



June 20, 2023

**Attn: Ms. Kristy Shelton**

Entitlement and Real Estate Manager  
Bon Voyage Management LLC

**RE: Biological Resources Assessment Letter Report for 1980 Yountville Crossroads Project, 1980 Cross Road (APNs 031-260-026), Yountville, CA**

Dear Ms. Shelton,

The purpose of this letter report is to provide you the results of the habitat assessment survey conducted at the site of the 1980 Yountville Crossroads Project (Project) a proposed development of multifamily residential housing located at 1980 Yountville Cross Road (APN 031-260-026), in the Town of Yountville, Napa County, California (Study Area; Attachment 1 – WRA Figures). The Study Area consists of approximately 1.3 acres on the north side of Yountville Cross Road across from Mesa Court in the northeast quadrant of the Town of Yountville. Surrounding land uses include residential development to the north, west, and south, and vineyards to the east. Onsite conditions are characterized as a single-family residence with associated landscaping/ornamental plantings, and a smaller fallow field.

The purpose of this assessment is to provide information necessary to complete a review of biological resources under the California Environmental Quality Act (CEQA) and also to specifically evaluate whether the project site has value as habitat for endangered, rare, or threatened species to assess whether the Project qualifies for the Class 32 "Infill" exemption (CEQA Guidelines § 15332). Under § 15332, species are considered threatened or endangered if their survival or reproduction in the wild is in immediate jeopardy from one or more causes. Rare is defined as "Although not presently threatened with extinction, the species is existing in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens or the species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range and may be considered "threatened" as that term is used in the Federal Endangered Species Act." This assessment was conducted in direct response to the Town's request in its April 28, 2023 design review letter stating that: "A Biological Resource Analysis prepared by a qualified biologist - Please note that the "blooming season" is underway, and it is important that any biological survey be conducted while plants can be identified. Failure to conduct a timely biological survey could result in project delays until next year's blooming season starts."

The habitat assessment site visit was conducted on May 9, 2023 by WRA senior biologist, Aaron Arthur. This assessment is based on information available at the time of the study and on-site conditions that were observed on the date of the site visit.

## 1.0 PROJECT DESCRIPTION



The project site is comprised of approximately 1.3 acres and contains an existing single family residential dwelling and two outbuildings and eight heritage trees. The Project proposes to demolish all outbuildings, remove one heritage tree, relocate the historic residential dwelling onsite, subdivide the existing 1.3-acre parcel into nine parcels ranging from 5,433 to 7,421 square feet, construct eight additional single-family market-rate units with eight junior accessory dwelling units, convert the historic single-family dwelling into a duplex with two one-bedroom low-income rental units, and construct a private access road. With incorporation of the Project's tree protection plan, several large heritage trees will be preserved. A tree permit will be obtained for the removal of "protected trees" as defined below, that cannot be avoided. As part of the project implementation, preconstruction nesting bird surveys and bat surveys will be conducted if project work would potentially affect birds or bats. The methods for the surveys and criteria for determining their necessity are described in the "Summary and Recommendations" section of this letter.

## 2.0 REGULATORY BACKGROUND

The following natural resources are protected under one or more of several Federal, State and/or local regulations, and were considered when analyzing the Project.

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

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

**Waters of the State:** protected under the Porter-Cologne Act, administered by the Regional Water Quality Control Board (RWQCB):

- Includes surface water or groundwater, including saline waters, within the boundaries of the state, and are generally delineated following the guidance issued by the Corps.

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

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

**Sensitive Natural Communities:** protected under the CFG, administered by the CDFW:

- Includes terrestrial vegetation or plant communities that are ranked by NatureServe and considered "threatened" or "endangered" by the CDFW, lists of such are included in *List of Vegetation Alliances and Associations* (CDFG 2010).

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



- Includes plant listed under the ESA and/or CESA, or those plants ranked by the California Native Plant Society (CNPS) as Rank 1, 2, and (occasionally) 3, and 4.
- Includes wildlife listed under the ESA and/or CESA, and wildlife listed by CDFW as Species of Special Concern or Fully Protected Species, as well as bats listed as Medium or High Priority by the Western Bat Working Group (WBWG).
- In addition to regulations for special-status species, most birds, including non-status species, have baseline legal protections under both the CFGC. Under these laws/codes, the unauthorized and deliberate “take” (essentially, injury/harm or collection) of covered species is illegal; this protection includes active nests (those with eggs or young).

