

NOV 06 2019

Agenda Item # 8A

August 16, 2018

Mr. Matt Anderson
Scannell Properties
3569 Mt. Diablo Boulevard, Suite 200
Lafayette, California 94549

SUBJECT: Napa Gateway – Botanical Survey Results

Dear Mr. Anderson,

On August 14, 2018, Olberding Environmental, Inc. (Olberding Environmental) conducted a pre-construction botanical survey to assess the presence/absence of two special status plant species, Mason's lilaopsis (*Lilaeopsis masonii*) and soft salty bird's-beak (*Chloropyron molle ssp. molle*), at the Napa Gateway Property (Property), just outside the city limits of Napa, California.

An original biological resource analysis conducted in 2016 identified the potential for five special status plant species to occur on the Property: Tiburon paintbrush (*Castilleja affinis ssp. neglecta*), soft salty birds beak, Contra Costa goldfields (*Lasthenia conjugens*), Mason's lilaopsis, and two-forked clover (*Trifolium amoenum*). The initial survey was conducted in April 2016 and coincided with the blooming period for three of the five species, but none were found on the Property. The purpose of the August 2018 survey was to assess the presence/absence of the remaining two species, soft salty bird's-beak and Mason's lilaopsis, during their blooming periods. The blooming period for soft salty bird's-beak is between June and November, and between April and November for Mason's lilaopsis.

LOCATION

The Property is located on Gateway Road East, just outside the city limits of the City of Napa, California. The Property can be accessed from Highway 12 West by continuing straight onto Airport Boulevard at the Highway 12/Highway 29 intersection. From Airport Boulevard heading west, take a right onto Devlin Road. From Devlin Road, turn right onto Gateway Road East. The Property is located to the west of the terminus of Gateway Road East. A map of the Property location can be found within Attachment 1.

The Property is bounded by Sheehy Creek to the north, Highway 29 to the east, and commercial developments to the south and west. The majority of the Property consists of non-native annual grassland habitat. The northern portion of the Property features large riparian trees and a dense understory associated with Sheehy Creek. There were no structures within the Property. Characteristic vegetation of the annual grassland habitat includes medusa head grass (*Elymus caput-medusae*), wild oat (*Avena fatua*), harding grass (*Phalaris aquatica*), bristly oxtongue (*Helminthotheca echioides*), curly dock (*Rumex crispus*), and chicory (*Cichorium intybus*). The

riparian area in the northern portion of the Property supported vegetation such as arroyo willow (*Salix lasiolepis*), California buckeye (*Aesculus californica*), cottonwood (*Populus fremontii*), coast live oak (*Quercus agrifolia*), Himalayan blackberry (*Rubus armenicacus*), and coffeeberry (*Frangula californica*). Representative photos of the Property can be found in Attachment 2.

SPECIES INFORMATION

Soft Salty Bird's-Beak (*Chloropyron molle ssp. molle*). Federally Endangered, State Rare, CNPS List 1B.

This special-status plant requires salt marsh habitat to thrive. Soft bird's-beak is an herbaceous annual plant that exudes salt crystals through its grey-green to purplish vegetation. This plant is also a saprophyte upon host plants such as salt grass and pickleweed. The blooming period for this plant is between June and November and at this time whitish, bilateral flowers may be observed on flowering stalks. Soft bird's-beak can be found in diked salt marsh habitat as well as the upper edges of coast salt marsh.

Mason's Lilaeopsis (*Lilaeopsis masonii*). State Rare, CNPS List 1B.

This perennial plant is a member of the carrot family and grows from a rhizome in intertidal marshes and stream banks. The narrow leaves of this plant are cylindric, segmented and radiate from a nodule off creeping rhizomes. The leaves are between 1.5 to 7.5 centimeters long and are only up to 1.2 millimeters wide. The inflorescence of lilaeopsis consists of a very small simple umbel, up to two centimeters, that grows from the leaf base. Small white flowers bloom between April and November. General habitat requirements for this species consist of freshwater and brackish marshes and riparian scrub.

