

INITIAL DATA SHEET

Applicant: OLMSTED AND ASSOCIATES
438 FIRST ST, 4TH FLOOR
SANTA ROSA CA

File #: PLP08-0011

Date Accepted: 02/01/2008

95401-6390

Owner: SEA RANCH HOLDINGS LLC
Site Address: 60 SEA WALK DR SEA
APN: 122-200-009

Staff Member: DAVID HARDY
Sup District: 5
Planning Area:

GENERAL PLAN DESIGNATIONS

* LAND USE RUSC

* OPEN SPACE

SCENIC LANDSCAPE UNIT NO RIPARIAN CORRIDOR NO

SCENIC CORRIDOR YES CRITICAL HABITAT NO

COMMUNITY SEPARATOR NO

* BIOTIC RESOURCE MAP

DESIGNATOR YES X NO

EXPLAIN: see attached (w/in one mile of site)

SPECIFIC PLAN/AREA PLAN/LOCAL AREA DEVELOPMENT GUIDELINES

NAME N/A

LAND USE

OPEN SPACE

DEVELOPMENT GUIDELINES YES NO X CTS-NO

* ZONING CT CC SR

VALLEY OAK HABITAT YES NO X

* SEISMIC/ASPECTS

ALQUIST PRIOLO (1) YES NO X OTHER FAULT ZONE (2) YES NO X

LIQUEFACTION (3) YES NO X

SLOPE STABILITY (4) A B PTN BF PTN C Z LANDSLIDE NO

* AGRICULTURE

IMPORTANT FARMLANDS MAP (5)

PRIME UNIQUE STATEWIDE LOCAL PTN other X

SOIL CLASS (6) * INDEX RATING AG PRESERVE YES NO X

* HYDROLOGY B&C, K&D, R&C, R&D

WATER AVAILABILITY ZONE (7) I II III X IV

AQUIFER RECHARGE AREA (7) YES PTN NO

FLOOD PLAIN ZONE (8) YES NO X FLOODWAY FLOODPLAIN

* PUBLIC SERVICES AND UTILITIES

WATER SUPPLY: WELL PUBLIC WATER SYSTEM X

SEWER SYSTEM: SEPTIC X PUBLIC SEWER SYSTEM

SCHOOL DISTRICT HORICON..HORICON ELEM

FARM ORD. NO

FIRE DISTRICT CSA #40 FIRE SERVICES

References:

- (1) Alquist-Priolo Special Studies Zones: State of California Report 42 - Depicted on County Zoning Maps as Geologic Hazard Area
- (2) General Plan Safety Element
- (3) Seismic Shaking & Tsunami, Special Report 120, Plates 1A & B; Ca. Div of Mines & Geology; 1980
- (4) Slope Stability, Special Report 120, Plates 2A & B; Ca. Div of Mines & Geology; 1980
- (5) Sonoma County Important Farmland Map; California Dept. of Conversation; 1996
- (6) Sonoma County Soil Survey; Sonoma County; U.S. Department of Agriculture; 1972
- (7) Sonoma County Hydrology Map; Sonoma County Planning Department; 1972
- (8) Flood Insurance Rate Map; Federal Emergency Management Agency; 1982 - Depicted on County Zoning Maps as Floodway and Floodplain
- (9) CA Natural Diversity Data Base (2000), CA Dept. of Fish & Game - Natural Diversity Biotic Maps.

551 60220 17005 44633
43713 60224 12389 53720
15675 44634 44635

Agrostis clivicola* var. *punta-reyesensis

Point Reyes bent grass

Element Code: PMPOA040A2

Status	NDDB Element Ranks	Other Lists
Federal: None	Global: G3?T1Q	CNPS List:
State: None	State: S1.2	

Habitat Associations
General: COASTAL BLUFF SCRUB, COASTAL PRAIRIE, CLOSED-CONE CONIFEROUS FOREST.
Micro: CREVICES AND SANDY POCKETS ON TWO SANDSTONE OUTCROPS, IN COASTAL GRASSLAND. 1-150M.

Occurrence No. 7	Map Index: 07362	EO Index: 15675	Dates Last Seen
Occ Rank: Unknown			Element: 1957-XX-XX
Origin: Natural/Native occurrence			Site: 1978-XX-XX
Presence: Presumed Extant			
Trend: Decreasing		Record Last Updated: 1995-07-13	

Quad Summary: Stewarts Point (3812364/520B)

County Summary: Sonoma

Lat/Long: 38.67991° / -123.42584°	Township: 10N
UTM: Zone-10 N4281342 E462959	Range: 14W
Mapping Precision: NON-SPECIFIC	Section: 28 Qtr: XX
Symbol Type: POINT	Meridian: M
Radius: 1/5 mile	Elevation: 200 ft

Location: 2 MILES NORTH OF STEWART'S PT., HIGHWAY 1 SOUTH OF SEA RANCH.