**Town of Yountville Tree Ordinance:** A tree removal permit is required prior to removing any protected tree in town. Protected trees are any trees that meet at least one of the following criteria: A Heritage Tree • Any native oak with a trunk that measures 10 inches DBH (diameter at breast height) or 31 inches circumference, or more • Any tree with a trunk that measures 12 inches DBH (38 inches circumference) or more • Any multi-stemmed perennial plant having an aggregate DBH of 20 inches (63 inches circumference) or more.

### 3.0 METHODS

Prior to the site visit, WRA reviewed background literature to determine potential presence of sensitive vegetation types, aquatic communities, as well as special-status plant and wildlife species. Resources reviewed for sensitive vegetation communities and aquatic features include aerial photography, mapped soil types (CSRL 2023), the California Department of Fish and Wildlife’s (CDFW) California Natural Diversity Database (CNDDDB; CDFW 2023), and the National Wetland Inventory (NWI; USFWS 2023). Background information regarding special-status plant and wildlife species was obtained through review of the CNDDDB, California Native Plant Society (CNPS) Online Database (CNPS 2023), available aerial photography, and species habitat requirements as noted in available literature.

WRA conducted an assessment of the Study Area on May 9, 2023 to determine whether the Project will have a significant impact on land that has value as habitat for endangered, rare or threatened species, and/or whether these species would be otherwise affected by the development. The Study Area was examined for indicators of wetlands, streams, and areas with an Ordinary High Water Mark (OHWM) (i.e., streams, rivers, ponds) potentially under the jurisdiction of the Corps, RWQCB, and CDFW, as well as other sensitive biological communities.

### 4.0 ASSESSMENT RESULTS

The Study Area is composed of a relatively flat property with a single-family residence, several outbuildings, a driveway, several native trees, several more non-native ornamental trees and shrubs, and a mix of common garden weeds and ornamental herbs. Land cover within the Study Area consists of a fallow agricultural field, non-native ornamental trees, some native oaks and developed (hardscaped) areas. None of these land cover types are considered sensitive biological communities. Biological communities observed within the Study Area are described in greater detail below.



## 4.1 Sensitive Biological Communities

The Study Area was investigated for potential wetlands and waters of the U.S. and State, riparian habitat, and other sensitive biological communities. No potentially sensitive biological communities were observed in the Study Area.

## 4.2 Non-sensitive Biological Communities

The Study Area is composed of developed areas (hardscape, landscape) and a fallow agricultural field. As noted, the landscape areas contain several coast live oak (*Quercus agrifolia*) and valley oak (*Quercus lobata*) trees, as well as numerous non-native trees and shrubs including sweetgum (*Liquidambar styraciflua*), Lebanon cedar (*Cedrus libani*) oleander (*Nerium oleander*), pomegranate (*Punica granatum*), Japanese honeysuckle (*Lonicera japonica*), and orange cotoneaster (*Cotoneaster franchetii*). Herbaceous species are a mix of garden weeds such as scarlet pimpernel (*Lysimachia arvensis*), herb Robert (*Geranium purpureum*), and English plantain (*Plantago lanceolata*), as well as ornamental species such as French lavender (*Lavandula stoechas*), bigleaf periwinkle (*Vinca major*), calla lily (*Zantedeschia aethiopica*), and lily-of-the-Nile (*Agapanthus praecox*). The fallow field is dominated by naturalized herbs such as wild oat (*Avena barbata*), rip-gut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), brome fescue (*Festuca bromoides*), and Italian rye grass (*Festuca perennis*).

## 4.3 Protected Native Trees

The Study Area contains trees covered by the Town's tree ordinance. The Project will protect seven of the eight heritage trees that are located on the site. A tree permit from the Town is required for the removal of one or more protected native trees.

