SEBASTOPOL, CA 95472
(707) 824-5600

BATCH PLANT PARKING LOT

385 MORRIS STREET SEBASTOPOL CA 95472
APN 004-011-017 & 020

PROJECT AREA MAP



PROJECT SITE
ZONE AE

IS THIS THE CORRECT OWNER GROUP & CONTACT NUMBER? ADD EMAIL?

OWNER:
SEBASTOPOL INDUSTRIAL PARK, LLC
6780 DEPOT STREET NO.110
SEBASTOPOL, CA 95472
(707) 824-5600

BATCH PLANT PARKING LOT

385 MORRIS STREET SEBASTOPOL CA 95472
APN 004-011-017 & 020

FEMA MAP

PLOT DATE:
11-17-2021

S1.2



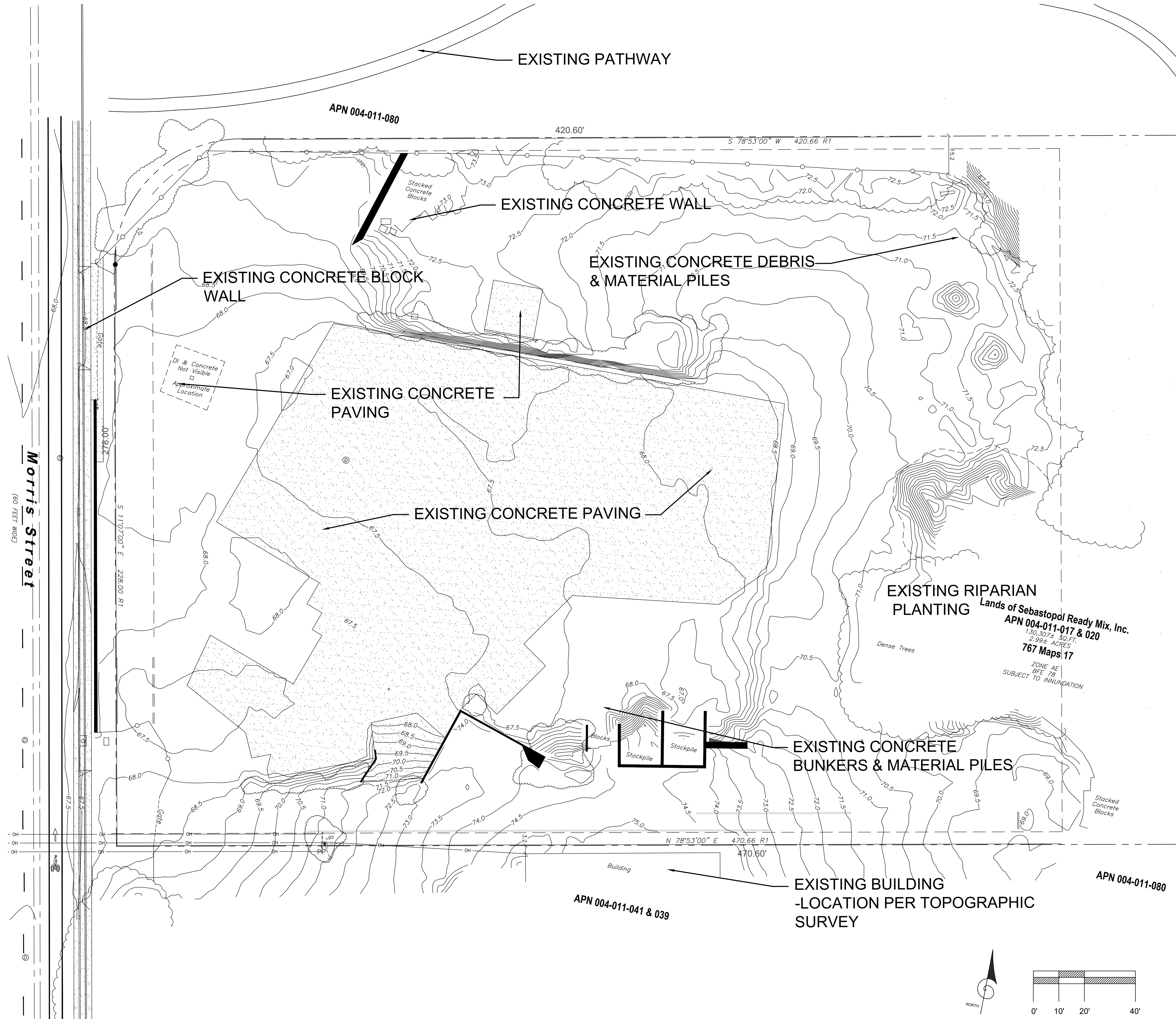
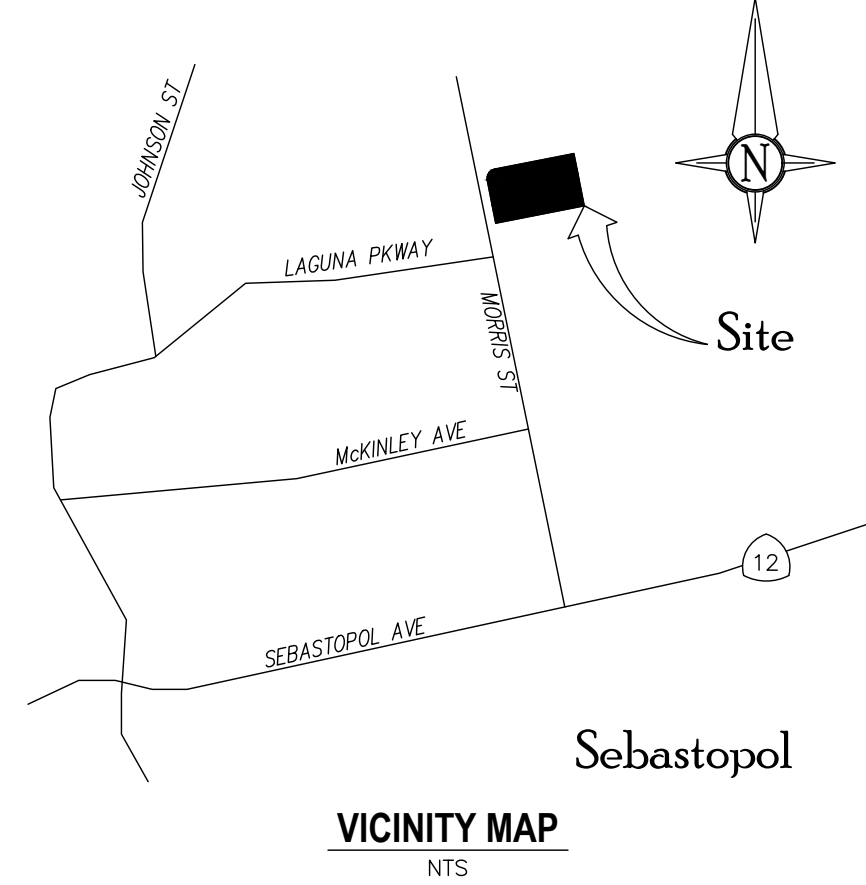
BATCH PLANT PARKING LOT

