

**From:** [Brian Dantes](#)  
**To:** [Camille Leung](#); [Planning Commission](#)  
**Subject:** Support for: PLN2020-00369 Consideration of a Coastal Development Permit, to allow the removal of 31 significant Eucalyptus  
**Date:** Sunday, April 11, 2021 9:10:41 AM  
**Importance:** High

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CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Ms. Leung and the San Mateo County Planning Commission,

This email is to express my full-throated and vociferous support that you grant the permit for this project and any other homeowners seeking to remove these fire bomb eucalyptus trees from their properties. My hope is that the County will step up to actually fund the removal most of these utter fire hazards in Quarry Park and within El Granada, especially in the El Granada Highlands, where I live. They have become a true threat to life and property, and the situation is dire.

Sincerely,  
Brian Dantes and Family  
107 Dolphine Ave  
El Granada

**From:** [Annette Merriman](#)  
**To:** [Planning Commission](#)  
**Cc:** [Fred Isaak](#)  
**Subject:** April 14th - 9am Agenda Item: PLN2020-00369  
**Date:** Sunday, April 11, 2021 8:04:53 AM

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Hello,

Thank you for hearing this request for a Coastal Development Permit, to allow the removal of 31 significant Eucalyptus trees

We live at 523 El Granada Blvd and are in support of this effort.

We have watched the Paradise fire and others and are terrified of the risk we are in on El Granada Blvd surrounded by Eucalyptus trees on the North/West side which we are talking about today and the also the Quarry Park to Corral

Please approve this request for our safety and our neighborhood safety.

Additionally, please consider pro-active fire prevention in this area. Areas of concern include but are not limited to: Eucalyptus on Caltrans lands on Hwy 1, north of the tunnel, in Frenchmen's Creek, on Hwy 92, and in a right of way (ROW) extending from Pacifica to Moss Beach; GGNRA lands, Rancho Corral; Eucalyptus medians in El Granada; land beyond the locked gate on El Granada Blvd.

A devastating fire is a matter of when and not if.

Thank you

Annette Merriman and Fred Isaak - 523 El Granada Blvd  
415-632-8272

**From:** [Graham Wood](#)  
**To:** [Planning Commission: Jst1kt](#)  
**Subject:** PLN 2020-00369  
**Date:** Sunday, April 11, 2021 3:08:09 PM

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I fully support the proposal for the removal of 31 mature eucalyptus trees by my neighbors. I would further suggest that San Mateo County changes its regulations to remove requirement for permits for removal of eucalyptus, a non-native, invasive species that is an extreme fire risk. This has already been done in Half Moon Bay and Pacifica, whereas San Mateo County still requires a lengthy and expensive permitting process.

Regards,

Graham & Katie Wood  
590 El Granada Blvd  
El Granada

**From:** [Susan Casey](#)  
**To:** [Planning Commission](#); [Camille Leung](#)  
**Cc:** [Janneth Lujan](#)  
**Subject:** Re: County Planning Hearing Wed April 14th 9am  
**Date:** Sunday, April 11, 2021 2:01:19 PM

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Sorry. . . resending. The "y" was dropped off our last name in previous send.

-----Original Message-----

**From:** Susan Casey <kccoast@aol.com>  
**To:** [planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org) <[planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org)>; [cleung@smcgov.org](mailto:cleung@smcgov.org) <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Cc:** [jlujan@smcgov.org](mailto:jlujan@smcgov.org) <[jlujan@smcgov.org](mailto:jlujan@smcgov.org)>  
**Sent:** Sun, Apr 11, 2021 1:51 pm  
**Subject:** County Planning Hearing Wed April 14th 9am

File No: PLN2020-00369

Support for: to allow the removal of 31 significant Eucalyptus trees located within 100 feet from structures

Ms. Leung and the San Mateo County Planning Commission,

We are in full support of the removal of eucalyptus trees for this project. In addition, we are in full support of San Mateo County making it easier to remove as many eucalyptus trees as possible. We are in the radius of this project so we received a notice from San Mateo County Planning. We are for ANYTHING that San Mateo County can do to make it easier, less expensive, and a more timely streamlined process. I encourage San Mateo County Planning Commission to help to become part of the solution to the huge problem of eucalyptus trees in El Granada and **help to develop a plan to transition from eucalyptus trees to native vegetation.**

On page 2 of the report created for the 2019 Quarry Park Emergency Shaded Fuel Break states:

The crowded condition of the forest is creating many weak trees. Thinning the forest will make it healthier and more drought resistant. The chips will be distributed throughout the fuel break and will be utilized as both mulch and erosion control matting. During previous projects, existing suppressed native species (coffee berry, toyon, live oak and others) have been observed growing up through the chip matt about 6 months following treatments. Re-establishment of this native vegetation will be encouraged, especially as it is more fire resistant than the non-native Eucalyptus and pine species. Discussions with other agencies have indicated that a transition of vegetation from the monoculture resulting from the establishment of a 100-year-old Eucalyptus stand over to a diverse native stand would be desirable for both wildlife habitat and fire resiliency concerns.

Here is a link for the entire report.

<https://resources.ca.gov/CNRALegacyFiles/wp-content/uploads/2019/05/Signed-Quarry-Park-County-Park-Project.pdf>

If San Mateo County would have such a transition plan in place, then residents, agencies and others could remove all eucalyptus trees, including mature eucalyptus trees and replace them with native plant

vegetation. Some may even grow naturally based on the above referenced report. Part of the plan would be to eliminate the need for Planning Commission approval and fees. These tree removal projects are very expensive without the additional permitting fees. I encourage you to eliminate these fees and to be an ally and supporter of any who advance the removal of the fuel that is risking lives and properties. As each year gets hotter, drier, and windier, and as fire season gets longer, our only logical choice is to eliminate the fuel source. As residents of El Granada Blvd, we see this as an urgent need.

There is no doubt that California is experiencing climate change in the form of increased, more intense and deadly wildfires. Our ability to keep lives and property safe will depend on our ability to recognize the facts that contribute to these fires. It is no longer reasonable to be an impediment to the change that is required to make us safer. Cal Fire has rated El Granada Blvd a **VERY HIGH FIRE RISK**. All the work in the Quarry Park area has done nothing to reduce this rating. Residences' homeowners insurance continues to be canceled. It is past time for significantly stepping up the removal of mature eucalyptus trees in El Granada and for all in San Mateo County Government to help make it as easy as possible to do so.

Sincerely,  
Susan & Jim Casey  
471 El Granada Blvd

**From:** [Courtney Murphy](#)  
**To:** [PLANNING PlanningProjects](#); [Papa Bear](#); [Planning Commission](#)  
**Subject:** Re: Public Hearing #1703  
**Date:** Sunday, April 11, 2021 9:30:19 AM

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Planning: I have a few questions re this issue:

- Has the County Rep been out to check the site?
- Have the trees to cut been marked?
- Had the Fire Dept. been contacted initially to determine if it's the trees that are the fire hazard or its the undergrowth that's the fire hazard?
- Will the County Rep follow up on the project at its completion and take full responsibility ensuring 100% clean up is done to insure there's no future potential fire hazards ?

To Whom It May Concern:

We here at **106 Dolphine Ave** (off of El Granada Blvd), the road that literally runs through the top part of Quarry Park itself, are writing to voice our concern regarding an urgent need to reduce the number of mature eucalyptus trees in and around Quarry Park, and provide the critical fuel break required to protect the 100+ homes on El Granada Blvd, **and our home which is one of the four homes on Dolphine Ave.**

If a fire were to start in the Quarry Park eucalyptus canopy, there would be little that could be done to stop it from destroying all 4 homes on our street, Dolphine Ave. At this time there is no fire break where Dolphine Ave turns into a dirt road (just passed the gate), so if there was a fire in Quarry Park, all the eucalyptus trees that run all along Dolphine Ave would go up in flames as well. There are mature eucalyptus trees literally 25 yards from my house that are all connecting to the park. If a fire were to occur in the park, our home and our Dolphine neighbors would be defenseless with little or no time to evacuate. Even if we could evacuate where are we supposed to go if El Granada Blvd is closed? Are we supposed to go to higher ground i.e, up to the closed gate at the top of El Granada Blvd? It's obvious what would happen, and it is our strong opinion that if there is a fire in Quarry Park, people are going to die. Especially where we live in the highlands, where we feel trapped. Something needs to be done to reduce the hazardous trees in our area so we at least have a fighting chance to survive.

Furthermore, I hike through the park regularly and have witnessed the so called existing 'fire breaks' throughout the park. These breaks are so narrow and have now filled in with trees in most areas, that if there is a fire with any wind it would spread rapidly and would be on us in no time. Fire likes to travel fast uphill. That is a fact, and it is very difficult to get any sleep now on windy nights during fire season which is about to start.