## 4.4 Special-status Plant Species

Based upon a search of the databases described above, dozens of special-status plant species have documented occurrences within the vicinity of the Study Area, defined to include the Yountville and eight surrounding 7.5' USGS quadrangles. Of the nearby documented special-status species, all are either unlikely or have no potential to occur within the Study Area for one or more of the following reasons:

- The Study Area does not contain hydrologic conditions (e.g., freshwater, brackish, or salt marsh) necessary to support the special-status plant(s);
- The Study Area does not contain edaphic (soil) conditions (e.g., serpentine or volcanics) necessary to support the special-status plant(s);
- The Study Area does not contain vegetation communities (e.g., chaparral, vernal pools) associated with the special-status plant(s);
- The Study Area and surrounding area is developed and habitat for special-status plant species is limited;
- The species was not observed during the site visit which was conducted during the bloom period of the species.

## 4.5 Special-status Wildlife Species

Based upon a search of the databases described above, more than 50 special-status wildlife species have documented occurrences within the vicinity of the Study Area, defined to include the Yountville and eight surrounding 7.5' USGS quadrangles. The term special-status species



include species that are considered rare, endangered and threatened under CEQA, but also include species that do not meet this standard, such as CDFW species of special concern or other animals that are monitored by biological interest groups such as the Western Bat Working Group. Of these special-status wildlife species documented in the region, four species have a moderate or greater potential to occur and are discussed in detail below. Non-status nesting birds and bat maternity roosts, which are provided protections under various regulations are also discussed.

#### **4.5.1 Townsend's western big-eared bat, (*Corynorhinus townsendii townsendii*), CDFW Species of Special Concern, Western Bat Working Group- High Priority. Moderate Potential.**

This species ranges throughout western North America from British Columbia to central Mexico. Its local distribution is strongly associated with the presence of caves, but roosting also occurs within man-made structures including mines and buildings. While many bats species wedge themselves into tight cracks and crevices, big-eared bats hang from walls and ceilings in the open. Males roost singly during the spring and summer months while females aggregate in the spring at maternity roosts to give birth. Females roost with their young until late summer or early fall, until the young become independent, flying and foraging on their own. In central and southern California, hibernation roosts tend to be made up of small aggregations of. Foraging typically occurs along edge habitats near streams and wooded areas, where moths are the primary prey. The buildings and trees on the site may support roosting by this species.

#### **4.5.2 Fringed myotis (*Myotis thysanodes*), Western Bat Working Group- High Priority. Moderate Potential.**

The fringed myotis ranges through much of western North America from southern British Columbia, Canada, south to Chiapas, Mexico and from Santa Cruz Island in California, east to the Black Hills of South Dakota. This species is found in desert scrubland, grassland, sage-grass steppe, old-growth forest, and subalpine coniferous and mixed deciduous forest. Oak and pinyon-juniper woodlands are most commonly used. The fringed myotis roosts in colonies from 10 to 2,000 individuals, although large colonies are rare. Caves, buildings, underground mines, rock crevices in cliff faces, and bridges are used for maternity and night roosts, while hibernation has only been documented in buildings and underground mines. The buildings and trees on the site may support roosting by this species.

#### **4.5.3 Pallid bat (*Antrozous pallidus*); CDFW Species of Special Concern, Western Bat Working Group. High Priority. Moderate Potential.**

Pallid bat is broadly distributed throughout much of western North America and typically occurs in association with open, rocky areas. Occupied habitats are highly variable and range from deserts to forests in lowland areas and include higher-elevation forests. Roosting may occur singly or in groups of up to hundreds of individuals. Roosts must offer protection from high temperatures and are typically located in rock crevices, mines, caves, or tree hollows; manmade structures are also used, including buildings (both vacant and occupied) and bridges. Pallid bats are primarily insectivorous, feeding on large prey that is usually taken on the ground but sometimes in flight. The buildings and trees on the site may support roosting by this species.

#### **4.5.4 White-tailed kite (*Elanus leucurus*). CDFW Fully Protected Species. Moderate Potential.**

The white-tailed kite is resident in open to semi-open habitats throughout the lower elevations of California, including grasslands, savannahs, woodlands, agricultural areas and wetlands.



Vegetative structure and prey availability seem to be more important habitat elements than associations with specific plants or vegetative communities. Nests are constructed mostly of twigs and placed in trees, often at habitat edges. Nest trees are highly variable in size, structure, and immediate surroundings, ranging from shrubs to trees greater than 150 feet tall (Dunk 1995). This species preys upon a variety of small mammals, as well as other vertebrates and invertebrates. This species is common in the area and has some potential to nest in the trees onsite.