METHODS

Reconnaissance-Level Plant Survey – Special-status plant surveys were conducted by Olberding Environmental biologists, Ari Rogers and Lisa Henderson, on August 14, 2018. The survey followed the California Department of Fish and Game (CDFG) (2009) and CNPS (2001) published survey guidelines. These guidelines state that special-status surveys should be conducted at the proper time of year when special-status and locally significant plants are both evident and identifiable. These guidelines also state that the surveys be floristic in nature with every plant observed identified to the species, subspecies, or variety as necessary to determine their rarity status. Finally, these surveys must be conducted in a manner that is consistent with conservation ethics and accepted plant collection and documentation techniques. Following these guidelines, surveys were conducted during the time period when special-status plant species from the region were known to be evident and flowering. All regions of the Property were examined by walking line transects through the entire site, and by closely examining the microhabitats that could potentially support special-status plants.

All the plants found on the project site were identified to species. A list of all vascular plant taxa encountered within the project site was recorded in the field (Attachment 3). Plants that needed further evaluation were collected and keyed in the lab. Final determinations for collected plant material were made by keying using *The 2012 Jepson Manual*.

RESULTS

Neither species were observed on the Property during the August 2018 survey. Soft salty bird's-beak requires saltmarsh habitat, which is not found within the Property. The riparian scrub habitat, seasonal wetland, and Sheehy Creek are potentially suitable habitat for Mason's lilaepsis, however this species was not observed at the time of the survey. The August 14, 2018 survey coincided with the blooming period for both of these species and since neither were found, results of the survey concluded a negative finding for soft salty bird's-beak and Mason's lilaepsis on the Property.

CONCLUSIONS

In summary, soft salty bird's-beak and Mason's lilaepsis were not found within the Property. Construction related activities can commence as planned. If construction activities are delayed, it is recommended that a single pre-construction survey be conducted in the spring (April – June) in order to reassess the presence/absence of special status plant species on the Property.

