COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: December 13, 2017

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit and Grading Permit for roadway infrastructure improvements on Cedar Street (from 1300 to 1398 Cedar Street) in the unincorporated Montara area of San Mateo County to improve access and public safety. The project involves 670 cubic yards (c.y.) (335 c.y. of cut and 335 c.y. of fill) of grading. This project is appealable to the California Coastal Commission.

County File Number: PLN 2016-00491

PROPOSAL

The applicant proposes to make roadway infrastructure improvements to an approximately 682-foot long section of Cedar Street (from 1300 Cedar Street (APN 036-104-530) to 1398 Cedar Street (APN 036-104-440)), a public roadway serving sixteen (16) single-family residences not maintained by the County, in unincorporated Montara. The proposed project will improve access to Cedar Street and public safety for residents and community members in Montara. This section of the existing street will be graded and paved with 3-inch asphalt and include a concrete drainage swale on the west side of the street, an energy dissipater at the southern edge of the street, and a bioretention area at the southwestern side of the street. The new street width will range from approximately 25 to 50 feet. A total of approximately 18,108 sq. ft. of new street paving and 670 c.y. of grading are proposed. The project does not require the removal of any trees.

To assist with the funding for this project, Supervisorial District 3 requested the adoption of Resolution No. 074746 to approve the transfer of $6,200 from the County Measure A Fund to the Planning and Building Department to cover the cost of processing the subject application. Measure A is a ten-year half-cent general sales tax approved by San Mateo County voters in November 2012 that was renamed Measure K and extended in November 2016 for a total of thirty (30) years. The funds generated are to maintain the quality of life for all County residents by providing essential services and maintaining and/or replacing critical facilities. Resolution No. 074746 was approved and adopted by the San Mateo County Board of Supervisors on September 6, 2016.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and Grading Permit, County File Number PLN 2016-00491, by making the required findings and conditions of approval as listed in Attachment A.

SUMMARY

Setting: The project area is a gently sloping, mostly unpaved dirt and gravel road. A small section is paved with asphalt. Various vegetation is adjacent to the roadway such as ornamental trees, shrubs, and lawns. The roadway serves residents of this section of Cedar Street. The project area is largely surrounded by single-family residential development to the west and northeast. A chain link fence borders the southern edge of the project where a eucalyptus forest is located beyond the fence. Montara Creek is bordered by a central coast riparian scrub corridor and located along the eastern and southeastern edges of the project area. Montara Creek is within a watershed that feeds into the Fitzgerald Marin Reserve.

General Plan Compliance: The proposed project complies with all applicable General Plan policies regarding Vegetative, Water, Fish, and Wildlife Resources and Transportation. The project is not expected to have significant impacts on critical vegetative, water, fish and wildlife resources, to reduce the range or degradation of the environments of the species that have the potential to occur within the project area and surrounding vicinity, or harm the biological productivity of important plant and animal habitats. The project includes the implementation of avoidance and minimization measures to mitigate any potential impacts to sensitive habitats. The project will also provide an improved street and other site-appropriate design features that will enhance the safety and usability of this residential area of unincorporated Montara.

Local Coastal Program Compliance: The project was reviewed and found to be in compliance with all applicable Local Coastal Program (LCP) policies regarding Sensitive Habitats. From the plant and wildlife species identified as having the potential to occur within the project area and project vicinity, the project biologist observed seven avian species protected by the Migratory Bird Treaty Act. No other plant or animal species were observed during the project biologist's field visit. Although the project area is within the required buffer zone of the riparian area, the project biologist states that significant impacts to the riparian area are not anticipated to be above the baseline condition of the area. The project includes the implementation of avoidance and minimization measures such as exclusion fencing to mitigate any potential impacts to plant and animal species and their sensitive habitats.

Zoning Compliance: The project will be located on Cedar Street, a public roadway not maintained by the County. The requirements of the R-1 Zoning District, S-17 Combining District, and Design Review District are not applicable for public roadways. As discussed in the section above, the project complies with the Coastal Development District due to its conformance with all applicable LCP policies.

Grading Permit: The project complies with all applicable standards in the County Building Regulations regarding grading which includes timing of grading activity, erosion and sediment control, and dust control. The project has also been reviewed and conditionally approved by the Geotechnical Section.

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COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: December 13, 2017

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit and Grading Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations and Section 9298 of the San Mateo County Building Regulations, respectively, for roadway infrastructure improvements on Cedar Street (from 1300 to 1398 Cedar Street) in the unincorporated Montara area of San Mateo County to improve access and public safety. The project involves 670 cubic yards (c.y.) (335 c.y. of cut and 335 c.y. of fill) of grading. This project is appealable to the California Coastal Commission.

County File Number: PLN 2016-00491

PROPOSAL

The applicant proposes to make roadway infrastructure improvements to an approximately 682-foot long section of Cedar Street (from 1300 Cedar Street (APN 036-104-530) to 1398 Cedar Street (APN 036-104-440)), a public roadway serving sixteen (16) single-family residences not maintained by the County, in unincorporated Montara. The proposed project will improve access to Cedar Street and public safety for residents and community members in Montara. This section of the existing street will be graded and paved with 3-inch asphalt and include a concrete drainage swale on the west side of the street, an energy dissipater at the southern edge of the street, and a bioretention area at the southwestern side of the street. The new street width will range from approximately 25 to 50 feet. A total of approximately 18,108 sq. ft. of new street paving and 670 c.y. of grading are proposed. The project does not require the removal of any trees.

To assist with the funding for this project, Supervisorial District 3 requested the adoption of Resolution No. 074746 to approve the transfer of $6,200 from the County Measure A Fund to the Planning and Building Department to cover the cost of processing the subject application. Measure A is a ten-year half-cent general sales tax approved by San Mateo County voters in November 2012 that was renamed Measure K and extended in November 2016 for a total of thirty (30) years. The funds generated are to maintain the quality of life for all County residents by providing essential services and maintaining and/or replacing critical facilities. Resolution No. 074746 was approved and adopted by the San Mateo County Board of Supervisors on September 6, 2016.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit and Grading Permit, County File Number PLN 2016-00491, by making the required findings and conditions of approval as listed in Attachment A.

