

Memo

To: Ms. Lauren Alexander / Pacific West Communities, Inc.

From: Ms. Sarah VonderOhe / Madrone Ecological Consulting, LLC

Date: 26 June 2023

Subject: Biological Resources Due Diligence and Wetland Assessment for the 2 Rovina Drive Property in the City of Petaluma, Sonoma County, California

This memo serves to memorialize information gathered during the due diligence process for the 2 Rovina Drive property (Study Area) in the City of Petaluma (City) regarding biological resources, including aquatic resources, that may be present within the Study Area. No existing biological resources documents for the Study Area were reviewed as part of this effort and it is assumed that no project specific California Environmental Quality Act (CEQA) information exists for the Study Area. A site visit was conducted by Madrone Ecological Consulting (Madrone) senior biologist/regulatory specialist Dustin Brown on 10 April 2023. During the site visit Mr. Brown surveyed the Study Area for the presence of aquatic resources, protected trees, and potential habitat for special-status species and nesting migratory birds.

Background and Existing Conditions

The approximately one-acre Study Area is located east of Rovina Lane approximately 450 feet south of Petaluma Boulevard South in the southern portion of the City of Petaluma. The Project ranges from approximately 45 to 70 feet above mean sea level within Section 3, Township 4 North, Range 7 West of the Petaluma River 7.5-minute quadrangle (USGS 2021) (**Figure 1**).

As part of this analysis the following documents and databases were reviewed:

- Biological Resources Section of the Draft Environmental Impact Report (DEIR) for the Petaluma General Plan 2025 (State Clearinghouse No. 2004082065). Published in September of 2006;
- City of Petaluma Zoning Code Chapter 17 Tree Preservation;
- The National Wetland Inventory database; and
- The California Natural Diversity Database (CNDDB).

The Study Area gently slopes (averaging 6 to 7 degrees) from southeast to northwest and is surrounded by low-density residential housing to the east, south, and west and a vacant one-acre parcel to the north. The Study Area contains an AM radio antenna and guide wires and an old, dilapidated building/shed (which will soon be demolished) and gravel parking area that was presumably used by the station KTOB for broadcast purposes. Vegetation within the Study Area consists mostly of non-native ruderal grass and forb species and is dominated by ryegrass (*Festuca perennis*), stinkwort (*Dittrichia graveolens*), and soft chess (*Bromus diandrus*). Other species include cutleaf geranium (*Geranium dissectum*), bur clover (*Medicago polymorpha*), Italian thistle (*Carduus pycnocephalus*), wild oat (*Avena fatua*), and cleavers (*Galium aparine*). There are some patches of Armenian blackberry (*Rubus armeniacus*) that have been mowed located in the southwest and

northeast corners of the Study Area. There are 18 trees within the Study Area ranging from 2 to 46 inches in diameter at breast height (DBH) including two Fremont cottonwood (*Populus fremontii*), nine Valley oak (*Quercus lobata*), three Coast live oak (*Quercus agrifolia*), three interior live oak (*Quercus wislizeni*), and one pine tree (*Pinus* sp.). See **Attachment A** for photographs of the Study Area. Most of these trees are located along the perimeter of the Study Area along fences and some are planted ornamental street trees located along Jacquelyn Lane.

Aquatic Resources and Special-Status Species Habitat

There are no aquatic resources within the Study Area according to the National Wetland Inventory (USFWS 2023). Additionally, Mr. Brown did not observe any potential aquatic resources within the Study Area during the site visit. The Study Area is situated on a gradient and there are no drainages or wetlands present.

A search of the California Natural Diversity Database (CDFW 2023) revealed that several species have been documented within the vicinity of the Study Area including:

- Western pond turtle (*Actinemys marmorata*) (California Species of Special Concern);
- Sonoma County DPS of California tiger salamander (*Ambystoma californiense*, Pop. 3)(Federally Endangered, State Threatened);
- San Pablo song sparrow (*Melospiza melodia samuelis*) (California Species of Special Concern); and
- Pitkin March lily (*Lilium pardalinum* ssp. *pitkinense*).

The Study Area is either outside of the range for these species or there is no suitable habitat for these species present onsite.

There is habitat for tree-nesting and ground-nesting migratory birds within the Study Area as evidenced by an active red-shouldered hawk (*Buteo lineatus*) nest observed in a large eucalyptus tree approximately 400-feet southwest of the Study Area.

Protected Trees

According to Chapter 17 of the City Code there are approximately 12 Protected Trees within the Study Area totaling approximately 135 DBH. Six of these trees are street trees located along the southern boundary.

It is recommended that the project proponent retain a certified arborist to prepare an arborist report and/or Tree Preservation and Protection Plan. This plan shall accompany all development applications that potentially affect the onsite protected trees. Removal of any Protected Trees may require mitigation or replacement.

Replacement tree ratios shall be applied as follows and shall be a minimum of 24-inch box size:

- A. 24-inch box replacement tree = 2-inch replacement trunk diameter
- B. 36-inch box replacement tree = 3-inch trunk replacement diameter
- C. 48-inch box replacement tree = 4-inch trunk replacement diameter

In the event that the Study Area is insufficient in size to plant all of the replacement trees, the City may accept payment of in-lieu fees by the applicant. In-lieu fees will be utilized by the City to purchase and install trees in future public open space, park space, or other areas designated for tree planting. Replacement tree costs for the purposes of satisfying in-lieu fees shall be based on the typical northern

California wholesale tree cost plus average installation cost. In-lieu fees for replacement trees shall be based on a minimum 24-inch box size.

Additional Biological Surveys

Grading of the site and tree removal may result in mortality of nesting migratory birds. It is recommended that a nesting bird survey be conducted by a qualified biologist prior to grading or tree removal. If active bird nests are identified during the survey the nest shall be left undisturbed until it is no longer active, and the young have fledged.

