



703 North Main Street, Fort Bragg CA 95437
ph: 707-964-2537 fx: 707-964-2622
www.WCPlan.com

August 23, 2019

City of Fort Bragg
Attn: Natalie McLaughlin
416 North Franklin Street
Fort Bragg, CA 95437

RE: Parents and Friends INC.
350 Cypress Street
Fort Bragg, CA 95437
APN: 018-090-12-00

Dear Ms. McLaughlin

Thank you for the opportunity to assist you with your natural resources needs at 350 Cypress Street, Fort Bragg, CA 95437 (APN: 018-090-12-00).

Wynn Coastal Planning & Biology has conducted a Biological Scoping Survey within 100 feet of the parcel boundary where legally and safely accessible. The Biological Scoping Survey addresses plant communities and vegetation, plants, potential wetland, and potential wildlife habitat within 100 feet of the proposed project. It is our professional opinion that the project will not impact any special status resources based upon our site visit.

Please let us know if you have any questions or comments.

All the best,

A handwritten signature in blue ink that reads "Wyatt Dooley".

Wyatt Dooley
Biologist

Encl: Parents & Friends INC. – Biological Scoping Survey

CC: City of Fort Bragg, applicant; file

WYNN COASTAL PLANNING & BIOLOGY

Biological Scoping Survey

Investigators: Asa B Spade (B.S. Environmental Science: Landscape Ecosystems, Humboldt State) & Wyatt Dooley (B.S. Environmental Studies Minor Geology, UC Santa Barbara)

Property Address: 416 North Franklin Street, Fort Bragg, CA 95437

APN: 018-090-12-00

Survey Date: April 26, 2019 & August 19, 2019 (1.5 person hours on site)

Parcel Size: approximately 0.6 acres

Proposed Development: The proposed development is limited to the construction of three single-family residences, interior sidewalks, and the improved parking for the three units. Currently, there is a pharmacy on the property. No changes are proposed for the pharmacy building.

Methodology: Senior Biologist Asa Spade and biologist Wyatt Dooley visited the site and examined plant communities, plants, and vegetation within 100ft of the proposed development where legally and safely accessible. The focus of the study area was to determine if, and to what extent, plant communities, rare plants, wetlands, and/or special status wildlife habitat that could be considered Environmentally Sensitive Habitat Area (ESHA) occur within 100ft of the proposed development.

Site Description: The subject parcel is located at 350 Cypress Street, Fort Bragg California. The parcel is within the City of Fort Bragg and approximately 80ft above sea level (**Figure 1**). The study area is located within the Coastal Zone.

The parcel currently contains a single-family residence, vegetable garden, three outbuildings, a commercial pharmacy, and a combination of a paved and gravel parking lot (**Figure 2**).

The parcel is largely developed and is primarily vegetated with non-native species. Monterey cypress (*Hesperocyparis macrocarpa*) trees border the parcel boundaries. No ESHAs were identified on site. Vegetation and plant community observations are mapped in **Figure 3**.

Wetlands: The NWI map was consulted and does not show any mapped wetlands within 100ft of the project area (**Figure 4**).

Survey Results: The development is located adjacent to the Cypress Street Cottages, the Fort Bragg Hospital and the Mendocino Sports Club. Mendocino Pharmacy is located on the subject parcel. The parcel was mainly a combination of paved and gravel driveway surrounded by a perimeter of Monterey cypress trees (**Figure 5 & Figure 6**). Other trees located at the perimeter of the property were Leyland cypress (*Cupressus x leylandii*), blackwood acacia (*Acacia melanoxylon*), and cedars (*Cedrus* sp.). Two fenced-in vegetable gardens were located on site; however, they have both gone fallow (**Figure 5 & Figure 7**). This has resulted in a dominance of non-native species.

Areas mapped as garden in **Figure 3** were dominated by common velvet grass (*Holcus lanatus*) and sweet vernal grass (*Anthoxanthum odoratum*). English ivy (*Hedera helix*) was beginning to become widespread in some areas of the garden.