BACKGROUND

Report Prepared By: Carmelisa Morales, Project Planner, 650/363-1873

Applicant: Walt Wyckoff

Owner: N/A

Location: Cedar Street (from 1300 to 1398 Cedar Street), Montara

APNs: 036-104-530 to 036-104-440

Size: 682 linear feet, 18,108 sq. ft. of paved surface area

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

General Plan Designation: Medium Density Urban Residential (6.1 to 8.7 dwelling units/net acre)

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: N/A

Water Supply: Montara Water and Sanitary District

Sewage Disposal: Montara Water and Sanitary District

Flood Zone: The project site is located in Flood Zone X as defined by FEMA (Community Panel Number 06081C0117F, dated August 2, 2017), which is an area with minimal potential for flooding.

Environmental Evaluation: Categorically exempt under provisions of Class 1, Section 15301, of the California Environmental Quality Act (CEQA) Guidelines for maintenance and minor alteration of an existing street for the purpose of public safety involving negligible expansion of the existing use.

Setting: The project area is located on the southernmost section of Cedar Street (from 1300 Cedar Street to 1398 Cedar Street), a public roadway serving sixteen single-

family residences. The public roadway is not maintained by the County. This section of the subject street is gently sloping with a maximum gradient of 8%. The existing road surface area, including the already paved area, is 21,460 sq. ft. This section of Cedar Street consists of mostly unpaved dirt and gravel with an approximately 320-foot section paved with asphalt. The section paved with asphalt is located on one side of a line of existing vegetation that physically separates northbound and southbound vehicular travel paths to this section of Cedar Street. Various vegetation is adjacent to the roadway such as ornamental trees, shrubs, and lawns. The roadway serves residents of this section of Cedar Street. The project area is largely surrounded by single-family residential development to the west and northeast. A chain link fence borders the southern edge of the project where a eucalyptus forest is located beyond the fence. Montara Creek, a perennial creek, is bordered by a central coast riparian scrub corridor and located along the eastern and southeastern edges of the project area. Montara Creek is within a watershed that feeds into the Fitzgerald Marin Reserve.

Chronology:

Date		Action
September 6, 2016	-	The San Mateo County Board of Supervisors adopted Resolution No. 074746 to approve the transfer of $6,200 to the Planning and Building Department to fund permit fees required to make roadway improvements to the subject section of Cedar Street.
November 15, 2016	-	Application for Coastal Development Permit (CDP) and Grading Permit submitted, the subject of this application, submitted.
September 1, 2017	-	Application deemed complete.
December 13, 2017	-	Planning Commission public hearing date.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Upon review of the applicable provisions of the General Plan (GP), staff has determined that the project complies with all GP Policies, including the following:

Vegetative, Water, Fish and Wildlife Resources Policies

Policy 1.28 (*Regulate Development to Protect Sensitive Habitats*) regulates development activities within or adjacent to sensitive habitats in order to protect critical vegetative, water, fish and wildlife resources, protect rare, endangered, and unique plants and animals from reduction in their range or degradation of their environment, and protect and maintain the biological productivity of important plant and animal habitats. A biological resource evaluation (report) prepared by Jessica Henderson-McBean (project biologist) of SWCA Environmental Consultants (see Attachment G), dated July 29, 2016, contains a review of the maximum anticipated extent of project-related impacts within the Biological Study Area (BSA) which includes the project site and an additional survey buffer of 200 feet beyond the project site (see Figure 2 in Attachment G). Plant communities observed within the BSA include Central Coast riparian scrub, a eucalyptus forest, and ruderal and urban vegetation (as shown in Figure 3 and Appendix C of Attachment G).

Plant Communities

Montara Creek with approximately 1-foot of running water was observed during a field survey conducted on June 14, 2016. A large riparian corridor associated with the creek is present along the eastern and southeastern side of the Biological Study Area. Although the creek (shown as "standing water puddle" in Figure 3 of Attachment G) is approximately 75 feet from the existing dirt road, the edge of the riparian area is directly adjacent to the eastern boundary of the project area and the boundary of the existing dirt road. This riparian area is dominated by a canopy of Central Coast riparian scrub species such as arroyo willow with an understory of native and non-native grasses and forbs which include California blackberry such as pampas grass and English ivy. The arroyo willow and corresponding understory located within the BSA have the potential to support nesting birds protected under the Migratory Bird Treaty Act (MBTA).

The eucalyptus forest is located along the southern edge of the BSA and consists of dense stands of non-native, invasive blue-gum eucalyptus trees (ranging from 98 to 180 feet high) and are usually devoid of an understory with the exception of a few hardy grasses. These trees have the potential to provide habitat for many nesting birds protected under the Migratory Bird Treaty Act.

Ruderal vegetation dominated by Himalayan blackberry, pampas grass, and some Monterey cypress trees is located on the eastern side of the BSA, east of the Central Coast riparian scrub habitat. Urban habitat is the primary habitat type present within the BSA which includes native or exotic species or a combination of both. Ruderal and urban habitats within the BSA is not

likely to support special-status species due to high levels of disturbance and human activity. However, they may support and provide habitat for nesting birds covered under the Migratory Bird Treaty Act.

The project biologist states in the report that the proposed project activities are not anticipated to result in substantial adverse effects to the creek or Central Coast riparian scrub habitat provided that these areas are avoided, and no vegetation removal occurs within the riparian area, and avoidance and minimization measures are implemented. These measures are included as Conditions of Approval in Attachment A.

Plant Species

Thirty-six (36) special-status plant species and no known population of rare plant occurrences were identified as having the potential to be present on the project site during a desktop review of the Biological Study Area. The field study was conducted within the appropriate blooming period for 24 of the identified species and none of the special-status plant species identified during the desktop review were observed during the field study. The project biologist determined there are no special-status plant species within the BSA, and of the remaining 12 special-status plant species whose blooming periods were outside of the field survey time period, none of the these species have the potential to occur within the BSA due to lack of suitable habitat, soils, or elevation requirements.

Wildlife Species

A desktop review identified 21 special-status wildlife species that have been recorded within the project vicinity. No federal, state, or sensitive animal species were observed in the BSA during the field study. Of the special-status wildlife species listed assessed, 3 special-status wildlife species, the California red-legged frog (CRLF), San Francisco garter snake (SFGS), and saltmarsh common yellowthroat (SCY), were determined to have the potential to occur in the project area.

The nearest record for the CRLF (dated 2006) is located approximately 1.3 miles to the southeast of the project area. The project area is comprised entirely of a disturbed gravel and dirt road which does not provide suitable upland dispersal habitat for this species. However, due to the presence of the creek and associated riparian habitat, suitable aquatic habitat for the CRLF is present in the BSA and adjacent to the project area. There is a moderate potential for the CRLF to travel through the project area to access other nearby aquatic sources such as a roadside drainage ditch that borders Harte Street.