385 MORRIS STREET SEBASTOPOL CA 95472
 APN 004-011-017 & 020

EXISTING CONDITIONS
 -AERIAL PHOTO

NOTES

1. TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY 1031SURVEY, INC. IN AUGUST 2021 USING TERRESTRIAL LIDAR.
2. VERTICAL DATUM: NGS PID JT0838, ELEVATION=69.85, NAVD88 DATUM; A TEMPORARY BENCHMARK (TBM) IS LOCATED ON A MAGNAIL & SHINER ON THE WEST SIDE OF MORRIS STREET OPPOSITE THE NORTHERLY GATE, ELEVATION=X, NAVD88 DATUM.
3. BOUNDARY IS BASED UPON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 767 OF MAPS, AT PAGE 17, SCR.
4. PROPERTY LIES WITHIN FLOOD ZONE AE, HAVING A BASE FLOOD ELEVATION (BFE) OF 78, AS SHOWN ON THE FEMA FIRM MAP NO. 06097C0715E, EFFECTIVE DATE DECEMBER 2, 2008.
5. GROUND OBSTRUCTIONS: EDGES OF CONCRETE IN MANY AREAS IS OBTAINED BY DIRT; NUMEROUS CONCRETE BLOCKS EXIST ON SITE THAT BLOCK THE GROUND OR ARE STACKED AS A WALL; DROP INLET AND CONCRETE APRON SHOWN ON SITE WERE NOT VISIBLE DURING THE FIELD SURVEY BUT WERE OBSERVED DURING A FIELD CHECK TO SCOPE THE PROJECT. AERIAL PHOTOGRAPHS WERE USED TO PLACE STORM DRAIN FEATURE AND SHOULD BE VERIFIED IN THE FIELD.
6. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF 1031SURVEY, INC. UNAUTHORIZED USE, COPYING, DISCLOSURE OR PUBLICATION BY ANY METHOD IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF 1031SURVEY, INC. 1031SURVEY, INC. ASSUMES NO RESPONSIBILITY FOR ANY UNAUTHORIZED DUPLICATION OF INFORMATION THAT MAY APPEAR ON ANOTHER PLAN OR MAP.
7. THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED PRINT DELIVERED WITH THIS ELECTRONIC FILE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.



LEGEND

| | |
|----------|------------------------|
| [Symbol] | BUILDING |
| [Symbol] | CENTER LINE (PER MAP) |
| [Symbol] | FENCE, CHAIN LINK |
| [Symbol] | OVERHEAD UTILITIES |
| [Symbol] | RETAINING WALL, CONC |
| [Symbol] | CONCRETE |
| [Symbol] | JOINT UTILITY POLE |
| [Symbol] | GUY ANCHOR |
| [Symbol] | SANITARY SEWER MANHOLE |
| [Symbol] | STORM DRAIN MANHOLE |
| [Symbol] | TEMPORARY BENCHMARK |
| [Symbol] | TREE/BUSH DRIP LINE |
| [Symbol] | WATER VALVE |

ABBREVIATIONS

| | |
|------|------------------------------------|
| APN | ASSESSOR'S PARCEL NUMBER |
| CI | CURB INLET |
| CONC | CONCRETE |
| D | STORM DRAIN |
| DI | DROP INLET |
| JP | JOINT POLE |
| OH | OVERHEAD UTILITY LINES |
| NTS | NOT TO SCALE |
| SCR | SANITARY SEWER |
| TBM | TEMPORARY BENCHMARK |
| R1 | RECORD OF SURVEY, 767 MAPS 17, SCR |



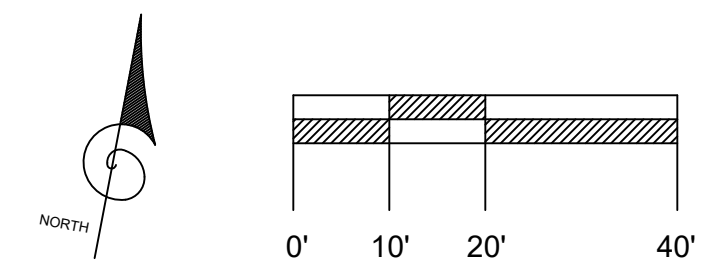
LANDS OF SEBASTOPOL READY MIX, INC.
385 MORRIS STREET
APN 004-011-017 & 020
SEBASTOPOL, SONOMA COUNTY, CALIFORNIA

Partial Topographic Map

1031Survey, Inc.
HIGH DEFINITION SURVEYING
1857 Rainier Circle, Petaluma, California 94954
415-827-6370 www.1031survey.com

DATE: 2021.09.13
SCALE: 1" = 20'
FILE: 21333topo

SURVEY DATE: AUG2021
SHEET: 1 OF 1



IS THIS THE CORRECT OWNER GROUP & CONTACT NUMBER? ADD EMAIL?