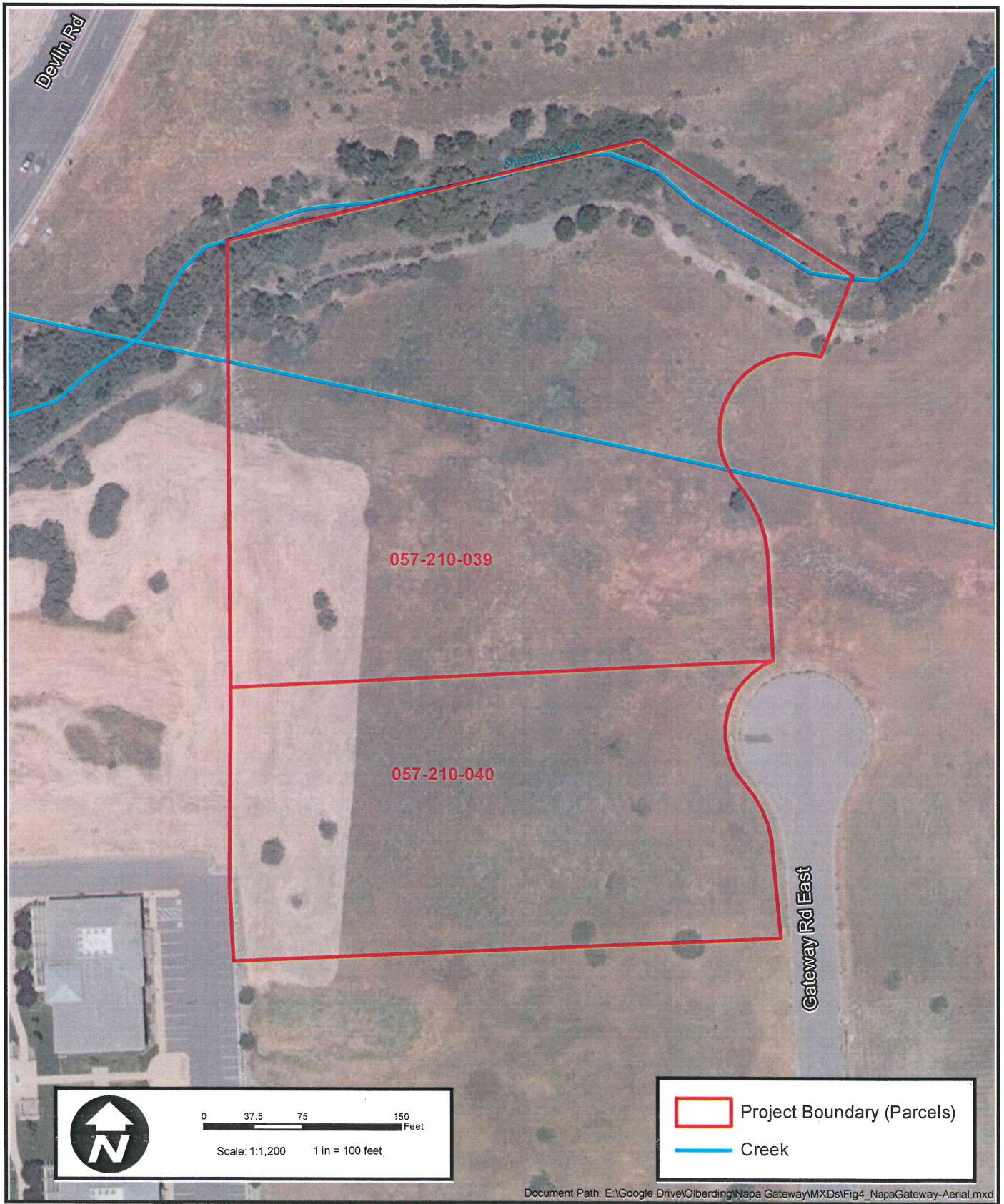
If you have any questions, please feel free to contact me at (925) 866-2111.

Sincerely,



Jeff Olberding

ATTACHMENT 1



**Figure 1: Aerial Map
Napa Gateway Project
Napa County, California**



193 Blue Ravine Rd., Ste. 165
Folsom, CA 95630
Phone: (916) 985-1188

ATTACHMENT 2



Photo 1. Facing north, photo shows the annual grassland habitat that is dominant throughout the Property.



Photo 2. Facing west, photo shows the dominant grassland habitat on the Property and the adjacent commercial developments.



Photo 3. Facing west, photo shows tall stands of harding grass found within the annual grassland habitat on the Property.



Photo 4. Facing north, photo shows large stands of harding and canary grass in the foreground, and riparian habitat associated with Sheehy Creek in the background.



Photo 5. Facing east, photo shows a patch of blue wildrye present in the eastern portion of the Property.



Photo 6. Facing south, photo shows blue wildrye in the foreground, annual grassland in the middle, and commercial developments adjacent to the Property in the background.



Photo 7. Facing east, photo the interface between the riparian and grassland habitats present on the northern boundary of the Property.



Photo 8. Facing east, photo shows riparian scrub habitat present in the northern portion of the Property, surrounding Sheehy Creek.

