

“E”

## Biological/Wetland Resources



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August 31, 2015

Mr. Dustin Mowe, President  
Portocork America Inc.  
560 Technology Way  
Napa, California 94558

**Subject: E. Gateway Rd (2.49 acres; APN 057-210-041) @ the Napa County Airport, Gateway Business Park in Napa, CA. – Biological/Wetland Resources**

Dear Mr. Mowe,

Per your and Bill Kampton's (Colliers, Inc.) requests, I visited this 2.49-acre (108,464.4 ft.<sup>2</sup>) site (APN 057-210-041), on the southwestern corner of the Gateway Road E cul-de-sac in the Gateway Business Park at the Napa County Airport. I have been monitoring these properties since the American Canyon Water District completed repairs to their broken water main at this location in June of 2013.

The parcel is surrounded by undeveloped, open fields to the north, south (across Gateway Rd E) and east and by a currently unoccupied business park at 190 Gateway Road E to the west. It lies within the northwestern quadrant of Section 1 (T4N, R4W) of the Cuttings Wharf USGS 7.5' Topographic Quadrangle and is centered at approximately 38.225140 North latitude and -122.260752 West longitude. The site slopes from 50' above mean sea level (msl) at its northern boundary to 55' msl at the southern end.

The site 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, sheet-flow runoff from (limited) surrounding uplands, and localized watershed discharges conveyed by roadside ditches. There is at present no evidence of standing water or other indication of wetland habitat within the parcel. The nearest wetted features near the parcel include Sheehy Creek (flowing @ approximately 5 cfs at the time of the survey) just over 500' north of the parcel's northern boundary and some evidence of a drainage swale that conveys water from the east side of Hwy 29 to Sheehy creek north of the site that would still satisfy the U.S. Army Corps of Engineers' (three-parameter) definition of wetlands. However, we found no indication of hydrophytic vegetation or ponding anywhere on the parcel – i.e. there do not appear to be any observable depressions that would fall under the jurisdiction of the U.S. Army Corps of Engineers, CA Water Board or CA Department of Fish & Wildlife.

The entire site consists of (currently mowed for fire safety) annual grassland interspersed with occasional shrubs. Non-native, annual grasses such as Italian wildrye (*Lolium multiflorum*), hair-grass (*Aira caryophyllea*), ripgut brome (*Bromus diandrus*), and annual fescue (*Vulpia myuros*) are dominant. No broadleaved species (forbs) were identifiable during the August 2015 survey, but would likely include two native species – owl's clover (*Triphysaria versicolor* ssp. *faucibarbata*) and small-flowered lupine (*Lupinus bicolor*), as well as the non-native bur clover (*Medicago polymorpha*), hairy cat's-ear (*Hypochaeris radicata*), sheep-sorrel (*Rumex acetocella*), and vetches (*Vicia sativa*; *V. villosa*). This highly disturbed habitat provides little value to native wildlife species and no special status species (e.g. burrowing owl [*Athene cunicularia*], etc.) were observed or could likely be supported on the site.

Based on our assessment of this site, we see no identifiable resources or issues that could otherwise constrain parcel development. The northern boundary of the parcel is well away (>500') 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,