Location Detail:

Ecological: SLOPES ABOVE THE SEA.

Threat: PLOWED AND GRAZED.

General: VAR SEEN 1957. MRS. E. P. WELLS INDICATES SITE PLOWED TO ERADICATE ITALIAN THISTLE & GRAZED BY SHEEP IN 1978.

Owner/Manager: UNKNOWN

Campanula californica

swamp harebell

Element Code: PDCAM02060

Status	NDDDB Element Ranks	Other Lists
Federal: None	Global: G3	CNPS List: 1B.2
State: None	State: S3.2	

Habitat Associations

General: BOGS AND FENS, CLOSED-CONE CONIFEROUS FOREST, COASTAL PRAIRIE, MEADOWS, FRESHWATER MARSH, N COAST CONIFEROUS FOREST.

Micro: BOGS AND MARSHES IN A VARIETY OF HABITATS; UNCOMMON WHERE IT OCCURS. 1-405M.

Occurrence No.	Map Index:	EO Index:	Dates Last Seen
60	44633	44633	Element: 1998-07-07
Occ Rank: Poor			Site: 1998-07-07
Origin: Natural/Native occurrence			
Presence: Presumed Extant			
Trend: Unknown			Record Last Updated: 2000-12-29

Quad Summary: Stewarts Point (3812364/520B)
County Summary: Sonoma

Lat/Long: 38.68338° / -123.42889°	Township: 10N
UTM: Zone-10 N4281729 E462696	Range: 14W
Mapping Precision: SPECIFIC	Section: 28 Qtr: XX
Symbol Type: POLYGON	Meridian: M
Area: 6.0 acres	Elevation: 100 ft

Location: THE SEA RANCH, AT BLACK POINT SOUTH OF MOONRAKER ROAD, NORTH OF STEWARTS POINT.

Location Detail: SINGLE COLONY MAPPED JUST WEST OF HIGHWAY 1 AND SOUTH OF MOONRAKER ROAD AND BALCK POINT REACH. DIRT ROAD BISECTS POPULATION.

Ecological: WETLAND WITH CALAMAGROSTIS NUTKAENSIS (DOMINANT), VERATRUM FIMBRIATUM, SIDALCEA CALYCOSA RHIZOMATA, OENANTHE SARMENTOSA, JUNCUS EFFUSUS, MIMULUS GUTTATUS, AND HOLCUS LANATUS.

Threat: DEVELOPMENT.

General: PLANTS OBSERVED BY G. SNYDER IN 1991 AND 1998. NO COUNTS MADE, BUT POPULATION APPEARS TO HAVE DIMINISHED. OVERALL SITE QUALITY IS EXCELLENT, BUT NUMBERS OF CAMPANULA WAY DOWN. CAMPANULA MAY BE OVERWHELMED BY DENSE GROWTH OF OTHER PLANTS.

Owner/Manager: PVT

Campanula californica

swamp harebell

Element Code: PDCAM02060

Status	NDDDB Element Ranks	Other Lists
Federal: None	Global: G3	CNPS List: 1B.2
State: None	State: S3.2	

Habitat Associations

General: BOGS AND FENS, CLOSED-CONE CONIFEROUS FOREST, COASTAL PRAIRIE, MEADOWS, FRESHWATER MARSH, N COAST CONIFEROUS FOREST.

Micro: BOGS AND MARSHES IN A VARIETY OF HABITATS; UNCOMMON WHERE IT OCCURS. 1-405M.

Occurrence No.	Map Index:	EO Index:	Dates Last Seen
61	44634	44634	
Occ Rank: Unknown			Element: 1991-09-06
Origin: Natural/Native occurrence			Site: 1991-09-06
Presence: Presumed Extant			
Trend: Unknown			Record Last Updated: 2000-12-29

Quad Summary: Stewarts Point (3812364/520B)

County Summary: Sonoma

Lat/Long: 38.68926° / -123.43048°	Township: 10N
UTM: Zone-10 N4282382 E462561	Range: 14W
Mapping Precision: SPECIFIC	Section: 28 Qtr: NW
Symbol Type: POLYGON	Meridian: M
Area: 12.6 acres	Elevation: 80 ft

Location: THE SEA RANCH, ABOUT 0.7 MI NORTH OF BLACK POINT BETWEEN HORIZON REACH AND BRIGANTINES REACH, NORTH OF STEWARTS POINT.