ATTACHMENT 3

Attachment 2

Wildlife Species Observed Within/Adjacent to the Survey Area

Scientific Name	Common Name
Plant Species Observed	
<i>Aesculus californica</i>	California buckeye
<i>Avena fatua</i>	Wild oat
<i>Baccharis pilularis</i>	Coyote brush
<i>Brassica nigra</i>	Black mustard
<i>Briza minor</i>	Little rattlesnake grass
<i>Bromus diandrus</i>	Ripgut brome
<i>Bromus hordeaceus</i>	Soft chess
<i>Carduus pycnocephalus</i>	Italian thistle
<i>Cichorium intybus</i>	Chicory
<i>Cirsium vulgare</i>	Bull thistle
<i>Convolvulus arvensis</i>	Field bindweed
<i>Cyperus eragrostis</i>	Tall flatsedge
<i>Dittrichia graveolens</i>	Stinkwort
<i>Distichlis spicata</i>	Salt grass
<i>Elymus caput-medusae</i>	Medusa head grass
<i>Elymus glaucus</i>	Blue wildrye
<i>Festuca perennis</i>	Italian rye grass
<i>Foeniculum vulgare</i>	Fennel
<i>Frangula californica</i>	Coffeeberry
<i>Helminthotheca echioides</i>	Bristly oxtongue
<i>Lactuca serriola</i>	Prickly lettuce
<i>Lotus corniculatus</i>	Birdsfoot trefoil
<i>Phalaris aquatica</i>	Harding grass
<i>Phalaris canariensis</i>	Canary grass
<i>Populus fremontii</i>	Fremont cottonwood
<i>Quercus agrifolia</i>	Coast live oak
<i>Rosa californica</i>	California rose
<i>Rubus ursinus</i>	California blackberry
<i>Rumex acetosella</i>	Sheep sorrel
<i>Rumex crispus</i>	Curly dock
<i>Rumex pulcher</i>	Fiddle dock
<i>Salix laevigata</i>	Red willow
<i>Salix lasiolepis</i>	Arroyo willow
<i>Schoenoplectus pungens</i>	Three-square bulrush
<i>Sonchus arvensis</i>	Field sow thistle
<i>Vicia sativa</i>	Common vetch

NOV 06 2019

Agenda Item # 8A

April 29, 2019

Mr. Matt Anderson
Scannell Properties
3468 Mt. Diablo Blvd., Suite B115
Lafayette, CA 94549

SUBJECT: Napa Gateway – Botanical Survey Results

Dear Mr. Anderson,

On April 29, 2019, Olberding Environmental, Inc. (Olberding Environmental) conducted a pre-construction botanical survey to reassess the presence/absence of three special status plant species, Tiburon paintbrush (*Castilleja affinis ssp. neglecta*), Contra Costa goldfields (*Lasthenia conjugens*), and two-forked clover (*Trifolium amoenum*), at the Napa Gateway Property (Property), just outside the city limits of Napa, California.

An original biological resource analysis conducted in 2016 identified the potential for five special status plant species to occur on the Property: Tiburon paintbrush, Contra Costa goldfields, two-forked clover, Mason's lilaeopsis (*Lilaeopsis masonii*) and soft salty bird's-beak (*Chloropyron molle ssp. molle*). The initial survey was conducted in April 2016 and coincided with the blooming period for three of the five species, but none were found on the Property. An additional survey was conducted in August 2018 in order to assess the presence/absence of the remaining two species during their appropriate blooming periods. The blooming period for Contra Costa goldfields is between March and June, and between April and June for Tiburon paintbrush and two-forked clover.

LOCATION

The Property is located on Gateway Road East, just outside the city limits of the City of Napa, California. The Property can be accessed from Highway 12 West by continuing straight onto Airport Boulevard at the Highway 12/Highway 29 intersection. From Airport Boulevard heading west, take a right onto Devlin Road. From Devlin Road, turn right onto Gateway Road East. The Property is located to the west of the terminus of Gateway Road East. A map of the Property location can be found within Attachment 1.

The Property is bounded by Sheehy Creek to the north, Highway 29 to the east, and commercial developments to the south and west. The majority of the Property consists of non-native annual grassland habitat. The northern portion of the Property features large riparian trees and a dense understory associated with Sheehy Creek. There were no structures within the Property. Characteristic vegetation of the annual grassland habitat includes medusa head grass (*Elymus caput-medusae*), wild oat (*Avena fatua*), meadow barley (*Hordeum bracyantherum*), harding

grass (*Phalaris aquatica*), bristly oxtongue (*Helminthotheca echioides*), and sheep sorrel (*Rumex acetosella*). The riparian area in the northern portion of the Property supported vegetation such as arroyo willow (*Salix lasiolepis*), California buckeye (*Aesculus californica*), cottonwood (*Populus fremontii*), coast live oak (*Quercus agrifolia*), Himalayan blackberry (*Rubus armeniacus*), and coffeeberry (*Frangula californica*). Representative photos of the Property can be found in Attachment 3.

