

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: May 28, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, to allow for minor repair and maintenance to an existing 39-space parking lot and rest area on a 32,306 sq. ft. parcel, which serves the Fitzgerald Marine Reserve located in the unincorporated Moss Beach area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2012-00126
(San Mateo County Parks Department)

PROPOSAL

San Mateo County Parks Department proposes to install new stormwater management measures to slow and treat water runoff from the existing parking lot in accordance with State of California Water Resources Control Board requirements with sites identified as Areas of Special Biological Significance (ASBS). The project also involves the slight reconfiguration of the parking lot to provide two compliant ADA parking spaces, relocate four displaced spaces, and add new walkways and trail connections. The project does not involve the removal of any significant trees. The subject property is located on the corner of California Avenue and North Lake Street in the unincorporated Moss Beach area.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, County File No. PLN 2012-00126, by making the required findings and conditions of approval as listed in Attachment A.

SUMMARY

The project, as currently proposed, has been revised in both focus and scope from that of a previous iteration that was presented to the Planning Commission in the later part of 2012. While the previous iteration of the project focused largely on increased visitor accessibility and flow improvements to the site, the current project focuses on the provision of stormwater management measures. The applicant considered public

feedback received at the Planning Commission Study Session on November 14, 2012, in addition to written correspondence received from members of the public after the meeting. The project has been revised to focus on compliance with the State of California Regional Water Resources Control Board standards, given the project's designation as an Area of Special Biological Significance.

As a County agency, the Parks Department is exempt from local building and zoning regulations (Government Code Section 53091); however, a Coastal Development Permit in compliance with the Local Coastal Program (LCP), which includes both policies and coastal zoning regulations, is required.

The project site is currently developed as a parking lot and rest area which serves visitors to the Fitzgerald Marine Reserve. The vehicle entry/exit points to the Fitzgerald Marine Reserve are currently located on North Lake Street and on Nevada Avenue. The project involves the installation of two compliant disabled access parking spaces and the relocation of two spaces to accommodate them. The new spaces will be located at the Northwest corner of the parcel where the existing entry/exit on Nevada Avenue is currently located. In order to comply with the ASBS requirements, a new 12-inch drain is proposed for installation along the southern end of the parking lot which will gather water runoff and filter it through a new stormwater treatment basin. Installation of the new stormwater treatment basin will displace an additional two spaces which will be relocated (one at the northeast corner of the parking lot, and one at the southern end of the parking lot near the exit). The parking lot will also be sealed and restriped. The project does not involve the relocation of any of the existing buildings nor does it involve the removal of any significant trees.

Staff has completed a review of the project and submitted documents and reports analyzing the project against the applicable Local Coastal Program Policies. Potential impacts to special status species, water quality, and riparian vegetation buffer zones were identified based on the review of the applicant's Biological Resources Assessment. Conditions of approval have been incorporated in accordance with the recommendations of the applicant's biologist.

Based on the aforementioned review, staff has determined that the proposal, as proposed, complies with the County's Local Coastal Program including policies relating to sensitive habitats and public recreation facilities. Staff concludes that if the project is implemented as proposed and conditioned, the project will comply with the Local Coastal Program.

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**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: May 28, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit pursuant to Section 6328 of the County Zoning Regulations, to allow for minor repair and maintenance to an existing 39-space parking lot and rest area on a 32,306 sq. ft. parcel, which serves the Fitzgerald Marine Reserve located in the unincorporated Moss Beach area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2012-00126
(San Mateo County Parks Department)

PROPOSAL

San Mateo County Parks Department proposes to install new stormwater management measures to slow and treat water runoff from the existing parking lot in accordance with State of California Water Resources Control Board requirements with sites identified as Areas of Special Biological Significance (ASBS). The project also involves the slight reconfiguration of the parking lot to provide two compliant ADA parking spaces, relocate four displaced spaces, and add new walkways and trail connections. The project does not involve the removal of any significant trees. The subject property is located on the corner of California Avenue and North Lake Street in the unincorporated Moss Beach area.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, County File No. PLN 2012-00126, by making the required findings and conditions of approval as listed in Attachment A.

BACKGROUND

Report Prepared By: Angela Chavez, Project Planner, Telephone 650/599-7217

Applicant: San Mateo County Parks Department

Owner: San Mateo County

Location: At the corner of California Avenue and North Lake Street, Moss Beach

APN: 037-113-080

Size: 32,306 sq. ft. (project site)/52,948 sq. ft. (including North Lake Street Right-of-Way)

Existing Zoning: R-1/S-17/DR/CD (Single-Family Residential/5,000 sq. ft. minimum parcel size/Design Review/Coastal District)

General Plan Designation: Public Recreation

Local Coastal Plan Designation: Public Recreation

Existing Land Use: Parking Lot/Rest Area

Water Supply: Existing domestic water service is provided by Montara Water and Sanitary District

Sewage Disposal: Existing sewer service is provided by Montara Water and Sanitary District

Flood Zone: The southern end of the project site is partially located in Flood Zone AE as defined by FEMA (Community Panel Number 06081C-0119E, dated October 16, 2012), which is an area with 100-year flood potential with base flood elevations and flood hazards determined for flooding. The remainder of the parcel is located in Zone X, which is defined as an area of minimal flood risk.

Environmental Evaluation: The San Mateo County Parks Department, acting as Lead Agency, filed a notice of exemption on May 10, 2012. The San Mateo County Parks Department determined that the project was exempt from review under the California Environmental Quality Act per Section 15301, Class 1: restoration or rehabilitation of deteriorated or damaged facilities to meet current standards of public health or safety.

Setting: The parcel is currently developed as a parking lot and rest area for the adjacent Fitzgerald Marine Reserve. The property currently consists of 39 parking spaces accessed from North Lake Street (an improved County-maintained street), restroom facilities, and five picnic tables. There are also a significant number of mature trees located mainly at the eastern and western ends of the property. The adjacent parcels to the west, east, and north are developed with single-family residential uses while the area to the south is made up of the lands of the Fitzgerald Marine Reserve.

Project History: The project, as currently proposed, has been revised in both focus and scope from that of a previous iteration that was presented to the Planning Commission in the later part of 2012. While the previous iteration of the project did include some stormwater management measures, the larger objective of the initial project was on

increased visitor accessibility and flow improvements to the Fitzgerald Marine Reserve. Given the public feedback received at the Planning Commission Study Session on November 14, 2012, in addition to written correspondence received from members of the public after the meeting, the project has been revised to focus on mandated improvements in accordance with the State of California Regional Water Resources Control Board standards, regarding the Area of Special Biological Significance.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Staff has reviewed the project for conformance with all applicable components of the General Plan. Specifically, staff assessed the project against the General Plan's vegetative, water, fish, and wildlife resources, visual quality, park and recreation resources, and has determined that the project is in conformance. The policies applicable to this project include the following:

a. Vegetative, Water, Fish, and Wildlife Resources

Policy 1.1 (*Conserve, Enhance, Protect, Maintain, and Manage Vegetative, Water, and Wildlife Resources*) calls for the regulation of development to promote conservation, enhancement, protection, and maintenance of the County's vegetative, water, fish and wildlife resources. The State of California State Water Resources Control Board has adopted a California Ocean Plan which is a water quality control plan which prohibits discharges into Areas of Special Biological Significance. The area in which the Fitzgerald Marine Reserve (Reserve) is located has been identified as an ASBS locale. The County's National Pollutant Discharge Elimination System (NPDES) permit prohibits discharges to an ASBS, except in compliance with conditions and special protections contained in the General Exception for Stormwater and Non-Point Source Discharges to ASBS, (State Water Board Resolution 2012-0012, Sections A.1.a, and A.1.b, and A.1.e(2)e), which include allowed discharges for parking lot drainage and from existing outfalls with the understanding that the stormwater runoff shall not alter natural ocean water quality. In addition, parks and recreational facilities are further required to ensure that best management practices or management measures/practices are included in parking areas and other developed features to reduce pollutant loading in runoff to the ASBS through installation of natural area buffers, treatments, or other appropriate measures. Due to the proximity of the existing parking lot/rest area to the Reserve, it has been identified as an area which requires compliance with this section.

The proposed project involves the installation of a 12-inch wide trench drain with a cast iron grate to be installed across the southerly end of the parcel. This trench will connect to a new stormwater vegetated treatment basin which will filter stormwater from the parking lot. Once filtered, the treated stormwater will be directed to an 8-inch wide outlet pipe which will terminate at an existing outlet pipe (at the corner of Nevada Avenue and North Lake Street) which terminates in final discharge into San Vicente Creek.

As described, the proposed project includes stormwater best management site design and source control measures into the design plans including, but not limited to, protection/avoidance of sensitive habitat areas, preservation of existing trees, minimizing impervious surfaces, and use of drought-tolerant plant species. The project will not generate long-term polluted or increased surface water runoff, as only minimal amounts of new impervious surface are being added to the property, and the project proposes no changes in use or intensity of existing development.

Policies 1.27 (*Regulation of Development to Protect Sensitive Habitats*), 1.29 (*Establish Buffer Zones*) and 1.30 (*Uses Permitted in Sensitive Habitats*) calls for the regulation of uses to allow only those that are compatible with the protection of sensitive habitats and regulates development activities within and adjacent to sensitive habitats. The property itself has been previously disturbed and developed with no sensitive habitats occurring on-site. However, the property provides valuable access to wildlife resources due to the diversity of habitats in the immediate vicinity (tidepools, grassland, forest, and riparian). Given this proximity, the applicant's biologist provided best practices for both timing and methods of construction in order to address the potential impacts to species of concern. These recommendations have been included as conditions of approval in Attachment A.

San Vicente Creek lies on the opposite side of North Lake Street from the project parcel. The limits of riparian vegetation were mapped by the applicant's biologist and a 50-foot riparian buffer has been delineated in accordance with the applicable Local Coastal Plan Policies. A large portion of North Lake Street and southerly portions of the parcel do fall within the designated buffer zone. However, the proposed on-site stormwater improvements are located outside the buffer zone. The parking lot will be slightly reconfigured in order to accommodate the stormwater improvements and other site upgrades. The site upgrades include providing two Americans with Disabilities Act (ADA) complaint parking spaces, ADA compliant pathways to connect the new parking spaces with the existing restroom and

ranger's trailer, and a 5-foot wide pathway which runs along California Avenue (aka the California Coastal Trail) and connects via a painted crosswalk across North Lake Street to the Reserve. There is no net change to the number of parking spaces. Of the four spaces to be relocated, three parking spaces will be relocated from the southern end of the parking lot to the northern end, which will result in the removal of the existing driveway accessible from Nevada Avenue. One space will be created within the buffer zone adjacent the existing dirt island at the entrance of the parking lot. While the parking is not explicitly allowed as a use within the buffer zone, there is no net increase in parking spaces located within the buffer given the relocated spaces. The dirt island will be planted with native plants and grasses.

b. Visual Quality Policies

Policy 4.28 (*Trees and Vegetation*) calls for the preservation of trees and natural vegetation except where removal is proposed for safety; to replace vegetation and trees removed during construction using native plant materials or vegetation compatible with the surrounding area and acceptable to the California Department of Forestry; and to provide special protection to large and native trees. The project parcel has a number of significant trees and the unpaved areas are largely covered with native grasses and wood chips. As currently proposed the project does not involve the removal of any of the significant trees located on the site, but will introduce two new vegetated areas (the parking island and the vegetated bioretention treatment basin). These new areas will utilize native plants and grasses which are consistent with this policy.

c. Park and Recreation Resources

Policy 6.29 (*Protection, Operation, and Maintenance*) calls for provisions to be made to protect, operate and maintain park and recreation systems and related easements. The existing parking lot and rest area are an integral part of the Fitzgerald Marine Reserve as it provides not only a location to park vehicles for visitors to the Reserve, but also provides a meeting area, restroom facilities, an information center, and a ranger station. The proposed improvements will not only bring the parcel into compliance with the State mandated requirements to allow it to continue to operate, but will also provide improved access to the area's amenities.

Policy 6.39 (*Trail System Coordination*) calls for the support and encouragement and participation in the development of a system of trails that link existing and proposed park and recreation facilities within this County and adjacent counties. California Avenue has been

designated as part of the route of the California Coastal Trail which is a network of public trails for walkers, bikers, equestrians, wheelchair riders and others along the 1,200-mile California coastline. The proposed paved walkway along the parcel's frontage on California Avenue provides a clear path of travel in the southerly direction into the Reserve. While there aren't plans to continue the paved path to the north, beyond the parcel's boundary, it does provide a small area off of the street to provide a protected walkway for the busy intersection of California Avenue and North Lake Street as visitors enter and exit the Reserve.

2. Conformance with the Zoning Regulations

Pursuant to Section 53091 of the California Government Code, projects undertaken by County departments, including the San Mateo County Parks Department, are exempt from review under the County's Zoning Regulations. However, given that the County's Zoning Regulations were adopted as part of the San Mateo County Local Coastal Program, they are applicable to this project. The subject property is zoned R-1/S-17/DR/CD (Single-Family Residential/5,000 sq. ft. minimum parcel size/Design Review/Coastal District) and parks are an allowed use in R-1 Zoning District. The improvements associated with this project do not result in the construction of any new buildings, and therefore, no analysis of setbacks, lot coverage, floor area ratio, etc., are required.

3. Conformance with the Local Coastal Program

A Coastal Development Permit is required pursuant to San Mateo County Local Coastal Program (LCP) Policy 2.1, which requires that government agencies wishing to undertake development in the Coastal Zone must comply with the California Coastal Act. Development includes all publicly financed recreation facilities (Policy 2.2). Staff has completed a Coastal Development Checklist for this project. Based on this review, staff has summarized the following sections of the LCP, which are relevant to this project:

a. Locating and Planning New Development Component

A previous trail improvement project (PLN 2010-00093) located on the Reserve property identified a prehistoric archaeological site in close proximity to the southern end of the project site. The archaeological report submitted for the previous project does not address the specific project site areas that are the subject of this permit. However, given the close proximity of this project site to the identified resources, there is the potential for archaeological resources to occur. Therefore, in accordance with Policy 1.24 (*Protection of*

Archaeological/Paleontological Resources), staff has included a condition requiring that once work has commenced, if resources are discovered, that all work must cease and a professional archaeologist be contacted to record, protect, and/or curate the discovery as appropriate.

b. Sensitive Habitats Component

The LCP defines sensitive habitats, outlines protections and permitted uses, and provides permit conditions for development within and adjacent to sensitive habitats (Policies 7.1 (*Definition of Sensitive Habitats*), 7.3 (*Protection of Sensitive Habitats*), 7.4 (*Permitted Uses in Sensitive Habitats*), and 7.5 (*Permit Conditions*)). Sensitive habitats include those that host or have the potential to host specific plants or animal life and riparian corridors, which are discussed in their respective categories below.

Permitted uses within sensitive habitats include trails on public lands, provided the development will not have a significant adverse impact on the sensitive habitat areas. Where significant impacts may occur, a qualified professional shall evaluate those impacts and recommend mitigation measures for incorporation into the project to reduce those impacts to a less than significant level.

The submitted Biological Resource Assessment, prepared by Patrick Kobernus of Coast Ridge Ecology, has evaluated the project site and the original larger scaled proposal for potential impacts to non-sensitive and sensitive plant and wildlife habitats and has recommend mitigation measures, which have been incorporated into the conditions of approval and will reduce potential significant impacts to a level that is less than significant. While the project scope has been reduced, the site conditions remain the same. Therefore, the biologist's recommended conditions remain applicable.

Sensitive Habitats

The San Francisco garter snake (SFGS) and the California red-legged frog (CRLF) have been found within approximately 1.5 miles of the study area for the project. Since the study area for the project is within both species' dispersal range, based on these occurrences, there is the potential for San Vicente Creek to provide a habitat for these species. Policy 7.36 (*San Francisco Garter Snake*) requires analysis of potential or existing migration routes and use of appropriate mitigation measures as needed. While no occurrences of the species were detected during the biologist's site inspections, a sighting of the CRLF did occur during the construction of the adjacent Dardenelle trail

and bridge project in 2012. Consequently, due to the large dispersal range of the species and reported sightings, it is possible that the species could locate in and around San Vicente Creek which is located at the southern end of the proposed project. Therefore, conditions have been included in Attachment A to provide general protections specific to SFGS and CRLF such as a qualified biologist monitor on the site, pre-construction personnel training for listed species and habitat, and pre-construction surveys completed no less than 48 hours prior to project commencement.