Location Detail: SINGLE COLONY MAPPED ALONG DRAINAGE BETWEEN HORIZON REACH AND BRIGANTINES REACH ABOUT 0.5-3.5 MILE WEST OF HIGHWAY 1.

Ecological: WETLAND WITH CALAMAGROSTIS NUTKAENSIS (DOMINANT), ALNUS RUBRA, SALIX LASIOLEPIS, RHAMNUS CALIFORNICA, MYRICA CALIFORNICA, VERATRUM FIMBRIATUM, AND SIDALCEA CALYCOSA SSP. RHIZOMATA.

Threat: DEVELOPMENT AND PROPOSED BIKE PATH.

General: NOT COUNTED IN 1991.

Owner/Manager: PVT

Campanula californica

swamp harebell

Element Code: PDCAM02060

Status	NDDB Element Ranks	Other Lists
Federal: None	Global: G3	CNPS List: 1B.2
State: None	State: S3.2	

Habitat Associations

General: BOGS AND FENS, CLOSED-CONE CONIFEROUS FOREST, COASTAL PRAIRIE, MEADOWS, FRESHWATER MARSH, N COAST CONIFEROUS FOREST.

Micro: BOGS AND MARSHES IN A VARIETY OF HABITATS; UNCOMMON WHERE IT OCCURS. 1-405M.

Occurrence No. 62	Map Index: 44635	EO Index: 44635	— Dates Last Seen —
Occ Rank: Unknown			Element: 1991-07-23
Origin: Natural/Native occurrence			Site: 1991-07-23
Presence: Presumed Extant			
Trend: Unknown		Record Last Updated: 2000-12-29	

Quad Summary: Stewarts Point (3812364/520B)
County Summary: Sonoma

Lat/Long: 38.68948° / -123.41916°	Township: 10N
UTM: Zone-10 N4282402 E463546	Range: 14W
Mapping Precision: SPECIFIC	Section: 28 Qtr: XX
Symbol Type: POLYGON	Meridian: M
Area: 2.0 acres	Elevation: 625 ft

Location: THE SEA RANCH, ABOUT 1 MILE NE OF BLACK POINT ALONG TIMBER RIDGE ROAD AT INDIAN CLOSE, NORTH OF STEWARTS POINT.

Location Detail: SINGLE COLONY MAPPED JUST WEST OF TIMBER RIDGE RD AND JUST NORTH OF INDIAN CLOSE.

Ecological: SHALLOW SAG POND/SWALE IN REDWOOD FOREST. GROWING WITH CAREX, AND BOTRICHUM MULTIFIDUM SPP SILAIFOLIUM.

Threat: DEVELOPMENT AND UNDERSTORY THINNING FOR FUEL REDUCTION.

General: NOT COUNTED IN 1991.

Owner/Manager: PVT

Erigeron supplex

supple daisy

Element Code: PDAST3M3Z0

_____ Status _____	NDDDB Element Ranks _____	Other Lists _____
Federal: None	Global: G1	CNPS List: 1B.2
State: None	State: S1.1	

_____ Habitat Associations _____

General: COASTAL BLUFF SCRUB, COASTAL PRAIRIE.
Micro: USUALLY IN GRASSY SITES. 5-50M.

Occurrence No. 2	Map Index: 07377	EO Index: 17005	— Dates Last Seen —
Occ Rank: Unknown			Element: 1937-06-18
Origin: Natural/Native occurrence			Site: 1937-06-18
Presence: Presumed Extant			
Trend: Unknown			Record Last Updated: 2003-11-13

Quad Summary: Stewarts Point (3812364/520B)
County Summary: Sonoma

Lat/Long: 38.67093° / -123.41491°	Township: 10N
UTM: Zone-10 N4280343 E463905	Range: 14W
Mapping Precision: NON-SPECIFIC	Section: 33 Qtr: XX
Symbol Type: POLYGON	Meridian: M
Area:	Elevation: 130 ft

Location: 1.7 MI N OF STEWARTS POINT POST OFFICE.
Location Detail: MAPPED ALONG HIGHWAY ONE APPROXIMATELY 1.7 MILES NORTH OF STEWARTS POINT TOWN.
Ecological: IN MARITIME GRASSLAND.
Threat:
General: NO PLANTS FOUND SINCE 1967.
Owner/Manager: PVT

Hesperevax sparsiflora var. brevifolia

short-leaved evax

Element Code: PDASTE5011

_____ Status _____	NDDDB Element Ranks _____	Other Lists _____
Federal: None	Global: G4T3	CNPS List: 2.2
State: None	State: S3.2	

_____ Habitat Associations _____

General: COASTAL BLUFF SCRUB, COASTAL DUNES.
Micro: SANDY BLUFFS AND FLATS. 0-200M.

