

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE  
BAY DELTA REGION  
7329 SILVERADO TRAIL  
NAPA, CALIFORNIA 94558



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HABITAT CONSERVATION  
PLANNING BRANCH

AMENDMENT NO. 1  
(A Major Amendment)  
Native Plant Protection Act  
Incidental Take Permit No. 2081-2016-027-03

Paul Stange  
4551 Stoetz Lane Residential Home Project in Sonoma County

## INTRODUCTION

On August 12, 2016, the California Department of Fish and Wildlife (CDFW) issued Incidental Take Permit No. 2081-2016-027-03 (ITP) to Paul Stange (Permittee) authorizing take of Baker's Manzanita (*Arctostaphylos bakeri* ssp. *bakeri*) (collectively, the Covered Species) associated with and incidental to the 4551 Stoetz Lane Residential Home Project in Sonoma County, California (Project). The Project as described in the ITP originally issued by CDFW includes the construction of new 2,099-square-foot single-family dwelling unit and an 840-square-foot detached secondary dwelling unit. In issuing the ITP, CDFW found, among other things, that Permittee's compliance with the Conditions of Approval of the ITP would fully mitigate impacts to the Covered Species and would not jeopardize the continued existence of the Covered Species.

In a requested dated September 12, 2016, Mr. Strange requested that he be allowed to increase the Project Area by 4,579 square feet in order to connect the residence to the well, sewer line and extend the landscaped area. The increased project area will result in an increase in the Covered Species impact area, and result in an increase in compensatory habitat.

This Major Amendment No. 1 (Amendment) makes the following changes to the existing ITP:

First, this Amendment increases the impacts of the taking on the Covered Species by increasing the area of permanent loss of habitat from 33,849 square feet (0.78 acres) to 38,428 square feet (0.88 acres).

Second, this Amendment increases the area for permanent protection from 1.4 acres to 1.6 acres of Habitat Management (HM).

Third, this Amendment increases the land acquisition costs for HM lands identified to \$144,569.

## AMENDMENT

The ITP is amended as follows (amended language in ***bold italics***; deleted language in ~~strikethrough~~):

1. The third paragraph in the section "Impacts of the Taking on Covered Species, page 2 shall be amended to read:

The Project is expected to cause the permanent loss of ~~33,849~~ **38,427** square feet (~~0.78~~ **0.88** acres) of serpentine habitat that supports the Covered Species.

2. The first paragraph in ITP Condition 6.1, page 10 shall be amended to read: Construction Fencing/Barrier. Temporary construction fencing or other exclusion technique shall be installed and maintained throughout the project to prevent staging, access, storage, or egress onto the Covered Species habitat. The fencing location shall coincide with site plan included as Figure 1 to ensure that no impacts occur outside of the designated ~~0.78~~ **0.88** acre Project Area.
3. The second paragraph in section 7.0, "Habitat Management Land Acquisition," shall be amended to read: To meet this requirement, the Permittee shall provide for both the permanent protection and management of approximately ~~4.40~~ **1.60** acres of Habitat Management (HM) lands pursuant to Condition of Approval 7.2 below and the calculation and deposit of the management funds pursuant to Condition of Approval 7.3 below.
4. ITP Condition 7.1., page 10 shall be amended to read:

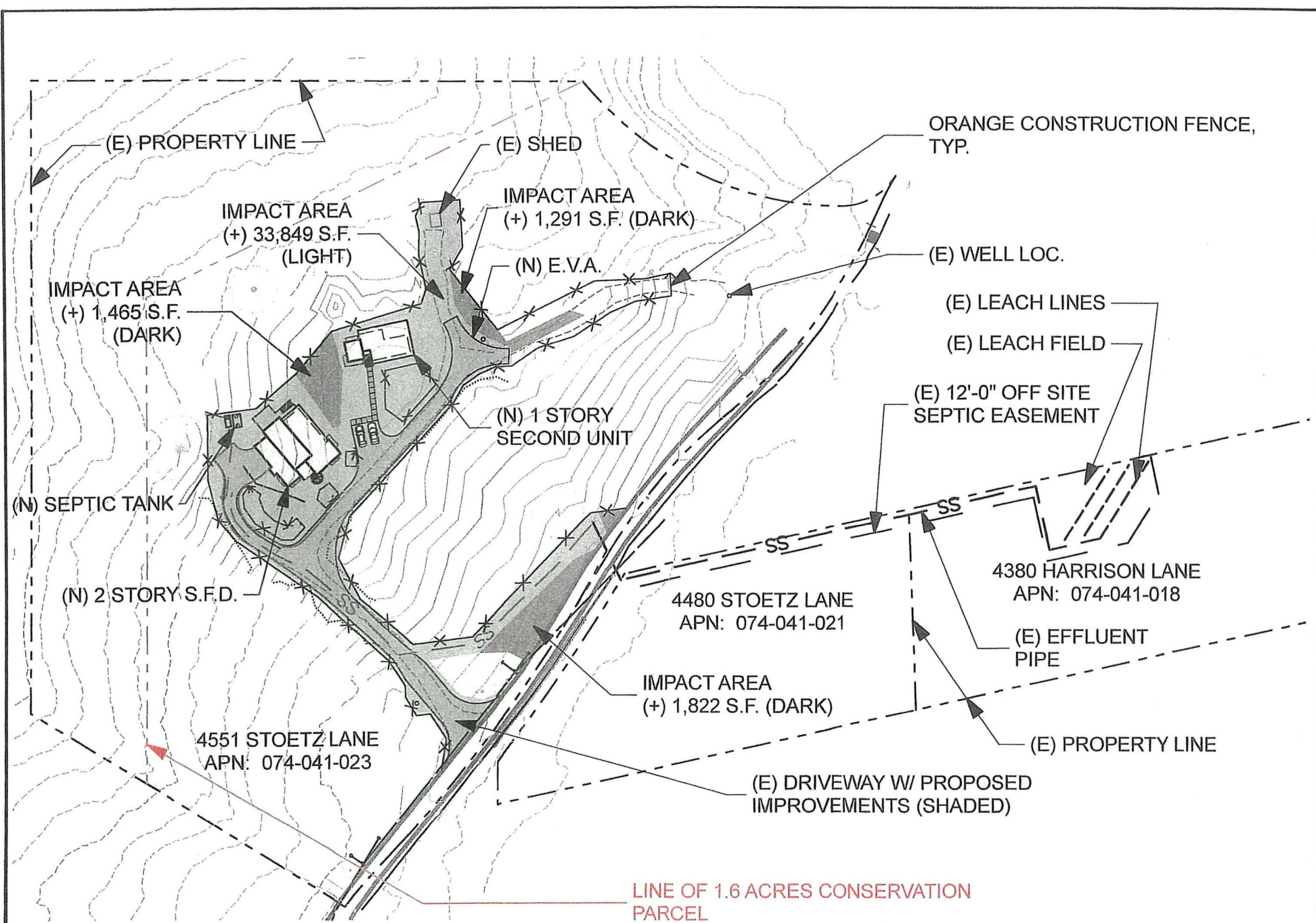
7.1. Cost Estimates. CDFW has estimated the cost of acquisition, protection, and perpetual management of the HM lands and restoration of temporarily disturbed habitat as follows:

- 7.1.1. Land acquisition costs for HM lands identified in Condition of Approval 7.2 below, estimated at \$90,356 per acre for ~~4.40~~ **1.60** acres plus transaction fees: ~~\$126,498~~ **\$144,569**. Land acquisitions costs are estimated using local fair market current value for lands with habitat values meeting mitigation requirements.
  - 7.1.2. Start-up costs for HM lands, including initial site protection and enhancement costs as described in Condition of Approval 7.2.5 below, estimated at \$8,339.
  - 7.1.3. Long-term management funding as described in Condition of Approval 7.3 below, estimated for ~~4.40~~ **1.60** acres at \$19,425. Long-term management endowment fund is estimated initially for the purpose of providing Security to ensure implementation of HM lands management.
5. The first paragraph in ITP Condition 8.1, page 14 shall be amended to read: Security Amount. The Security shall be in the amount of ~~\$154,262~~ **179,383**. This amount is based on the cost estimates identified in Condition of Approval 7.1 above.