#### **4.6 Non-status Nesting Birds and Maternity Roosting Bats**

Non-status native birds may utilize the vegetation and structures in the Project Area for nesting and thus could be disturbed by Project activities if they occur during the nesting season. The nesting season is typically defined as approximately February 1 to August 15. Avoidance of impacts to nesting birds, including any actions that cause birds to abandon nests and/or hatchlings, is required by California Fish and Game Code. Similarly, impacts to bat maternity roosts, regardless of the species of bat, would be potentially significant and will be avoided by conducting work outside the maternity roost season, which generally falls in the same February to August timeframe, as described above for nesting birds. If demolition of buildings, vegetation/tree removal or ground disturbance occurs during the nesting/roosting season, the measures described in the following section will reduce potential impacts to maternity roosting bats and nesting birds to less than significant.

### **5.0 SUMMARY AND RECOMMENDATIONS**

#### **5.1 Sensitive Biological Communities**

The Study Area is comprised of non-sensitive land cover types: developed and fallow field. Consequently, there are no potentially sensitive biological communities present within the Study Area. No impacts to sensitive biological communities are anticipated; therefore, no further studies or recommendations are warranted for sensitive biological communities.

#### **5.2 Protected Native Trees**

The project would require removal of some protected trees. Seven of eight heritage trees will be preserved. A tree permit is required for the removal of one or more protected native trees. With the obtainment of a tree permit and implementation of any conditions of approval associated with the tree permit, impacts to protected native trees would be considered less than significant.

#### **5.3 Special-status Plant Species**

The Study Area does not contain special-status plant habitat. No special-status plants were observed in the Study Area during the site visit, nor have any special-status plants been documented in the Study Area previously. No impacts to special-status plants are anticipated; therefore, no further studies or recommendations are warranted for special-status plants.





## 5.4 Special-status and Non-status Wildlife Species

### 5.4.1 Recommendations to Avoid Special-Status Wildlife, Non-status Birds and Maternity Roosting Bats

#### COMMON NESTING BIRDS AND WHITE-TAILED KITE

If project work is scheduled to occur between September 1 and January 31, which is considered to be outside of the nesting bird season, impacts to nesting birds, including white-tailed kite will not occur. If work will occur between February 1 and August 31, conditions of approval requiring the following would avoid impacts to active nests and white-tailed kite are recommended:

A survey for active bird nests will be conducted by a qualified biologist no more than 14 days prior to the start of Project activities (vegetation removal, grading, tree removal, building demolition or other initial ground-disturbing activities) if they commence during the nesting season (February 1 through August 31). The survey will be conducted in a sufficient area around the Study Area to identify the location and status of any nests that could potentially be directly or indirectly affected by project activities. Upon completion of the surveys, any nests discovered will be avoided through a work exclusion buffer determined by a qualified biologist to avoid impacts. Buffers will be sufficiently large and long in duration such that nest abandonment is avoided. The qualified biologist will determine the buffer based on the species and the type of disturbance anticipated to result from Project activities.

#### MATERNITY ROOSTING AND SPECIAL-STATUS BATS

Trees and structures on the site may support roosting special status bat species including pallid bat, Townsend's big-eared bat, fringed myotis and maternity roosts of common bat species, which are protected under California Fish and Game Code. Tree and building removal is proposed during construction of the Project. The following actions would avoid impacts to special status bats and all bat maternity roosts and are recommended to be incorporated as conditions of approval:

To avoid impacts to special status bats and all bat maternity roosts, removal of any large trees (greater than 24 inches diameter at chest height) will be conducted during the non-maternity roosting season, which coincides with the non-nesting season for birds during the months of September through January. Additionally, all trees that are felled, regardless of the time of year, will be left on the ground for 24 hours prior to cutting up or removing the trees from the Project Area, allowing any roosting bats potentially present to escape overnight. If buildings or trees greater than 24 inches at chest height must be cut during the maternity roosting season, a qualified biologist will inspect the tree or structure for maternity roosting bats prior to removal. If active roosts are detected, they will be avoided until after they become inactive.