SPECIES INFORMATION

Tiburon Indian Paintbrush (*Castilleja affinis* ssp. *neglecta*). Federally Endangered, State Threatened, CNPS List 1B.

Tiburon Indian paintbrush is a hemiparasitic perennial herb in the family *Scrophulariaceae*, the figworts. It can be found in Marin, Napa, and Santa Clara Counties, and occurs in valley and foothill grasslands in serpentine outcrops. Yellow, peach, to rose-colored blooms flower between April and June. Threats to this species include development, gravel mining, and grazing.

Contra Costa Goldfields (*Lasthenia conjugens*). Federally Endangered, CNPS List 1B.

Contra Costa goldfields are annual herbaceous members of the sunflower family and are found in mesic environments consisting of cismontane woodland, playas, valley and foothill grassland, and vernal pools. The small yellow-gold flowers are born upon thin herbaceous stems and bloom after water has drained from the wetland feature where it grows between March and June. Threats to this species include development, habitat alteration, hydrological alterations, overgrazing, and non-native plants.

Showy Indian, or Two-Fork, Clover (*Trifolium amonenum*). Federally Endangered, CNPS List 1B.

Showy Indian clover is a member of the legume family. Historically, it was found in Alameda, Marin, Napa, Santa Clara, Solano, and Sonoma Counties, but is now considered potentially extirpated in all but Marin County. It occurs in coastal bluff scrub and valley and foothill grassland habitats in serpentine soils. The stems and leaflets of this low-lying plant are covered in tiny hairs. Large, purple, ball-shaped heads flower between April and June. Threats to this species include habitat loss through urbanization and agriculture.

METHODS

Reconnaissance-Level Plant Survey – A special-status plant survey was conducted by Olberding Environmental biologist, Ari Rogers, on April 29, 2019. The survey followed the California Department of Fish and Game (CDFG) (2009) and CNPS (2001) published survey guidelines. These guidelines state that special-status surveys should be conducted at the proper time of year when special-status and locally significant plants are both evident and identifiable. These guidelines also state that the surveys be floristic in nature with every plant observed identified to the species, subspecies, or variety as necessary to determine their rarity status. Finally, these surveys must be conducted in a manner that is consistent with conservation ethics and accepted plant collection and documentation techniques. Following these guidelines, surveys were conducted during the time period when special-status plant species from the region were known to be evident and flowering. All regions of the Property were examined by walking line transects through the entire site, and by closely examining the microhabitats that could potentially support special-status plants.

All the plants found on the project site were identified to species. A list of all vascular plant taxa encountered within the project site was recorded in the field (Attachment 2). Plants that needed further evaluation were collected and keyed in the lab. Final determinations for collected plant material were made by keying using *The 2012 Jepson Manual*.

RESULTS

None of the three species were observed on the Property during the April 2019 survey. Tiburon paintbrush is found exclusively in serpentine environments, which are not found within the Property. The seasonal wetland and swale within the Property are potentially suitable for Contra Costa goldfields, and the grassland habitat is suitable for two-forked clover; however, neither species were observed at the time of the survey. The April 29, 2019 survey coincided with the blooming period for all three of these species and since none were found, results of the survey concluded a negative finding for Tiburon paintbrush, Contra Costa goldfields, and two-forked clover on the Property.

CONCLUSIONS

In summary, Tiburon paintbrush, Contra Costa goldfields, and two-forked clover were not found within the Property. Two additional species, soft-salty bird's beak and Mason's lileopsis, were identified as having potential to occur on the Property. The April 2019 survey did not coincide with the blooming period for these two species; however, the results of the August 2018 survey showed soft-salty bird's beak and Mason's lilaopsis to be absent from the Property. It is recommended that a single pre-construction survey be conducted in the appropriate blooming

period (July or August) for the remaining two species in order to reassess the presence/absence of those special status plant species on the Property.