Other special status and non-protected wildlife species have the potential to occur within the study area. The study area may provide habitat for bats, the San Francisco dusky-footed woodrat, saltmarsh common yellowthroat, and nesting raptors. Conditions have been included requiring pre-construction bat surveys, avoidance of stick houses (woodrat), and scheduling construction activities during the non-breeding season for nesting birds.

Due to the reported sighting of the CRLF in the project vicinity, a condition of approval has been added requiring that prior to project commencement, San Mateo County Parks Department shall consult with United States Fish and Wildlife Service (USFWS) to determine whether a Section 7 Biological Assessment is required. If it is determined by USFWS that it is, it shall be completed with input from USFWS and that if necessary, the resulting Determination of Effect shall include mitigation measures to ensure there are no significant impacts on plant and wildlife species.

The Biological Resources Assessment identified a patch of California wild strawberry, which is a protected species within 1/2-mile of the coast (Policy 7.49 (*California Wild Strawberry*)). The biologist's assessment of the original design indicated that there would have been permanent impacts to the small 140 sq. ft. patch, located within a vegetated strip at the north side of the parking lot. However, the project as currently proposed no longer impacts this area and does not include the removal of the strawberry plants. In order to insure their protection during the proposed maintenance, a condition has been added that requires that the applicant install temporary fencing to protect the strawberry plants.

Riparian Corridors

Pipelines are permitted uses within riparian corridors and riparian buffer zones (Policies 7.9 (*Permitted Uses in Riparian Corridors*) and 7.12 (*Permitted Uses in Buffer Zones*)) provided certain performance standards are observed (Policies 7.10 (*Performance Standards in*

Riparian Corridors) and 7.13 (*Performance Standards in Riparian Buffer Zones*)). Performance standards include replanting with native plant species, conformance to natural topography to minimize erosion potential, and prevention of toxic substance discharge.

The submitted biologist's report identified the limit of riparian vegetation and mapped it to be at the edge of the pavement of North Lake Street (see Attachment E). The biologist also demarcated the required 50-foot buffer zone with a portion of North Lake Street (between California and Nevada Avenues) and the southerly portion of the existing parking lot largely falling within the required buffer zone. The project proposes minor improvements and reconfiguration of the existing parking lot with the majority of these improvements occurring outside of the buffer zone. The proposed plan will relocate four spaces in order to accommodate a stormwater retention basin and two ADA compliant parking spaces. The shared entrance and exit on Nevada Avenue will be eliminated, and two of the four eliminated spaces will be relocated in its place. In addition, one space will be added adjacent to the existing tool shed at the northeast boundary of the existing parking lot, and one will be added by converting a portion of a vegetated patch which is located at the center of the parking lot between the two entrance/exit points. The modifications will result in no net change of parking spaces. New asphalt walkways will be installed to connect the reconfigured ADA compliant spaces to the restrooms along with a new trail connector that will run the length of the parcel along California Avenue. The outlet pipe that will run underground from the stormwater treatment basin to an existing underground outlet pipe located at the entry to the Reserve is considered to be consistent with the performance standards in riparian buffer zones. However, one new parking space, six existing parking spaces, and North Lake Street are located partially or entirely within the buffer zone. While such facilities do not meet the criteria for allowed uses within a buffer zone, all of the development aside from one of the newly proposed parking spaces is pre-existing. Further, while the relocation of uses would normally be encouraged, this would likely result in the loss of existing open space and significant trees, which could negatively impact policies regarding tree protection and visual resources. Given the existing conditions present on the site and the scope of the project, the project is in substantial conformance with the regulations regarding sensitive habitats. However, to protect existing vegetation during the project activities, an additional condition has been added requiring that temporary fencing be erected at the limit of vegetation to ensure that the existing riparian vegetation is protected.

c. Visual Resources Component

The LCP discusses locating new development in order to best preserve the visual and open space qualities of a parcel and minimize tree removal, and specifies replanting with native plant species (Policies 8.5 (*Location of Development*), 8.9 (*Trees*), and 8.10 (*Vegetative Cover*)). Furthermore, design criteria for the Montara-Moss Beach-El Granada Communities (Policy 8.13 (*Special Design Guidelines for Coastal Communities*)) provide guidelines to minimize grading and employ natural colors and materials. The project as designed and conditioned would result in minimal visual impacts as discussed below.

The existing pavement will largely remain except for a small portion in and around the new ADA compliant parking spaces and stormwater treatment basin which is to be removed to allow for minor grading in order to achieve the appropriate slope. This will alter the topography by inches in some locations to a few feet in others in an effort to direct water runoff to the stormwater treatment measures in order to aid in filtering water run-off from the site before entering San Vicente Creek. The stormwater treatment basin and vegetated island located between the two entrance/exit points will be planted with native plants that are suitable to the climate, soil, and characteristics of the area. No trees are proposed to be removed as part of this project.

The project site improvements, as proposed, are consistent with the Visual Resources Policies of the LCP. Specifically, that the project has been designed and located to not be visible from scenic roads and best preserves the visual and open space quality of the parcel by not introducing any new structures to the site and preserving trees and natural vegetation.

d. Hazards Component

Both the Seal Cove Fault and floodplain are present at the southern end of the project site as it abuts the Reserve. The area in and around San Vicente Creek is located within FEMA Zone AE (which is an area with 100-year flood potential with base flood elevations and flood hazards determined for flooding) where the base flood elevation occurs at 33.6 feet above mean sea level. While the project is located in close proximity to the Seal Cove Fault (Policy 9.3 (*Regulation of Geological Hazard Areas*)), no structures intended for human habitation are proposed to be located in these areas.

e. Recreation/Visitor Serving Facilities Component

The parking lot improvements along with the incorporated trails will provide increased and improved access to the California Coastal Trail (CCT). The purpose of the CCT is to provide a continuous public right-of-way along the California coastline for the preservation and appreciation of California's natural and cultural resources. The project is consistent with the goals of the CCT, as the improvements will encourage public use and access to wildlife areas.

The visitor serving parking lot, along with the trail extensions, fall under the definition of Public Recreation Facilities (Policy 11.3 (*Definition of Public Recreation Facilities*)), and when designed to enhance coastal resources are permitted uses within urban areas of the Coastal Zone (Policies 11.4 (*Recreation and Visitor Serving Facilities Permitted in the Coastal Zone*) and 11.7 (*Urban Areas*)), provided no substantial impacts to sensitive habitats occur and the development is consistent with the Sensitive Habitats Component (Policy 11.12 (*Sensitive Habitats*)).

In conjunction with the *Recreation/Visitor Serving Facilities Component*, LCP Appendix 11.A outlines standards and management guidelines for natural preserves by placing an emphasis on public facilities limited to those necessary for public health, safety, and education.

As proposed, the parking lot improvements will not adversely impact sensitive habitats, are in compliance with the Sensitive Habitats Component (as discussed in Section 2.b of this report), and will enhance coastal recreation by continuing to provide accessibility to the Reserve. Based on previous use within the Reserve, a condition has been added to require that interpretive signage be placed along the trails and within the buffer zone to provide the public information on the surrounding sensitive habitats and aid in preservation of the replanted areas (Policy 11.14 (*Public Recreation Facilities*) and Appendix 11.A (*Natural Preserve*)).

B. ENVIRONMENTAL REVIEW

The San Mateo County Parks Department acting as Lead Agency filed a notice of exemption on May 10, 2012. The San Mateo County Parks Department determined that the project was exempt from review under the California Environmental Quality Act per Section 15301, Class 1, which includes restoration or rehabilitation of deteriorated or damaged facilities to meet current standards of public health or safety.

C. REVIEWING AGENCIES

Building Inspection Section
Coastside Fire Protection District
Geotechnical Section
Department of Public Works
California Coastal Commission

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Existing Site Plan
- D. Proposed Development Plans
- E. Riparian Buffer Zone Delineation
- F. Biological Resources Assessment

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2012-00126

Hearing Date: May 28, 2014

Prepared By: Angela Chavez
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is categorically exempt from review under the California Environmental Quality Act per Section 15301, Class 1, which includes restoration or rehabilitation of deteriorated or damaged facilities to meet current standards of public health or safety.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 of the San Mateo County Zoning Regulations, and as conditioned in accordance with Section 6328.14 of the San Mateo County Zoning Regulations, conforms with the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program (LCP) as discussed in the staff report for this project dated May 28, 2014.
3. That, where the project is located between the nearest public road and the sea, the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) as discussed in the staff report for this project dated May 28, 2014.
4. That the project, as conditioned, conforms to the specific findings required by policies of the San Mateo County Local Coastal Program. Specifically, the project, as conditioned, will be completed in a manner that will protect archaeological resources and sensitive habitats. In addition, the project will be completed in accordance with the Visual Resources, Hazards, and Recreation/Visitor Serving Facilities components of the LCP as it will provide increased and reliable access.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal, documents, and plans described in this report and submitted for review and approval by the Planning Commission on May 28, 2014. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.
2. This permit shall be valid for one (1) year from the date of approval in which time the applicant shall commence construction. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.
3. **California Red-Legged Frog (CRLF)**
 - a. A temporary exclusion fence at least three (3) feet in height shall be installed along the property's southern (creek side) boundary and maintained during all phases of construction. The fence shall be installed so that there are no openings or gaps through which a frog could move.
 - b. A pre-construction survey for CRLF shall be conducted no less than 48 hours prior to the start of project activities.
 - c. A worker education program shall be conducted in which all crews to be working on the site are trained on CRLF identification, penalties for harming the species or its habitat, and the protocol to be followed should a frog be encountered. The worker education program shall be offered by a qualified biologist and include color photo cards of CRLF that remain on the project.
 - d. Following the start of project activities, the qualified biologist or trained biological monitor shall monitor the site every day to check for CRLF, monitor the integrity of the exclusionary fence, confirm the limit of work and equipment is within the project boundaries, and assess the overall project adherence to mitigation measures.
4. **San Francisco Garter Snake (SFGS)**
 - a. A temporary exclusion fence at least three (3) feet in height shall be installed along the property's southern (creek side) boundary. The fence shall be installed so that there are no openings or gaps through which a SFGS could move.
 - b. A pre-construction survey for SFGS shall be conducted no less than 48 hours prior to the start of project activities.

- c. A worker education program shall be conducted in which all crews to be working on the site are trained on SFGS identification, penalties for harming the species or its habitat, and the protocol to be followed shall a snake be encountered. The worker education program shall be offered by a qualified biologist and include color photo cards of SFGS that remain on the project.
 - d. Following the start of project activities, the qualified biologist or trained biological monitor shall monitor the site every day to check for SFGS, monitor the integrity of the exclusionary fence, confirm the limit of work and equipment is within the project boundaries, and assess the overall project adherence to mitigation measures.
5. Saltmarsh Common Yellowthroat. If construction is conducted during the nesting bird season (February 15 through August 31), pre-construction nesting bird surveys shall be conducted by a qualified biologist within two (2) weeks of construction. If no active nests are detected, the project activities can take place as scheduled. If nesting saltmarsh common yellowthroats are detected, a 50-foot no-activity buffer zone shall be established between the nest(s) and construction activities. If construction activities are significantly impacted by the buffer zone, the California Department of Fish and Wildlife shall be contacted to request an alternative (reduced) buffer that still provides suitable protection to the nest.
6. Roosting Bats. Within one (1) month prior to the start of construction, a roosting bat survey shall be conducted to determine if any bats are utilizing the trees or structures on the site as roosting habitat. The survey shall consist of a daytime evaluation of bat presence, and a dusk acoustic/emergence survey for bats. If roosting bats are detected on the site, suitable measures to avoid and/or exclude bats shall be determined through consultation with the California Department of Fish and Wildlife (DFW).
7. Nesting Birds/Raptors. If construction activities are scheduled to occur within the bird nesting season (February 15 through August 31), a qualified biologist shall conduct a survey for nesting birds within two (2) weeks prior to the start of construction activities. If no active nests are detected, project activities can take place as scheduled. However, if active nests are detected, a 50-foot no-work buffer shall be established around a passerine nest; and a 250-foot no-work buffer shall be established around a raptor nest, until the nest is no longer active. If construction activities are significantly impacted by the buffer zone, DFW shall be contacted to request an alternative (reduced) buffer that still provides suitable protection to the nest(s).
8. Prior to project commencement, the project sponsor shall incorporate, via a note on the first page of the construction plans, that should cultural resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be

required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery, as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with California Environmental Quality Act (CEQA) Guidelines Section 15064.5(e). The note on the plans shall be subject to review and approval of the Current Planning Section.

9. Prior to project commencement, the applicant shall consult with the United States Fish and Wildlife Service to determine the need for a Section 7 Biological Assessment regarding the potential for occurrence of the San Francisco garter snake and California red-legged frog. If the United States Fish and Wildlife Service determines that a Section 7 Biological Assessment is required, the resulting Determination of Effect, if necessary, shall include mitigation measures to ensure that there are no significant impacts on plant and wildlife species.
10. If California red-legged frog and/or San Francisco garter snake are encountered, no work shall occur until the frog and/or snake has left the area on its own, or until a qualified wildlife biologist is consulted and appropriate arrangements are made with United States Fish and Wildlife Service and the California Department of Fish and Wildlife.
11. The applicant shall install temporary exclusion fencing around the identified California wild strawberry patch on the property prior to the commencement of project improvements on the site that shall remain intact for the duration of project activities.
12. Prior to the project commencement, temporary fencing shall be erected at the limit of riparian vegetation, as delineated by the biologist and staked by the surveyor, to ensure that no existing riparian vegetation is removed or impacted.
13. Designated construction staging areas will be utilized as the staging areas for the proposed site improvements. These areas shall be delineated on construction plans and located outside the required buffer zone. All vehicles associated with project activities will be clustered within these areas at the end of each workday or when not in use to minimize habitat disturbance and water quality degradation. All project-related vehicle traffic shall be restricted to established roads, construction areas, and other designated areas. These areas should be established in locations previously disturbed to prevent further adverse effects.
14. To discourage recreational users from leaving designated trails, interpretive signs describing the sensitivity of the habitat and how to utilize the property in an ecologically sensitive manner will be placed in the parking lot and at the trailheads

adjacent to the enhanced trails. If rehabilitated off trail areas show signs of usage, the applicant will implement additional preventative measures, such as the installation of additional signage or fencing. Parking and trailhead signs will also describe the importance of prohibitions on unrestrained domestic pets and the associated fines for violating these laws.

15. The applicant shall implement the following dust control measures during grading and construction activities:
 - a. Water all active construction and grading areas at least twice daily.
 - b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
 - c. Pave, apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at the project site.
 - d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
 - e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
16. All grading and construction activities associated with the proposed project shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.
17. The applicant shall submit an on-site drainage plan, prepared by a civil engineer, showing all permanent, post-construction stormwater controls and drainage mechanisms at the time of submitted project application. The required drainage plan shall show, the mechanisms necessary to contain all water runoff generated by on-site impervious surfaces, and to reduce the amount of off-site runoff through the use of on-site percolation facilities. The drainage plan shall also include facilities to minimize the amount of pollutants in stormwater runoff through on-site retention and filtering facilities.
18. The applicant will ensure that all contractors minimize the transport and discharge of pollutants from the project site into local storm drain systems and water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program and General Construction and Site Supervision Guidelines, including:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and

passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.

- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
 - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing clearing and earth-moving activities only during dry weather.
 - i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilizing designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.
19. Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) shall implement at least one of the six site design measures listed below:
- a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.

- b. Direct roof runoff onto vegetated areas.
- c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
- d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
- e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
- f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.

Geotechnical Section

- 20. The applicant shall have a geotechnical consultant observe and approve all grading activity.

Department of Public Works

- 21. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and National Pollutant Discharge Elimination System (NPDES) requirements for review and approval by the Director of the Department of Public Works or his designee.
- 22. The applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Director of the Department of Public Works or his designee for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
- 23. Erosion and sediment control during the course of this grading work shall be according to a plan prepared and signed by the engineer of record, and approved by the Department of Public Works and the Planning Department. Any revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer.
- 24. It shall be the responsibility of the applicant's engineer to regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected.

25. Prior to any site disturbance, the applicant shall submit, to the Department of Public Works for review and approval, a plan for any off-site hauling operations. This plan shall include, but not be limited to, the following information: size of trucks, haul route, disposal site, dust and debris control measures, and time and frequency of haul trips. As part of the review of the submitted plan, the County may place such restrictions on the hauling operation as it deems necessary.