My office would be happy to assist with inquiries regarding information in this memo if you so desire. Please contact me at (916) 822-3230 or at svonderohe@madroneeco.com.

Sincerely,

Sarah VonderOhe
Sarah VonderOhe
Principal

Figures

Figure 1. Site and Vicinity Map

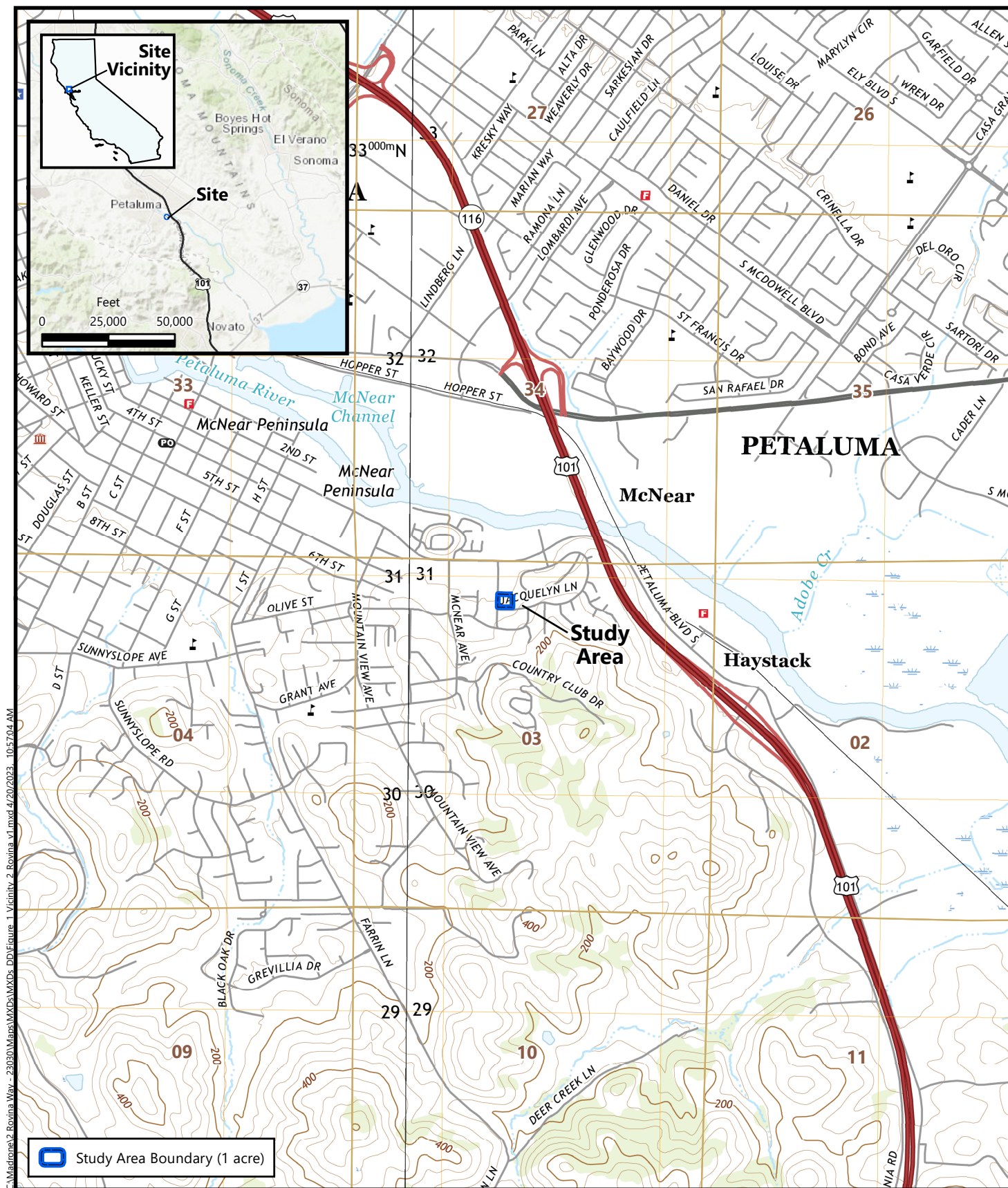


Figure 1
Site and Vicinity

Source: United States Geologic Survey, 2021.
 "Petaluma River, California" 7.5-Minute Topographic Quadrangle
 Section 3, Township 4 North, Range 7 West, MDB&M
 Longitude -122.619975, Latitude 38.225381

2 Rovina Lane
 Petaluma, Sonoma County, California



Attachments

Attachment A: Representative Site Photographs

Attachment A

Representative Site Photographs



Facing southeast from the northwest corner of the Study Area.



Facing southwest at the onsite building and large Coast live oak and pine trees.

Date & Time: Mon, Apr 10, 2023 at 12:05:18 PDT
Position: +038.225260° / -122.620044° (±32.8ft)
Altitude: 36ft (±62.3ft)
Datum: WGS-84
Azimuth/Bearing: 224° S44W 3982mils True (±12°)
Elevation Angle: +00.8°
Horizon Angle: -01.4°
Zoom: 0.5X



Facing southwest from the center of the Study Area.

Date & Time: Mon, Apr 10, 2023 at 12:05:22 PDT
Position: +038.225261° / -122.620046° (±32.8ft)
Altitude: 36ft (±62.3ft)
Datum: WGS-84
Azimuth/Bearing: 223° S43W 3964mils True (±12°)
Elevation Angle: +09.7°
Horizon Angle: -01.0°
Zoom: 4.0X



Facing southwest at an active red-shouldered hawk nest located 400-feet from the Study Area.