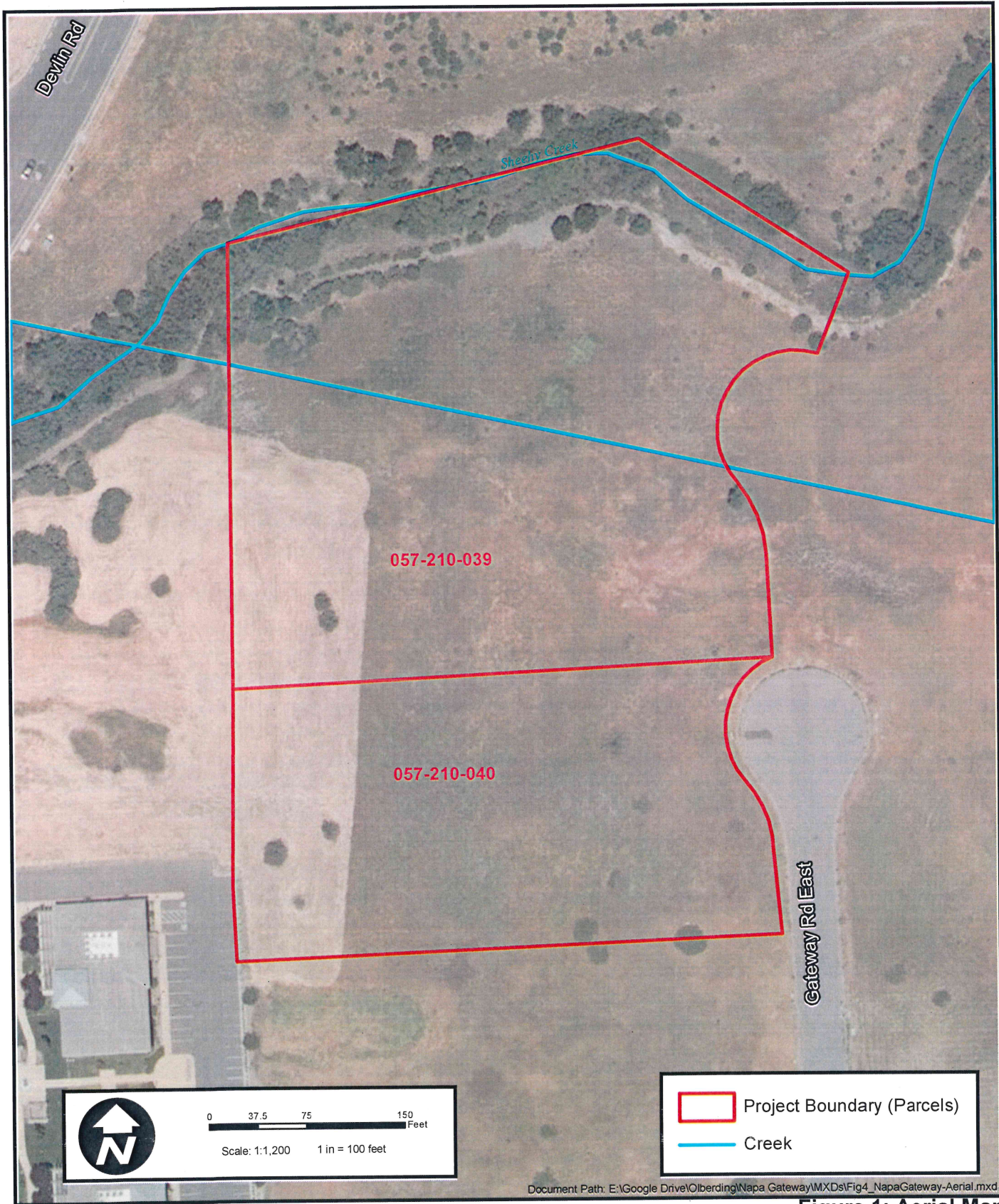
If you have any questions, please feel free to contact me at (925) 866-2111.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jeff Olberding". The signature is written in dark ink and is positioned above the printed name.