**We are asking that San Mateo County work with CAL FIRE to determine the level of mature eucalyptus tree removals that is necessary to reduce the VERY HIGH FIRE RISK rating for Dolphine Ave and El Granada Blvd.**

**We are asking that substantial funds be provided for 2021 and subsequent years so work can be started on additional mature eucalyptus tree removal to increase the size and effectiveness of the El Granada Quarry Park Fuel Break.**

Sincerely,  
Michael Ireland and Narda Garcia, 106 Dolphine Ave  
April 11, 2021

Dolphine Avenue, El Granada, CA Resident

**From:** [Marc Strohlein](#)  
**To:** [Planning Commission](#)  
**Subject:** Agenda Item PLN2020-00369  
**Date:** Monday, April 12, 2021 10:48:12 AM

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I'm writing to add my support for the removal of Eucalyptus trees in El Granada, agenda item: Owner Terwey, Brady, Jordan, Oliphant, and Lockwood Applicant: Danny Terwey File Number: PLN2020-00369. Not only should they be allowed to remove the trees, but the county needs to remove the need for permits to remove Eucalyptus trees in unincorporated SM County. My understanding is that permits are not required in Half Moon Bay and Pacifica, but are in the unincorporated areas. El Granada's Eucalyptus trees are a ticking time bomb that will, at some point create a catastrophic canopy fire that could potentially destroy much of the town (including my home on Paloma Ave.) The county is pursuing limited and not wholly effective approach focused on clearing ground fuel, which is important but will not remove the threat of a more devastating canopy fire. The county should not only eliminate the need for permits, but actively encourage residents, including those that filed this request, to clear Eucalyptus trees. You hopefully already know these are non-native species so I won't belabor that, but the fire threat alone should be significant enough to warrant immediate action to approve the request and eliminate the need for Eucalyptus removal permits altogether.

Marc Strohlein



**From:** [Kathy Kuza](#)  
**To:** [Planning Commission](#)  
**Subject:** Removal of Dangerous Eucalyptus Trees on El Granada Blvd.  
**Date:** Monday, April 12, 2021 11:15:51 AM

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To whom it may concern:

We are in full support of the removal of eucalyptus trees for this project. In addition, we are in full support of San Mateo County making it easier to remove as many eucalyptus trees as possible. We are in the radius of this project so we received a notice from San Mateo County Planning. We are for ANYTHING that San Mateo County can do to make it easier, less expensive, and a more timely streamlined process. I encourage San Mateo County Planning Commission to help to become part of the solution to the huge problem of eucalyptus trees in El Granada and **help to develop a plan to transition from eucalyptus trees to native vegetation.**

Sincerely,

Kathy Kuza and Robert Padway  
466 El Granada Blvd., El Granada, CA 94018

**From:** [Jill Grant](#)  
**To:** [Planning Commission](#)  
**Subject:** RE: Eucalyptus removal permitting - 507 El Granada Blvd  
**Date:** Tuesday, April 13, 2021 10:54:01 AM  
**Attachments:** [CentralCoastBat2008bParais \(2\).pdf](#)  
[Planning Commission Letter -Terwey.docx](#)

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Good Morning SMC Planning Commissioners,

Attached is my comment letter to the Planning Commission regarding the recommended Conditions of Approval. I'm asking for the deletion of condition 8 (see below).

**Condition (8) Delete preconstruction surveys to confirm absence of any roosting bats for trees containing suitable roosting conditions** as it is unlikely roosting habitat and the condition is not achievable. It is very difficult to detect suitable roosting habitat (cavities or holes) in large eucalyptus from the ground. This condition would require a man lift or crane to bring the biologist to the top of the trees for inspection. There is also no water on the site. It is in an area of high winds. Both factors reduce the potential for bat species to occur. Also no records of bats within a 5-mile radius of the project were found on CNDDDB. The Roosting bat protective measures (Bio-5) states "If a roost is detected within the maternity roosting season (April 1 - August 31), then a qualified biologist shall be present during tree removal activities" but a RCD biologist agreed to monitor the tree removal operation and serves as the onsite biologist which meets the condition of approval. Good communication between the crew and biologist is the best way to avoid harm to roosting bats.