Major Amendment No. 1  
Incidental Take Permit 2081-2016-027-.03  
PAUL STANGE

4551 STOETZ LANE RESIDENTIAL DEVELOPMENT PROJECT





**LARS LANGBERG**  
**ARCHITECTS**

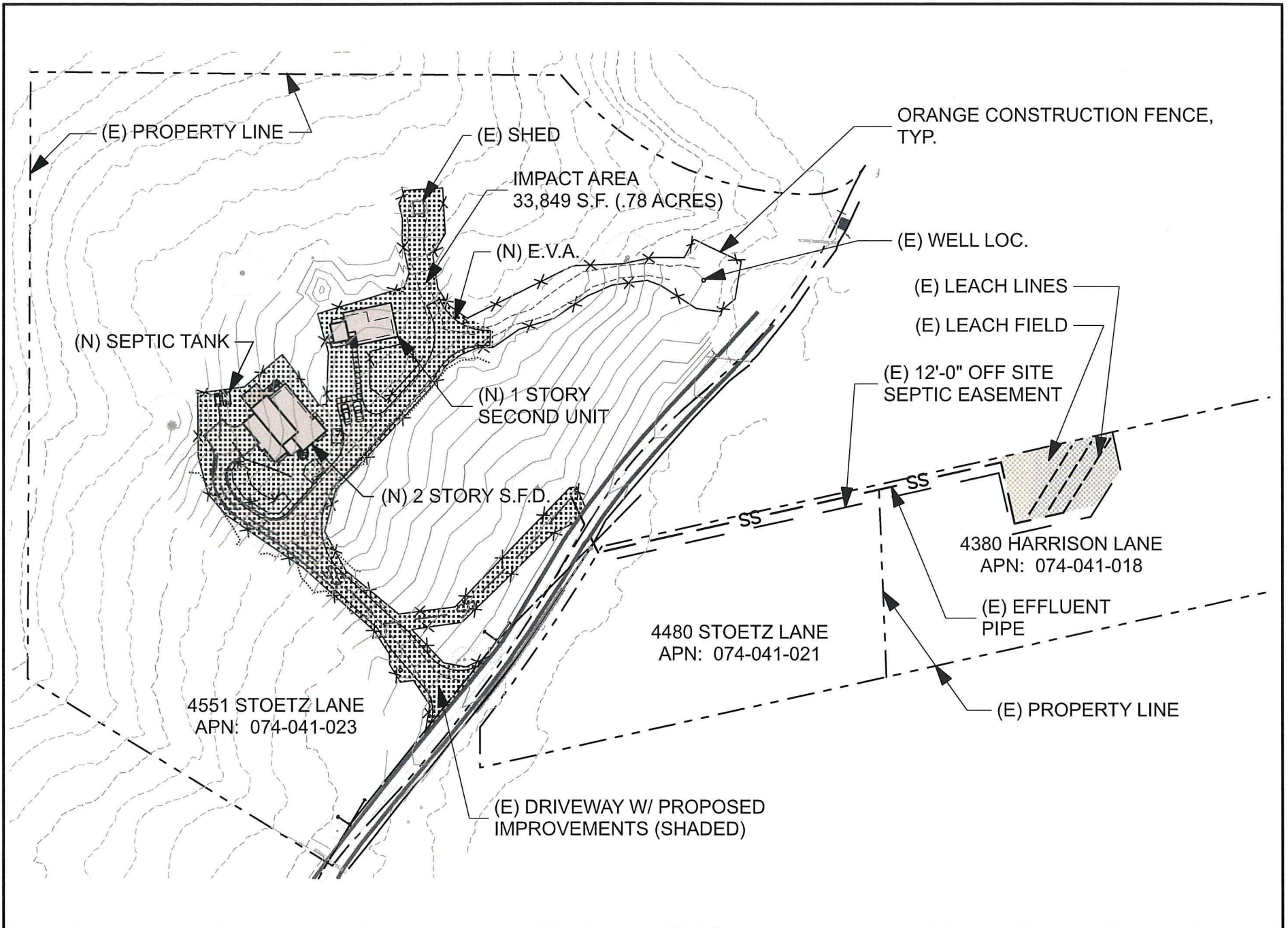
DRAWING: SITE PLAN - IMPACT AREA

PROJECT: STANGE RESIDENCE

SCALE: 1" = 100'-0"