Coastside Fire Protection District

26. Fire Access Roads: Fire suppression operations involve heavy pieces of apparatus that must set-up and operated close to the buildings. California Fire Code and fire district ordinances require construction that allows fire apparatus to be placed directly outside a building. Additionally, it is the developer/owner's responsibility to assure well-marked fire lanes are provided around the entire outside perimeter of the building. When fire protection, including fire apparatus access roads and water supplies for fire protection is required, such protection shall be installed and made serviceable prior to and during the time of construction and before combustibles are on the project site. Approved signs and painted curbs or lines shall be provided and maintained to identify fire apparatus access roads and state the prohibition of their obstruction. Fire lanes shall be in accordance with Coastside Fire District specification. Contact the Fire Prevention Bureau for those specifications. All improvements to the existing parking lot must comply with the 2013 California Fire Code, Appendix D, Fire Apparatus Access.
27. Contact the Coastside Fire Marshal to schedule a final inspection prior to project completion. Please allow for a minimum 72-hour notice to the Fire Department at 650/726-5213.

AC:pac - ACCY0388_WPU.DOCX



County of San Mateo - Planning and Building Department

ATTACHMENT B

VICINITY MAP

Copyright 2011 Esri. All rights reserved. Wed Aug 22 2012 10:03:40 AM.



San Mateo County Planning Commission Meeting

Owner/Applicant: _____

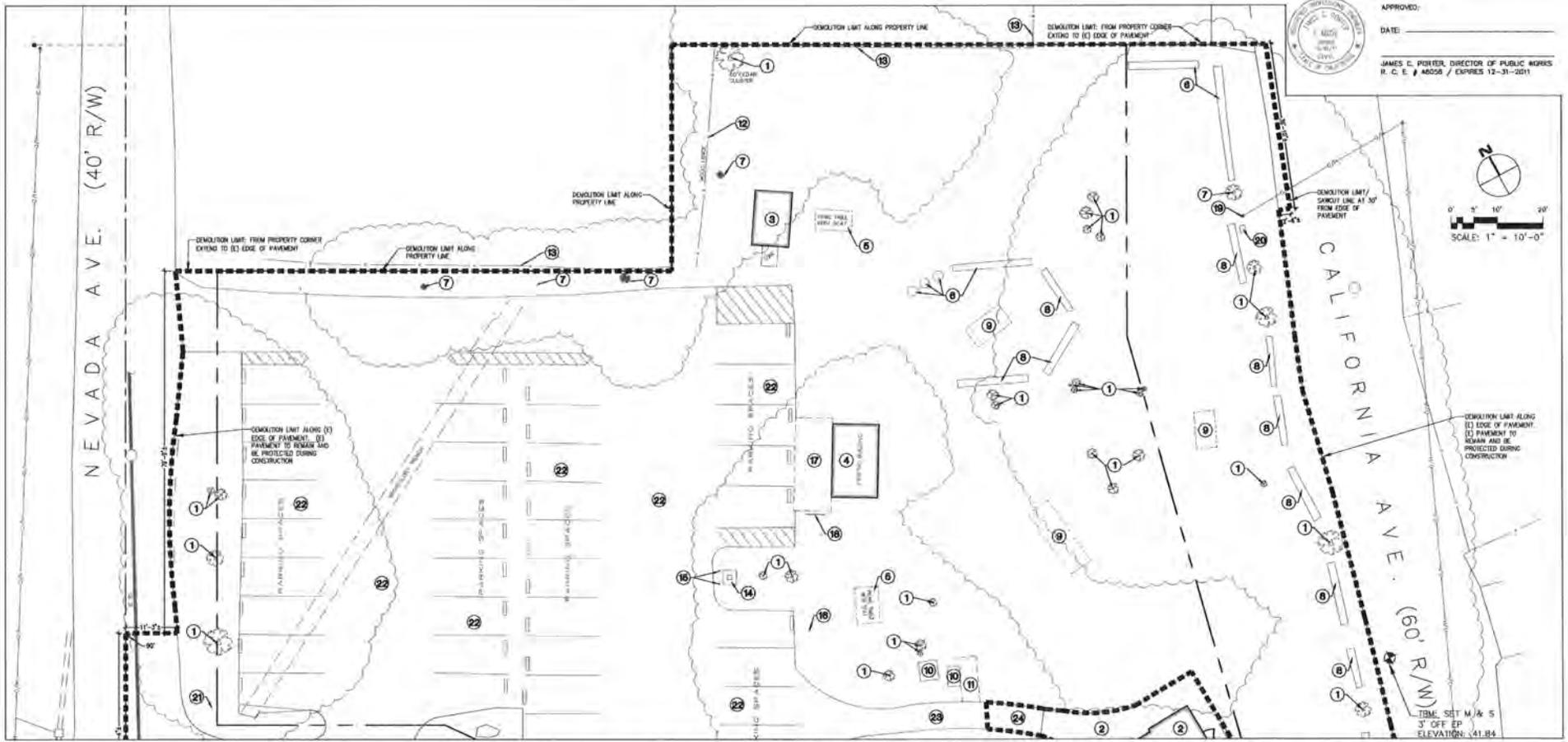
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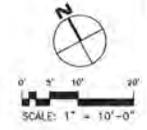


County of San Mateo - Planning and Building Department

ATTACHMENT C



APPROVED: _____
 DATE: _____
 JAMES C. PROFFITT, DIRECTOR OF PUBLIC WORKS
 R. C. E. # 86258 / EXPRES 12-31-2011



KEYNOTES:

- 1 TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. INSTALL TREE PROTECTION FENCE PER DETAIL 15 SHEET C17. REMOVE FENCE AT THE COMPLETION OF CONSTRUCTION.
- 2 RESTROOM BUILDING AND THE ASSOCIATED CONCRETE PAVEMENT TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 3 TOOL SHED BUILDING IS TO BE RELOCATED. SEE SHEET C10 - SITE PLAN - NORTH FOR NEW LOCATION. REMOVE ANY FOUNDATIONS, SUPPORTS OR SLABS.
- 4 WAREHOUSE STATION BUILDING IS TO BE RELOCATED. SEE SHEET C10 - SITE PLAN - NORTH FOR NEW LOCATION. REMOVE ANY FOUNDATIONS, SUPPORTS OR SLABS.
- 5 REMOVE (2) PICNIC TABLE WITH SEATS. STORE (2) PICNIC TABLE WITH SEATS PER OWNER'S DIRECTION FOR RE-USE OR RE-INSTALLATION.
- 6 REMOVE (2) TREE LOG WHERE INTERFERES WITH NEW IMPROVEMENTS. COORDINATE WITH OWNER TO DETERMINE WHETHER THE TREE LOG IS TO BE DISPOSED OR RELOCATED.
- 7 REMOVE (2) TREE.
- 8 TREE LOG TO REMAIN AND BE PROTECTED DURING CONSTRUCTION, EXCEPT WHERE INTERFERES WITH NEW IMPROVEMENTS.
- 9 PICNIC TABLE WITH SEATS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION, TEMPORARILY RELOCATE IF INTERFERES WITH CONSTRUCTION.
- 10 CONCRETE PAD TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 11 GRASS PAD TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 12 REMOVE (2) WOOD FENCE.
- 13 FENCE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 14 REMOVE (2) CONCRETE PAD AND DOWNHOLE COLLECTION BOX. STORE BOX AT THE COUNTY'S DIRECTION.
- 15 REMOVE (2) BOLLARDS.
- 16 REMOVE (2) ACCESSIBLE PAVING SIDE.
- 17 REMOVE (2) WOOD SIGN, TO BE RELOCATED. SEE SHEET C10-SITE PLAN NORTH FOR NEW LOCATION.
- 18 REMOVE (2) PAINT SIGN. STORE (2) SIGN PER OWNER'S DIRECTION FOR RE-USE OR RE-INSTALLATION.
- 19 REMOVE (2) SIGN POLE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 20 ELECTRICAL VAULT TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 21 STREET SIGN TO BE RELOCATED. SEE SITE PLAN (SHEET C16 & C17) FOR NEW LOCATION.
- 22 REMOVE (2) AC PAVEMENT SECTION AND CONCRETE WHEEL STOPS WITHIN DEMOLITION LIMIT, TYP. SALVAGE WHEEL STOPS THAT ARE IN GOOD CONDITION AND STORE AT THE COUNTY ENGINEER'S DIRECTION.
- 23 REMOVE PORTION OF (2) AC WALKWAY.
- 24 PORTION OF (2) AC WALKWAY TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.

MATCH LINE - SEE SHEET C6

LEGEND:

- AREA TO BE DEMOLISHED: EXISTING ASPHALT PAVEMENT SECTION, CONCRETE PAVEMENT, TREES AND GROUND COVER VEGETATION THAT INTERFERES WITH NEW CONSTRUCTION & OTHER SUCH MATERIAL WITHIN THE DEMOLITION BOUNDARY TO BE SALVAGED AND REMOVED WHERE NECESSARY FOR THE CONSTRUCTION OF NEW IMPROVEMENTS, UNLESS NOTED OTHERWISE. CONTRACTOR TO PROTECT ALL EXISTING SURFACE AND UNDERGROUND UTILITY STRUCTURES ETC. TO REMAIN WITHIN THE AREA OF WORK DURING DEMOLITION AND CONSTRUCTION. TYPICAL FOR ALL, UNLESS NOTED OTHERWISE. REFER TO SHEET C2 FOR ADDITIONAL INFORMATION ON SITE DEMOLITION AND TREE/PLANT PROTECTION NOTES.

San Mateo County Planning Commission Meeting

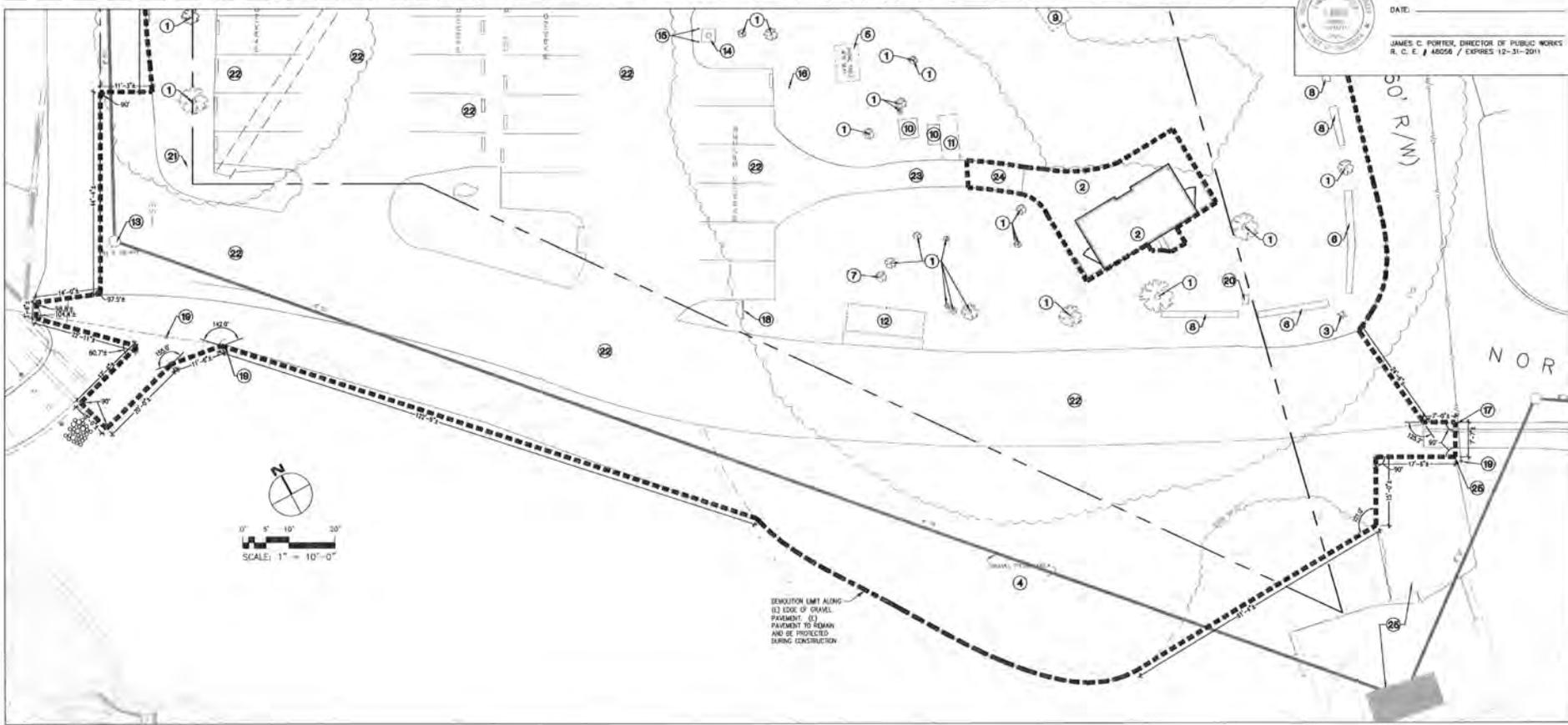
Owner/Applicant: _____

Attachment: _____

File Numbers: _____

MATCH LINE - SEE SHEET C5

APPROVED: _____
 DATE: _____
 JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS
 R. C. E. # 40556 / EXPIRES 12-31-2011



KEYNOTES:

- 1 TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. INSTALL TREE PROTECTION FENCE PER OCEA 15 SHEET C17. REMOVE FENCE AT THE COMPLETION OF CONSTRUCTION.
- 2 RESTROOM BUILDING TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 3 FIRE HYDRANT TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 4 REMOVE (1) GRAVEL PAVED AREA.
- 5 REMOVE (2) PICNIC TABLE WITH SEAT. SCORE (3) PICNIC TABLE WITH SEAT PER OWNER'S DIRECTION FOR RE-USE OR RE-INSTALLATION.
- 6 REMOVE (2) TREE LOG WHERE INTERFERES WITH NEW IMPROVEMENTS. COORDINATE WITH OWNER TO DETERMINE WHETHER THE TREE LOG TO BE DEPOSITED OR RELOCATED.
- 7 REMOVE (1) TREE.
- 8 (1) TREE LOG TO REMAIN AND BE PROTECTED DURING CONSTRUCTION, EXCEPT WHERE INTERFERES WITH NEW IMPROVEMENTS.
- 9 (2) PICNIC TABLE WITH SEAT TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 10 CONCRETE PAD TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 11 (3) GRAVEL PAD TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 12 REMOVE (2) FURCH ENCLOSURE.
- 13 SIGN TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 14 REMOVE (1) CONCRETE PAD AND DONATION BOX. STORE AT OWNER'S DIRECTION.
- 15 REMOVE (2) ROLLUPS.
- 16 REMOVE (1) ACCESSIBLE PARKING SIGN.
- 17 REMOVE (1) CONCRETE SEEDING, CURB AND OUTLET AT THE NEAREST ADJ.
- 18 REMOVE (2) PARK SIGN. SCORE (3) SIGN PER OWNER'S DIRECTION FOR RE-USE OR RE-INSTALLATION.

- 19 (1) JOINT POLE / OUT POLE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 20 (1) WATER MAIN TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 21 (1) STREET SIGN TO BE RELOCATED. SEE SITE PLAN (SHEET C10 & C11) FOR NEW LOCATION.
- 22 REMOVE (1) AC PAVEMENT AND CONCRETE WHEEL STOP'S WITHIN DEMOLITION LIMIT. TYP.
- 23 REMOVE PORTION OF (1) AC WALKWAY.
- 24 PORTION OF (1) AC WALKWAY TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 25 (1) TRUNK SIGN TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 26 (1) UNKNOW TRUNK POLE SIGN AND OVERHEAD (1) REMAIN AND BE ACCESSIBLE AT ALL TIMES.

LEGEND:

AREA TO BE DEMOLISHED:
 EXISTING ASPHALT PAVEMENT SECTION, CONCRETE DEWATER, TREES AND GRASS COVER VEGETATION THAT INTERFERE WITH NEW CONSTRUCTION & OTHER SUCH MATERIAL WITHIN THE DEMOLITION BOUNDARY TO BE DEMOLISHED AND REMOVED UNLESS NECESSARY FOR THE CONSTRUCTION OF NEW IMPROVEMENTS, UNLESS NOTED OTHERWISE. CONTRACTOR TO PROTECT ALL EXISTING SURFACE AND UNDERGROUND UTILITY STRUCTURES ETC., TO REMAIN WITHIN THE AREA OF WORK DURING DEMOLITION AND CONSTRUCTION TYPICAL FOR ALL, UNLESS NOTED OTHERWISE. REFER TO SHEET C2 FOR ADDITIONAL INFORMATION ON SITE DEMOLITION AND TREE/PLANT PROTECTION NOTES.