## 6.0 Conclusions Pursuant to CEQA Guidelines

Based on this assessment, and with implementation of the above recommendations, the Project should be considered exempt from further environmental review because with implementation of the above described avoidance measures and observance of existing standards, potential impacts to biological resources would be less than significant without mitigation. The site does



not have any habitat value for endangered, rare or threatened species and as such is eligible for exemption under CEQA Guidelines § 15332 (Class 32 Infill Exemption).

If you have questions or require additional information, please contact us.

Sincerely,

**Brian Freiermuth**



*Senior Biologist*  
WRA, Inc.

## List of Attachments

**Attachment A.** Figures

**Attachment B.** Observed Species

**Attachment C.** Site Photographs





## 6.0 REFERENCES

[CDFW] California Department of Fish and Wildlife. 2023. California Natural Diversity Database (CNDDB), Wildlife and Habitat Data Analysis Branch. Sacramento, CA. Accessed: May.

[CNPS] California Native Plant Society. 2023. Online Inventory of Rare, Threatened, and Endangered Plants of California. Available at: <http://www.rareplants.cnps.org/>. Accessed: May.

[CNPS] California Native Plant Society. 2023. A Manual of California Vegetation, Online Edition. Sacramento, California. Online at: <http://vegetation.cnps.org/>; Accessed: May.

[CSRL] California Soil Resources Lab. 2023. Online Soil Survey. Online at: <http://casoilresource.lawr.ucdavis.edu/drupal>. Accessed: May.

Google Earth. 2023. Aerial Imagery 1993-2023. Accessed: May.

[USGS] U.S. Geological Survey. 1951. 7.5-minute Quadrangle Series: Napa, California. Photorevised 1980.

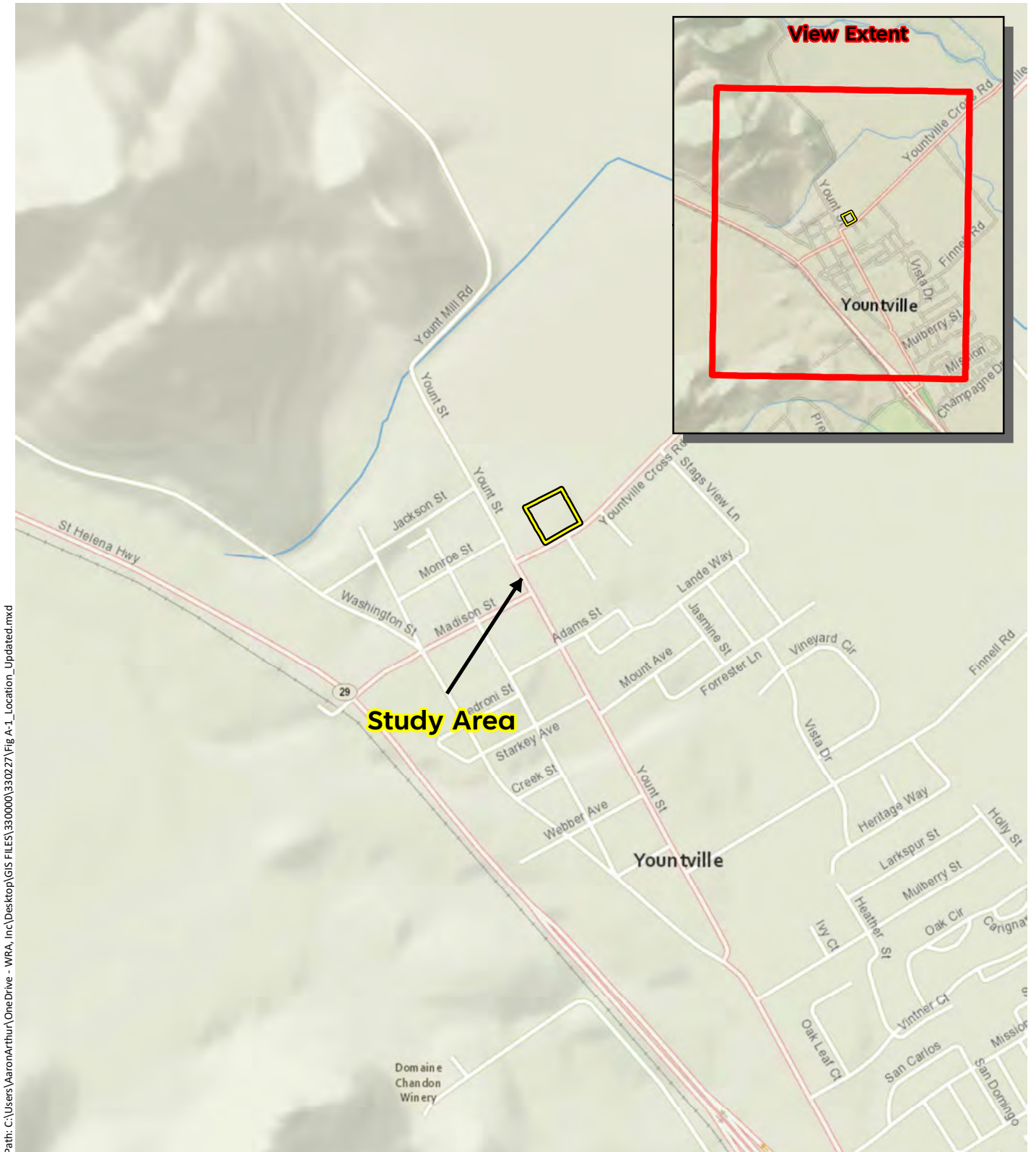
[USFWS] U.S. Fish and Wildlife Service. 2023. National Wetlands Inventory website. U.S. Department of the Interior, Washington, D.C. Online at: <http://www.fws.gov/nwi/>; most recently accessed: May.