I would like San Mateo County, the RCD and the Planning Commission to work with homeowners to eradicate the eucalyptus and thus reduce fire danger and restore native coastal habitat. I want them to require only conditions of approval that are logical and necessary. Condition 8 as written does not reduce potential harm to roosting bats and does not rule out roosting bats. To do it right you would need to require more - see attached bat survey as an example - but this would be a costly measure for a homeowner as bat experts and bat equipment is not cheap.

I submit my comment as a letter. I will be unavailable at 9 am tomorrow morning to attend your meeting in person. I'll be surveying for butterfly host plants, roosting bats and nesting birds at the top of Montara Mountain.

Thanks for your good work at the SMC.

--

Sincere regards,

Jill Grant

415-940-3392

Wildlife Biologist with CDFW-MOU for bat surveys & relocation  
CASQA Certified QSD/QSP, CESSWI & CPESC

PAUL A. HEADY III AND WINIFRED F. FRICK  
**Central Coast Bat Research Group**  
P.O. Box 1352 Aptos, CA 95001  
(831) 662-1338 tel/fax  
[pheady3@batresearch.org](mailto:pheady3@batresearch.org)  
[wfrick@batresearch.org](mailto:wfrick@batresearch.org)  
[www.batresearch.org](http://www.batresearch.org)

**Interim Report for the Bat Assessment Survey for Paraiso Springs Resort  
March 25<sup>th</sup>, 2008**

## **Introduction**

### **Special-status bat species**

There are fifteen bat species known to occur in the Monterey County area in California. Six of these species have some level of special-status (see Table 1). The focus of bat surveys was on existing structures at Paraiso Springs Resort that are planned to be demolished. Oak trees and other trees in development areas that represent potential roosting structures for bats were also assessed. A general habitat assessment was conducted to provide context of the local bat fauna and potential impact of proposed development.

### **Roosts**

Bats use structures, such as bridges and buildings, for roosting habitats, including day roosts, night roosts, and maternity roosts. Day roosts are areas where bats are able to spend the non-active period of the day resting or in torpor, depending on the weather conditions. Day roosts provide shelter from the elements and safety from predators. Night roosts are used by bats to rest between foraging bouts, to allow for digestion of prey, to escape from predators, as shelter from weather, and possibly for social purposes. Night roosts are typically sites that retain heat from the day to aid the bats in maintaining the higher metabolism necessary for digestion. Maternity roosts are sites that provide protection from the elements and predators and provide the correct thermal environment for reproduction. Maternity roost sites tend to be warmer in temperature because breeding females need to maintain a high metabolism to aid in lactation and juvenile bats need to keep warm to maintain a metabolic rate that allows for rapid growth. Winter roosts are usually areas that have a stable low temperature suitable for hibernating or prolonged periods of torpor.

## **METHODS**

### **Building surveys**

All of the buildings in the project were visually investigated to determine if bats are using the structure for day roosting, night roosting, or maternity roosts. Buildings were

surveyed during the day for day and maternity roost assessment. All bats were identified to species and any sign such as guano, staining, or culled insect parts, were identified and quantified when possible.

**Acoustic surveys for habitat assessment**

Acoustic monitoring was done with four Anabat acoustic units, consisting of an Anabat II bat detector and storage zero crossing analyzers to collect acoustic files of the echolocation calls of the bats. The Anabat systems use a bat detector to detect bat ultrasonic echolocation calls in the field and use a zero-crossing unit to convert the detected signals into frequency/time graphs to be viewed on a computer. The graphs allow for bat species identification. Species are identified by their vocal signature graphs by comparing calls recorded during previous mist-netting activities, calls recorded from bats that are visually identified at the time of recording, and by comparing calls with existing bat vocal signature library databases. The Anabat system is commonly used for the survey of bats and is effective at identifying many species in the bat fauna assemblage (Table 3). Four acoustic detector units were deployed around the project area and ran four consecutive nights March 13<sup>th</sup>-17<sup>th</sup>, 2008.