The Monterey cypress trees located on site were planted on the property boundary and approximately 50ft tall. These trees had an understory of the same species described above as well as: chickweed (*Stellaria media*), rip gut brome (*Bromus diandrus*), Bermuda buttercup (*Oxalis pes-caprae*), rough cat's ear (*Hypochaeris radicata*), spotted burclover (*Medicago arabica*), Idaho bittercress (*Cardamine oligosperma*), English lawn daisy (*Bellis perennis*), white clover (*Trifolium repens*), annual blue grass (*Poa annua*), California burclover (*Medicago polymorpha*), and subterranean clover (*Trifolium subterraneum*).

The gravel driveway transitioned into ruderal habitat where it was being taken over by invasive prostrate cape weed (*Arctotheca prostrata*) (**Figure 8**). Two other dominant species were observed in this area: rip gut brome and reed fescue (*Festuca arundinacea*).

A small swale was located along the southern property boundary (**Figure 8**). This swale extended from the hoop house where it drained offsite to the east. The swale was dominated by prostrate cape weed and common velvet grass. The swale did not contain any species that indicated wetland hydrology was present.

The southwestern corner contained the most native vegetation onsite. This included several coyote brush shrubs (*Baccharis pilularis*) and one Douglas fir (*Pseudotsuga menziesii*). Other plants located within this small area were calla lily (*Zantedeschia aethiopica*), wax myrtle (*Morella californica*), California blackberry (*Rubus ursinus*), cotoneaster (*Cotoneaster* sp.), alder (*Alnus rubra*), Douglas iris (*Iris douglasiana*), rosemary (*Rosmarinus officinalis*), and blackwood acacia.

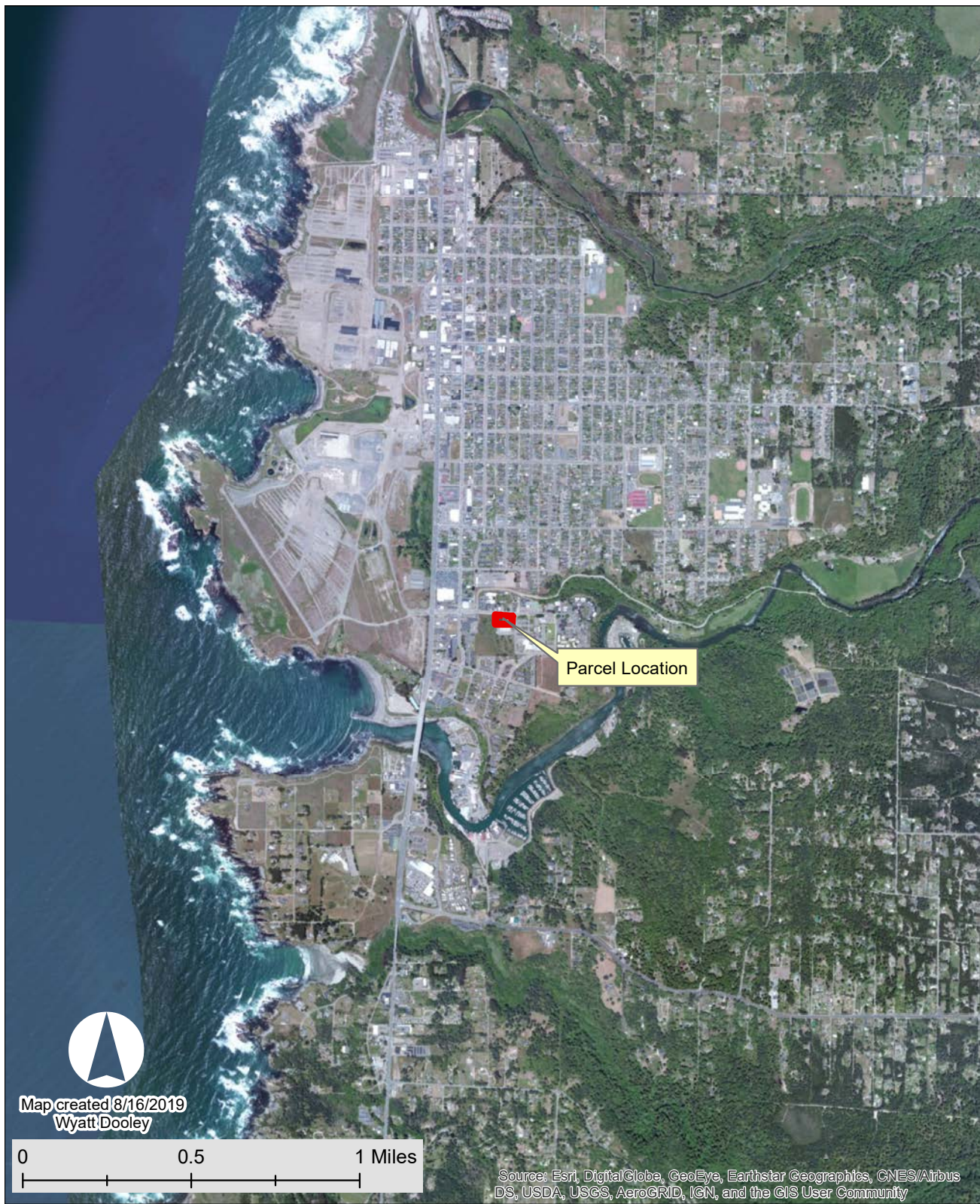
Recommendations: No ESHAs were identified onsite. The Monterey cypress trees have a CNPS ranking of 1B.2 and are considered rare in its natural range of the Monterey peninsula. Monterey cypress trees located outside of the Monterey peninsula are considered non-native and not naturally occurring. Therefore, Monterey cypress do not warrant protection in Mendocino County.