There are 18 records of SFGS within the Montara Mountain United States Geological Survey (USGS) 7.5-minute quadrangle. The project area is comprised entirely of a disturbed dirt road (and asphalt at one section) which does not provide suitable upland dispersal habitat for this species. No suitable small mammal burrows or crevices were observed during the field survey, but various anthropogenic objects (e.g., lawn ornaments, downed fence posts, hoses, woodpiles) were present and could provide marginal upland cover for this species. Due to the presence of the creek on the eastern side of the project area and associated riparian habitat, suitable aquatic habitat is present within the BSA and adjacent to the project area. There is a moderate potential for the SFGS to travel through the project area.

The nearest California Natural Diversity Database (CNDDB) record for SCY (dated 1990) is located approximately 2.25 miles to the south of the project area. The project area lacks suitable breeding habitat for this species. However, due to the adjacent Central Coast riparian scrub habitat associated with the creek on the east side, the BSA may provide foraging and nesting habitat for this species. Human disturbance relative to the riparian area may preclude this species from nesting in the project vicinity.

With the implementation of avoidance and minimization measures such as exclusion fencing, work restrictions following rain events for the CRLF, and preconstruction nesting bird surveys for the SCY, no impacts are anticipated to the CRLF and SFGS species as a result of the proposed project activities. These measures are included as Conditions of Approval in Attachment A.

Migratory Birds

Ornamental vegetation, residential structures, and birdhouses observed within the project area during the field survey provide suitable foraging and nesting habitat for many migratory bird species protected under the MBTA and California Fish and Game (CFG) Code. Riparian vegetation, willow trees, and dense ruderal vegetation within the BSA also provide suitable nesting and foraging habitat. The following avian species protected by the MBTA were observed within the BSA during the field survey: bushtit, Anna's hummingbird, chestnut-backed chickadee, house finch, black phoebe, western scrub jay, and the American robin.

The project biologist recommended avoidance and minimization measures to avoid impacts to nesting birds in the event that project activities occur during the nesting season (February 1 through August 31). These measures are included as Conditions of Approval in Attachment A.

Wildlife Movement Corridors

Montara Creek at the eastern side of the BSA is within a watershed that feeds into Fitzgerald Marin Reserve and has a terminus at the Pacific Ocean and appears to be sourced from the northern extent of the Santa Cruz Mountain range to the east of the project area. The creek and the associated riparian corridor may provide suitable habitat for wildlife movements in the vicinity of the Biological Study Area. This riparian corridor may provide a connection between marine habitats and the Santa Cruz Mountains. It may also potentially provide movement corridors for migratory fish species. However, since the project area is surrounded by residential development, the proposed project activities are not expected to have a significant direct or indirect impact to wildlife migration near the project area.

With the implementation of avoidance and minimization measures as recommended by the project biologist, no direct or indirect affects to this riparian area are anticipated. These measures are includes as Conditions of Approval in Attachment A.

Based on the discussion above, as conditioned, the proposed project is not expected to have significant impacts on critical vegetative, water, fish and wildlife resources, to reduce the range or degradation of the environments of the species that have the potential to occur in the project area and surrounding vicinity, or harm the biological productivity of important plant and animal habitats.

Transportation Policies

In unincorporated communities, Policy 12.21 (*Local Circulation Policies*) aims to provide improved streets, sidewalks, and other site-appropriate design features to enhance the safety and usability of transportation networks in developed areas. The project proposes to make roadway infrastructure improvements to an approximately 682-foot long section of Cedar Street (from 1300 Cedar Street to 1398 Cedar Street), a roadway not maintained by the County, in unincorporated Montara. Currently, this roadway section at the southern end of Cedar Street consists of unpaved dirt. Less than half of this section is paved with asphalt. This section will be widened to approximately 25 feet to 50 feet, graded (approximately 335 c.y. of cut and 335 c.y. of fill), and paved with 3-inch asphalt. A concrete drainage swale on the west side of the street, an energy dissipater at the southern edge of the street, and a bioretention area at the southwestern side of the street will be all be installed as part of this project. This project will provide an improved street and other site-appropriate design features that will enhance the safety and usability of this residential area.

2. Conformance with the Local Coastal Program

Based on the project proposal, roadway infrastructure improvements to a section of Cedar Street (from 1300 Cedar Street to 1398 Cedar Street), a CDP is required pursuant to Section 6328.4 of the County Zoning Regulations for development in the Coastal Development (CD) District. Staff has determined that the project is in compliance with all applicable Local Coastal Program (LCP) Policies, elaborated as follows:

Sensitive Habitats Component

Policy 7.7 (*Definition of Riparian Corridor*) defines riparian corridors by the "limit of riparian vegetation" (i.e., a line determined by the association of plant and animal species normally found near streams, lakes and other bodies of freshwater: red alder, jaumea, pickleweed, big leaf maple, narrow-leaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and box elder) and such corridors must contain at least a 50% cover of some combination of the plants listed. Policy 7.11 (*Establishment of Buffer Zones*) also requires for perennial streams that buffer zones extend 50 feet outward from the "limit of riparian vegetation."

As discussed in Section A.1 above, Montara Creek and its associated riparian corridor are present along the eastern and southeastern side of the Biological Study Area. This riparian area is dominated by a canopy of Central Coast riparian scrub species such as arroyo willow. There is also an understory of native and non-native grasses and forbs which include California blackberry, pampas grass, and English ivy. The edge of the riparian area is directly adjacent to the eastern boundary of the project area and the boundary of the existing dirt road. The proposed project involves grading, paving, and installation of a bioretention area and energy dissipater within 50 feet of the "limit of riparian vegetation."

The applicant submitted a biological resource evaluation response letter (supplemental letter) prepared by Seth Dallmann of SWCA Environmental Consultants, dated June 1, 2017, (see Attachment H) that further analyzes the potential impacts of the proposed project on the adjacent riparian corridor. The supplemental letter states that since the bioretention area and energy dissipater would be constructed in order to slow down and absorb sheetflow from the paved surface before entering into the riparian area, significant impacts to the riparian area are not anticipated to be above the baseline condition of the area. The exclusion fencing recommended by Henderson-McBean (see Attachment G), would provide separation of the project work area from the limit of riparian vegetation during project activities.