OWNER:
SEBASTOPOL INDUSTRIAL PARK, LLC
6780 DEPOT STREET NO.110
SEBASTOPOL, CA 95472
(707) 824-5600

BATCH PLANT PARKING LOT
385 MORRIS STREET SEBASTOPOL CA 95472
APN 004-011-017 & 020

EXISTING CONDITIONS
-TOPOGRAPHY MAP

S1.4

2



3



4



5



1



6



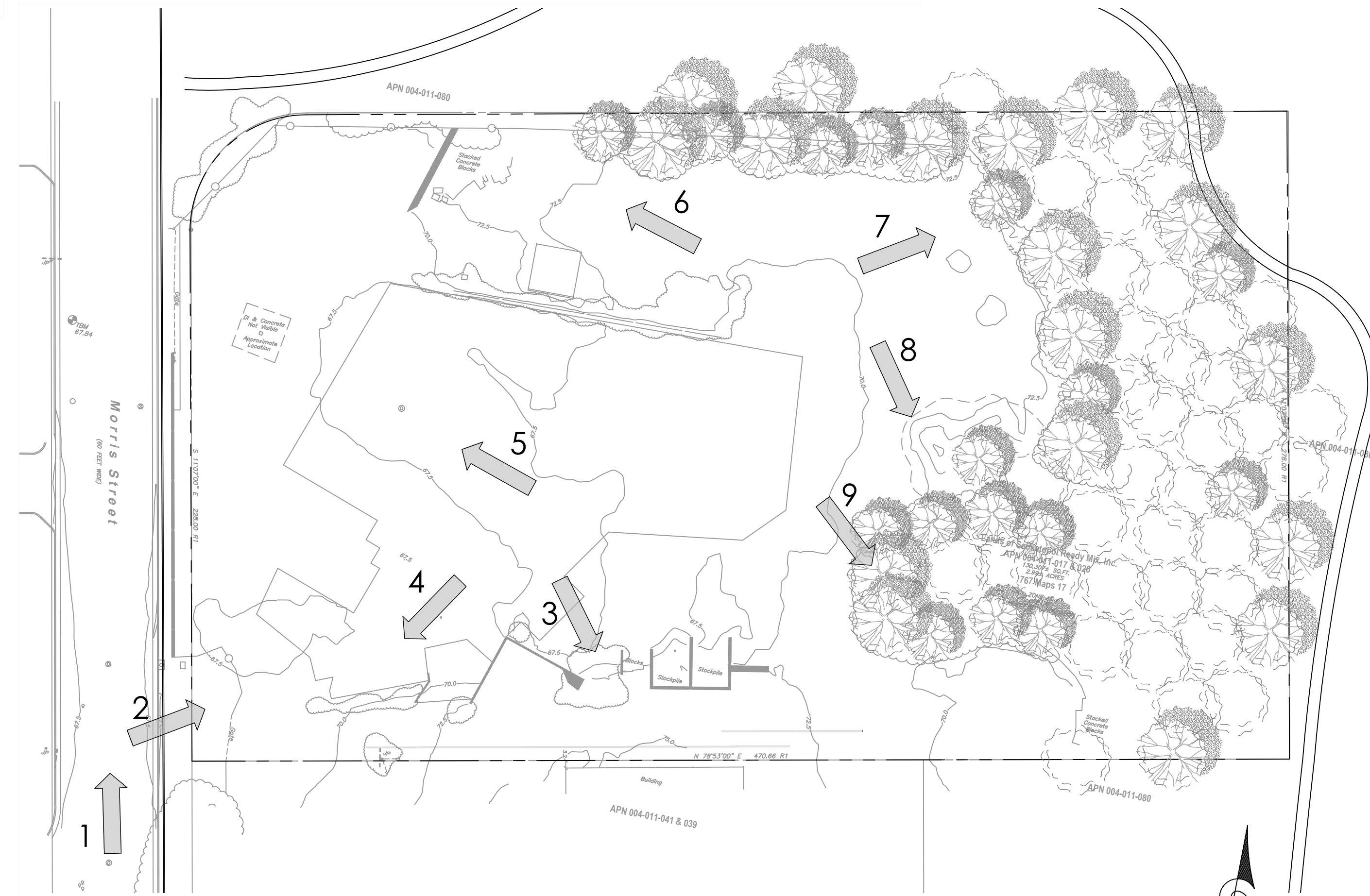
7



8



9



KEY MAP-NTS

IS THIS THE CORRECT OWNER GROUP & CONTACT NUMBER? ADD EMAIL?



Landscape Architects, Inc.
145 Keller Street
Petaluma, California 94952
(707) 696-2967
sr@zandscape.com