**Table 1. Bat Species Expected to Occur In the Monterey County Region**

<b>Family VESPERTILIONIDAE (Plain-nosed or mouse-eared bats)</b>			
<i>Myotis yumanensis</i>	MYYU	Yuma myotis	
<i>Myotis evotis</i>	MYEV	Long-eared myotis	<b>BLMS</b>
<i>Myotis thysanodes</i>	MYTH	Fringed myotis	<b>BLMS/WBVG</b>
<i>Myotis volans</i>	MYVO	Long-legged myotis	<b>BLMS/WBVG</b>
<i>Myotis californicus</i>	MYCA	California myotis	
<i>Myotis ciliolabrum</i>	MYCI	Western small-footed myotis	
<i>Lasionycteris noctivagans</i>	LANO	Silver-haired bat	
<i>Eptesicus fuscus</i>	EPFU	Big brown bat	
<i>Lasiurus blossevillii</i>	LABL	Western red bat	<b>FSS/WBVG</b>
<i>Lasiurus cinereus</i>	LACI	Hoary bat	
<i>Corynorhinus townsendii</i>	COTO	Townsend's big-eared bat	<b>CSC/FSS/BLMS/WBVG</b>
<i>Antrozous pallidus</i>	ANPA	Pallid bat	<b>CSC/FSS/BLMS/WBVG</b>
<i>Pipistrellus hesperus</i>	PIHE	Western pipistrelle	
<b>Family MOLOSSIDAE (Free-tailed bats)</b>			
<i>Tadarida brasiliensis</i>	TABR	Mexican free-tailed bat	
<i>Eumops perotis</i>	EUPE	Western mastiff bat	
CSC = California Department of Fish and Game's California Special Concern species			
FSS = Forest Service Sensitive species			
BLMS = Bureau of Land Management Sensitive species			
WBVG = Western Bat Working Group High Priority species			
For more information on the meaning of these listings, please visit the Calif. Depart. of Fish and Game's California Natural Diversity Database website: <a href="http://www.dfg.ca.gov">www.dfg.ca.gov</a>			

**Table 2. Species known to use structure roosts**

<b>Species</b>	<b>Structure Roost Type</b>
<i>M.yumanensis</i>	DR, NR
<i>M.evotis</i>	DR, NR
<i>M. thysanodes</i>	DR, NR
<i>M. volans</i>	DR, NR
<i>M. californicus</i>	DR, NR
<i>E. fuscus</i>	DR, NR
<i>C. townsendii</i>	DR, NR
<i>A. pallidus</i>	DR, NR
<i>L. noctivagans</i>	NR
<i>T. brasiliensis</i>	DR, NR
<b>Species not associated with structures</b>	
<i>L. cinereus</i>	Trees
<i>L. blossevilli</i>	Trees

NR = night roost; DR = day roost;

*Pierson, E.D., W.E. Rainey, and C.J. Corben. 2001. Seasonal patterns of bat distribution along an altitudinal gradient in the Sierra Nevada. Technical report for California Department of Transportation, California State University at Sacramento Foundation, The Yosemite Association, and The Yosemite Fund.*

**Table 3. Anabat Acoustic Analysis Capabilities**

Species	Probability of detection	Probability of Identification	Phonic Group
<i>M. lucifugus</i>	high	low	M40 kHz
<i>M. yumanensis</i>	high	med	M50 kHz
<i>M. evotis</i>	med	high	
<i>M. thysanodes</i>	med	high	
<i>M. volans</i>	high	low	M40 kHz
<i>M. californicus</i>	high	med	M50 kHz
<i>M. ciliolabrum</i>	?	low	M40 kHz
<i>E. fuscus</i>	high	med	Q25 kHz
<i>C. townsendii</i>	low	high	
<i>A. pallidus</i>	med	med	Q25 kHz
<i>P. hesperus</i>	high	high	
<i>L. cinereus</i>	high	high	
<i>L. blossevilli</i>	high	high	
<i>L. noctivagans</i>	high	med	Q25 kHz
<i>E. maculatum</i>	audible by human ear (high)	high	
<i>T. brasiliensis</i>	high	med	Q25 kHz
<i>E. perotis</i>	audible by human ear (high)	high	

*Probability of detection* refers to how readily the species is recorded by the acoustic equipment. This varies because species echolocate at different decibel ranges and different frequencies, which affect how far the echolocation pulse travels and thus their range of detection.

*Probability of identification* refers to how easily each species is recognizable at the species level from the time versus frequency graph. *Low* indicates that a species will always be grouped at the phonic level and is indistinguishable from other species in that group. *Medium* indicates that the species will often be grouped at the phonic level but can sometimes have a signature call that allows for specific identification. *High* indicates reliable species level identification. Active acoustic monitoring with a spot light to obtain a visual on the bat as it is being recorded can be used to increase the probability of identification for both low and medium species.

*Phonic group* refers to the grouping of species that have calls that are indistinguishable.