Additionally, Policy 7.12 (*Permitted Uses in Buffer Zones*) permits impervious surfaces within buffer zones if no feasible alternative exists. Pursuant to Policy 7.13 (*Performance Standards in Buffer Zones*), this permitted use is required to make provisions to keep runoff and sedimentation from exceeding pre-development levels and prevent the discharge of toxic substances into the riparian corridor. With the implementation of avoidance and minimization measures recommended by Henderson-McBean, included as Conditions of Approval in Attachment A, and the installation of a bioretention area and energy dissipater, the proposed project complies with these policies.

Further, Policy 7.36 (*San Francisco Garter Snake*) aims to prevent any development where there is known to be a riparian or wetland location for the San Francisco garter snake. As discussed in Section A.1, based on the report prepared by Henderson-McBean, there are 18 records of SFGS within the Montara Mountain United States Geological Survey (USGS) 7.5-minute quadrangle. Although the project area is comprised entirely of a disturbed dirt road (and asphalt at one section) which does not provide suitable upland dispersal habitat for this species and no suitable small mammal burrows or crevices were observed during the field survey, various anthropogenic objects (e.g., lawn ornaments, downed fence posts, hoses, woodpiles) were present and could provide marginal upland cover for this species. There is a moderate potential for the SFGS to travel through the project area due to the presence of the creek on the eastern side of the project area and associated riparian habitat. With the implementation of avoidance and minimization measures recommended by Henderson-McBean, included as Conditions of Approval in Attachment A, specifically exclusion fencing, no impacts are anticipated as a result of project activities.

3. Conformance with Zoning Regulations

The proposed project will be located on Cedar Street, a public roadway not maintained by the County in the unincorporated Montara area. The surrounding residential area is zoned R-1/S-17/DR/CD (Single-Family Residential/S-17 Combining District/Design Review (DR) District/Coastal Development (CD) District). With the exception of the CD District, since the project is located within a public roadway, the project is not regulated by the R-1 Zoning District, S-17 Combining District, and DR District. The CD District was established for the purpose of implementing the Coastal Act of 1976 (Division 20 of the Public Resources Code) in accordance with the San Mateo County Local Coastal Program. As discussed in Section A.2 above, the project complies with all applicable LCP policies.

4. Conformance with the Grading Regulations

The applicant is proposing to make roadway infrastructure improvements to an approximately 682-foot long section of Cedar Street (from 1300 Cedar Street to 1398 Cedar Street) which will require 670 c.y. of grading (335 c.y. of cut and 335 c.y. of fill). Although the project involves less than 1,000 c.y. of grading, the project is appealable to the California Coastal Commission (CCC) and is therefore subject to the review of the Planning Commission.

In order to approve this Grading Permit, the Planning Commission must make the required findings as specified in Section 9290 (Findings, Conditions, and Actions) of the County Building Regulations. The findings and supporting evidence are outlined below:

a. That the project will not have a significant adverse effect on the environment.

Section 21084 of the Public Resources Code requires that the CEQA Guidelines include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall be exempt from the provisions of the California Environmental Quality Act. This project is categorically exempt under provisions of Class 1, Section 15301, of CEQA Guidelines for the maintenance and minor alteration of an existing street for the purpose of public safety involving negligible expansion of the existing use.

b. That the project conforms to the criteria of Chapter 5 (Regulations for Excavating, Grading, Filling, and Clearing on Lands in Unincorporated San Mateo County) of the San Mateo County Building Regulations including the standards referenced in Section 9296.

The project, as conditioned, conforms to the standards in Chapter 5 of the San Mateo County Building Regulations, including timing of grading activity, erosion and sediment control, and dust control. An erosion control plan was submitted and approved (see Attachment E). The project includes conditions of approval in Attachment A that require the implementation of erosion control measures prior to any commencement of construction activity, inspection and maintenance of erosion control measures by the engineer of record for the duration of all grading activity, implementation of dust control measures, limitations on grading to only the dry season (wet season is October 1 through April 30). Additionally, Condition Nos. 10-11 have been added to ensure post-construction project compliance with County stormwater and drainage requirements.

c. That the project is consistent with the General Plan.

With the implementation of avoidance and minimization measures as recommended by the project arborist, there is no expected impacts to sensitive habitats. The project will also provide an improved street that will enhance the safety and usability of this residential area. As proposed and conditioned, the project complies with applicable General Plan polices, as discussed in Section A.1 of this report. In addition, the project has been reviewed and conditionally approved by the Geotechnical Section.

B. REVIEW BY THE CALIFORNIA COASTAL COMMISSION

The California Coastal Commission (CCC) responded to Planning Staff's referral for this project with a letter dated December 9, 2016 (see Attachment I). The CCC recommended that Planning staff require the applicant to conduct and submit a biological survey of the project area to determine if any construction and design measures are necessary and to ensure that the proposed project does not result in adverse impacts to adjacent sensitive habitats as defined in the Local Coastal Program. The CCC suggested that the applicant's project plans identify riparian or sensitive habitat buffer areas relative to the proposed project where applicable. Lastly, the CCC stated that the proposed project must be evaluated for consistency with all applicable LCP policies.

As discussed in Section A.1 and A.2, the applicant submitted a biological resource evaluation (report) prepared by the project biologist, Jessica Henderson-McBean of SWCA Environmental Consultants (see Attachment G), to assess the potential impact of project activities to adjacent sensitive habitats. The project biologist determined there would be no impacts to adjacent sensitive habitats if the recommended avoidance and minimization measures in the report were implemented. A biological resource evaluation response letter (supplemental letter) prepared by Seth Dallmann of SWCA Environmental Consultants (see Attachment H) was also submitted by the applicant that further analyzes the potential impacts of the proposed project on the adjacent riparian corridor. The supplemental letter states that the exclusion fencing recommended by Henderson-McBean in her report (see Attachment G) would provide a sufficient separation of the project work area from the limit of riparian vegetation during project activities. As approved and conditioned, the project complies with all applicable LCP policies.

C. ENVIRONMENTAL REVIEW

This project is categorically exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) Guidelines related to the maintenance and minor alteration of an existing street for the purpose of public safety involving negligible expansion of the existing use.

