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# Biological Assessment

Pridmore Property  
General Plan Amendment P17-00135  
Rezone P20-00223 and Use Permit P20-00222  
Planning Commission Hearing May 15, 2024



## NORTHWEST BIOSURVEY

Environmental & Planning Services  
1905 Westlake Drive, Kelseyville CA 95451  
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February 9, 2021

Mr. Cameron Pridmore  
CMP Civil Engineering and Land Surveying  
1607 Capell Valley Road  
Napa, CA 94558  
[cameron@cmpengineering.com](mailto:cameron@cmpengineering.com)

**RE: Assessment of Need for Biological Resource Assessment for Conversion of the Capell Valley School to Residential Use (APN 032-130-026)**

Dear Mr. Pridmore:

As per your request, Northwest Biosurvey has visited the Capell Valley School property and assessed the potential for the proposed project to result in impacts to biological resources. The site visit was made on February 4, 2021.

As shown in attached Figure 1, the property is currently occupied by structures and parking areas of the former Capell Valley School surrounded by landscaping and regularly maintained athletic fields. The property is surrounded by a continuous chain link fence. These features support a very low potential as wildlife habitat or habitat for plants with sensitive regulatory status. However, the mature Oregon white oak riparian woodland along Moss Creek at the northern edge of the property does provide wildlife habitat of substantial value both as wildlife habitat and as a wildlife movement corridor within the region. No other sensitive biological resources were identified on the site.

As shown in the project plans, which are overlain on the vegetation map provided in Figure 1, this woodland is protected by a continuous fence and proposed project components are set back southward from the dripline of the woodland canopy.

Based on our review, we have the following recommendations:

1. As proposed in the project plans, the proposed development should not have an adverse impact on the habitat value of the Moss Creek riparian corridor if the following measures are incorporated in the project design:
  - a) The entire dripline of the oak woodland should be protected with construction fencing during project construction to prevent compaction of the root zone by vehicles or project materials.
  - b) Use of overhead lighting at the proposed residential structures or roadway should be avoided. Ground lighting such as path lights or porch lights are recommended.

Letter Re. Site Assessment at Capell Valley School  
February 9, 2021

c) The two access gates through the northern fence line should be kept locked and/or, a “no pets allowed” sign should be placed on the gates.

2. Based on the heavily developed nature of the existing site, no further biological review is recommended.

Northwest Biosurvey staff is available to discuss this review with you at your convenience should you have questions.

Sincerely,

A handwritten signature in blue ink that reads "Steve Zalusky". The signature is stylized with a large initial "S" and a prominent underline.

Steve Zalusky  
Principal Biologist