Jeff Olberding

ATTACHMENT 1



**Figure 1: Aerial Map
Napa Gateway Project
Napa County, California**



193 Blue Ravine Rd., Ste. 165
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<i>Bromus hordeaceus</i>	Soft chess
<i>Carduus pycnocephalus</i>	Italian thistle
<i>Cichorium intybus</i>	Chicory
<i>Cirsium vulgare</i>	Bull thistle
<i>Convolvulus arvensis</i>	Field bindweed
<i>Cyperus eragrostis</i>	Tall flatsedge
<i>Ditrichia graveolens</i>	Stinkwort
<i>Distichlis spicata</i>	Salt grass
<i>Elymus caput-medusae</i>	Medusa head grass
<i>Elymus glaucus</i>	Blue wildrye
<i>Erodium botrys</i>	Broad leaf filaree
<i>Festuca perennis</i>	Italian rye grass
<i>Foeniculum vulgare</i>	Fennel
<i>Frangula californica</i>	Coffeeberry
<i>Geranium dissectum</i>	Cut leaf geranium
<i>Geranium molle</i>	Crane's bill geranium
<i>Helminthotheca echiodes</i>	Bristly oxtongue
<i>Hordeum brachyantherum</i>	Meadow barley
<i>Hordeum marinum</i>	Mediterranean barley
<i>Lactuca serriola</i>	Prickly lettuce
<i>Lotus corniculatus</i>	Birdsfoot trefoil
<i>Parentucellia viscosa</i>	Yellow glandweed
<i>Phalaris aquatica</i>	Harding grass
<i>Phalaris canariensis</i>	Canary grass
<i>Plantago lanceolata</i>	Ribwort plantain
<i>Populus fremontii</i>	Fremont cottonwood
<i>Quercus agrifolia</i>	Coast live oak
<i>Rosa californica</i>	California rose
<i>Rubus armeniacus</i>	Himalayan blackberry
<i>Rubus ursinus</i>	California blackberry
<i>Rumex acetosella</i>	Sheep sorrel
<i>Rumex crispus</i>	Curly dock
<i>Rumex pulcher</i>	Fiddle dock

Attachment 2

Wildlife Species Observed Within/Adjacent to the Survey Area

Scientific Name	Common Name
<i>Salix laevigata</i>	Red willow
<i>Salix lasiolepis</i>	Arroyo willow
<i>Schoenoplectus pungens</i>	Three-square bulrush
<i>Sonchus arvensis</i>	Field sow thistle
<i>Tragopogon porrifolius</i>	Salsify
<i>Trifolium campestre</i>	Hop clover
<i>Trifolium glomeratum</i>	Clustered clover
<i>Trifolium hirtum</i>	Rose clover
<i>Vicia sativa</i>	Common vetch
<i>Vicia villosa</i>	Hairy vetch

ATTACHMENT 3



Photo 1. Facing north, photo shows the annual grassland habitat that is dominant throughout the Property.



Photo 2. Facing west, photo shows the dominant grassland habitat on the Property and the adjacent commercial developments.



Photo 3. Facing west, photo shows the tall stands of harding grass within the annual grassland habitat on the Property.



Photo 4. Facing north, photo shows large stands of harding and canary grass in the foreground, and riparian habitat associated with Sheehy Creek in the background.



Photo 5. Facing west, photo shows the swale that runs through the northern portion of the Property.



Photo 6. Facing south, photo shows the seasonal wetland present on the Property.



Photo 7. Facing west, photo the interface between the riparian and grassland habitats present on the northern boundary of the Property.



Photo 8. Facing east, photo shows riparian scrub habitat present in the northern portion of the Property, surrounding Sheehy Creek.