D. REVIEWING AGENCIES

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

ATTACHMENTS

A. Conditions of Approval
B. Vicinity Map
C. Road Paving Plan
D. Road Profile Plan
E. Erosion Control Plan and Details
F. Tree Protection Plan
G. Biological Resource Evaluation prepared by Jessica Henderson-McBean of SWCA Environmental Consultants, dated July 29, 2016
H. Biological Resource Evaluation Comment Response Letter by Seth Dallmann of SWCA Environmental Consultants, dated June 1, 2017
I. California Coastal Commission Letter, dated December 9, 2016
J. Drainage Analysis Report prepared by Charles M. Kissick of Sigma Prime Geosciences, Inc., dated October 31, 2016
K. Existing Conditions Letter prepared by Charles M. Kissick of Sigma Prime Geosciences, Inc., dated April 24, 2017

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Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2016-00491 Hearing Date: December 13, 2017

Prepared By: Carmelisa Morales
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That this project is categorically exempt from environmental review, pursuant to Class 1, Section 15301, of the California Environmental Quality Act (CEQA) Guidelines for the maintenance and minor alteration of an existing street for the purpose of public safety involving negligible expansion of the existing use.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Section 6328.7, and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program as described in the staff report to the Planning Commission dated December 13, 2017.

3. That the project conforms to the findings required by policies of the San Mateo County Local Coastal Program. Specifically, in regard to the Sensitive Habitats Component, the biological resource evaluation concluded that there is no expected impact to sensitive habitats within or near the project area. Avoidance and minimization measures such as exclusion fencing recommended by the project arborist and the installation of a bioretention area and energy dissipater are expected to ensure that there are no impacts to sensitive habitats.

Regarding the Grading Permit, Find:

4. That the granting of the permit will not have a significant adverse effect on the environment. The project is categorically exempt under provisions of Class 1, Section 15301, of the California Environmental Quality Act (CEQA) Guidelines for the maintenance and minor alteration of an existing street for the purpose of public safety involving negligible expansion of the existing use.

5. That the project conforms to the criteria of Chapter 5 of the San Mateo County Building Regulations, including the standards referenced in Section 9296. The project, as proposed and conditioned, conforms to the standards in the Building Regulations, including timing of grading activity, erosion and sediment control, and dust control. The project has been reviewed and conditionally approved by the Geotechnical Section.

6. That the project is consistent with the General Plan, specifically vegetative, water, fish and wildlife resources and transportation. With the implementation of avoidance and minimization measures as recommended by the project biologist, there is no expected impacts to sensitive habitats. The project will also provide an improved street that will enhance the safety and usability of this residential area.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on December 13, 2017. Any changes or revisions to the approved plans shall be submitted to the Community Development Director for review and approval prior to implementation. Minor adjustments to the project may be approved by the Community Development Director if they are consistent with the intent of and are in substantial conformance with this approval.

2. This permit shall be valid for one (1) year. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable permit extension fees sixty (60) days prior to the expiration date.

3. This permit does not allow for the removal of any trees. Removal of any tree with a circumference of 55 inches or greater, as measured 4.5 feet above the ground, shall require additional review by the Community Development Director prior to removal.

4. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

5. Prior to any construction or grading activities, the applicant shall implement erosion and sediment control methods including sensitive habitat exclusion fencing, stabilized construction entranceways, and fiber rolls or silt fencing. Photos of the installed measures shall be submitted to the Planning Department for review and approval. Measures shall be installed prior to the issuance of the grading permit “hard card” and shall be maintained for the duration of the

con-struction activities. Erosion control measure deficiencies, as they occur, shall be immediately corrected.

6. Erosion Control and Tree Protection Inspections are required prior to the issuance of a building permit for grading, construction, and demolition purposes, as the project requires tree protection of significant trees. Once all review agencies have approved your building permit, you will be notified that an approved job copy of the Erosion Control and Tree Protection Plans is ready for pick-up at the Planning counter of the Planning and Building Department. Once the Erosion Control and Tree Protection measures have been installed per the approved plans, please contact Jeremiah Pons, Building/Erosion Control Inspector, at 650/599-1592 or jpons@smcgov.org, to schedule a pre-site inspection. A $144 inspection fee will be assessed to the Building Permit for the inspection. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Building Inspection Section.

7. Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring dust control measures are implemented as needed. The intent of the plan shall be to mitigate excessive dust generation resulting from any and all excavation and earth-moving operations.

8. Per San Mateo County Ordinance Code Section 8605.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.

9. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," Items 10.a through 10.l, below.

10. Additionally, the applicant shall apply for a National Pollutant Discharge Elimination System (NPDES) permit from the Central Coast Region State Water Resources Quality Control Board. A copy of this permit shall be submitted to the Planning Department and the Department of Public Works.

    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 application 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.

11. Construction equipment shall comply with the County's Energy Efficiency Climate Action Plan (EECAP) for construction vehicle idling as applicable considering the sensitive nature of the project area. Specifically, the following Bay Area Air Quality Management District Best Management Practices for Mitigating Criteria Air Pollutants and Precursors are required:

    a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

    b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

    c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day.

d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.

e. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.

f. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be check by a certified visible emissions evaluator.

g. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

12. **Pre-Construction Nesting Bird Surveys**: Prior to any project construction activities, the project proponent will take the following steps to avoid direct losses of active nests, eggs, and nestlings and indirect impacts to avian breeding success:

    a. If construction activities occur only during the non-breeding season, between August 31 and February 1, no nest surveys will be required.

    b. During the breeding bird season (February 1 through August 31), a qualified biologist must survey construction areas in the vicinity of the project site for nesting raptors and passerine birds not more than fourteen (14) days prior to any ground-disturbing activity or vegetation removal. Surveys must include all potential habitats within 250 feet of activities for raptors, and 50 feet of activities for all other species of activities. If results are positive for nesting birds, avoidance procedures must be adopted, if necessary, on a case-by-case basis. These may include implementation of buffer areas (minimum 50-foot buffer for passerines and minimum 250-foot buffer for most raptors) or seasonal avoidance. Buffer areas around active nests may be reduced on a case-by-case basis based on guidance from a qualified biologist. The biologist must consider factors such as topography, land use, project activities, visual screening or line-of-sight to active nest, and background noise levels when establishing a reduced nest buffer. A full-time biological monitor may need to be present during all activities that occur within reduced nest buffers to monitor the active nest(s) for signs of disturbance or "take."

13. **Environmental Training**: Before the start of project activities, all crewmembers shall attend an Environmental Awareness Training presented by a qualified biologist. The training shall include a description of the life history special-status

species that may occur in the region, the project avoidance and mitigation measures, the limits of the project work areas, applicable laws and regulations, and penalties for non-compliance. Upon completion of the training, crewmembers shall sign a training form indicating they attended the program and understood the measures.