KENYON WEBSTER
Urban Planning and Land Use Consulting
Kenyonw222@gmail.com

OWNER:
SEBASTOPOL INDUSTRIAL PARK, LLC
6780 DEPOT STREET NO.110
SEBASTOPOL, CA 95472
(707) 824-5600

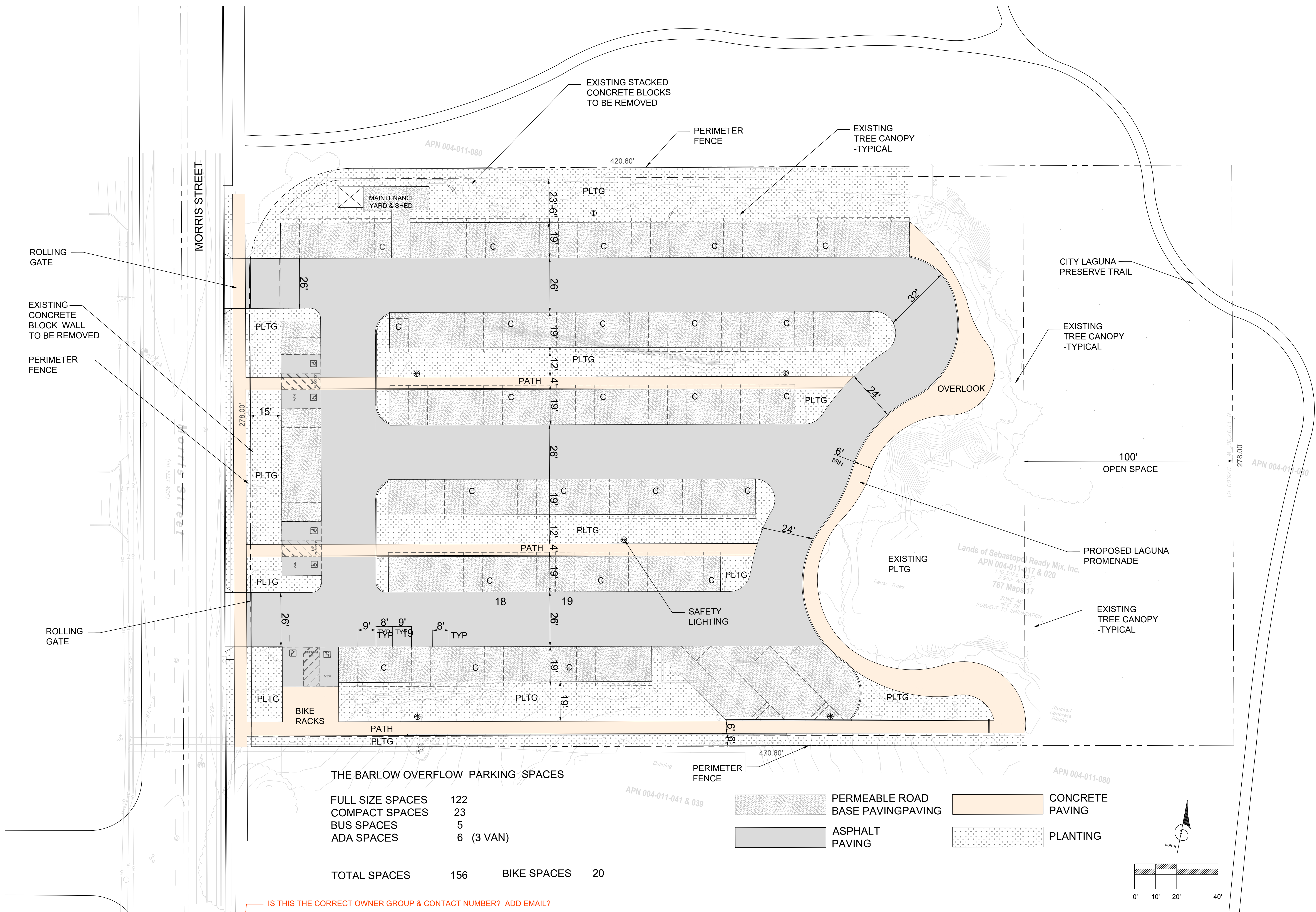
BATCH PLANT PARKING LOT

385 MORRIS STREET SEBASTOPOL CA 95472
APN 004-011-017 & 020

SITE PHOTOS

PLOT DATE:
11-17-2021

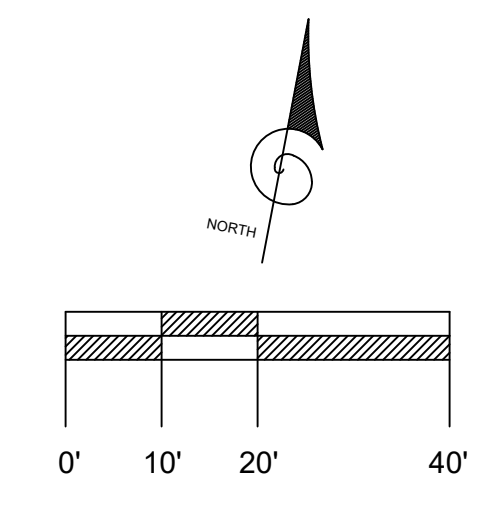
S1.5



THE BARLOW OVERFLOW PARKING SPACES

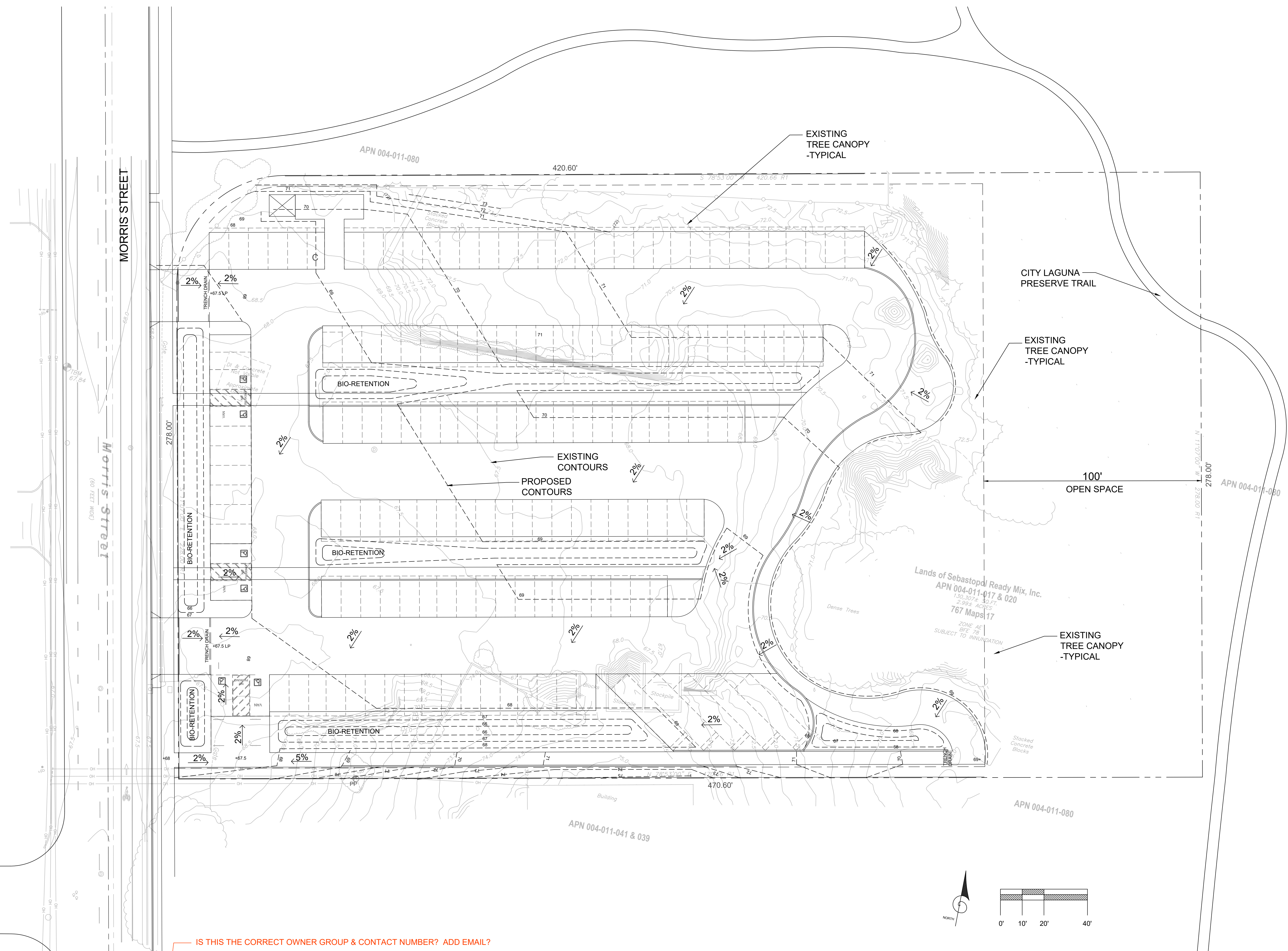
| | | |
|---------------------|------------|-----------------------|
| FULL SIZE SPACES | 122 | |
| COMPACT SPACES | 23 | |
| BUS SPACES | 5 | |
| ADA SPACES | 6 (3 VAN) | |
| TOTAL SPACES | 156 | BIKE SPACES 20 |