APPROVED DATE: _____

 CITY ENGINEER

APPROVED DATE: _____
 DES ARCHITECTS + ENGINEERS
 CHRISTOPHER T. BOYLE
 R.C.E. # 40163 / EXPIRES 09-30-2012

DATE PACKAGE	06/11/2012	DESIGNED BY:	EC	DEMOLITION PLAN - SOUTH		SCALE: 1"=10'
CHECKED BY:	CB	DRAWN BY:	EC	COUNTY OF SAN MATEO, DIVISION OF PARKS		DATE: 06/11/2012
				FITZGERALD MARINE RESERVE PARKING LOT		FILE NO.:
REVISION	DATE	JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS		355 COUNTY CENTER, 5th FLOOR		
				SAN MATEO COUNTY		REDWOOD CITY, CALIFORNIA 94063
						C6 SHEET 6 OF 20

San Mateo County Planning Commission Meeting

Owner/Applicant:

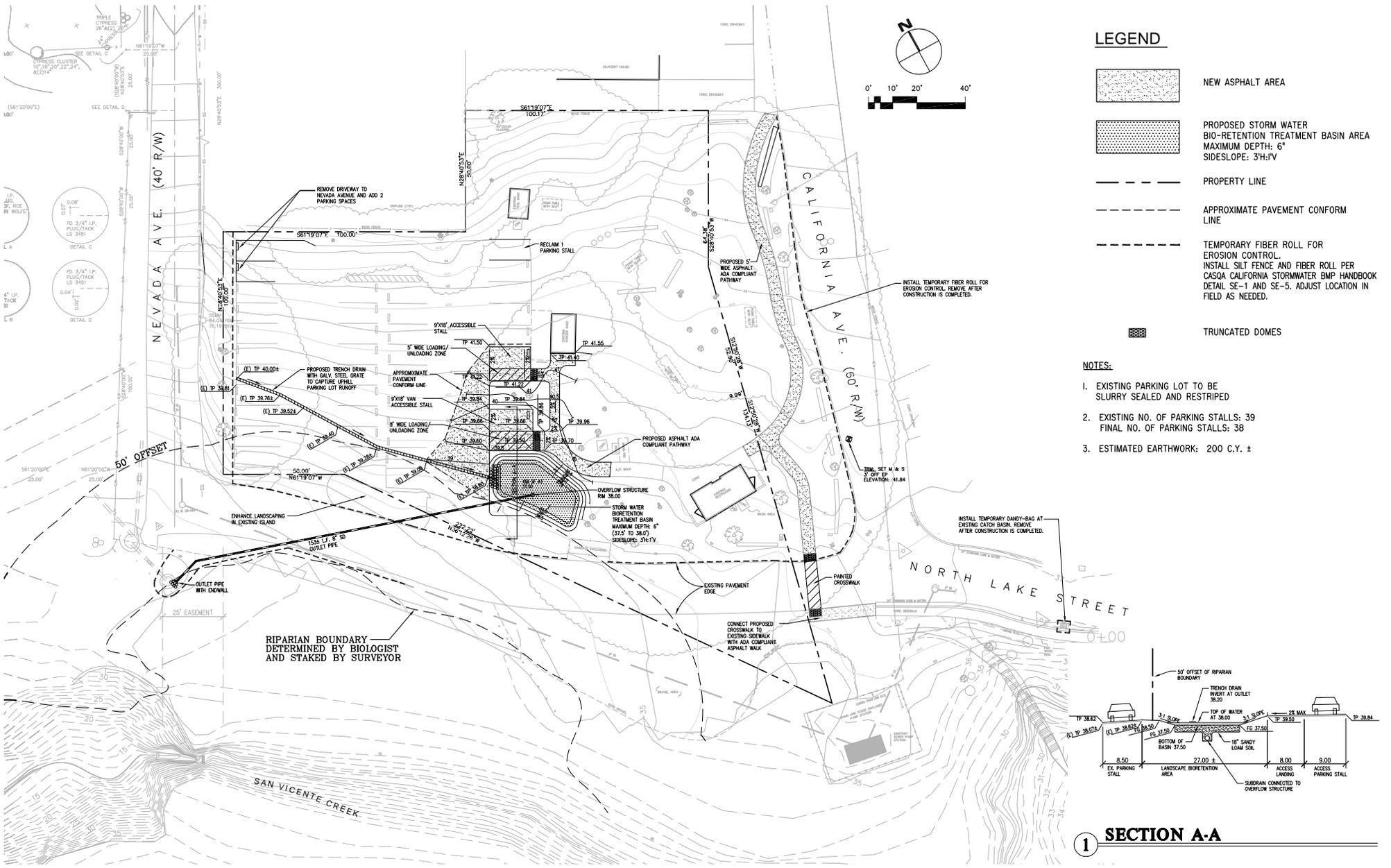
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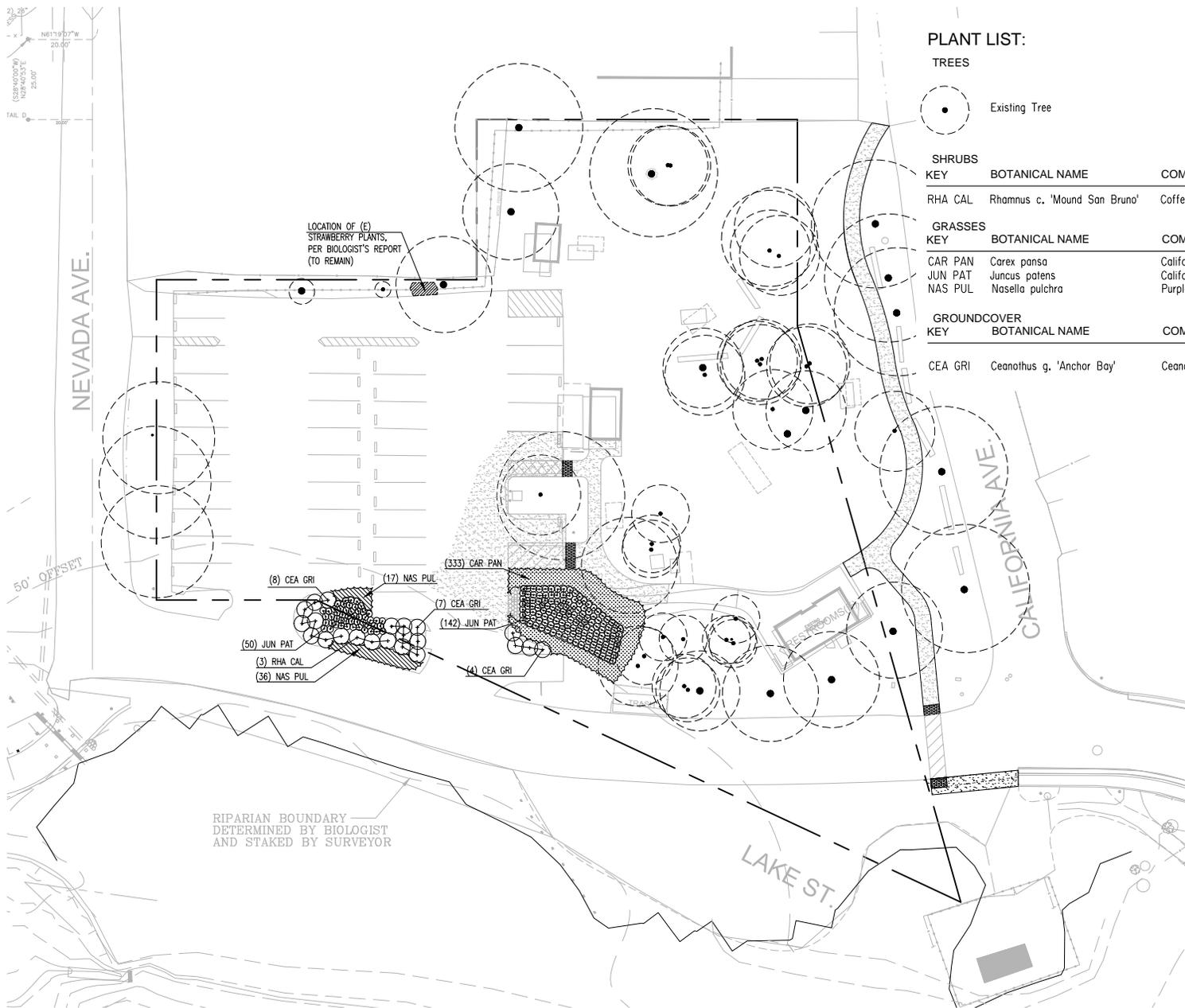


County of San Mateo - Planning and Building Department

ATTACHMENT D



1 SECTION A-A



PLANT LIST:

TREES



SHRUBS

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTES
RHA CAL	Rhamnus c. 'Mound San Bruno'	Coffeeberry	5-gal	3	--

GRASSES

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTES
CAR PAN	Carex pansa	California Meadow Sedge	4"	333	18" o.c., tri. sp.
JUN PAT	Juncus patens	California Gray Rush	1-gal	192	24" o.c., tri. sp.
NAS PUL	Nasella pulchra	Purple Needle Grass	4"	53	24" o.c., tri. sp.

GROUND COVER

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTES
CEA GRI	Ceanothus g. 'Anchor Bay'	Ceanothus	1-gal	19	--

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

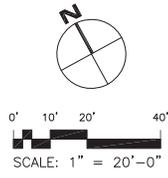
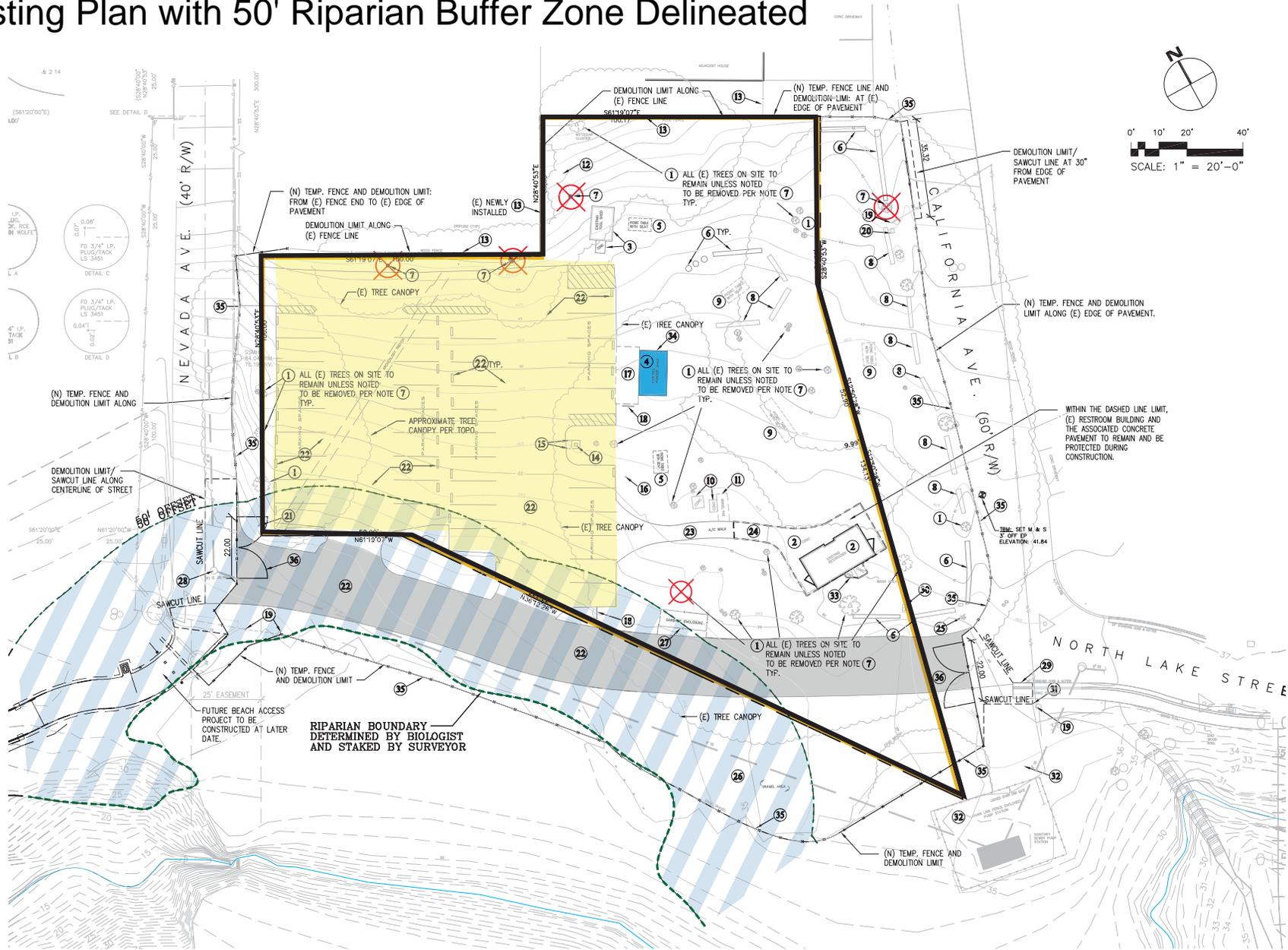
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County of San Mateo - Planning and Building Department

ATTACHMENT E

Existing Plan with 50' Riparian Buffer Zone Delineated



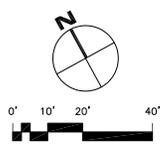
San Mateo County Planning Commission Meeting

Owner/Applicant: _____

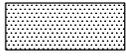
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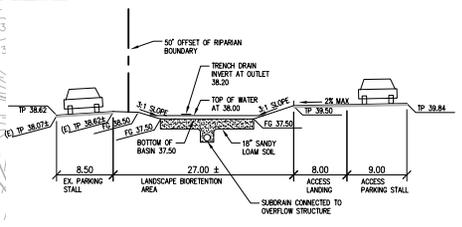
Proposed Plan with 50' Riparian Buffer Zone Delineated



LEGEND

	NEW ASPHALT AREA
	PROPOSED STORM WATER BIORETENTION TREATMENT BASIN AREA MAXIMUM DEPTH: 6" SIDESLOPE: 3H:1V
	PROPERTY LINE
	APPROXIMATE PAVEMENT CONFORM LINE
	TEMPORARY FIBER ROLL FOR EROSION CONTROL. INSTALL SILT FENCE AND FIBER ROLL PER CASQA CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-1 AND SE-5. ADJUST LOCATION IN FIELD AS NEEDED.
	TRUNCATED DOMES

- NOTES:**
- EXISTING PARKING LOT TO BE SLURRY SEALED AND RESTRIPTED
 - EXISTING NO. OF PARKING STALLS: 39
FINAL NO. OF PARKING STALLS: 38
 - ESTIMATED EARTHWORK: 200 C.Y. ±





County of San Mateo - Planning and Building Department

ATTACHMENT F

**Local Coastal Program (LCP)
Biological Resource Assessment
For
Fitzgerald Marine Reserve Parking Lot Upgrade
Moss Beach, California**

**For compliance with San Mateo County
Local Coastal Program Policies**

Prepared for:
County of San Mateo Department of Parks
555 County Center, 5th Floor
Redwood City, CA 94063-1646

Prepared by:

Coast Ridge Ecology
1072 Geneva Avenue
San Francisco, CA 94122
(650) 269-3894



July 2012

Applicant

County of San Mateo Department of Parks
555 County Center, 5th Floor
Redwood City, CA 94063-1646
Phone: (650)-363-4020
Fax: (650)-599-1721

Owner

County of San Mateo Department of Parks
555 County Center, 5th Floor
Redwood City, CA 94063-1646

Project Location

The Fitzgerald Marine Reserve parking lot is located at the corner of Nevada Avenue and North Lake Street in Moss Beach, San Mateo County, California (Figure 1). The property is bordered by residential housing on the north, east and west, and Fitzgerald Marine Reserve on the south and southwest. The Pacific Ocean is approximately 300 feet south and west of the parking lot.

The Fitzgerald Marine Reserve includes a marine reserve along with park land bordering the ocean that contains hiking trails through scrub and forested areas along coastal bluffs. Highway 1 is located approximately ¼ mile north of the site. San Vicente Creek, a perennial creek meanders through the park, along the south side of North Lake Street. The property is located west of Corral De Tierra lands, and is outside of designated township and range sections (USGS 1997).

Assessor's Parcel Number and any applicable Planning Permit numbers

APN 037-113-080

Principal Investigators

The biological survey and biological assessment report was done by Patrick Kobernus, Senior Biologist with Coast Ridge Ecology.

Report Summary (briefly state the results of the report, habitat type, rare, endangered, or unique species present, anticipated impacts, and proposed mitigation measures.)