Due to the built up and urban disturbance on the parcel and adjacent areas, no natural communities or alliances were present. No further surveys are recommended.

Biologist Biographies:

Wyatt Dooley graduated from University of California Santa Barbara with a Bachelor's of Science in Environmental Studies and a minor in Geology. After graduating, he worked for Fish and Wildlife and Pacific States Marine Fisheries as a technician researching salmon. He has also worked abroad in New Zealand as a conservation ranger helping on restoration projects and controlling invasive species. Additionally, he has received training in Army Corp wetland delineation by San Francisco State University and the Wetland Science and Coastal Training Program, training from CNPS-CDFW on vegetation rapid assessment and relevé methods, is on the US Fish and Wildlife Service's approved list for Point Arena Mountain Beaver Surveys, and received a specialization in ArcGIS through University of California Davis. He has also received training in *Carex* keying and identification through CNPS taught by CA Fish and Wildlife staff biologist Gordon Leppig (March 2019).

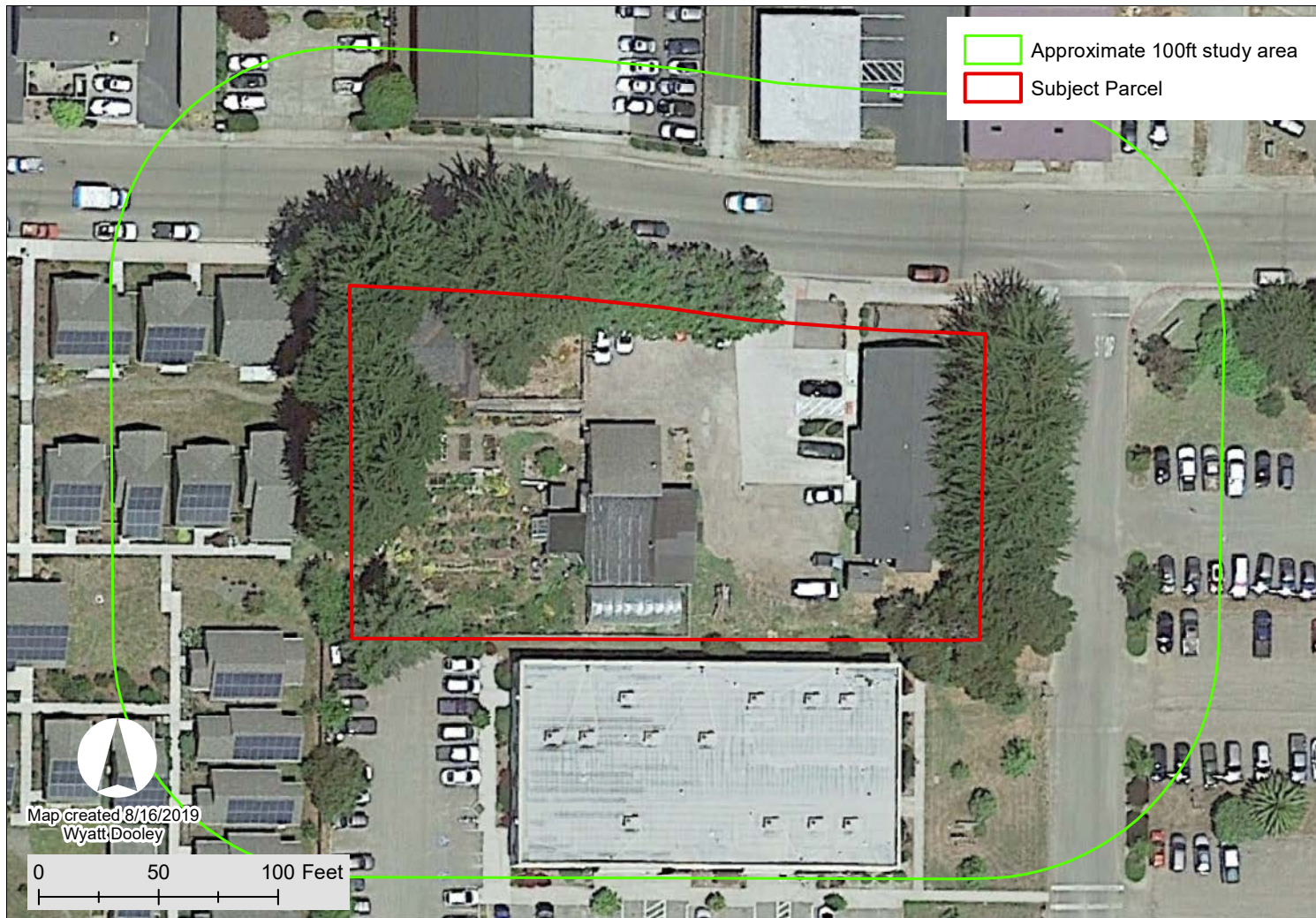