## Attachment A.

### Figures





Path: C:\Users\AaronArthur\OneDrive - WRA, Inc\Desktop\GIS FILES\330000\330227\Fig A-1\_Location\_Updated.mxd

Sources: National Geographic, WRA | Prepared By: AaronArthur, 5/11/2023

**Figure A-1. Study Area Location**

1980 Yountville Cross Road  
Yountville, CA

0 0.125 0.25  
Miles







Path: C:\Users\AaronArthur\OneDrive - WRA, Inc\Desktop\GIS FILES\330000\330027\Fig A-2+ Portrait\_Updated.mxd

Sources: DigitalGlobe 2016 Aerial, WRA | Prepared By: AaronArthur, 5/11/2023

**Figure A-2. Study Area Land Cover**

1980 Yountville Cross Road  
Yountville, CA

0 50 100  
Feet



## Attachment B.

### Observed Species



Attachment B. Observed Species. Plant species observed in the Study Area, May 9, 2023

FAMILY	SCIENTIFIC NAME	COMMON NAME	LIFE FORM	ORIGIN	RARE STATUS <sup>1</sup>	INVASIVE STATUS <sup>2</sup>	WETLAND INDICATOR <sup>3</sup>
Apiaceae	<i>Daucus carota</i>	Queen Anne's lace	perennial forb	non-native	--	assessed	UPL
Apiaceae	<i>Torilis arvensis</i>	hedge parsley	annual forb	non-native	--	moderate	NL
Apocynaceae	<i>Nerium oleander</i>	oleander	evergreen shrub	non-native	--	assessed	NL
Apocynaceae	<i>Vinca major</i>	bigleaf periwinkle	perennial forb	non-native	--	moderate	NL
Araceae	<i>Zantedeschia aethiopica</i>	calla lily	perennial forb	non-native	--	limited	OBL
Araliaceae	<i>Hedera helix</i>	English ivy	evergreen vine	non-native	--	high	NL
Asteraceae	<i>Carduus pycnocephalus</i>	Italian thistle	annual forb	non-native	--	moderate	NL
Asteraceae	<i>Cynara cardunculus ssp. scolymus</i>	artichoke	perennial forb	non-native	--	moderate	NL
Asteraceae	<i>Erigeron canadensis</i>	Canadian horseweed	annual forb	native	--	--	FACU
Asteraceae	<i>Helminthotheca echioides</i>	bristly ox-tongue	perennial forb	non-native	--	limited	FAC
Asteraceae	<i>Leontodon saxatilis ssp. longirostris</i>	hawkbit	annual forb	non-native	--	--	FACU
Asteraceae	<i>Pseudognaphalium luteoalbum</i>	Jersey cudweed	annual forb	non-native	--	--	FAC
Asteraceae	<i>Sonchus asper ssp. asper</i>	prickly sow thistle	annual forb	non-native	--	assessed	FAC
Asteraceae	<i>Sonchus oleraceus</i>	common sow thistle	annual forb	non-native	--	--	NL
Caprifoliaceae	<i>Lonicera japonica</i>	Japanese honeysuckle	evergreen shrub	non-native	--	--	FACU
Caryophyllaceae	<i>Cerastium glomeratum</i>	mouse-ear chickweed	annual forb	non-native	--	--	UPL
Convolvulaceae	<i>Convolvulus arvensis</i>	field bindweed	perennial forb	non-native	--	assessed	NL
Euphorbiaceae	<i>Euphorbia peplus</i>	petty spurge	annual forb	non-native	--	--	NL
Fabaceae	<i>Genista monspessulana</i>	French broom	evergreen shrub	non-native	--	high	NL
Fabaceae	<i>Lupinus nanus</i>	sky lupine	annual forb	native	--	--	NL
Fabaceae	<i>Medicago polymorpha</i>	bur medic	annual forb	non-native	--	limited	FACU
Fabaceae	<i>Trifolium cernuum</i>	nodding clover	annual forb	non-native	--	--	NL
Fabaceae	<i>Trifolium dubium</i>	shamrock clover	annual forb	non-native	--	--	UPL
Fabaceae	<i>Vicia sativa</i>	garden vetch	annual forb	non-native	--	--	FACU
Fagaceae	<i>Quercus agrifolia</i>	coast live oak	evergreen tree	native	--	--	NL
Fagaceae	<i>Quercus lobata</i>	valley oak	deciduous tree	native	--	--	FACU