This report was prepared to provide a thorough evaluation of the biological resources for the Fitzgerald Marine Reserve Parking Lot Upgrade, in Moss Beach, California (Figures 1 and 2). The report is required by the County of San Mateo and is consistent with the format required for Local Coastal Program (LCP) biological impact reports (San Mateo County 1998). The report includes recommended mitigation measures to offset potentially adverse impacts from the project.

Land use in the immediate vicinity of the property is primarily open, undeveloped land and single family residential properties. The property is bordered by residential housing within the community of Moss Beach on the north, east and west, and Fitzgerald Marine Reserve on the south and southwest. The Pacific Ocean is approximately 300 feet southwest of the parking lot.

The proposed parking lot upgrade will include approximately 5,900 square feet of pervious paving and 4,500 square feet of landscape-based stormwater treatment facilities. The project will require cut and fill (with a net export of 347 cubic yards) of material to accommodate the new parking lot configuration (County of San Mateo, 2012).

The parking lot upgrade will be constructed within the footprint of the existing parking lot area, and will include improved drainage to slow and treat stormwater by utilizing pervious paving, native plantings and a drainage swale to absorb stormwater pollutants. The project will also move two bus parking spaces from the south side of North Lake Road where they are currently adjacent to San Vicente Creek riparian corridor, to the north side of the road. A vegetated drainage swale to treat stormwater pollutants will be installed on the south side of North Lake Road. Currently, all drainage at the site flows southwestward from the parking lot and directly into a culvert and into San Vicente Creek. All of the parking lot improvements will provide a beneficial impact to San Vicente Creek, by slowing stormwater runoff and using native vegetation to treat runoff before it enters San Vicente Creek. The project will be implemented according to San Mateo County's Watershed Protection Standards.

Five nonnative trees are proposed for removal on the northern side of the project site. Three nonnative trees are considered significant trees warranting a 1-1 replacement ratio, and will be replaced with native Coast live oak (*Quercus agrifolia*) trees. Over 2000 additional native plants will be planted within the drainage swale and vegetated strips between parking areas (County of San Mateo, 2012). One small patch (approximately 140 ft.²) of native wild strawberry (*Fragaria chiloensis*) located within a vegetated strip on the north side of the parking lot, would be impacted by the project. The project as proposed would replant with 46 native wild strawberry plants on 12" centers, which would offset this impact.

The site was surveyed for biological resources by CRE biologist Patrick Kobernus on June 7 and June 29, 2012, by inspecting the property as well as portions of an adjacent riparian corridor. Surrounding properties were visually inspected for sensitive habitats.

No special-status species were observed on site during site surveys. Special status species were evaluated for their potential to occur on site based on habitats observed on site and research using the California Natural Diversity Database (CNDDDB), (Figure 3), and the California Native Plant Society's Online Inventory of Rare and Endangered Plants (Appendix B). Based on this evaluation, three special status species were determined to have potential for occurrence on or near the property.

Special status animal species that have some potential for occurrence on the property are the California red-legged frog (CRF), (*Rana aurora draytonii*), a federally threatened and California species of special concern; the San Francisco garter snake (SFGS), (*Thamnophis sirtalis tetrataenia*), a state and federally endangered species and California fully-protected species, and the salt marsh common yellowthroat (*Geothlypis trichas sinuosa*), a California species of special concern. The property also provides potential foraging habitat for a variety of birds, including raptors, and bats that may forage or nest/roost within the adjacent Monterey cypress (*Hesperocyparis macrocarpa*) trees on site or within the riparian corridor of San Vicente Creek to the south. Preconstruction surveys for these species are recommended and are described in Table 3.

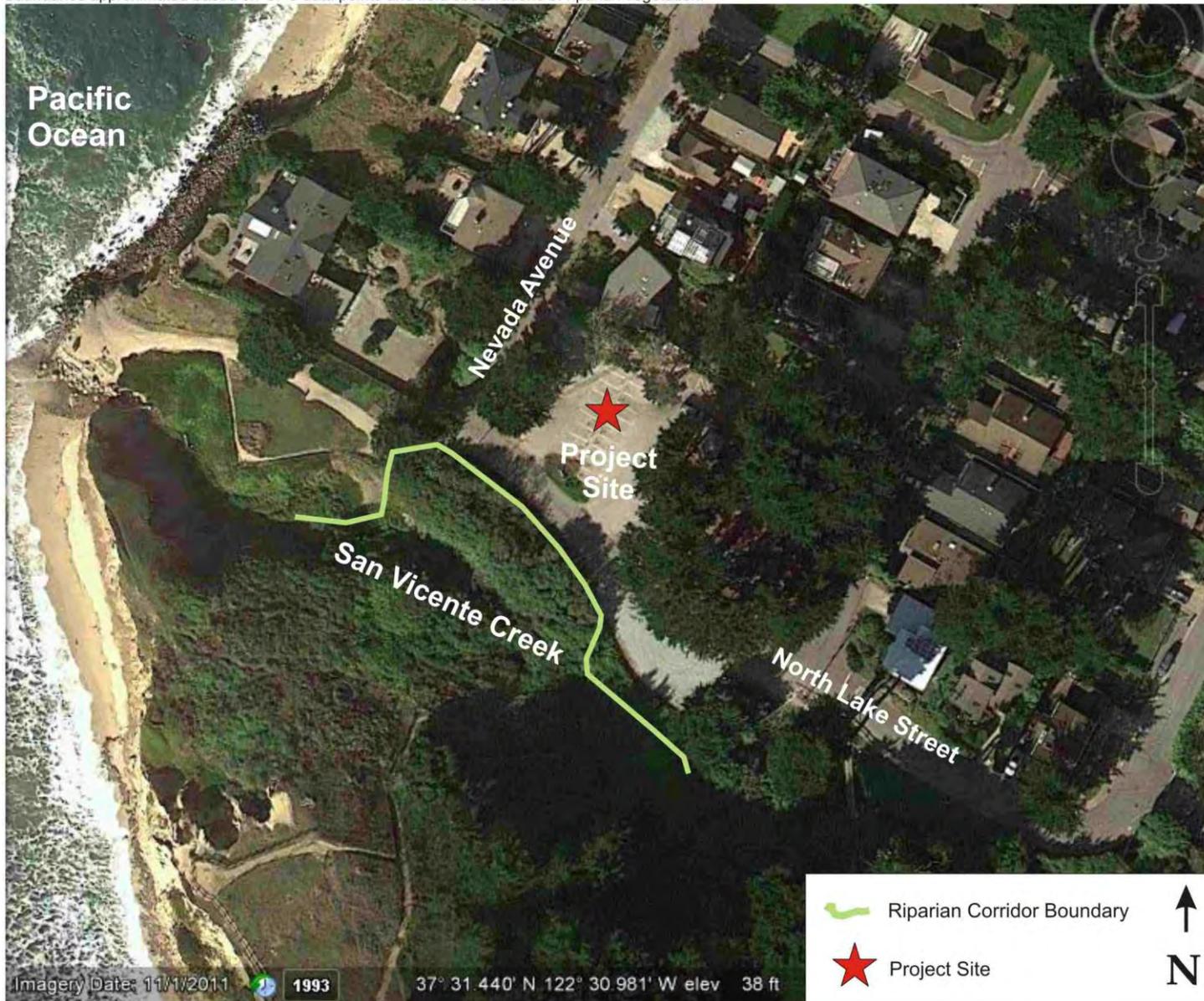
Per San Mateo County Local Coastal Program Policy 7.11(a) guideline, a 50-foot setback from the edge of the riparian corridor associated with perennial streams is required. As part of this biological assessment, the outside edge of riparian vegetation associated with San Vicente Creek near the project site was delineated and mapped as defined by LCP Section 7.7 "a line determined by the association of plant and animal species normally found near streams, lakes and other bodies of freshwater". This riparian vegetation boundary abuts an existing roadway, North Lake Street. The project will provide beneficial impacts to the riparian corridor, by moving parking areas away from the creek and replacing the parking areas with a vegetated swale to treat stormwater runoff prior to entering San Vicente Creek.

Figure 1. Project Site Location

Map produced by Coast Ridge Ecology. Base map source: Nat Geo Maps.



Figure 2. Project Site and Sensitive Biological Resources
Map produced by Coast Ridge Ecology, July, 2012. Base map source: Google Maps. Riparian corridor and property boundaries approximated based on GPS data points and field observations of riparian vegetation.



1. Project and property description (describe the proposed project and property, including the size, topographic characteristics, water resources, soil types, and land uses on the property and in the vicinity up to a radius of one-quarter mile. Include a map of the area from the USGS 7.5-minute quadrangle series.)

Project

The proposed parking lot upgrade will include approximately 5,900 square feet of pervious paving and 4,500 square feet of landscape-based stormwater treatment facilities. The project will require cut and fill (with a net export of 347 cubic yards) of material to accommodate the new parking lot configuration (County of San Mateo, 2012).

The parking lot upgrade will be constructed within the footprint of the existing parking lot area, and will include improved drainage to slow and treat stormwater by utilizing pervious paving, native plantings and a drainage swale to absorb stormwater pollutants. The project will also move two bus parking spaces from the south side of North Lake Road where they are currently adjacent to San Vicente Creek riparian vegetation, to the north side of the road. A vegetated drainage swale to treat stormwater pollutants will be installed on the south side of North Lake Road. Currently, all drainage at the site flows southwestward from the parking lot and directly into a culvert and into San Vicente Creek. All of the improvements will provide a net benefit to San Vicente Creek, by slowing stormwater runoff and using a vegetated swale to treat runoff before it enters San Vicente Creek. The project will be implemented according to San Mateo County's Watershed Protection Standards.

Five nonnative trees are proposed for removal on the northern side of the project site. Three nonnative trees are considered significant trees warranting a 1-1 replacement ratio, and will be replaced with native Coast live oak (*Quercus agrifolia*) trees. Over 2000 additional native plants will be planted within the drainage swale and vegetated strips between parking areas (County of San Mateo, 2012).

Land use

Land use in the immediate vicinity of the property is primarily open, undeveloped land and single family residential properties. The property is bordered by residential housing within the community of Moss Beach on the north, east and west, and Fitzgerald Marine Reserve on the south and southwest. The Pacific Ocean is approximately 300 feet southwest of the parking lot.

The Fitzgerald Marine Reserve includes a marine reserve along with parkland bordering the ocean that contains hiking trails along coastal bluffs. San Vicente Creek flows through the reserve and into the Pacific Ocean. Vegetation within the reserve includes native and nonnative species within the riparian corridor of San Vicente Creek, nonnative forest (Monterey Cypress and blue gum eucalyptus), and native and nonnative plants within the coastal scrub, nonnative forest and coastal meadow vegetation on the coastal bluffs. Three plant communities are present at the reserve: northern coastal bluff scrub, central coast arroyo willow riparian forest, and freshwater marsh (within San Vicente Creek). The marine portion of the reserve includes complex geology with offshore rocks, sea level reefs and pocket beaches which favor abundant and diverse marine life.

Water Resources

Three major water resources exist within approximately 1/4 mile of the project site. San Vicente Creek, a perennial creek, is located approximately 50 feet south of the project site. The Pacific

Ocean is approximately 300 feet south and west of the property and an unnamed perennial creek is located approximately 600 feet north of the project site.

San Vicente Creek flows from the coastal foothills to the north, and through the Moss Beach residential area, before it empties into the Pacific Ocean just west of the project site. The creek has a well vegetated riparian corridor along both sides of the creek, consisting of a variety of native and nonnative plant species. The creek is shown as a perennial watercourse (solid blue line) on the USGS Half Moon Bay 7.5 minute quadrangle (USGS 1997). The creek was inspected in June 2012, and found to have a wide, sandy bottom channel, with 2” – 6” water depth.

Soils

The project site is a gradual to moderately sloping asphalt parking lot that drains towards the southwest. The landform is a fluviomarine terrace, and soils are made up of coastal alluvium derived from sedimentary rock. Soils are mapped as Typic Argiustolls, loamy-Urban land association, 5 – 15 percent slopes (Source data: San Mateo County, Eastern Part, and San Francisco County, California; USDA 2012). No serpentine soils that could provide habitat for special status species are present on site.

Regulatory Setting

Federal and state-listed species (endangered, threatened and fully-protected) receive various levels of legal protection under the federal and state endangered species acts and the California Fish and Game Code. The federal Migratory Bird Treaty Act of 1918 and Section 3500 of the California Fish and Game Code protect active nests of migratory and other birds, and provide criminal penalties for take of hawks, owls, and take or disturbance of all bird nests or eggs. Potential impacts to other special status or otherwise sensitive species must be disclosed and evaluated pursuant to the California Environmental Quality Act (CEQA).

The project is subject to compliance with the San Mateo County Local Coastal Program, the municipal stormwater permit from the National Pollutant Discharge Elimination System (NPDES) and San Mateo County significant and heritage tree ordinances. The property is located within the Coastal Zone of San Mateo County, and the project would require a Coastal Development Permit. For a permit to be issued the project must comply with the policies of the Local Coastal Program and those ordinances adopted to implement the LCP. The project will also need to incorporate appropriate stormwater pollution control measures determined by the County of San Mateo to comply with the NPDES municipal permit. Removal or pruning of significant and/or heritage trees on the property is subject to the requirements of the County's significant and heritage tree ordinances.

2. Methodology (briefly describe the survey methods used in preparing the report and show on an appropriately scaled map the location of sample points, transects, and any additional areas surveyed in the vicinity of the project.)

The site was surveyed for biological resources by CRE biologist Patrick Kobernus on June 7 and June 29, 2012, by inspecting the project site as well as portions of the adjacent riparian corridor. Surrounding properties were visually inspected for sensitive habitats. The weather was calm with temperatures in the high 60's during each of the survey visits.

A search of the California Natural Diversity Database (CNDDDB) was conducted in June 2012 for special status species that occur in the project vicinity. The Half Moon Bay 7.5 minute

quadrangle and 5 surrounding 7.5 minute quadrangles (Montara Mountain, Woodside, San Mateo, San Francisco North and San Francisco South) were reviewed for special status species. These species and others with potential to occur on the property were evaluated and are shown in Appendix B.

3. Results (at length, describe the botanical and zoological resources of the project site. To the extent possible, describe the food chain of the habitat and how the proposed project will impact those resources.

The project site is a gradually to moderately sloping asphalt parking lot, with a stand of Monterey Cypress trees on the east side, and ruderal (nonnative) vegetation along roadsides and margins of the parking lot. Existing pavement covers most of the project site. The property has been a parking lot for several decades. The site is bordered by residential yards and single family residences on the north, east and west; and the San Vicente Creek riparian corridor on the south.

The project site supports two plant communities, ruderal non-native annual grassland that occurs along the roadsides and adjacent to parking areas, and Monterey cypress forest. San Vicente Creek and associated riparian vegetation, is located along the southern boundary of the site adjacent to North Lake Road. The ruderal vegetation on site consists of a combination of nonnative ornamental shrubs, and weedy forbs and grasses. The riparian vegetation associated with San Vicente Creek includes California blackberry (*Rubus ursinus*) and arroyo willow (*Salix lasiolepis*), among others. All plant species identified on and adjacent to the property are shown in Table 1.

Wildlife species recorded by sight or sign on the property included several bird species and one mammal: raccoon (*Procyon lotor*). Wildlife species recorded on and adjacent to the property are shown in Table 2. No significant animal trails were found to occur through the site, and the project site is not likely to be a significant wildlife corridor area.

No special status species were detected on the property. Potential for special status species occurrences are addressed in sections 4 and 5 of this report.

Per San Mateo County Local Coastal Program Policy 7.11(a) guideline, a 50-foot setback from the edge of the riparian corridor associated with perennial streams is required. As part of this biological assessment, the outside edge of riparian vegetation associated with San Vicente Creek near the project site was delineated and mapped as defined by LCP Section 7.7 “a line determined by the association of plant and animal species normally found near streams, lakes and other bodies of freshwater”. This riparian vegetation boundary abuts an existing roadway, North Lake Street. The project will provide beneficial impacts to the riparian corridor, by moving parking areas away from the creek and replacing the parking areas with a vegetated swale to treat stormwater runoff prior to entering San Vicente Creek.