| | | | |
|--|-------------------------------|--|--------------------|
| | PERMEABLE ROAD BASE PAVING | | CONCRETE PAVING |
| | ASPHALT PAVING | | PLANTING |



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SEBASTOPOL INDUSTRIAL PARK, LLC
6780 DEPOT STREET NO.110
SEBASTOPOL, CA 95472
(707) 824-5600

BATCH PLANT PARKING LOT

385 MORRIS STREET SEBASTOPOL CA 95472
APN 004-011-017 & 020

CONCEPTUAL GRADING PLAN

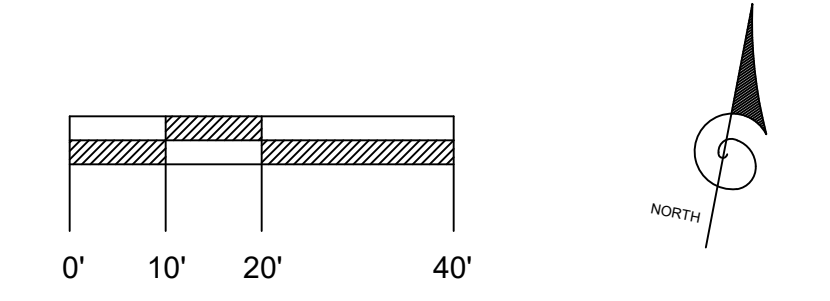
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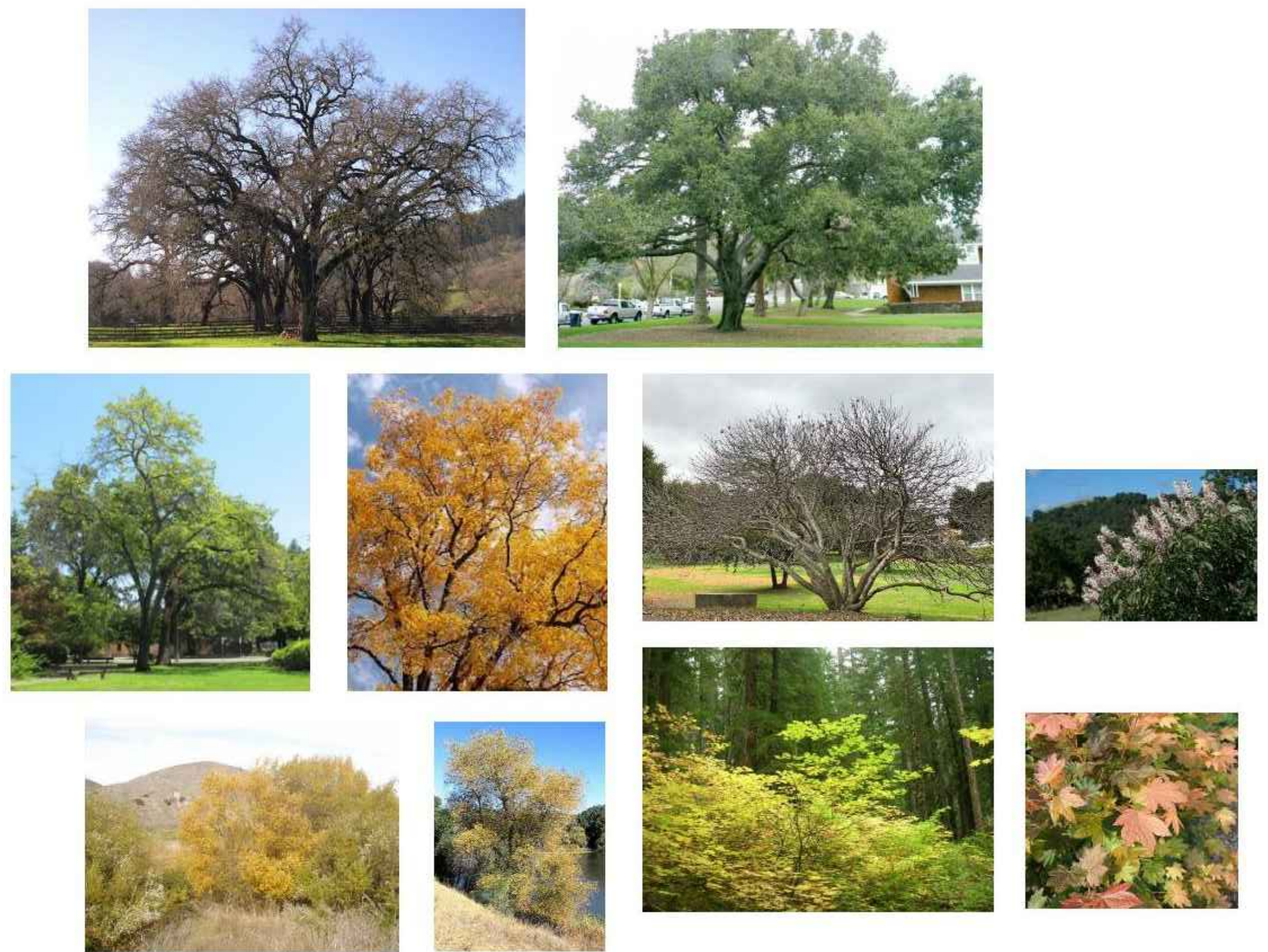
PLOT DATE:
11-16-2021



IS THIS THE CORRECT OWNER GROUP & CONTACT NUMBER? ADD EMAIL?