FAMILY	SCIENTIFIC NAME	COMMON NAME	LIFE FORM	ORIGIN	RARE STATUS <sup>1</sup>	INVASIVE STATUS <sup>2</sup>	WETLAND INDICATOR <sup>3</sup>
Geraniaceae	<i>Erodium brachycarpum</i>	foothill filaree	annual forb	non-native	--	limited	NL
Geraniaceae	<i>Geranium dissectum</i>	cutleaf geranium	annual forb	non-native	--	moderate	NL
Geraniaceae	<i>Geranium purpureum</i>	herb robert	perennial forb	non-native	--	--	NL
Hamamelidaceae	<i>Liquidambar styraciflua</i>	sweetgum	deciduous tree	non-native	--	--	NL
Hypericaceae	<i>Hypericum calycinum</i>	Aaron's beard	evergreen shrub	non-native	--	--	NL
Juglandaceae	<i>Juglans hindsii</i>	black walnut	deciduous tree	native	--	--	FAC
Lamiaceae	<i>Lavandula stoechas</i>	French lavender	evergreen shrub	non-native	--	--	NL
Lamiaceae	<i>Mentha spicata</i>	spearmint	perennial forb	non-native	--	--	FACW
Liliaceae	<i>Agapanthus praecox</i>	lily-of-the-Nile	perennial forb	non-native	--	--	NL
Lythraceae	<i>Punica granatum</i>	pomegranate	deciduous tree	non-native	--	--	NL
Myrsinaceae	<i>Lysimachia arvensis</i>	scarlet pimpernel	annual forb	non-native	--	--	NL
Myrtaceae	<i>Callistemon citrinus</i>	crimson bottlebrush	evergreen shrub	non-native	--	--	NL
Oxalidaceae	<i>Oxalis corniculata</i>	yellow sorrel	perennial forb	non-native	--	assessed	FACU
Pinaceae	<i>Cedrus libani</i>	Lebanon cedar	evergreen tree	non-native	--	--	NL
Pittosporaceae	<i>Pittosporum crassifolium</i>	stiffleaf cheesewood	evergreen tree	non-native	--	--	NL
Plantaginaceae	<i>Plantago lanceolata</i>	English plantain	perennial forb	non-native	--	limited	FAC
Poaceae	<i>Avena barbata</i>	wild oat	annual graminoid	non-native	--	moderate	NL
Poaceae	<i>Brachypodium distachyon</i>	false brome	perennial graminoid	non-native	--	moderate	NL
Poaceae	<i>Briza maxima</i>	big rattlesnake grass	annual graminoid	non-native	--	limited	NL
Poaceae	<i>Bromus catharticus</i>	Chilean brome	perennial graminoid	non-native	--	--	NL
Poaceae	<i>Bromus diandrus</i>	rip-gut brome	annual graminoid	non-native	--	moderate	NL
Poaceae	<i>Bromus hordeaceus</i>	soft chess	annual graminoid	non-native	--	limited	FACU
Poaceae	<i>Cortaderia jubata</i>	Pampas grass	perennial graminoid	non-native	--	high	FACU
Poaceae	<i>Cynodon dactylon</i>	Bermuda grass	perennial graminoid	non-native	--	moderate	FACU
Poaceae	<i>Festuca bromoides</i>	brome fescue	perennial graminoid	non-native	--	--	FACU
Poaceae	<i>Festuca perennis</i>	Italian rye grass	annual graminoid	non-native	--	moderate	FAC
Poaceae	<i>Poa pratensis</i> ssp. <i>pratensis</i>	Kentucky blue grass	perennial graminoid	non-native	--	limited	FAC



