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November 13, 2014

Mr. Ron Profili
33 Old Coach Road
Napa, CA 94558

Subject: E. Gateway Rd (2.23 acres; APN 057-200-003) @ the Gateway Business Park @ the Napa County Airport in Napa, CA – Biological/Wetland Resource Constraints

Dear Ron,

I once again visited this 2.23-acre (97,139 ft.²) parcel (APN 057-200-003), at the easternmost point of Gateway Road E., in Napa, CA 94558 on 12 November 2014. The parcel is surrounded by undeveloped, open fields to the north and west, by the Springhill Suites Napa Valley to the south and by State Highway 29 to the east. It lies within the northeastern quadrant of Section 2 (T4N, R4W) of the Cuttings Wharf USGS 7.5' Topographic Quadrangle and is centered at approximately 38° 13' 40" North latitude and 122° 15' 57" West longitude. The site slopes from 72' above mean sea level (msl) at its southern boundary to 62' msl at the northern end.

The parcel lies within the Napa River hydrologic area (HA) and mouth of Napa River planning watershed (PW). Water normally enters the property in the form of direct precipitation, (limited) sheet-flow runoff from surrounding uplands, and localized watershed discharges conveyed by roadside ditches. There is at present no evidence of standing water within the parcel, but Sheehy Creek was flowing (@ approximately 3+ cfs) approximately 660' north of the parcel's northern boundary.

Apart from the creek, there is no evidence of drainage or ponded wetlands on the site. Prior to April of 2013, wetlands were maintained on the property by sheet flow from a broken (American Canyon Water District) water main along Hwy 29. The Water District repaired this pipe in the spring and early summer of 2013 and the wetland had significantly shrunk in size and extent by 1 August 2013 and had completely disappeared by 1 February 2014, when no further indication of wetland hydrology or living wetland vegetation existed. I found no indication of hydrophytic vegetation or ponding anywhere within the parcel during my 12 November 2014 visit and there do not appear to be any observable ponded depressions on the site following the repair of the leaky water main.

The parcel currently supports a short-cropped grassland habitat that includes annual rip-gut brome (*Bromus diandrus*), Italian ryegrass (*Lolium multiflorum*), soft chess (*Bromus hordeaceus*), Bermuda grass (*Cynodon dactylon*), and wild oats (*Avena fatua*, with two distinct coyotebrush (*Baccharis pilularis*) shrubs in the northwest corner of the parcel and others occurring occasionally within adjacent parcels.

The highly disturbed grassland community on the site and surrounding parcels (apart from Sheehy Creek and its associated riparian habitat to the north) support a relatively low wildlife diversity by providing some marginal habitat for common, small birds that occupy populated areas and small burrowing mammals, such the California ground squirrel (*Spermophilus beecheyi*), black-tailed jackrabbit (*Lepus californicus*).

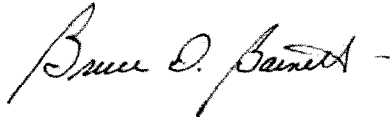
We queried the California Department of Fish and Game's *California Natural Diversity Database* (CNDDDB) and the California Native Plant Society's *Inventory of Rare and Endangered Vascular Plants of California* prior to the field survey for any recorded occurrences of special-status plant or wildlife species in the vicinity of the Project Site. A map of special-status plant, animal, and sensitive natural communities in the vicinity of the proposed project, generated by the CNDDDB query, is presented in Figure 1, at the end of this letter report. Though we

observed several raptors foraging over the site, no evidence of special status wildlife species (e.g. burrowing owls [*Athene cunicularia*] or their nests) were found during our field survey.

Based on our assessment of this proposed Project Site then, we see no identifiable resources or issues that could otherwise constrain development on this parcel. The northern boundary of the parcel is well away (660') from the southern bank of Sheehy Creek, which does qualify as a Water of the U.S. and Water of the State.

Please do not hesitate to contact me if you have questions concerning these survey results or would like to discuss the matter further.

Sincerely,

A handwritten signature in cursive script that reads "Bruce D. Barnett". The signature is written in black ink and includes a horizontal line at the end.

Bruce D. Barnett, Ph.D.