14. **Exclusion of California Red-Legged Frogs and San Francisco Garter Snakes from the Work Area**: An exclusion fence should be installed between the project area, riparian areas, and other areas identified by the project biologist as potential habitat for California red-legged frog and San Francisco garter snake prior to the commencement of construction activities. Exclusion fencing should be a silt-fence type of fencing or equivalent and should not include poly mesh fencing or other similar fencing that could entrap or snag reptiles, amphibians, or other small animals. Exclusion fencing should be installed with the fence stakes placed on the inside of the fencing (closest to the project boundary) to prevent frogs or snakes from using the stakes to maneuver over the fence. The fencing should be maintained until all work has been completed. A qualified biologist is required to be present during fence installation and removal.

15. **Ground Disturbing Construction Activities**: It is suggested that ground disturbing construction activities (i.e., grubbing, grading, or paving) should occur during the dry season (June 1 to October 15) to facilitate avoidance of California red-legged frog. Regardless of the season, no construction shall occur within 24 hours following a significant rain event (greater than 1/4-inch in a 24 hour period). Following a significant rain event and the 24 hour drying-out period, a qualified biologist shall conduct a pre-construction survey for California red-legged frog prior to the re-commencement of any project activities.

16. **Wildlife Encounters**: If any wildlife is encountered during project activities, said wildlife should be allowed to leave the work area unharmed. Animals shall be allowed to leave the work area of their own accord and without harassment. Animals should not be picked up or moved in any way.

17. **Vegetation Disturbance**: Disturbance to vegetation should be kept to the minimum necessary to complete the project activities, provided there is no feasible alternative. To minimize impacts to vegetation, a qualified biologist shall work with the contractor to designate the work area and any staging areas as well as delineate areas that should be avoided with exclusionary fencing (i.e., high-visibility orange construction fencing or silt fencing).

18. **Vehicle Fueling and Maintenance**: All fueling and maintenance of vehicles and other equipment and staging areas should occur at least 50 feet from the creek on the east side of the project area. Equipment operators and fueling crews shall ensure that contamination of riparian and aquatic habitat does not occur during such operations. Prior to the onset of work, a plan to allow for prompt and effective response to any accidental spills shall be established. All workers should

be informed of the importance of preventing spills, and of the appropriate measures to take should a spill occur.

19. **Erosion and Sediment Control Best Management Practices**: Erosion and sediment control best management practices shall be installed to prevent runoff to the creek east of the project area. This shall include the installation of silt fencing or straw wattles between work areas and any water sources such as the creek, and around any spoil piles (e.g., loose asphalt, dirt, debris, construction-related materials) that could potentially discharge sediment into sensitive habitat areas. If straw wattles are used, they shall be made of biodegradable fabric (e.g., burlap) and be free of monofilament netting. At no time shall silt-laden runoff be allowed to enter the creek or encroach upon the Central Coast riparian scrub habitat.

Coastside Fire Protection District

20. Fire apparatus access roads shall be a minimum of 20 feet wide, on an approved asphalt surface, and be able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access road, a minimum of 26 feet is required for a minimum of 20 feet on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades greater than 15% shall be paved and limited to 150 feet in length. No grades shall be over 20%. Approved signs and painted curbs shall be provided and maintained to identify fire access roads and state "NO PARKING FIRE LANE CVC 22600.1."

    a. For roads that do not meet the minimum width of 20 feet, turnouts shall be provided every 400 feet and approved signs and painted curbs shall be provided and maintained to identify no parking areas.

21. Certain areas as designated by Cal-Fire will be required to be designated and maintained as fire lanes. Fire lanes signs shall be posted every 75 feet of travel.

22. Street signs shall be posted at each intersection conforming to the standards of the Department of Public Works.

23. The existing fire turnaround shown on the project plans is sufficient for the proposed project. If future development is proposed, the fire turnaround may require improvements.

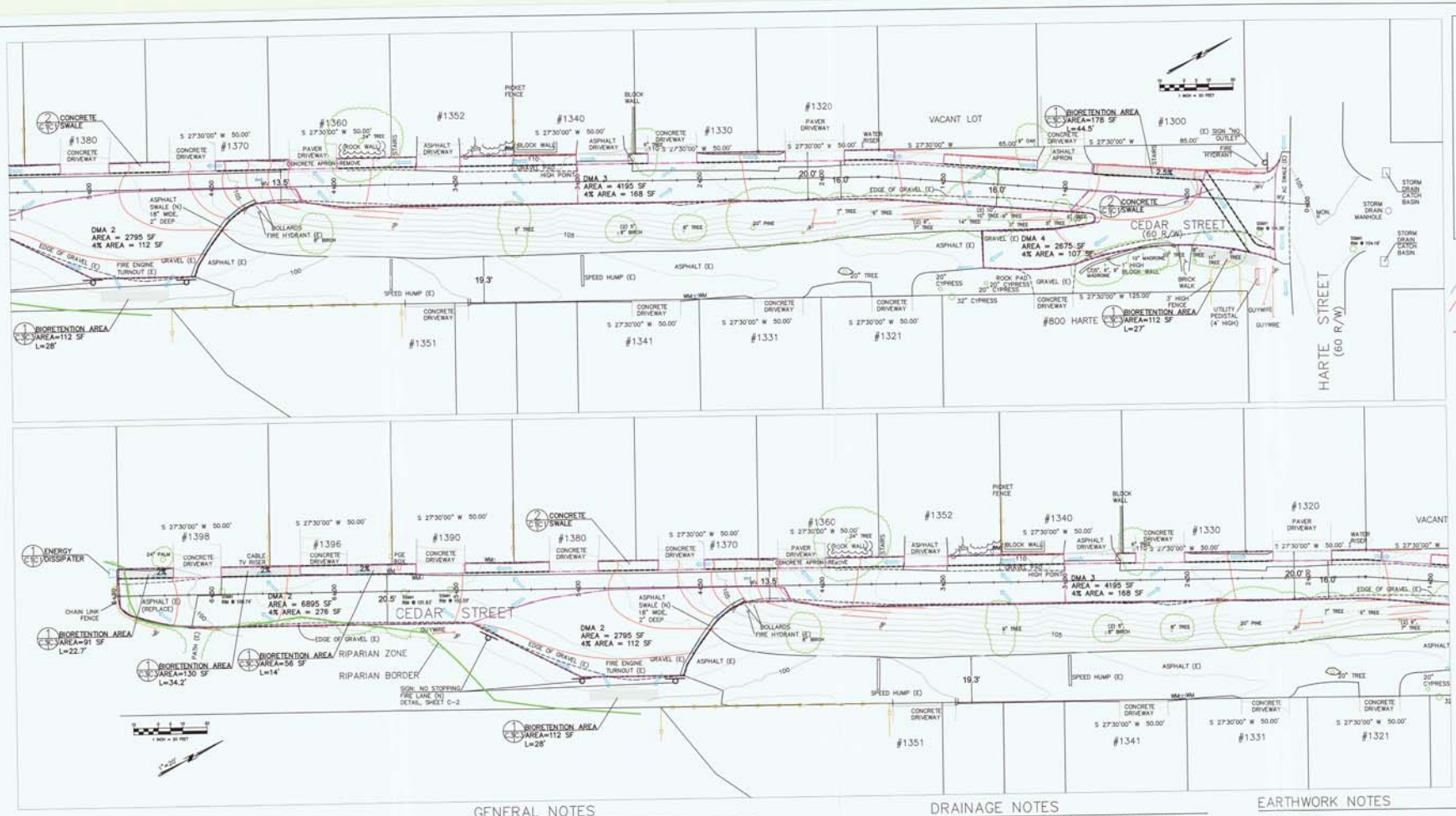
Department of Public Works

24. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit has been issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