Asa B Spade graduated from Humboldt State University with a Bachelor's Degree in Environmental Science, with a concentration in Landscape Ecosystems as well as a minor in Botany. Since that time, he has been working in the natural resources field, first with Mendocino County Environmental Health and later with California State Parks and the Department of Fish and Game. He has been trained in Army Corps wetland delineation by the Coastal Training Program at Elkhorn Slough and in Advanced Wetland Delineation by the Wetland Science and Coastal Training Program. He has been trained in the environmental compliance process for wetland projects in San Francisco bay and outer coastal areas. Asa has trained with the *Carex* Working Group in identifying grasses and sedges of Northern California as well as a CNPS sedge workshop taught by CA Fish and Wildlife staff biologist Gordon Leppig. In 2019, he completed a training for burrowing owls taught by Dr. Lynne Trulio through the Elkhorn Slough Coastal Training Program. He is on the Fish and Wildlife Service approved list for Point Arena mountain beaver surveys and has done surveys for Behren's silverspot butterfly, Northern spotted owl, Sonoma tree vole, and the California red-legged frog. He has contributed to more than 150 coastal development projects in Mendocino County.



OWNER: Parents and Friends
APN: 018-090-12-00
ADDRESS: 350 Cypress Street Fort Bragg CA

Parcel Location

Figure 1. Location of project area in relation to Fort Bragg California.