DATE: MAY 3, 2016

REV: SEPTEMBER 30, 2016



**LARS LANGBERG**  
**ARCHITECTS**

DRAWING: SITE PLAN - IMPACT AREA

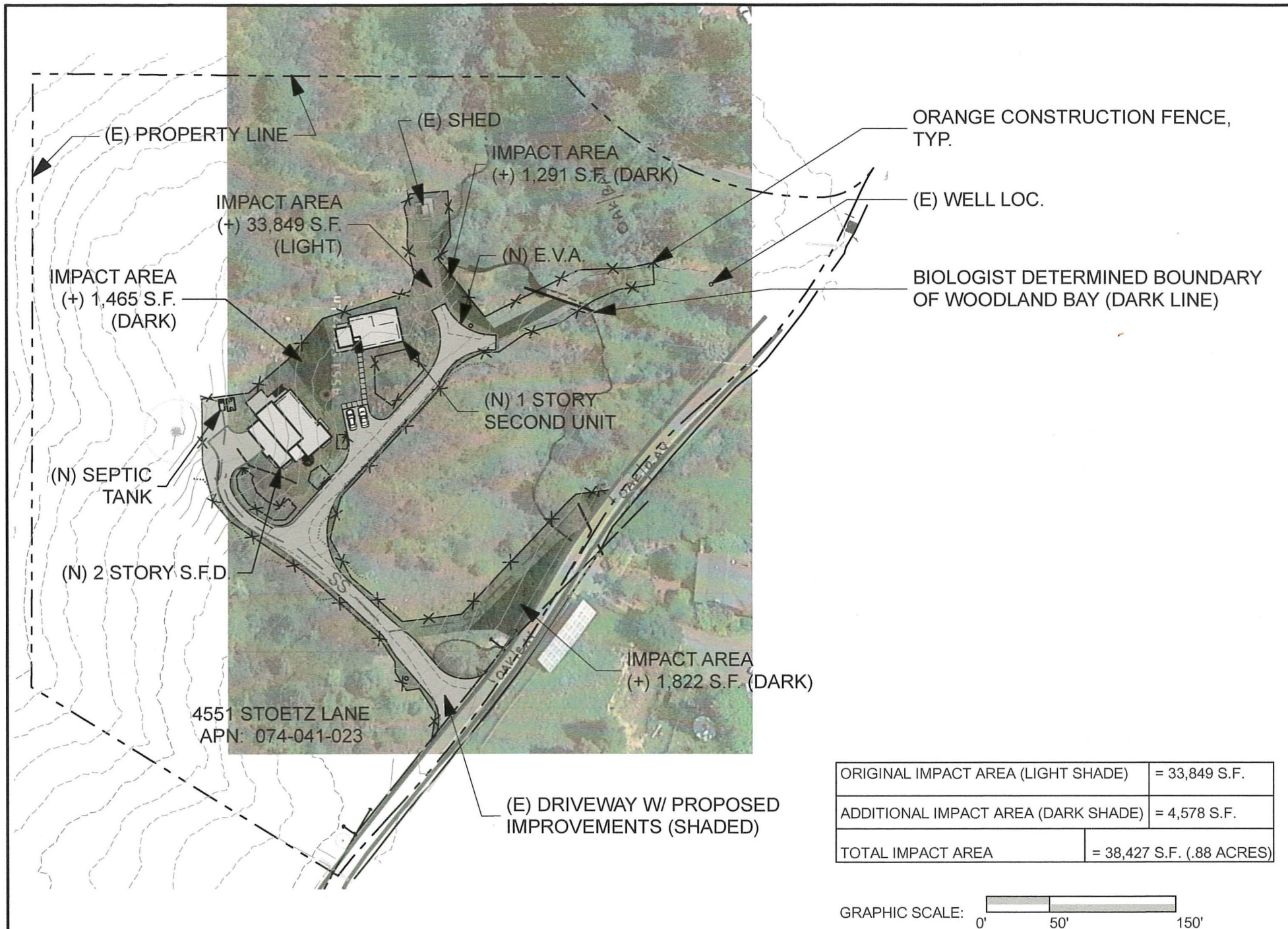
PROJECT: STANGE RESIDENCE

SCALE: 1" = 100'-0"

DATE: MAY 3, 2016

REV:



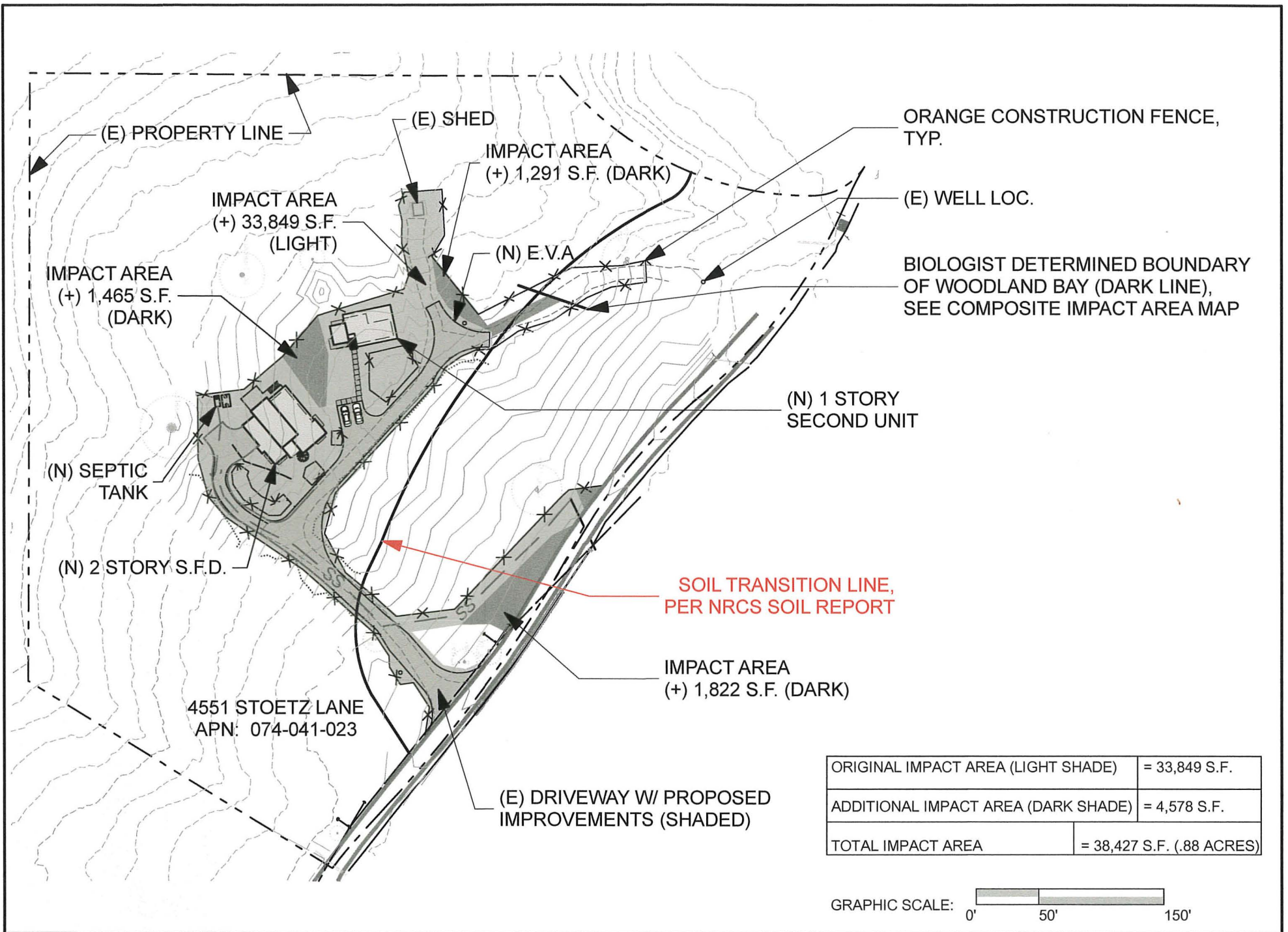


**LARS LANGBERG  
ARCHITECTS**

DRAWING: COMPOSITE IMPACT AREA  
PROJECT: STANGE RESIDENCE

SCALE: 1" = 100'-0"  
DATE: MAY 3, 2016  
REV: SEPTEMBER 22, 2016





**LARS LANGBERG**  
**ARCHITECTS**

DRAWING: SITE PLAN - REVISED IMPACT AREA & SOIL TRANSITION LINE

PROJECT: STANGE RESIDENCE

SCALE: 1" = 100'-0"

DATE: MAY 3, 2016

REV: SEPTEMBER 22, 2016