25. This project must comply with C3 Stormwater Pollution Control requirements. All permanent stormwater features must have an Operations and Maintenance (O&M) Agreement in place prior to start of construction.

CM:pac - CJMBB0658_WPU.DOCX

Attachment B



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- BORDER OF DRAINAGE MANAGEMENT AREA
- DIRECTION OF SURFACE DRAINAGE FLOW
- BIORETENTION AREA
- E EXISTING
- N NEW, OR PROPOSED
- DMA DRAINAGE MANAGEMENT AREA

SECTION AND DETAIL CONVENTION

SECTION OR DETAIL IDENTIFICATION

REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN

REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN

REGISTERED PROFESSIONAL ENGINEER DANIEL W. KRUGER No. 62264 CIVIL STATE OF CALIFORNIA

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF:
   MR. WALT WYCKOFF
   P.O. BOX 657
   MONTARA, CA 94037
2. SURVEY BY S. MICALLEF, NOVEMBER 2015. ELEVATIONS BASED ON ASSUMED DATUM.
3. THIS IS NOT A BOUNDARY SURVEY.

DRAINAGE NOTES

1. DRAINAGE FROM NEW ASPHALT SHALL BE DIRECTED TO BIORETENTION AREAS SHOWN.
2. SITE IS DEFINED BY 4 DRAINAGE MANAGEMENT AREAS (DMAs). EACH DMA DRAINS TO BIORETENTION AREAS THAT ARE SIZED AS 4% OR MORE OF THE AREA OF THE DMA, PER C3 TECHNICAL GUIDANCE PROVISIONS.
3. DRAINAGE DIRECTION AS SHOWN BY DRAINAGE ARROWS ON PLAN.
4. ROAD SHALL BE CROWNED TO SHED RUNOFF TO CONCRETE SWALE ON THE WEST SIDE OF THE ROAD, AND TO VEGETATED AREAS ON EAST SIDE OF ROAD, WITHOUT CONCENTRATING THE FLOW.

EARTHWORK NOTES

CUT VOLUME: 0 CY
FILL VOLUME: 0 CY

NOTE: CUT AND FILL VOLUMES ARE ZERO. THE PROPOSED ELEVATION OF THE PAVED ROAD WILL MATCH THE ELEVATION OF THE EXISTING ROAD, PLUS OR MINUS ONE OR TWO INCHES TO ALLOW FOR PAVEMENT THICKNESS AND DRESSING OF SUB-BASE PRIOR TO PAVING. THE EXISTING GRAVEL ROAD WILL BE DISCED AND CLASS 2 BASE ROCK WILL BE ADDED, AS NEEDED, TO CREATE A SUITABLE ROAD BASE. THERE WILL BE NO EXCAVATION OR IMPORTS/EXPORT OF SOIL.

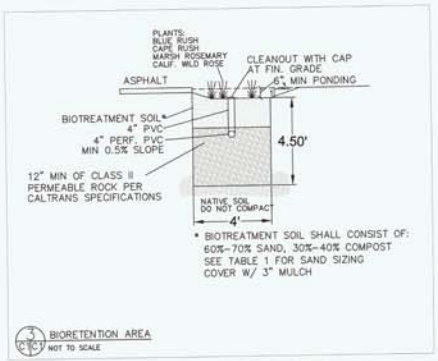
LENGTH OF PAVED ROAD = 682 FT
AREA OF PAVED SURFACE = 15,974 SF

FIRE PROTECTION NOTES

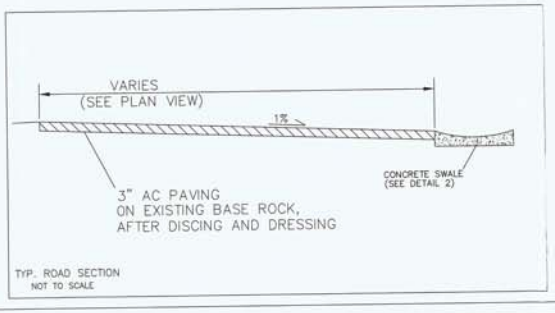
1. FIRE DEPARTMENT TURNOUT IS TO BE UNOBSTRUCTED AT ALL TIMES.
2. THE ROAD SHALL HAVE AN OVERHEAD CLEARANCE OF 14 FEET VERTICAL DISTANCE FOR ITS ENTIRE WIDTH.

RECEIVED
JUL 12 2017
San Mateo County
Planning and Building Division

PLN2016-00191



3 BIORETENTION AREA
NOT TO SCALE



TYP. ROAD SECTION
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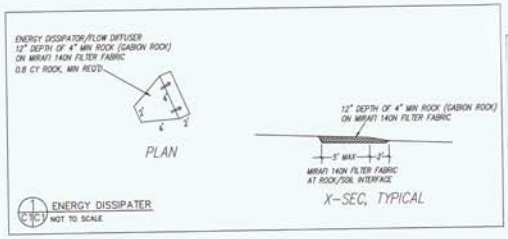