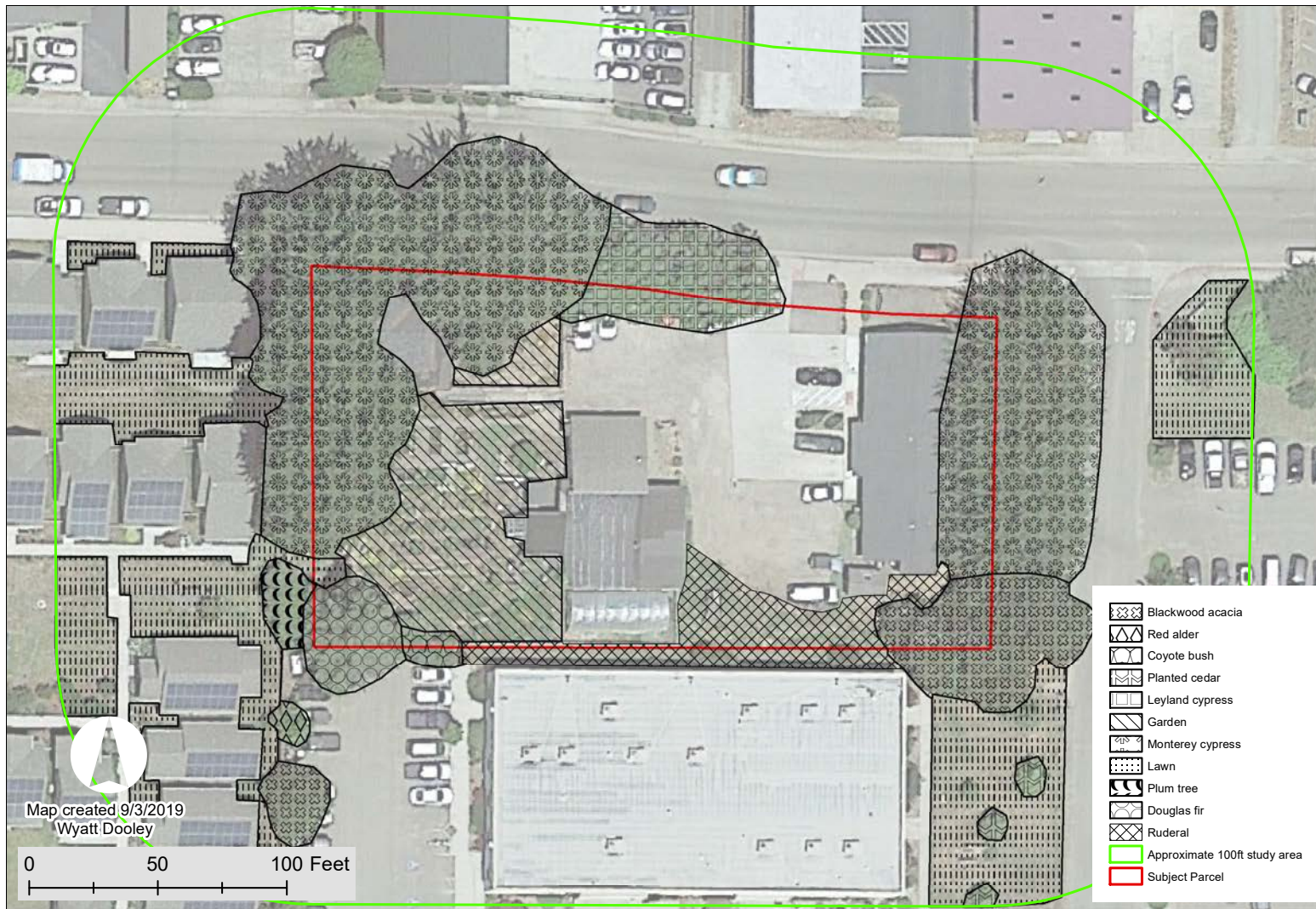


OWNER: Parents and Friends
APN: 018-090-12-00
ADDRESS: 350 Cypress Street Fort Bragg CA

Study Area

Note: Parcel location is approximate

Figure 2. The approximate study area and subject parcel location.



OWNER: Parents and Friends
APN: 018-090-12-00
ADDRESS: 350 Cypress Street Fort Bragg CA

Plant Community & Vegetation Map

Note: Parcel location is approximate

Figure 3. Study area with vegetation observed on the parcel.



OWNER: Parents and Friends
APN: 018-090-12-00
ADDRESS: 350 Cypress Street Fort Bragg CA

National Wetlands Inventory Map

Figure 4. National Wetlands Inventory (NWI) map generated for project area.



Figure 5. Photo taken at driveway entrance looking west. The Monterey cypress trees are planted along the northern property boundary that borders Cypress Street. The northern garden is located within the fenced in area.



Figure 6. Photo taken at northeastern property boundary looking south.



Figure 7. Interior of the southernmost garden.



Figure 8. Ruderal and mowed area with the swale in the center of the photo.