Food chain resources

The subject property is an existing parking lot, with a grove of Monterey cypress trees and ruderal (nonnative weedy vegetation) along roadsides and parking lot edges. These habitat types provide poor habitat for native plant species, and limited habitat for native wildlife species. Wildlife species that likely utilize the site include raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*) and Virginia opossum (*Didelphis marsupialis*). Amphibian and reptile species that may seek shelter within the brush and riparian corridor nearby include California slender salamander (*Batrachoseps attenuatus*), Pacific tree frog (*Pseudacris regilla*), San

Francisco alligator lizard (*Elgaria coerulea coerulea*), western fence lizard (*Sceloporus occidentalis*), gopher snake (*Pituophis catenifer*) and coast garter snake (*Thamnophis elegans*). Bird species that may utilize the ruderal vegetation and Monterey cypress grove on site include songbirds such as house finch (*Carpodacus mexicanus*), lesser goldfinch (*Carduelis psaltria*) and wrenit (*Chamaea fasciata*); and raptors such as red-tailed hawk (*Buteo jamaicensis*) and great horned owl (*Bubo virginianus*).

Table 1. Plant communities and species identified on and adjacent to the property.

Plant Community	Common Name	Species	Notes
Parking area, Monterey Cypress grove, and Disturbed roadsides	Monterey cypress	<i>Hesperocyparis macrocarpa</i>	Dominant - Introduced
	Wild radish	<i>Raphanus sativus</i>	Introduced
	Myoporum	<i>Myoporum laetum</i>	Introduced
	Wild oat	<i>Avena sp.</i>	Introduced
	Italian ryegrass	<i>Festuca perennis</i>	Introduced
	Bristley ox-tongue	<i>Helminthotheca echioides</i>	Introduced
	Cut-leaf plantain	<i>Plantago coronopus</i>	Introduced
	Cape ivy	<i>Delairea oderata</i>	Introduced
	Rescue grass	<i>Bromus catharticus</i>	Introduced
	Beach strawberry	<i>Fragaria vesca</i>	Native - single patch
	Poison Hemlock	<i>Conium maculatum</i>	Introduced
	Foxtail	<i>Hordeum marinum</i>	Introduced
	Callalily	<i>Zantedeschia aethiopica</i>	Introduced
	Bur clover	<i>Medicago polymorpha</i>	Introduced
	Sow thistle	<i>Sonchus sp.</i>	Introduced
	Bush mallow	<i>Malva sp.</i>	Introduced
	Red elderberry	<i>Sambucus racemosa</i>	Native - single shrub
	Curly dock	<i>Rumex crispus</i>	Introduced
	Ehrharta	<i>Ehrharta erecta</i>	Introduced
	Central Coast Riparian Scrub/ Coastal Scrub	California blackberry	<i>Rubus ursinus</i>
Stinging nettle		<i>Urtica dioica</i>	Introduced
Bull thistle		<i>Cirsium vulgare</i>	Introduced
Horse tail		<i>Equisetum sp.</i>	Native
Bush lupine		<i>Lupinus arboreus</i>	Native
Iceplant		<i>Carpobrotus edulis</i>	Co-Dominant
Western Oenante		<i>Oenante sarmentosa</i>	Native
Garden Nasturtium		<i>Tropaeolum majus</i>	Introduced
Velvet grass		<i>Holcus lanatus</i>	Introduced
Western swordfern		<i>Polystichum munitum</i>	Native
Pacific pea		<i>Lathyrus vestitus</i>	Native
Watercress		<i>Nasturtium officinale</i>	Native
Hedgenettle		<i>Stachys sp.</i>	Native
Arroyo willow		<i>Salix lasiolepis</i>	Co-Dominant
Cape ivy	<i>Delairea oderata</i>	Introduced	
Panicled bulrush	<i>Scirpus microcarpus</i>	Native	
Beach strawberry	<i>Fragaria chiloensis</i>	Native	

Table 2. Wildlife species identified by site or sign on, or adjacent to the property.

Group	Common Name	Habitat Notes
Birds	Dark-eyed junco	Monterey cypress
	White-crowned sparrow	Coastal scrub
	Bushtit	Riparian
	American crow	Residential landscape
	American goldfinch	Riparian/ Coastal scrub
	Housefinch	Monterey cypress
	California towhee	Residential landscape
	Anna's hummingbird	Residential landscape/ Coastal scrub
	Alan's hummingbird	Residential landscape/ Coastal scrub
	Brown-headed cowbird	Residential landscape
	Spotted towhee	Riparian
	Wrentit	Coastal Scrub
	Wilson's warbler	Riparian
	Song sparrow	Riparian/Coastal scrub
	Mammals	San Francisco dusky-footed woodrat
Raccoon		Observed by sign

4. List all direct and indirect impacts of the proposed project on the habitat. Include within the discussion an evaluation of the perceived cumulative biological impacts associated with the project.

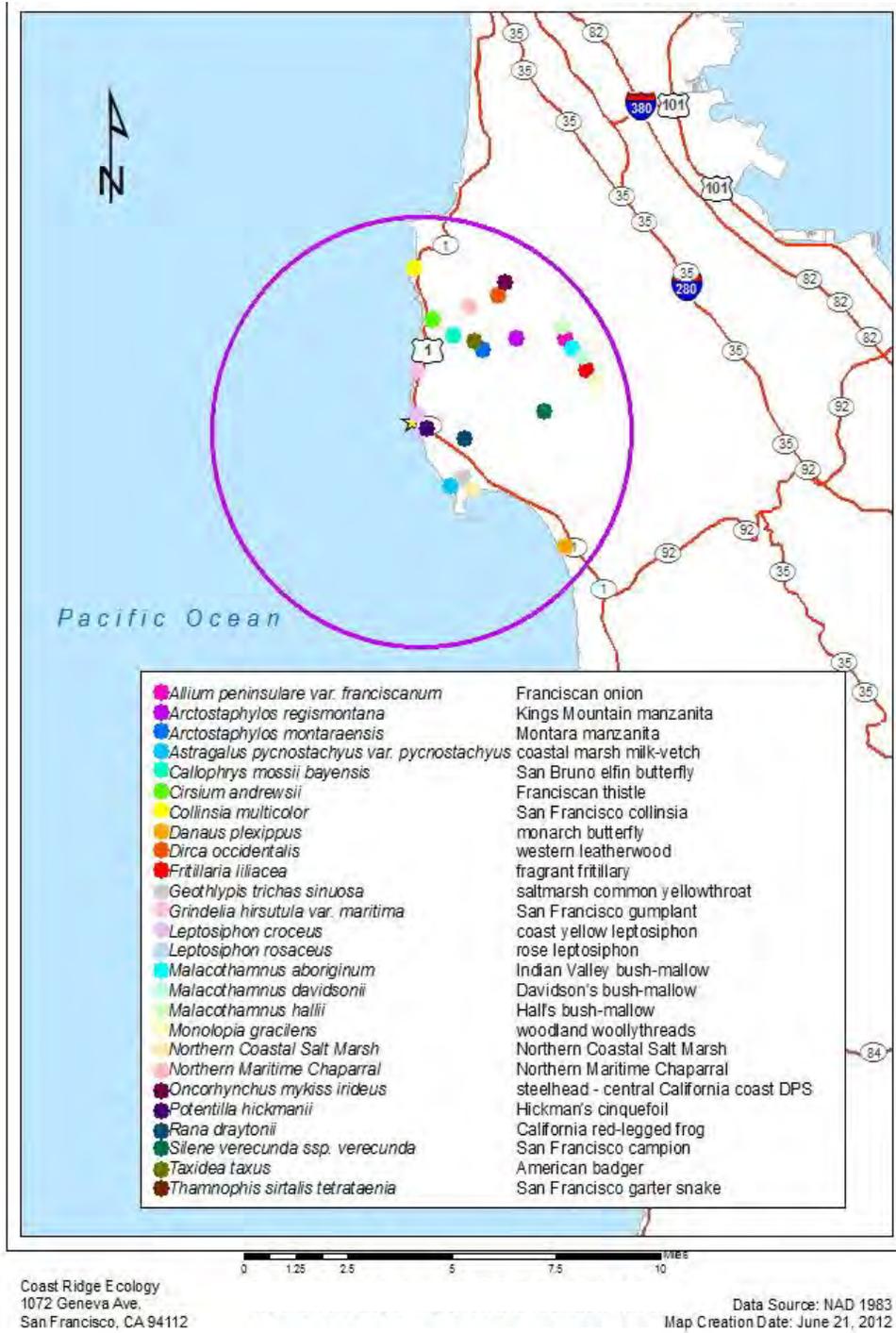
The proposed project is to upgrade an existing parking lot to relieve traffic congestion and manage stormwater runoff from the site. No direct impacts to sensitive habitats are anticipated as a result of the proposed project. The property consists of an existing paved parking lot and is located along the edge of an existing residential community. Habitat types that occur on the property are common in the region and the project would not cause a significant cumulative impact to these habitats.

No significant animal trails were found to occur through the site, and the project site is not likely to be a significant wildlife corridor area. Raccoons and other wildlife likely utilize the riparian/scrub habitat along the southern boundary of the property, and this area is within public open space lands and will remain undeveloped. Wildlife moving between habitat areas on the south would continue to have shelter cover and access through the surrounding area after the project is developed.

Potential Impacts

- 1) Construction activities could have an indirect negative impact upon California red-legged frog, San Francisco garter snake, salt marsh common yellow throat, nesting birds including raptors, and roosting bats if appropriate mitigation measures are not followed.
- 2) The project as proposed will have beneficial impacts to the adjacent San Vicente Creek through the control of stormwater runoff and reduction in stormwater pollutants entering the stream and the Pacific Ocean.

Figure 3. CNDDDB map showing special status species recorded within 5 miles of the project site. Note: San Francisco garter snake and Monarch butterflies are suppressed.



5. List and discuss all probable impacts to threatened, rare, endangered or unique species either listed or proposed by the Local Coastal Program, a Federal or State agency, or the California Native Plant Society, both on-site and within an area of one-quarter mile radius from the project location.

A search of the California Natural Diversity Database (CNDDDB) was conducted in June 2012 for special status species that occur in the project vicinity. The Half Moon Bay quadrangle and 5 surrounding quadrangles were reviewed for special status species. These species and others with potential to occur on the property are considered in Appendix B.

Special Status Plants

Special status plant species that occur in the region, their habitat requirements and their potential for occurrence on the property are shown in Appendix B. The property does not provide suitable habitat for any special status plant species due to the existing disturbed condition of the site.

Special status plant species with potential for occurrence in the area include coast yellow leptosiphon (*Leptosiphon croceus*), rose leptosiphon (*Leptosiphon rosaceus*), Hickman's cinquefoil (*Potentilla hickmanii*). Each of these species is listed as California Rare Plant Rank 1B.1: Plants Rare, Threatened, or Endangered in California and Elsewhere, and seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat) (CNPS 2012). Due to the lack of any native habitats within the parking lot or within the adjacent disturbed ruderal roadside vegetation, no follow up surveys for special status species are recommended.

Wild Strawberry

One small patch (approximately 140 ft.²) of native wild strawberry (*Fragaria chiloensis*) located within a vegetated strip on the north side of the parking lot, would be impacted by the project. The project as proposed would replant with 46 native wild strawberry plants on 12" centers, which would offset this impact.

Monarch Butterfly

Monarch butterfly is not a state or federally listed species, however due to its unique life history and habitat requirements it is given special consideration under the California Environmental Quality Act (CEQA) review process. Winter roost sites extend along the western coast from Mendocino in northern California, south to Baja California, Mexico. Roost habitat consists of wind-protected tree groves, typically eucalyptus (*Eucalyptus globulus*), Monterey pine (*Pinus radiata*) and Monterey Cypress (*Hesperocyparis macrocarpa*), with nectar and water sources nearby. Roost sites consist of congregations of several hundred to several thousand adult butterflies. Along the Central California coast, monarch butterflies typically roost between October and February.

The project site is not a known monarch roost site. One monarch butterfly roost site has been recorded 2 miles east of the project site (sensitive records, CNDDDB 2012). The east side of the parking lot includes a stand of Monterey cypress trees that have potential Monarch habitat. Only

five trees would be removed from this area, and these would not significantly alter the potential for Monarch butterflies to utilize the site.

California Red-legged Frog

The California red-legged frog (CRF) is a federally listed Threatened species and a California Species of Special Concern. The project site is not within designated Critical Habitat for this species (USFWS 2010). CRF are known to occur in freshwater ponds and marshes, grasslands, riparian woodlands, oak woodlands, and coniferous forests. The species is most frequently found in freshwater ponds, slow-flowing streams, and marshes with heavily vegetated shores for breeding. CRF typically are found within shoreline areas of aquatic habitats within 'one leaping distance' of water. CRF typically require a permanent water source with a minimum depth of 0.7 meters (2.5 feet) for breeding (USFWS 2004). For successful reproduction, water bodies must last through the winter and spring (approximately 20 weeks) for development from egg to the adult to be completed. Seasonal bodies of fresh or slightly brackish water provide important breeding habitat for the species, and are critical for CRF survival. CRF can disperse over 1 mile from breeding habitats during autumn, winter, and spring rains. CRF can move through a broad range of upland habitat types when dispersing to and from aquatic breeding habitats. Juveniles use the wet periods to expand outward from their pond of origin and adults may move between aquatic areas. It is speculated that CRF may lie dormant during dry periods of the year or during drought, sometimes within upland habitats. CRF will utilize rodent burrows, debris piles and other man-made structures for shelter during overland movements.

The closest record of the California red-legged is 1.4 miles north of the project site (EO Index: 71138; CNDDDB 2012). This record is from a pond south of San Vicente Creek. Though there is no potential habitat for this species within the existing parking lot, and there is a lack of suitable pond habitats on or near the project site that could support breeding habitat for this species, there is some potential for CRF to be detected within San Vicente Creek due to the large dispersal range of this species. Dispersing individual CRF have been recorded moving over two miles between breeding areas, and therefore could be detected near or on the project site. The following avoidance and minimization measures are recommended to reduce potential impacts to CRF.

Avoidance and Minimization Measures for CRF

- 1) An exclusion fence at least 3 feet in height should be installed along the property's southern (creekside) boundary. The fence should be installed so that there are no openings or gaps through which a frog could move.
- 2) A pre-construction survey for CRF should be conducted no less than 48 hours prior to the start of project activities.
- 3) A worker education program should be conducted in which all crews to be working on site are trained on CRF identification, penalties for harming the species or its habitat, and the protocol to be followed should a frog be encountered. The worker education program should be offered by a qualified biologist and include color photocards of CRF that remain on the project site.
- 4) Following the start of project activities, the qualified biologist or a trained biological monitor should monitor the site every day to check for CRF, monitor the integrity of the exclusionary fence, confirm the limit of work and equipment is within project boundaries, and assess the overall project adherence to mitigation measures.

San Francisco Garter Snake

San Francisco garter snake (SFGS) is listed as both a state and federal endangered species, and a California fully-protected species. Critical Habitat has not been designated for this species. Preferred habitat for the snake includes a densely vegetated pond near open, upland habitat supporting rodent burrows. Temporary ponds and other seasonal freshwater bodies are also used. The snakes avoid brackish marsh areas because their preferred prey (California red-legged frogs) cannot survive in saline water. It occurs sympatrically with its primary prey species, the California red-legged frog; however, it will opportunistically prey on a variety of species including frogs, tadpoles, egg masses, newts, small fish, salamanders, reptiles, small mammals, birds and their eggs and several small invertebrates. Pacific tree frog (*Pseudacris regilla*) are an important prey species for juvenile SFGS, while Ranid frogs (California red-legged frog and bullfrog (*Rana catesbeiana*)) have been identified as important prey for adult SFGS. San Francisco garter snakes prefer densely vegetated habitats close to water where they can retreat when disturbed (Stebbins 2003).

Emergent and bankside vegetation such as cattails (*Typha spp.*), bulrushes (*Scirpus spp.*) and spike rushes (*Juncus spp.* and *Eleocharis spp.*) apparently are preferred and used for cover. Adult snakes sometimes aestivate in rodent burrows during summer months when ponds are dry. On the coast, snakes hibernate during the winter, but further inland, if the weather is suitable, snakes may be active year-round. Snakes may move over several hundred yards away from wetlands to hibernate in upland small mammal burrows (USFWS 2009).

One record of SFGS has been reported in Denniston Creek, approximately 1.5 miles east of the project site. Due to the lack of suitable pond habitats on or near the project site that could support suitable prey species (CRF or bullfrog), SFGS is unlikely to occur on site. Due to the mobility of this species however, and the proximity of a perennial creek located to the south of the project site, this species could occur on the project site when dispersing between habitat areas. The following avoidance and minimization measures are recommended to reduce potential impacts to SFGS.