OWNER:
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 6780 DEPOT STREET NO.110
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 (707) 824-5600

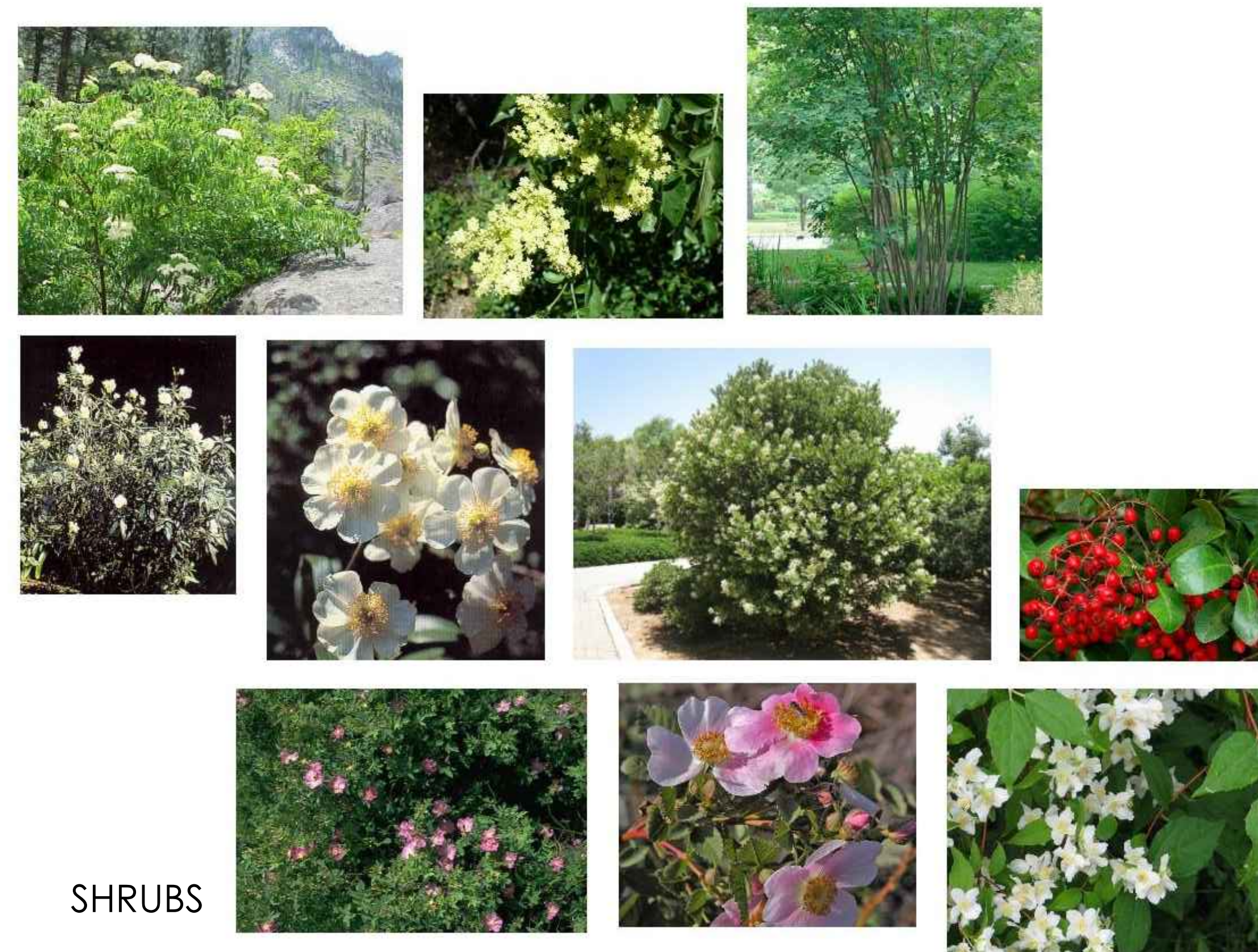




TREES

PLANT LIST

| CODE | BOTANICAL NAME | COMMON NAME | SIZE | D | E | N | Dr | GENERAL DESCRIPTION |
|------------------------------|-------------------------------|----------------------|--------|---|---|----|----|---|
| TREE LEGEND | | | | | | | | |
| ACE CIR | ACER CIRCINATUM | VINE MAPLE | 15 GAL | D | N | M | | DEC 5-35H CRG/RED FALL CLR SHADE RIPARIAN HIGH & BIORETENTION |
| ACE MAC | ACER MACROPHYLLUM | BIG LEAF MAPLE | 15 GAL | | N | | | DEC 50-80H 25-60W YL FALL CLR RIPARIAN |
| AES CAL | AESOULUS CALIFORNICA | CALIFORNIA BUCKEYE | 15 GAL | D | N | Dr | VL | DEC 15-45H 20-50W WHT FRGT RIPARIAN HIGH & BIORETENTION |
| QUE AGR | QUERCUS AGRIFOLIA | CALIF. LIVE OAK | 15 GAL | D | N | Dr | VL | EV 50-70H 50-70W RIPARIAN HIGH & BIORETENTION |
| QUE LOB | QUERCUS LOBATA | VALLEY OAK | 15 GAL | D | N | Dr | L | DEC 70H 70W YEL FALL CL RIPARIAN MID-HIGH & BIORETENTION |
| SAL LAS | SALIX LASIOLEPIS | ARROYO WILLOW | 15 GAL | | N | | | DEC 8-50H NARROW ROUNDED LVS STREAM BANKS THICKETS MF CATKINS RIPARIAN LOW-MID-HIGH & BIORETENTION |
| SAL LAE | SALIX LAEVIGATA | RED WILLOW | 15 GAL | | N | H | | RIPARIAN LOW-MID-HIGH & BIORETENTION |
| SHRUB & PERENNIAL | | | | | | | | |
| AME ALN | AMELANCHIER ALNIFOLIA | WESTERN SERVICEBERRY | 5 GAL | E | N | L | | DEC 10H 10W TO THICKETS LIGHT GREEN WHT FLRS RED-YLW FALL EDIBLE BLUEBERRIES MED-CNL BARK WOOD USED FOR ARROWS TOOLS SHELTERS PROPAGATE BY SEEDS HEGE-WINDBREAK BIORETENTION HIGH & LOW ZONES |
| ELY TRI | ELYMUS TRICICOIDES | CREeping WILD RYE | | | | N | Dr | L |
| HET ARB | HETEROMELES ARBUTIFOLIA | TOYON | 5 GAL | D | N | Dr | L | B |
| HOL DIS | HOLODISCUS DISCOLOR | CREAM BUSH | 5 GAL | D | | Dr | L | |
| JUN PAT | JUNCUS PATENS | WIPE GRASS | 1 GAL | D | N | Dr | L | |
| PHI LEW | PHILADELPHUS LEWISII | MOCK ORANGE | 5 GAL | | N | Dr | M | |
| RHA CAL | RHAMNUS CALIFORNICA | COFFEEBERRY | 5 GAL | N | | L | | |
| RIB AUR | RIBES AUREUM | GOLDEN CURRANT | 5 GAL | D | N | DR | L | |
| ROS CAL | ROSA CALIFORNICA | CALIFORNIA ROSE | 1 GAL | | N | Dr | L | |
| SAM MEX | SAMBUCUS CAERULEA N. MEXICANA | BLUE ELDERBERRY | 5 GAL | E | N | Dr | L | |