Occurrence No. 15	Map Index: 60188	EO Index: 60224	— Dates Last Seen —
Occ Rank: Unknown			Element: 1976-06-17
Origin: Natural/Native occurrence			Site: 1976-06-17
Presence: Presumed Extant			
Trend: Unknown			Record Last Updated: 2005-02-23

Quad Summary: Stewarts Point (3812364/520B)

County Summary: Sonoma

Lat/Long: 38.70016° / -123.43656°	Township: 10N
UTM: Zone-10 N4283595 E462038	Range: 14W
Mapping Precision: NON-SPECIFIC	Section: 20 Qtr: XX
Symbol Type: POLYGON	Meridian: M
Area:	Elevation: 100 ft

Location: SOUTHERN END OF SEA RANCH; ABOUT 7 MI SOUTH OF GUALALA.
Location Detail: MAPPED ALONG HIGHWAY 1, WEST OF SEA RANCH AIRPORT.
Ecological: COASTAL BLUFFS.
Threat:
General: ONLY SOURCE OF INFORMATION FOR THIS SITE IS 1976 THOMAS COLLECTION. NEEDS FIELDWORK.
Owner/Manager: UNKNOWN

Lilium maritimum

coast lily

Element Code: PMLIL1A0C0

Status	NDDDB Element Ranks	Other Lists
Federal: None	Global: G2	CNPS List: 1B.1
State: None	State: S2.1	

Habitat Associations

General: CLOSED-CONE CONIFEROUS FOREST, COASTAL PRAIRIE, COASTAL SCRUB, BROADLEAVED UPLAND FOREST, NORTH COAST CONIFEROUS FOREST.

Micro: HISTORICALLY IN SANDY SOIL, OFTEN ON RAISED HUMMOCKS OR BOGS; TODAY MOSTLY IN ROADSIDE DITCHES. 10-335M.

Occurrence No.	Map Index:	EO Index:	Dates Last Seen
41	07384	12389	
Occ Rank: Unknown			Element: 1958-05-30
Origin: Natural/Native occurrence			Site: 1958-05-30
Presence: Presumed Extant			
Trend: Unknown			Record Last Updated: 1993-12-04

Quad Summary: Stewarts Point (3812364/520B)

County Summary: Sonoma

Lat/Long: 38.68096° / -123.41252°	Township: 10N
UTM: Zone-10 N4281454 E464119	Range: 14W
Mapping Precision: SPECIFIC	Section: 27 Qtr: XX
Symbol Type: POLYGON	Meridian: M
Area: 23.9 acres	Elevation: 760 ft

Location: THE SEA RANCH. SOUTHEAST OF JUNCTION OF TIMBER RIDGE ROAD AND SEA FOREST ROAD APPROX. 1 MILE E OF BLACK POINT LANDING.

Location Detail:

Ecological: ASSOCIATE IN PLACES WITH THE RARE VERATRUM FIMBRIATUM.

Threat: POTENTIAL THREAT: BEING OVERGROWN BY SHRUBS.

General: 3 LILIES ALONG ROAD TO ANTENNAE. 14 LILIES ALONG APPROX. 0.25 MI OF FIRE LANE STARTING AT ROAD JCT. IN "OPEN WOODS". LITTLE REPRODUCTION.

Owner/Manager: PVT

Sidalcea calycosa ssp. rhizomata

Point Reyes checkerbloom

Element Code: PDMAL11012

Status

NDDDB Element Ranks

Other Lists

Federal: None

Global: G5T2

CNPS List: 1B.2

State: None

State: S2.2

Habitat Associations

General: MARSHES AND SWAMPS.

Micro: FRESHWATER MARSHES NEAR THE COAST. 5-75(245)M.

Occurrence No. 13

Map Index: 32986

EO Index: 551

Dates Last Seen

Occ Rank: Unknown

Element: 1991-09-05

Origin: Natural/Native occurrence

Site: 1991-09-05

Presence: Presumed Extant

Trend: Unknown

Record Last Updated: 1996-02-06

Quad Summary: Stewarts Point (3812364/520B)

County Summary: Sonoma

Lat/Long: 38.69969° / -123.44062°

Township: 10N

UTM: Zone-10 N4283544 E461685

Range: 14W

Mapping Precision: NON-SPECIFIC

Section: 20 Qtr: XX

Symbol Type: POLYGON

Meridian: M

Area:

Elevation: 100 ft

Location: SEA RANCH, 0.5 MILE NORTH OF THE LODGE BETWEEN HIGHWAY 1 AND THE OCEAN.