Avoidance and Minimization Measures for SFGS

- 1) An exclusion fence at least 3 feet in height should be installed along the property's southern (creekside) boundary. The fence should be installed so that there are no openings or gaps through which an SFGS could move.
- 2) A pre-construction survey for SFGS should be conducted no less than 48 hours prior to the start of project activities.
- 3) A worker education program should be conducted in which all crews to be working on site are trained on SFGS identification, penalties for harming the species or its habitat, and the protocol to be followed should a snake be encountered. The worker education program should be offered by a qualified biologist and include color photocards of SFGS that remain on the project site.
- 4) Following the start of project activities, the qualified biologist or a trained biological monitor should monitor the site every day to check for SFGS, monitor the integrity of the exclusionary fence, confirm the limit of work and equipment is within project boundaries, and assess the overall project adherence to mitigation measures.

Steelhead (Central California Coast ESU)

Steelhead is an anadromous fish that spends several years in the ocean; returning to freshwater rivers and tributaries to spawn. The Central California Coast ESU includes all naturally spawned anadromous steelhead populations below natural and manmade impassable barriers in California streams from the Russian River, Sonoma County, CA, (inclusive) to Aptos Creek, Santa Cruz County, CA, (inclusive), and the drainages of San Francisco and San Pablo Bays eastward to the Napa River (inclusive), Napa County, CA (NMFS 1997). Steelhead usually migrate upstream to spawning areas in late fall or early winter and spawning typically occurs between December and March in streams in the San Francisco Bay Area.

Steelhead spawn in shallow water gravel beds and the young typically spend the first one to two years of their lives as residents of their natal stream. Young steelhead generally rear in the creeks for one to two summers, but are commonly “land-locked” for additional years if drought conditions are present. Cool water temperatures and clean gravels are required for spawning. Steelhead adults are capable of returning to the ocean after spawning, and may complete several ocean to freshwater annual spawning cycles.

Limiting factors for steelhead include migration and movement barriers, sedimentation, and lack of instream shelter. Often the biggest limiting factor for steelhead is the lack of rearing habitat for juvenile steelhead (Kobernus 1998). This is the result of pool filling by fine sediment, which is likely at least partially influenced by bank instability in the upper watershed (Jones and Stokes 2006). Other potential limiting factors include competition and predation of steelhead eggs and young by non-native fishes including mosquito fish (*Gambusia affinis*), green sunfish (*Leopomis cyanellus*), largemouth bass (*Micropterus salmoides*), red-eared slider (*Lepomis microlophus*), and others. Invertebrates that also likely prey on eggs and young include Louisiana crayfish (*Procamberus clarkii*), signal crayfish (*Pacifastacus leniusculus spp. leniusculus*), and mitten crabs (*Eriocheir sinensis*). Bullfrog (*Rana catesbeiana*) tadpoles may also prey on steelhead eggs. The most serious of these invaders is likely the crayfish, mosquitofish, and the centrarchid fishes (i.e. bass and sunfish).

San Vicente creek located to the south of the project site does not have high enough water levels to support steelhead. Pool depths within the creek were observed to be only a few inches in June 2012, and steelhead require significantly deeper water for summer rearing habitat. This creek is not within the designated critical habitat for the species (San Mateo Coastal Hydrologic Subarea # 220221), (NMFS 2005).

Salt Marsh Common Yellowthroat

The salt marsh common yellowthroat (*Geothlypis trichas sinuosa*) is native warbler that is a California species of special concern. This bird is a year round resident in San Mateo County, and utilizes dense vegetation in wetlands, marshes, estuaries, prairies and riparian areas for nesting and foraging. The salt marsh common yellowthroat has been recorded at Princeton marsh, approximately 1.75 miles southeast of the project site (EO Index: 24807; CNDDDB 2012). This species was not detected during field surveys of the property however the adjacent coastal scrub and riparian corridor southwest of the project site has suitable vegetative cover to support this species.

Avoidance and Minimization Measures for Salt Marsh Common Yellowthroat

1) If construction is conducted during the nesting bird season (February 15 through August 31), preconstruction nesting bird surveys should be conducted by a qualified biologist within two

weeks of construction. If no active nests are detected, project activities can take place as scheduled. If nesting salt marsh common yellowthroats are detected, a 50 foot no-activity buffer zone should be established between the nest(s) and construction activities. If construction activities are significantly impacted by the buffer zone, DFG should be contacted to request an alternative (reduced) buffer that still provides suitable protection to the nest.

San Francisco Dusky-footed Woodrat

The San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*) is a California Species of Special Concern. The dusky-footed woodrat is generally a nocturnal mammal that occurs in a variety of brushy and wooded areas. The woodrat builds stick structures ('houses' or 'middens') for nesting up to 2-3 meters long and 1-2 meters in height. These elaborate dwellings help protect the woodrat from seasonal temperature extremes and predators. The dusky-footed woodrat eats primarily woody plants, including leaves, flowers, nuts and berries.

During the biological surveys, one inactive woodrat midden was observed within the riparian corridor of San Vicente Creek, outside of project boundaries. No impact to this species is anticipated from the project.

Special Status Bats

No special status bat species were identified as having potential to roost on the property. The property is unlikely to support any special status bats, due to the lack of suitable structures, trees, rocky outcrops or vegetative shrub cover for roosting, and open water areas for foraging (Appendix B). Cooler temperatures along the coast also seem to limit bat activity due to lowered abundances of flying insects, an important component in the diets of most bat species.

Though the project site is unlikely to support any special status bat species, there is some potential for non-protected bat species to roost within the structures and/or Monterey cypress trees on the project site. Some bat species may also forage over the project site and nearby riparian corridor on an infrequent basis.

Avoidance and Minimization Measures for Roosting Bats

1) Within 1 month of construction, a roosting bat survey should be conducted to determine if any bats are utilizing the trees or structures on site as roosting habitat. The survey should consist of a daytime evaluation of bat presence, and a dusk acoustic/emergence survey for bats. If no roosting bats are detected, project activities can take place as scheduled. If roosting bats are detected on site, suitable measures to avoid and/or exclude bats shall be determined through consultation with DFG.

Nesting Raptors and Birds Protected Under the MBTA

The Monterey cypress trees and ruderal vegetation on site, and the riparian corridor south of the project site could provide potential nesting habitat for a variety of bird species protected under the Migratory Bird Treaty Act. Construction activities could impact nesting birds through grading activities and noise disturbance from construction.

Avoidance and Minimization Measures for Nesting birds, Including Raptors

1) To construction activities are scheduled to occur within the bird nesting season (February 15 through August 31), a qualified biologist should conduct a survey for nesting birds within 2 weeks prior to the start of construction activities. If no active nests are detected, project

activities can take place as scheduled. However if active nests are detected, a 50-foot no-work buffer should be established around a passerine nest; and a 250-foot no-work buffer should be established around a raptor nest, until the nest is no longer active. If construction activities are significantly impacted by the buffer zone, DFG should be contacted to request an alternative (reduced) buffer that still provides suitable protection to the nest(s).

6. Tabulate by significant impact all feasible mitigation measures proposed to reduce the level of impact and explain how such measures will be successful.

Table 3. Impacts and Proposed Mitigation Measures to Reduce Impacts

Impact	Mitigation Measure	Effect
1) Potential harassment or harm to California red-legged frog and San Francisco garter snake	<p>a) Prior to the start of project activities, a minimum 3-foot high exclusion fence shall be installed along the north and east property boundaries, creating a movement barrier that would serve to prevent CRF and SFGS from entering the project site.</p> <p>b) A USFWS approved qualified biologist shall perform a pre-construction survey for CRF and SFGS no more than 48 hours prior to the start of project activities.</p> <p>c) A worker education program on CRF and SFGS identification and protocol should a CRF and/or SFGS be encountered shall be administered to all workers on site by the qualified biologist.</p> <p>d) The qualified biologist, or a biological monitor trained by the qualified biologist, shall conduct daily site visits to inspect the site for CRF and SFGS prior to construction activities, inspect the exclusionary fence, and monitor site activities.</p>	California red-legged frogs and San Francisco garter snakes are protected from disturbance or harm.
2) Potential impacts to salt marsh common yellowthroat	<p>a) If construction is conducted during the nesting bird season (February 15 through August 31), preconstruction nesting bird surveys should be conducted by a qualified biologist within two weeks of construction. If no active nests are detected, project activities can take place as scheduled. If nesting salt marsh common yellowthroats are detected, a 50 foot no-activity buffer zone should be established between the nest(s) and construction activities. If construction activities are significantly impacted by the buffer zone, DFG should be contacted to request an alternative (reduced) buffer that still provides suitable protection to the nest.</p>	Salt marsh common yellowthroat nests are protected from disturbance or harm.
3) Potential impacts to roosting bats	<p>a) Within 1 month of construction, a roosting bat survey should be conducted to determine if any bats are utilizing the trees or structures on site as roosting habitat. The survey should consist of a daytime evaluation of bat presence, and a dusk acoustic/emergence survey for bats. If no roosting bats are detected, project activities can take place as scheduled. If roosting bats are detected on site, suitable measures to avoid and/or exclude bats shall be determined through consultation with DFG.</p>	Roosting bats are protected from construction impacts.

Impact	Mitigation Measure	Effect
4) Potential impacts to nesting birds including raptors	a) To construction activities are scheduled to occur within the bird nesting season (February 15 through August 31), a qualified biologist should conduct a survey for nesting birds within 2 weeks prior to the start of construction activities. If no active nests are detected, project activities can take place as scheduled. However if active nests are detected, a 50-foot no-work buffer should be established around a passerine nest; and a 250-foot no-work buffer should be established around a raptor nest, until the nest is no longer active. If construction activities are significantly impacted by the buffer zone, DFG should be contacted to request an alternative (reduced) buffer that still provides suitable protection to the nest(s).	Nesting birds, including raptors are protected from disturbance or harm.

7. **Certification.** I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this biological evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.



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July 2, 2012

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Appendix A. Representative Photos of the Property, June 2012



Photo A-1: Project site, looking south. Photo date: 06/29/2012.



Photo A-2: Property, view looking southwest. Photo date: 06/29/2012.



Photo A-3: Property looking west. Bus parking on left side of photo will be moved to opposite side of road, and away from Creek corridor. Photo date: 06/29/2012.



Photo A-4: Property looking north, showing Monterey cypress grove and picnic area. Photo date: 06/29/2012.

Appendix B. Special Status Plant and Animal Species in the Vicinity of the Project Site

Species Name	Status	Habitat	Potential to Occur Onsite
WILDLIFE			
Monarch butterfly <i>Danaus plexippus</i>	Fed: none CA: O	Monarch butterflies require wind protected tree groves along the California coast for nectaring, migratory roosting, and wintering sites. Roosting sites are also located in isolated locations bordering San Francisco Bay. Blue gum Eucalyptus is commonly used by monarch butterflies as nectaring and roosting sites. Monterey pine (<i>Pinus radiata</i>) and Monterey cypress groves may also provide roosting habitat for monarch butterflies.	<u>Low Potential</u> Project area is not a known Monarch roost site. Suitable roost trees are located on the project site, however only 5 trees will be removed. Suitable Monarch roosting trees are present in the surrounding area.
Alameda song sparrow <i>Melospiza melodia pusillula</i>	Fed: none CA: SSC, BCC	The Alameda song sparrow is endemic to California, where it is restricted to tidal salt marshes along the edges of San Francisco Bay. The species is a year-round resident (nonmigratory), and breeds from late February to mid-August. Alameda song sparrows prefer upland marsh vegetation, along tidal marsh edges. It is most abundant in the taller vegetation found along tidal sloughs. Typically nests low in gumplant (<i>Grindelia ssp.</i>) shrubs and in pickleweed (<i>Salicornia ssp.</i>).	<u>None</u> No suitable salt marsh habitat present.
American badger <i>Taxidea taxus</i>	Fed: none CA: SSC	A large mustelid that inhabits open areas with friable soils within woodland, grassland, savannah and desert habitats. A fossorial mammal that preys predominately on ground squirrels (<i>Ammospermophilus</i> and <i>Spermophilus ssp.</i>) and pocket gophers (<i>Thomomys ssp.</i>). Mating occurs in late summer; young are born in March and April.	<u>None</u> No suitable grassland habitat present.
San Francisco dusky-footed woodrat <i>Neotoma fuscipes fuscipes</i>	Fed: none CA: SSC	Inhabits chaparral, coastal scrub, oak woodland, and riparian woodland in the San Francisco Bay Area. They exhibit high site fidelity and may live in the same nest community for generations. Nest structures (middens) are key indicator of their presence and are easily identified by their large, conical appearance. Species is typically not associated with urban areas due to lack of suitable native woodland plants used for foraging, and increased predation pressure from feral and domestic cats. Typically does not nest in human structures, unless suitable foraging habitat is adjacent.	<u>Low Potential</u> Old, inactive midden detected outside of project area, within riparian corridor.
Big free-tail bat <i>(Nyctinomops macrotis)</i>	Fed: none CA: SSC WBWG - MH	Big free-tail bat ranges from most of South America northward to include Mexico, Arizona, New Mexico, southern and western Texas, southern California and southeastern Nevada, southern Utah, and north to central Colorado. The species is migratory, and the known elevational range is from near sea level to about 8,500 ft (2,600 meters). Big free-tail bats appear to mainly inhabit rugged, rocky habitats in arid landscapes. The species has been found in a variety of plant associations, including desert shrub, woodlands, and evergreen forests.	<u>Not Expected</u> Rare migrant along San Mateo County coast.

Species Name	Status	Habitat	Potential to Occur Onsite
Fringed myotis <i>Myotis thysanodes</i>	Fed: none CA: none WBWG-H	Exhibits a strong roosting preference for large trees and snags, but will use buildings, caves, rock crevices, etc. if necessary. Inhabits a variety of woodland, scrub and grassland habitats up to 2,850 meters throughout California except for Central Valley and southern deserts. Forages great distances and is active during winter months. Highly sensitive to human disturbance.	<u>Not Expected</u> This species is not common on the San Mateo County coast, and there is a very low potential for the species to utilize the property for roosting. May potentially use the nearby intermittent creek corridor for foraging habitat.
California red-legged frog <i>Rana aurora draytonii</i>	Fed: FT, CH CA: SSC IUCN:VU	A medium-sized frog that inhabits lowlands & foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation up to 1,500 meters in elevation (Stebbins 2003). Range extends from Redding to Baja California, Mexico with hybridization occurring with the California red-legged frog from the Oregon border to Marin County. Breeding occurs between November and April in standing or slow moving water with emergent vegetation, such as cattails (<i>Typha</i> spp.), tules (<i>Scirpus</i> spp.) or overhanging willows (<i>Salix</i> spp.) (Hayes and Jennings 1988). Habitat for this species is located in several areas on the San Francisco Peninsula where suitable ponds, marshes, streams with adjacent uplands are present.	<u>Moderate Potential</u> May potentially move through property when dispersing from wetland habitats in region.
Southwestern pond turtle <i>Actinemys marmorata pallida</i>	Fed: none CA: SSC USFS:S IUCN:VU	A moderate sized freshwater turtle that inhabits permanent or nearly permanent bodies of water and low gradient slow moving streams below 6000 feet elevation. Range extends from Washington to the northern Bay Area counties along the Pacific slope drainages. Two recognized subspecies the northwestern pond turtle (<i>E. m. marmorata</i>) which ranges north of the American River and the southwestern pond turtle (<i>E. m. pallida</i>) which ranges from the coastal areas south of San Francisco. Subspecies interbreed within the gradation zone that defines the two subspecies.	<u>None</u> No suitable habitat within the nearby intermittent Creek. Creek depths near project area are not sufficient to support this species.
Myrtle's silverspot butterfly <i>Speyeria zerene myrtleae</i>	Fed: FE CA: none	The Myrtle's silverspot butterfly is a medium sized butterfly that is found in coastal dune or coastal prairie habitat. Females lay their eggs in the debris and dried stems of their larval host plant blue violet (<i>Viola adunca</i>). Adults feed on nectar from flowers including hairy gumweed (<i>Grindelia hirsutula</i>), coastal sand verbena (<i>Abronia latifolia</i>), mints and thistles. Populations were formerly found in dunes and bluffs from San Mateo County north to the mouth of the Russian River in Sonoma County. The adult flight season ranges from late June to early September.	<u>None</u> Species is believed to be extirpated from San Mateo County. No suitable habitat present within the project site.