SHRUBS



PERENNIALS

IS THIS THE CORRECT OWNER GROUP & CONTACT NUMBER? ADD EMAIL?

OWNER:
SEBASTOPOL INDUSTRIAL PARK, LLC
6780 DEPOT STREET NO.110
SEBASTOPOL, CA 95472
(707) 824-5600

BATCH PLANT PARKING LOT

385 MORRIS STREET SEBASTOPOL CA 95472
APN 004-011-017 & 020

CONCEPTUAL PLANTING IMAGES & PLANT LIST

PLOT DATE:
11-17-2021

Attachment B. Historic Aerial Photographs of the 385 Morris Street Project Site



2003



2009



2021

Attachment C. List of Observed Plant and Wildlife Species September 1, 2021

Attachment C. Plant and Wildlife Species Observed on the Project Site on September 1, 2021.

| Plant Species | |
|-----------------------------------|----------------------------|
| Scientific Name | Common Name |
| <i>Bromus diandrus</i> | Ripgut brome |
| <i>Bromus hordeaceus</i> | Soft chess |
| <i>Avena barbata</i> | Slim oat |
| <i>Festuca perennis</i> | Italian ryegrass |
| <i>Cynodon dactylon</i> | Bermuda grass |
| <i>Phalaris aquatica</i> | Harding grass |
| <i>Polypogon monspeliensis</i> | Rabbitsfoot grass |
| <i>Foeniculum vulgare</i> | Sweet fennel |
| <i>Carduus pycnocephalus</i> | Italian thistle |
| <i>Genista monspessulana</i> | French broom |
| <i>Erigeron canadensis</i> | Canada horseweed |
| <i>Lotus corniculatus</i> | Common bird's-foot trefoil |
| <i>Melilotus alba</i> | White sweet clover |
| <i>Lactuca serriola</i> | Prickly lettuce |
| <i>Sonchus asper</i> | Prickly sow-thistle |
| <i>Plantago lanceolata</i> | English plantain |
| <i>Hirschfeldia incana</i> | Summer mustard |
| <i>Delairea odorata</i> | German ivy |
| <i>Convolvulus arvensis</i> | Field bindweed |
| <i>Acmispon americanus</i> | Spanish clover |
| <i>Daucus carota</i> | Wild Carrot |
| <i>Dittrichia graveolens</i> | Stinkwort |
| <i>Trifolium hirtum</i> | Rose clover |
| <i>Hypochaeris radicata</i> | Hairy cat's ear |
| <i>Cichorium intybus</i> | Common chicory |
| <i>Baccharis pilularis</i> | Coyote bush |
| <i>Toxicodendron diversilobum</i> | Poison oak |
| <i>Hemizonia congesta</i> | Hayfield tarweed |
| <i>Phyla nodiflora</i> | Frog fruit |
| <i>Rubus armeniacus</i> | Himalayan black berry |
| <i>Vitis californica</i> | California grape |
| <i>Salix sp.</i> | Willow |
| <i>Quercus agrifolia</i> | Coast live oak |
| <i>Quercus lobata</i> | Valley oak |

| Wildlife Species | |
|--|-----------------------------|
| Scientific Name | Common Name |
| <i>Psaltriparus minimus</i> | American bushtit |
| <i>Aphelocoma californica</i> | California scrub jay |
| <i>Calypte anna</i> | Anna's hummingbird |
| <i>Zenaida macroura</i> | Mourning dove |
| <i>Corvus brachyrhynchos</i> | American crow |
| <i>Cathartes aura</i> | Turkey vulture |
| <i>Melospiza melodia</i> | Song sparrow |
| <i>Melospiza crissalis</i> | California towhee |
| <i>Poecile rufescens</i> | Chestnut-backed chickadee |
| <i>Mephitis mephitis</i> | Striped skunk |
| <i>Odocoileus virginianus leucurus</i> | Columbian white-tailed deer |
| <i>Procyon lotor</i> | Raccoon |
| <i>Sceloporus occidentalis</i> | western fence lizard |