FAMILY	SCIENTIFIC NAME	COMMON NAME	LIFE FORM	ORIGIN	RARE STATUS <sup>1</sup>	INVASIVE STATUS <sup>2</sup>	WETLAND INDICATOR <sup>3</sup>
Ranunculaceae	<i>Ranunculus muricatus</i>	spiny buttercup	perennial forb	non-native	--	--	FACW
Rosaceae	<i>Cotoneaster franchetii</i>	orange cotoneaster	evergreen shrub	non-native	--	moderate	NL
Rosaceae	<i>Prunus cerasifera</i>	cherry plum	deciduous tree	non-native	--	limited	NL
Rubiaceae	<i>Galium aparine</i>	common bedstraw	annual forb	native	--	--	FACU
Rubiaceae	<i>Sherardia arvensis</i>	blue fieldmadder	annual forb	non-native	--	--	NL
Vitaceae	<i>Vitis vinifera</i>	wine grape	deciduous vine	non-native	--	--	NL

All species identified using the *Jepson Manual, 2<sup>nd</sup> Edition* (Baldwin et al. 2012), *The Jepson Flora Project* (eFlora 2023), and *A Flora of Napa County* (Ruygt 2020); nomenclature follows *The Jepson Flora Project* (eFlora 2023) unless otherwise noted

Sp.: “species”, intended to indicate that the observer was confident in the identity of the genus but uncertain which species

Cf.: “confer” or “compared with”, intended to indicate a species appeared to the observer to be specific, but was not identified based on diagnostic characters

<sup>1</sup>Rare Status: The CNPS Inventory of Rare and Endangered Plants (CNPS 2023)

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

<sup>2</sup>Invasive Status: California Invasive Plant Inventory (Cal-IPC 2006)

High:	Severe ecological impacts; high rates of dispersal and establishment; most are widely distributed ecologically.
Moderate:	Substantial and apparent ecological impacts; moderate-high rates of dispersal, establishment dependent on disturbance; limited moderate distribution ecologically
Limited:	Minor or not well documented ecological impacts; low-moderate rate of invasiveness; limited distribution ecologically
Assessed:	Assessed by Cal-IPC and determined to not be an existing current threat

<sup>3</sup>Wetland Status: National List of Plant Species that Occur in Wetlands, Arid West Region (Corps 2018)

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

Table B-2. Wildlife species observed in and around the Study Area, May 9, 2023

SCIENTIFIC NAME	COMMON NAME
<b>Mammals</b>	
<i>Sciurus griseus</i>	western gray squirrel
<b>Birds</b>	
<i>Aphelocoma californica</i>	western scrub-jay
<i>Callipepla californica</i>	California quail
<i>Corax brachyrhynchos</i>	American crow
<i>Melospiza crissalis</i>	California towhee
<i>Turdus migratorius</i>	American robin
<b>Reptiles and Amphibians</b>	
<i>Sceloporus occidentalis</i>	western fence lizard

## Attachment C.

### Site Photographs







**Photograph 1.** Photograph depicting landscaped and hardscaped area and building to be demolished.



**Photograph 2.** Photograph depicting small out building with non-native fallow areas within the Study Area.





**Photograph 3.** Photograph depicting fallow areas dominated by non-native species.



**Photograph 4.** Lawn, landscaping and single-family home on the site.