Species Name	Status	Habitat	Potential to Occur Onsite
Mission blue butterfly <i>Plebejus icarioides missionensis</i>	Fed: FE CA: none	The mission blue butterfly inhabits grasslands within the coastal fogbelt in southern Marin, San Francisco, and San Mateo counties in California that contain one or all three of its larvae foodplants (<i>Lupinus albifrons</i> , <i>L. formosus</i> , and <i>L. variicolor</i>). Nectar plants for this species are also an important habitat component for this species, and include a variety of native wildflowers and nonnative thistles. The mission blue butterfly is univoltine and has a flight period that extends from late March to mid-June.	<u>None</u> No suitable grassland habitat present.
Pallid bat <i>Antrozous pallidus</i>	Fed: none CA: SSC, USFS, WBWG-H	Inhabits rocky terrain in open areas in lowlands, foothills and mountainous areas near water throughout California below 2,000 meters. Roost in caves, rock crevices, mines, hollow trees, buildings and bridges in arid regions in low numbers (<200). Active from March-November; migrates in some areas, but may hibernate locally. Preys on large beetles and scorpions. This species is typically found in dry grasslands and oak savannah habitats, and currently can be detected in the south and east San Francisco Bay area.	<u>Not Expected</u> This species is not common on the San Mateo County coast, and there is a very low potential for the species to utilize the property for roosting.
San Bruno elfin butterfly <i>Callophrys mossii bayensis</i>	Fed: FE CA: none	The adult San Bruno elfin butterfly is restricted to primarily north-facing grasslands and rocky outcrops containing its larval host plant, Pacific stonecrop (<i>Sedum spathulifolium</i>) in the fog belt in San Mateo County in California. Presence of suitable nectar plants such as <i>Lomatium sp.</i> and <i>Berberis pinnata</i> are important habitat components. The San Bruno elfin butterfly currently is known only from San Bruno Mountain, Malagra Ridge, Sweeney Ridge, Whiting Ridge, and Montara Mountain in San Mateo County, California. The flight period of the San Bruno elfin butterfly is limited to the early spring, from late February to mid-April.	<u>None</u> No suitable grassland or rocky outcrop habitat present within the project area.
San Francisco garter snake <i>Thamnophis sirtalis tetrataenia</i>	Fed: FE CA: SE, FP	A highly aquatic subspecies of the common garter snake endemic to the San Francisco Bay Area, San Francisco garter snakes are distributed along the western San Francisco Peninsula from the southern San Francisco County border south to Waddell Lagoon south of Año Nuevo and as far west as Crystal Springs Reservoir. The species often occurs near ponds, marshes, streams and other wetlands associated with cattails, bulrushes, and rushes. Mating occurs shortly after they leave their winter retreats in May and females give birth to live young between June and September. Species may hibernate in upland habitats near water in fossorial mammal burrows and other refuges, or remain active year-round weather permitting. Critical Habitat has not been designated for this species.	<u>Low Potential</u> May potentially move through property when dispersing from wetland habitats in region.

Species Name	Status	Habitat	Potential to Occur Onsite
Saltmarsh common yellowthroat <i>Geothlypis trichas sinuosa</i>	Fed: none CA: SSC BCC	The saltmarsh common yellowthroat is a wood warbler that typically inhabits freshwater, brackish and saltwater wetlands in the San Francisco Bay Area. The species is a year round resident in the Bay area. The species can be found to utilize dense vegetation in wetlands, marshes, estuaries, prairies and riparian areas. It nests in dense shrubs or emergent vegetation near or over water. Breeds April to July; double-brooded (Baicich & Harrison 2005; Zeiner, et al 1990).	<u>Moderate Potential</u> Suitable habitat is present within creek corridor adjacent to southern boundary of project area.
Steelhead <i>Oncorhynchus mykiss irideus</i> Central California Coast ESU	Fed: FT, CH CA: SSC	An anadromous fish that spends several years in the ocean; returning to freshwater rivers and tributaries to spawn. The Central California Coast ESU includes all naturally spawned anadromous steelhead populations below natural and manmade impassable barriers in California streams from the Russian River, Sonoma County, CA, (inclusive) to Aptos Creek, Santa Cruz County, CA, (inclusive), and the drainages of San Francisco and San Pablo Bays eastward to the Napa River (inclusive), Napa County, CA (NMFS 1997). Steelhead usually migrate upstream to spawning areas in late fall or early winter. Spawning occurs between December and March in streams in the San Francisco Bay Area. After hatching, young steelhead remain in freshwater streams for one to four years before migrating to the ocean. Steelhead adults are capable of returning to the ocean after spawning, and may complete several ocean to freshwater annual spawning cycles.	<u>None</u> Suitable habitat is not present within San Vicente Creek, adjacent to southern boundary of project area.
White-tailed kite <i>Elanus leucurus</i> (nesting)	Fed: none CA: FP	Inhabits grasslands, agriculture fields, oak woodlands, savannah and riparian habitats in rural and urban areas. Feeds primarily on California voles. Forages over grassland and nests in shrubs and trees. Year-round resident of Central and Coastal California. Breeding begins in February; sometimes double-brooded (Baicich & Harrison 2005).	<u>Not Expected</u> Some potential trees for roosting in surrounding area, however lack of open habitats reduces likelihood for occurrence,
PLANTS			
Arcuate bush mallow <i>(Malacothamnus arcuatus)</i>	Fed: none CA: none CNPS 1B.2	Ultramafic chaparral, gravelly alluvium.	<u>None</u> No suitable habitat present. Project site is dominated by weedy annual grassland.
Choris's popcorn-flower (<i>Plagiobothrys chorisianus</i> var. <i>chorisianus</i>)	Fed: none CA: none CNPS 1B.2	Mesic sites within chaparral, coastal scrub, coastal prairie.	<u>None</u> No suitable habitat present. Project site is dominated by weedy annual grassland.
Coast yellow leptosiphon <i>(Leptosiphon croceus)</i>	Fed: none CA: none CNPS 1B.1	Coastal bluff scrub, coastal prairie.	<u>None</u> No suitable habitat within project area, however potentially suitable habitat present on coastal bluffs outside of project area.

Species Name	Status	Habitat	Potential to Occur Onsite
Coastal marsh milk vetch (<i>Astragalus pycnostachyus</i> var. <i>pycnostachyus</i>)	Fed: none CA: none CNPS 1B.2	Coastal dunes, coastal salt marshes.	<u>None</u> No suitable habitat present.
Coastal Triquetrella (<i>Triquetrella californica</i>)	Fed: none CA: none CNPS 1B.2	Coastal bluff scrub, coastal scrub valley and Foothill Grasslands	<u>None</u> No suitable habitat within project area, however potentially suitable habitat present on coastal bluffs outside of project area.
Crystal Springs lessingia (<i>Lessingia arachnoidea</i>)	Fed: none CA: none CNPS 1B.2	Grassy slopes in valley/foothill grasslands or coastal sage scrub on serpentine soil.	<u>None</u> No suitable habitat present.
Davidson's bush mallow (<i>Malacothamnus hallii</i>)	Fed: none CA: none CNPS 1B.2	Sandy washes in coastal scrub, riparian woodland, or chaparral.	<u>None</u> No suitable habitat present.
Fragrant fritillary (<i>Fritillaria liliacea</i>)	Fed: FSC CA: none CNPS 1B.2	Moist areas, often ultramafic, open hills, in valley and foothill grasslands.	<u>None</u> No suitable habitat present.
Franciscan onion (<i>Allium peninsulare</i> var. <i>franciscanum</i>)	Fed: none CA: none CNPS 1B.2	Cismontane woodland, valley and foothill grassland. Clay soils, often on serpentine. Dry hillsides.	<u>None</u> No suitable habitat present.
Franciscan thistle (<i>Cirsium andrewsii</i>)	Fed: none CA: none CNPS 1B.2	Coastal bluff scrub, broadleaved upland forest, and coastal scrub, sometimes on serpentine seeps.	<u>None</u> No suitable habitat present.
Hal's bush mallow (<i>Malacothamnus hallii</i>)	Fed: none CA: none CNPS 1B.2	Mostly ultramafic chaparral	<u>None</u> No suitable habitat present.
Hickman's cinquefoil (<i>Potentilla hickmanii</i>)	Fed: FE CA: SE CNPS 1B.1	Open pine forests in marshy areas and on coastal bluffs, prairies, and grassy meadows	<u>None</u> No suitable habitat within project area, however potentially suitable habitat present on coastal bluffs outside of project area.
Indian bush mallow (<i>Malacothamnus aboriginum</i>)	Fed: none CA: none CNPS 1B.2	Cismontane woodland and chaparral, on granitic outcrops and sandy bare soils.	<u>None</u> No suitable habitat present.
Kellogg's horkelia (<i>Horkelia cuneata</i> ssp. <i>sericea</i>)	Fed: none CA: none CNPS 1B.1	Coastal scrub, coastal sandhills and remnant dunes.	<u>None</u> No suitable habitat within project area, however potentially suitable habitat present on coastal bluffs outside of project area.
Marsh microseris (<i>Microseris paludosa</i>)	Fed: none CA: none CNPS 1B.2	Mesic habitat in closed-cone coniferous forest, coastal scrub and coastal prairie.	<u>None</u> No suitable habitat present.
Pappose tarplant (<i>Centromadia parryi</i> ssp. <i>parryi</i>)	Fed: none CA: none CNPS 1B.2	Vernally mesic, often alkaline sites in prairies, grassland, and coastal marsh.	<u>None</u> No suitable habitat present.
Point Reyes Horkelia (<i>Horkelia marinensis</i>)	Fed: none CA: none CNPS 1B.1	Coastal dunes, coastal prairie, coastal scrub/sandy	<u>None</u> Marginally suitable habitat present.
Rose leptosiphon (<i>Leptosiphon rosaceus</i>)	Fed: none CA: none CNPS 1B.1	Coastal bluff scrub.	<u>None</u> No suitable habitat within project area, however potentially suitable habitat present on coastal bluffs outside of project area.

Species Name	Status	Habitat	Potential to Occur Onsite
San Francisco campion (<i>Silene verecunda</i> <i>ssp. verecunda</i>)	Fed: none CA: none CNPS 1B.2	Coastal scrub, valley and foothill grassland, coastal bluff scrub, chaparral, coastal prairie. Often on mudstone or shale, within sandy or rocky habitats.	<u>None</u> No suitable habitat present.
San Francisco collinsia (<i>Collinsia multicolor</i>)	Fed: none CA: none CNPS 1B.2	Moist shady woodland, associated with California buckeye, honeysuckle, ferns, coast live oak, poison oak	<u>None</u> No suitable habitat present.
San Francisco gumplant (<i>Grindelia hirsutula</i> var. <i>maritima</i>)	Fed: none CA: none CNPS 1B.2	Coastal scrub, coastal bluff scrub, valley and foothill grassland.	<u>None</u> No suitable habitat within project area, however potentially suitable habitat present on coastal bluffs outside of project area.
San Francisco owl's clover (<i>Triphysaria floribunda</i>)	Fed: none CA: none CNPS: 1B.2	Coastal prairie, valley and foothill grassland, on serpentine and nonserpentine.	<u>None</u> No suitable habitat present. Species has not been recorded in region since 1903.
San Francisco Bay spineflower (<i>Chorizanthe cuspidate</i> var. <i>cuspidate</i>)	Fed: none CA: none CNPS 1B.2	Sandy places in coastal: bluff, terrace, scrub, dunes, and prairie.	<u>None</u> No suitable habitat present.
Western Leatherwood (<i>Dirca occidentalis</i>)	Fed: none CA: none CNPS 1B	Cool, moist slopes in foothill woodland and riparian habitat. Associated with California buckeye, coast live oak, California bay laurel, ferns, and poison oak	<u>None</u> No suitable habitat present.
NATURAL COMMUNITIES			
---	State Threatened	Northern coastal salt marsh	<u>None</u> No suitable habitat present.
---	State Threatened	Northern maritime chaparral	<u>None</u> No suitable habitat present.
---	State Threatened	Serpentine bunchgrass	<u>None</u> No suitable habitat present.
---	State Very Threatened	Valley needlegrass grassland	<u>None</u> No suitable habitat present.

Explanation of State and Federal Listing Codes

Federal listing codes:

- FE Federally listed as Endangered
- FT Federally listed as Threatened
- FPE Federally proposed for listing as Endangered
- FPT Federally proposed for listing as Threatened
- FPD Federally proposed for delisting
- FC Federal candidate species (former Category 1 candidates)
- SC Species of Concern (NMFS regulated species only)
- CH Critical Habitat (Proposed or Final) is designated
- SSC Species of Special Concern designated by the Marine Mammal Commission
- FSC *Federal Species of Concern – No longer maintained by USFWS Sacramento Regional Office*
- SLC *Species of local concern or conservation importance – No longer maintained by USFWS*

California listing codes:

- SE State listed as Endangered
- ST State listed as Threatened
- SCE State candidate for listing as Endangered
- SCT State candidate for listing as Threatened
- SCD State candidate for delisting
- SSC California Species of Special Concern
- FP Fully Protected
- WL Watch List

- ABC The American Bird conservancy maintains a Green List of all the highest priority birds for conservation in the continental United States and Canada. Based off the species assessments prepared by Partners in Flight (PIF) and has been expanded to include shorebirds, waterbirds and waterfowl.
- AFS American Fisheries Society identifies marine, estuarine and diadromous fish species that are at risk of extinction in North America. The AFS has designated the following four classifications in order of conservation importance E – Endangered, T – Threatened, V – Vulnerable, and CD – Conservation Dependent.
- Audubon Audubon Watchlist: ●RED: species in this category are declining rapidly, have very small populations or limited ranges and face major conservation threats. These typically are species of global conservation concern. ●YELLOW: this category includes those species that are also declining but at a slower rate than those in the red category. These typically are species of national conservation concern. ●GREEN: species in this category are not declining, have unknown trends, or have very large population sizes; and are not included on the Watchlist.

BCC	U.S. Fish and Wildlife Service Birds of Conservation Concern. List of migratory and nonmigratory bird species (beyond those already designated as federally threatened or endangered) that represent the Service’s highest conservation priorities.
BLM	Bureau of Land Management. Species designated as “Sensitive Species” are treated with the same level of protection that is given to federal candidate species.
CNPS	California Native Plant Society. CNPS 1B = California Native Plant Society: rare or endangered in CA or elsewhere. 0.1: Seriously endangered in California; 0.2: Fairly endangered in California, CNPS 2 = California Native Plant Society: rare or endangered in CA but more common elsewhere., CNPS 3 = California Native Plant Society: more information is needed to determine degree of sensitivity, CNPS 4 = California Native Plant Society: plant of limited distribution.
CDFGC	California Department of Fish and Game Code: §3503 prohibits the taking, possession or needless destruction of the nest or eggs of any bird; §3503.5 prohibits the taking, possession or destruction of any bird in the order Falconiformes or Strigiformes (birds-of-prey) or the taking, possession or destruction of the nest or eggs of any such bird; §3511 outlines protection for fully protected birds; and §3513 prohibits the taking or possession of any migratory non-game bird as designated in the Migratory Bird Treaty Act.
FS	USDA Forest Service designates species as “sensitive” that are not listed or proposed for listing by the federal Endangered Species Act for which population viability is a concern, as evidenced by significant current or predicted downward trends in population numbers or density, or significant current or predicted downward trends in habitat capability that would reduce a species’ existing distribution.
MBTA	Migratory Bird Treaty Act. Species of migratory birds protected by the Migratory Bird Treaty Act (16 U.S.C. 703-711) and subject to the regulations on migratory birds contained in this subchapter B of title 50 CFR.
MNBMC	Migratory Nongame Bird of Management Concern: Considered to be of concern in the U.S. due to documented or apparent population decline, small or restricted population, or dependence on restricted or vulnerable habitat.
0	Regionally Unique Species, considered under CEQA.
Special Animal	“Special Animals” is a general term that refers to all of the taxa the CNDDDB is interested in tracking, regardless of their legal or protection status. This list is also referred to as the list of “species at risk” or “special status species”. The Department of Fish and Game considers the taxa on this list to be those of greatest conservation need.
USBC	The United States Bird Conservation Watch List. Includes the Partners in Flight (PIF) Watch List, the United States Shorebird Conservation Plan Watch List and the Waterbird Conservation for the Americas Watch List.
WBWG	The Western Bat Working Group. H – High Priority indicates species that are imperiled or are at high risk of imperilment based on available information on distribution, status, ecology and known threats; M – Medium Priority indicates a lack of information to assess the species’ status; L – Low Priority indicates relatively stable populations based on available data. The WBWG also uses intermediary designations including MH – Medium-High and LM – Low-Medium priorities.
Xerces	Xerces Society for Invertebrate Conservation. Red List identifies endangered, threatened or at-risk pollinator species. PE – Possibly Extinct indicates species only known from historical occurrences; CI – Critically Imperiled indicates species at very high risk of extinction; I – Imperiled indicates species at high risk of extinction; V – Vulnerable indicates species at moderate risk of extinction; DD – Data Deficient indicates lack of information to sufficiently assess status.