Location Detail: MAPPED BETWEEN THE HIGHWAY AND COAST AT CNDDDB. UNKNOWN EXACTLY WHERE THE LODGE IS.

Ecological:

Threat:

General: ONLY SOURCE OF INFORMATION IS 1991 COLLECTION BY SNYDER.

Owner/Manager: UNKNOWN

Sidalcea calycosa ssp. rhizomata

Point Reyes checkerbloom.

Element Code: PDMAL11012

Status

NDDDB Element Ranks

Other Lists

Federal: None

Global: G5T2

CNPS List: 1B.2

State: None

State: S2.2

Habitat Associations

General: MARSHES AND SWAMPS.

Micro: FRESHWATER MARSHES NEAR THE COAST. 5-75(245)M.

Occurrence No. 30

Map Index: 53220

EO Index: 53220

Dates Last Seen

Occ Rank: Excellent

Element: 1998-07-07

Origin: Natural/Native occurrence

Site: 1998-07-07

Presence: Presumed Extant

Trend: Unknown

Record Last Updated: 2003-11-06

Quad Summary: Stewarts Point (3812364/520B)

County Summary: Sonoma

Lat/Long: 38.68381° / -123.42836°

Township: 10N

UTM: Zone-10 N4281777 E462742

Range: 14W

Mapping Precision: SPECIFIC

Section: 28 Qtr: NW

Symbol Type: POLYGON

Meridian: M

Area: 3.6 acres

Elevation: 100 ft

Location: WEST OF HIGHWAY 1, JUST NORTH OF BLACK POINT LANDING.

Location Detail: SITE IS THE NORTHEAST CORNER OF THE TSR LODGE PROPERTY. ONE SMALL COLONY MAPPED IN THW SW 1/4 OF THE NW 1/4 OF SECTION 28.

Ecological: WETLAND WITH PRINCIPLE COVER OF TUSOCKS OF CALAMAGROSTIS NUTKAENSIS. GENTLE SLOPE FROM HIGHWAY 1 TO OCEAN BLUFFS. OENATHA SARMENTOSA, JUNCUS EFFUSUS, MIMULUS GUTTATUS & HOLCUS LANATUS PROVIDE HEAVY COVER.

Threat: SITE IS BISECTED BY ROAD. OWNERS PLAN ON DEVELOPING SITE.

General: HUNDREDS OF INDIVIDUALS OBSERVED IN 1998. THE RARE CAMPANULA CALIFORNICA & VERATRUM FIMBRIATUM ALSO PRESENT.

Owner/Manager: PVT

Speyeria zerene behrensii

Behren's silverspot butterfly

Element Code: IILEPJ6088

Status	NDDB Element Ranks	Other Lists
Federal: Endangered State: None	Global: G5T1 State: S1	CDFG Status:

Habitat Associations

General: RESTRICTED TO THE PACIFIC SIDE OF THE COAST RANGES, FROM POINT ARENA TO CAPE MENDOCINO, MENDOCINO CO.

Micro: INHABITS COASTAL TERRACE PRAIRIE HABITAT. FOODPLANT IS VIOLA SP.

Occurrence No.	Map Index:	EO Index:	Dates Last Seen
4	43713	43713	Element: 198X-XX-XX Site: 198X-XX-XX
Occ Rank: Unknown			
Origin: Natural/Native occurrence			
Presence: Extirpated			
Trend: Unknown			Record Last Updated: 2005-06-22

Quad Summary: Stewarts Point (3812364/520B)

County Summary: Sonoma

Lat/Long: 38.66826° / -123.41369°	Township: 10N
UTM: Zone-10 N4280045 E464011	Range: 14W
Mapping Precision: NON-SPECIFIC	Section: 34 Qtr: XX
Symbol Type: POLYGON	Meridian: M
Area:	Elevation: 100 ft

Location: SONOMA COUNTY, WEST OF HIGHWAY 1, SOUTH OF SEA RANCH, NORTH OF STEWARTS POINT.

Location Detail:

Ecological: LARVAL HOST PLANTS INCLUDE VIOLA ADUNCA, V. CUNEATA, V. LOBATA, V. NUTTALLII, V. PURPUREA.

Threat: DEVELOPMENT.

General: XERCES RED LIST PROFILE STATES SPECIES IS EXTIRPATED FROM ALL SITES EXCEPT POINT ARENA.

Owner/Manager: UNKNOWN