Attachment D. Project Site Photographs September 1, 2021







Attachment E. List of Observed Plant and Wildlife Species May 25, 2022

Attachment E. List of Observed Plant and Wildlife Species May 25, 2022

| Plant Species | | |
|----------------------|-----------------------------------|------------------------------|
| Family | <i>Scientific Name</i> | Common Name |
| Alismataceae | <i>Alisma lanceolatum</i> | Narrow-leaved water-plantain |
| Anacardiaceae | <i>Toxicodendron diversilobum</i> | Poison oak |
| Apiaceae | <i>Foeniculum vulgare</i> | Sweet fennel |
| Apiaceae | <i>Daucus carota</i> | Wild Carrot |
| Asteraceae | <i>Erigeron canadensis</i> | Canada horseweed |
| Asteraceae | <i>Cichorium intybus</i> | Common chicory |
| Asteraceae | <i>Xanthium strumarium</i> | Common cocklebur |
| Asteraceae | <i>Baccharis pilularis</i> | Coyote bush |
| Asteraceae | <i>Delairea odorata</i> | German ivy |
| Asteraceae | <i>Hypochaeris radicata</i> | Hairy cat's ear |
| Asteraceae | <i>Hemizonia congesta</i> | Hayfield tarweed |
| Asteraceae | <i>Carduus pycnocephalus</i> | Italian thistle |
| Asteraceae | <i>Lactuca serriola</i> | Prickly lettuce |
| Asteraceae | <i>Sonchus asper</i> | Prickly sow-thistle |
| Asteraceae | <i>Dittrichia graveolens</i> | Stinkwort |
| Asteraceae | <i>Hirschfeldia incana</i> | Summer mustard |
| Brassicaceae | <i>Lepidium latifolium</i> | perennial pepperweed |
| Chenopodiaceae | <i>Atriplex prostrata</i> | Triangle orache |
| Convolvulaceae | <i>Convolvulus arvensis</i> | Field bindweed |
| Fabaceae | <i>Lotus corniculatus</i> | Common bird's-foot trefoil |
| Fabaceae | <i>Genista monspessulana</i> | French broom |
| Fabaceae | <i>Trifolium hirtum</i> | Rose clover |
| Fabaceae | <i>Acmispon americanus</i> | Spanish clover |
| Fabaceae | <i>Melilotus alba</i> | White sweet clover |
| Fagaceae | <i>Quercus agrifolia</i> | Coast live oak |
| Fagaceae | <i>Quercus lobata</i> | Valley oak |
| Lamiaceae | <i>Mentha pulegium</i> | Pennyroyal |
| Oleaceae | <i>Fraxinus latifolia</i> | Oregon ash |
| Plantaginaceae | <i>Plantago major</i> | Broadleaf plantain |
| Plantaginaceae | <i>Plantago lanceolata</i> | English plantain |
| Polygonaceae | <i>Rumex crispus</i> | Curly dock |
| Polygonaceae | <i>Polygonum aviculare</i> | Prostrate knotweed |
| Rosaceae | <i>Vitis californica</i> | California grape |
| Rosaceae | <i>Rosa californica</i> | California wild rose |
| Rosaceae | <i>Rubus armeniacus</i> | Himalayan black berry |
| Rosaceae | <i>Prunus sp.</i> | Cherry species |
| Rosaceae | <i>Malus sp.</i> | Apple species |

| Plant Species | | |
|----------------------|--------------------------------|---------------------|
| Family | Scientific Name | Common Name |
| Salicaceae | <i>Salix lasiolepis</i> | Arroyo willow |
| Salicaceae | <i>Salix laevigata</i> | Red willow |
| Sapindaceae | <i>Acer negundo</i> | Box elder |
| Verbenaceae | <i>Phyla nodiflora</i> | Frog fruit |
| Cyperaceae | <i>Carex barbarae</i> | Santa barbara sedge |
| Cyperaceae | <i>Cyperus eragrostis</i> | Tall flatsedge |
| Poaceae | <i>Cynodon dactylon</i> | Bermuda grass |
| Poaceae | <i>Phalaris aquatica</i> | Harding grass |
| Poaceae | <i>Festuca perennis</i> | Italian ryegrass |
| Poaceae | <i>Polypogon monspeliensis</i> | Rabbitsfoot grass |
| Poaceae | <i>Phalaris arundinacea</i> | Reed canarygrass |
| Poaceae | <i>Bromus diandrus</i> | Ripgut brome |
| Poaceae | <i>Avena barbata</i> | Slim oat |
| Poaceae | <i>Bromus hordeaceus</i> | Soft chess |

| Wildlife Species | | | |
|----------------------------------|-----------------------------------|-------|---------------------|
| Species | | Count | Observation |
| <i>Anas platyrhynchos</i> | Mallard | 4 | |
| <i>Calypte anna</i> | Anna's Hummingbird | 2 | |
| <i>Ardea alba</i> | Great Egret (American) | 1 | |
| <i>Cathartes aura</i> | Turkey Vulture (Northern) | 2 | |
| <i>Buteo lineatus</i> | Red-shouldered Hawk (elegans) | 1 | Carrying Food |
| <i>Empidonax difficilis</i> | Pacific-slope Flycatcher | 2 | Singing Bird |
| <i>Corvus brachyrhynchos</i> | American Crow | 2 | |
| <i>Poecile rufescens</i> | Chestnut-backed Chickadee | 3 | |
| <i>Baeolophus inornatus</i> | Oak Titmouse | 2 | Singing Bird |
| <i>Petrochelidon pyrrhonota</i> | Cliff Swallow | 3 | |
| <i>Psaltriparus minimus</i> | Bushtit (Pacific) | 6 | |
| <i>Sitta carolinensis</i> | White-breasted Nuthatch (Pacific) | 2 | |
| <i>Thryomanes bewickii</i> | Bewick's Wren | 2 | Singing Bird |
| <i>Catharus ustulatus</i> | Swainson's Thrush | 1 | Singing Bird |
| <i>Turdus migratorius</i> | American Robin | 2 | Singing Bird |
| <i>Haemorhous mexicanus</i> | House Finch | 2 | Singing Bird |
| <i>Spinus psaltria</i> | Lesser Goldfinch | 6 | Singing Bird |
| <i>Melospiza melodia</i> | Song Sparrow | 13 | Territorial Defense |
| <i>Melospiza crissalis</i> | California Towhee | 2 | |
| <i>Pipilo maculatus</i> | Spotted Towhee | 4 | Singing Bird |
| <i>Geothlypis trichas</i> | Common Yellowthroat | 2 | Singing Bird |
| <i>Setophaga petechia</i> | Yellow Warbler (Northern) | 1 | Singing Bird |
| <i>Pheucticus melanocephalus</i> | Black-headed Grosbeak | 2 | Singing Bird |
| Wildlife Species | | | |
| Species | | | Observation |
| | | | |
| <i>Mephitis mephitis</i> | Striped skunk | | tracks |
| <i>Procyon lotor</i> | Raccoon | | tracks |
| <i>Sceloporus occidentalis</i> | western fence lizard | | |

Attachment F. Photographs taken North and East of Project Site May 25, 2021