**Table 4. Bat Species Detected in the Project Area**

<b>Family VESPERTILIONIDAE</b> (Plain-nosed or mouse-eared bats)		
<i>Myotis yumanensis</i>	Yuma myotis	AC (50Khz)
<i>Myotis californicus</i>	California myotis	DR, AC (50Khz)
<i>Myotis volans</i>	Long-legged myotis	DR, AC (40Khz)
<i>Eptesicus fuscus</i>	Big brown bat	DR
<i>Lasiurus blossevillii</i>	Western red bat	AC
<i>Lasiurus cinereus</i>	Hoary bat	AC
<i>Antrozous pallidus</i>	Pallid bat	DR, NR
<b>Family MOLOSSIDAE</b> (Free-tailed bats)		
<i>Tadarida brasiliensis</i>	Mexican free-tailed bat	DR, AC
AC = Detected acoustically		
AC (XXKhz) = Possibly detected in a phonic group		
DR = Observed Day Roosting, NR= Observed Night Roosting, MR=Maternity Roost observed		



## Results

### Building Surveys

All buildings or structures in the project area were surveyed on March 13<sup>th</sup> and 14<sup>th</sup> 2008.

STRUCTURE	BATS or SIGN OF BAT USE	RECOMEMDATIONS
Lower Trailer Restrooms	Day roosting <i>Myotis spp.</i> and <i>T. brasiliensis</i>	Pre-demo Survey and or removal of suitable habitat immediately prior to demolition
House Trailers	No sign	No mitigation measures necessary
Pool Bathrooms	Sign of historic use. Guano flecking on walls. Sheet rock has been removed limiting day roosting potential. High night roost potential	Pre-demo Survey and or removal of suitable habitat immediately prior to demolition June re-check recommended
Rec. Room	Potential night roost and maternity roost	Pre-demo Survey and or removal of suitable habitat immediately prior to demolition June re-check recommended
Boiler Room	Potential <i>C. townsendii</i> guano, indicating potential night roost. Night roost sign on exterior	None
Fire Equipment Room	No sign	
Main Pump House	Minimal night roost activity	
Workshop	Major day and maternity roosts in West and East ends. Multiple species. <i>A. pallidus</i> confirmed.	Pre-demo Survey and or removal of suitable habitat immediately prior to demolition June re-check recommended
Main Lodge	Light Day roosting sign in attic. 1 <i>Myotis volans</i> day roosting in attic.	Pre-demo Survey and or removal of suitable habitat immediately prior to demolition June re-check recommended
Hill Side Cabins	All Hill Side Cabins and restrooms provide roosting habitat in the form of exterior crevices. <i>A. pallidus</i> , <i>T. brasiliensis</i> , <i>E. fuscus</i> , <i>M. volans</i> , and <i>Myotis spp.</i> were observed during visual surveys March 14 <sup>th</sup>	Pre-demo Survey and or removal of suitable habitat immediately prior to demolition June re-check recommended

## **Tree Surveys**

A review of the Project Tree survey and tree removal plan were reviewed and an on-site evaluation was made of the trees within the development area for potential bat habitat.

### *Oak trees*

The majority of oak trees surveyed in development zones do not offer roost habitat (small dbh, absence of appropriate tree decay). A few large oak trees with suitable hollow limb features for roosting sites exist on the property and were identified as being potentially important bat habitat. We recommend keeping these trees when possible. One large, senescing oak tree (#145) is designated a hazard tree and proper mitigation would require pre-removal survey and a qualified bat ecologist on hand during tree removal activities.

### *Palm trees*

The palm trees on the Paraiso Springs Resort property offer minimal habitat potential for local bat species. Common bat species may use palm skirts for roosts and species that roost singly or in small groups could use this feature during summer for maternity roosts. Recommended mitigation is removal of palm trees during winter months (Nov-Mar) to avoid accidental take during tree removal. No replacement habitat is necessary.

### *Eucalyptus grove*

Eucalyptus trees are not associated with critical bat roosting habitats in California. Acoustic monitoring in March indicated very low bat activity levels in the Eucalyptus grove. Bat activity could be higher during summer months and should be re-assessed during June. Recommended mitigation would include removal of trees in winter months, if possible, if June surveys indicate higher bat activity levels. No replacement habitat is necessary.

Except as noted above, given the large areas of oak woodland habitat surrounding the development area, the tree removal plan would not impact bat habitat.

### Acoustic Surveys

Acoustic monitoring was conducted four nights in March 2008. Only 102 Acoustic files were recorded and analyzed. Four species and two phonic groups were recorded during the four nights of surveys.

Site	Bat	MY50	MY40	PIHE	LABL	LACI	TABR
Eucalyptus Grove	0	0	0	0	0	0	0
Palms Near Hot Springs	82	72	8	0	0	0	2
East end of Workshop	4	2	0	2	0	0	0
Lower Indian Valley	16	11	1	0	2	1	1
<b>Total</b>	<b>102</b>	<b>85</b>	<b>9</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>3</b>

MY50 = *Myotis yumanensis*, *Myotis californicus*

MY40 = *Myotis volans*, *Myotis ciliolabrum*

PIHE = *Pipistrellus hesperus*

LABL = *Lasiurus blossevillii*

LACI = *Lasiurus cinereus*

TABR = *Tadarida brasiliensis*

### General Conclusions and Recommendations

The Paraiso Springs Resort property has oak woodland habitat that offers natural roosting and foraging habitats surrounding the proposed development zones. The proposed development and removal of existing structures poses minimal impact to the local bat fauna. The proximity of plenty of natural habitat features that offer suitable roosting habitat (rock outcrops, old oak trees, etc) precludes the need to provide replacement habitat for bats that may use existing structures for day roosting. Efforts should be taken to prevent the accidental take of animals during structure or tree demolition, including scheduling demolition activities to not occur during the peak breeding season (May-August) and requiring a qualified bat biologist to perform pre-demolition surveys to remove animals that may be present immediately prior to demolition activities.

**Re: Consideration of a Coastal Development Permit, to allow the removal of 31 significant Eucalyptus trees located within 100 feet from structures at four (4) residential properties to create a fuel break for fire prevention at 491, 499, 507, and 515 El Granada Boulevard**

Dear Planning Commissioners,

I applaud Cal-Fire (Richard Sampson) for his support of this project to remove 31 invasive, non-native Blue Gum Eucalyptus reducing the risk of fire to residential homes and returning the land to native coastal scrub as seen on surrounding hillsides. I too support this project however, as a working wildlife biologist for 25 years and Qualified SWPPP Developer (QSD), I believe the conditions of approval are too stringent and I ask the Planning Commission for the following amendments to reduce unnecessary costs associated with this project:

**Condition (6) Remove that the applicant "remove logs from the site"**. Instead allow cut trees to be used as erosion control measures to prevent debris and sediment run-off as specified in Condition 3. Cut logs also provide habitat for bats and other wildlife.

**Condition (7) Remove "replace cut trees** with Catalina ironwood, fruitless olive, Carob tree or southern live oak." The county should not require the planting of four tree species that are not native to El Granada. Either use native tree species (examples are coast live oak, California buckeye or California bay laurel) or remove the condition to replace trees as Mr. Sampson (Cal-Fire) recommended when he stated "the proposed tree replanting is excessive due to anticipated natural regrowth" by existing native vegetation (Biological Resources Assessment, Table 1) including sword fern, California strawberry, sticky monkey flower, elderberry, bee plant, thimbleberry, coastal redwood, coffee berry and coyote brush.

**Condition (8) Delete preconstruction surveys to confirm absence of any roosting bats for trees containing suitable roosting conditions** as it is unlikely roosting habitat and the condition is not achievable. It is very difficult to detect suitable roosting habitat (cavities or holes) in large eucalyptus from the ground. This condition would require a man lift or crane to bring the biologist to the top of the trees for inspection. There is also no water on the site. It is in an area of high winds. Both factors reduce the potential for bat species to occur. Also no records of bats within a 5-mile radius of the project were found on CNDDDB. The Roosting bat protective measures (Bio-5) states "If a roost is detected within the maternity roosting season (April 1 - August 31), then a qualified biologist shall be present during tree removal activities" but a RCD biologist agreed to monitor the tree removal operation and serves as the onsite biologist which meets the condition of approval. Good communication between the crew and biologist is the best way to avoid harm to roosting bats.

San Mateo County should work with homeowners to eradicate the eucalyptus groves. The Planning Commission should encourage residential project like this one by minimizing costs and waiving heritage tree permit fees for eucalyptus removal.

Sincerely,

Jill Grant

Holder of California Department of Fish & Wildlife M.O.U. for bat relocation on construction projects