1 ENERGY DISSIPATER
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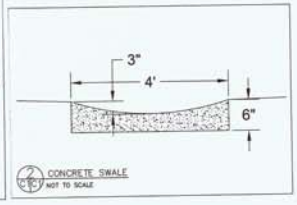


2 CONCRETE SWALE
NOT TO SCALE

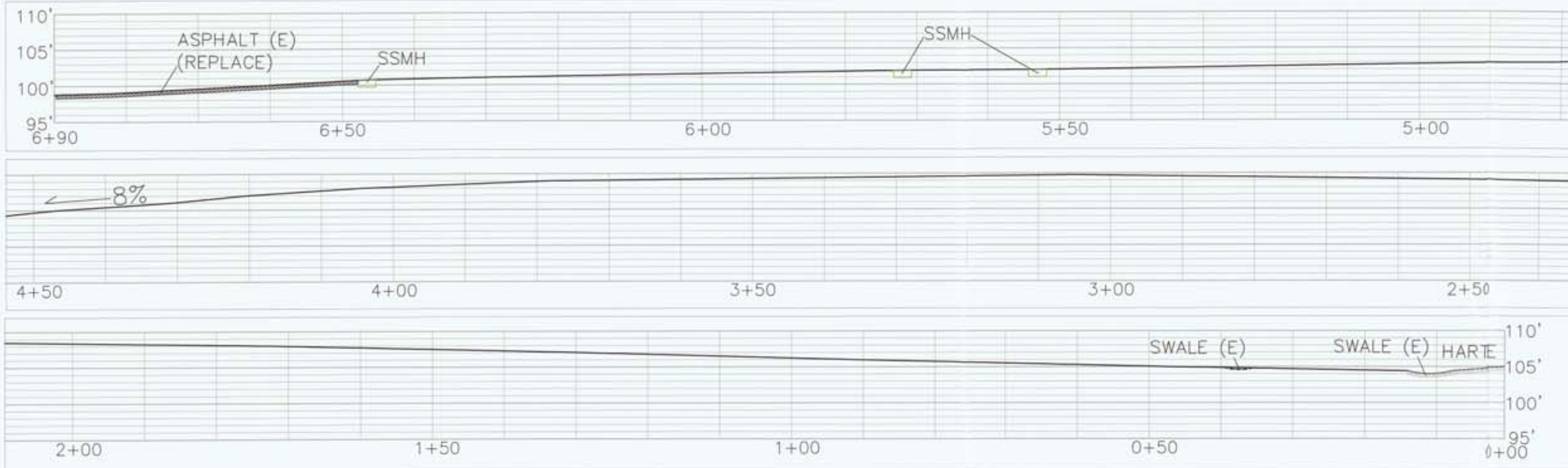
Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX: 728-3593

DATE: 3-24-16	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE: 7-19-16	REV. DATE: 4-10-17	REV. DATE: 8-3-17

ROAD PAVING PLAN
1300 BLOCK OF CEDAR STREET MONTARA

SHEET
C — 1

Attachment C



ROAD PROFILE 1"=8'

FIRE LANE SIGN:
CALTRANS R26F

REGISTERED PROFESSIONAL ENGINEER
CHARLES M. KISSICK
No. 62264
9-30-17
EXPIRES
CIVIL
STATE OF CALIFORNIA

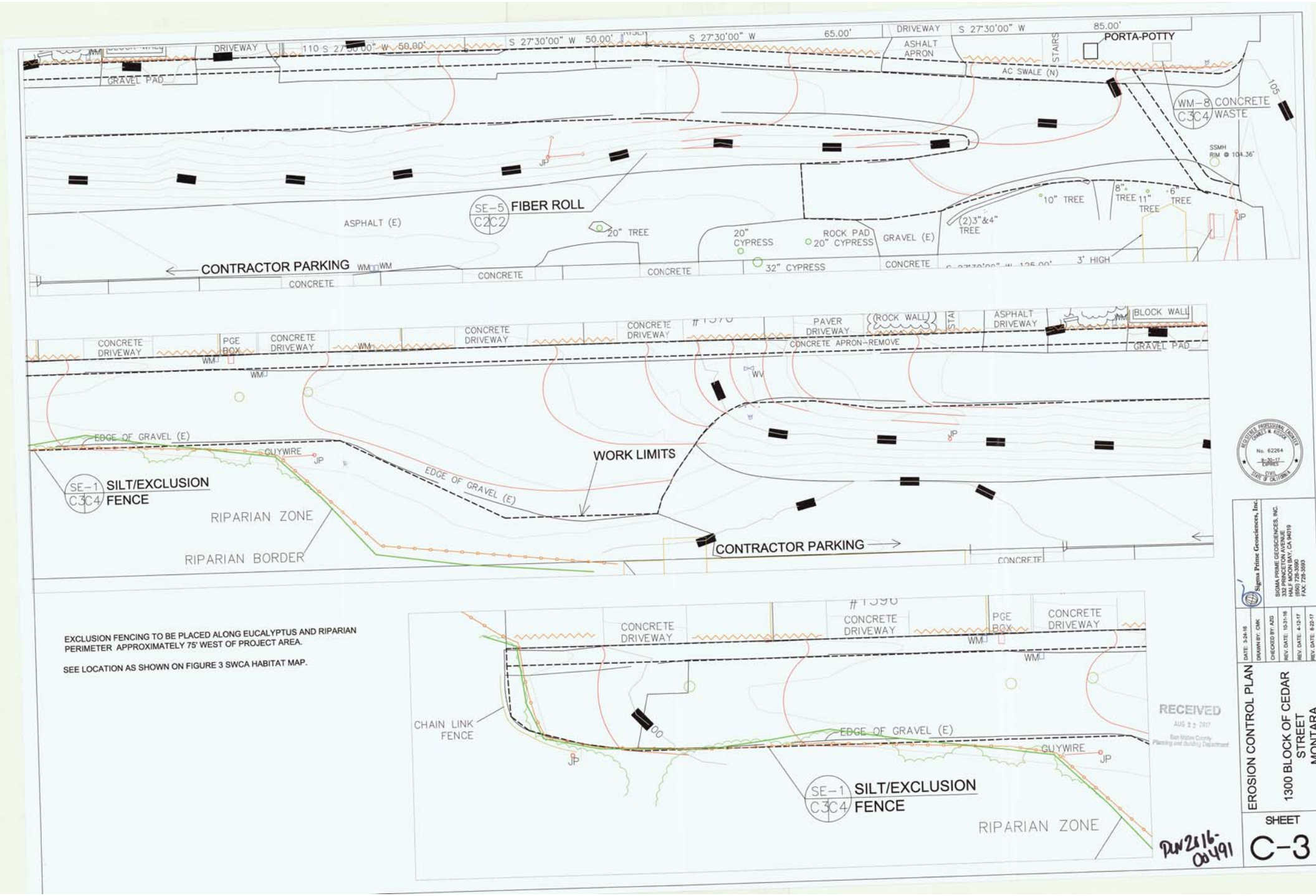
Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX: 728-3593

DATE: 3-24-16
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: 10-31-16
REV. DATE: 4-12-17

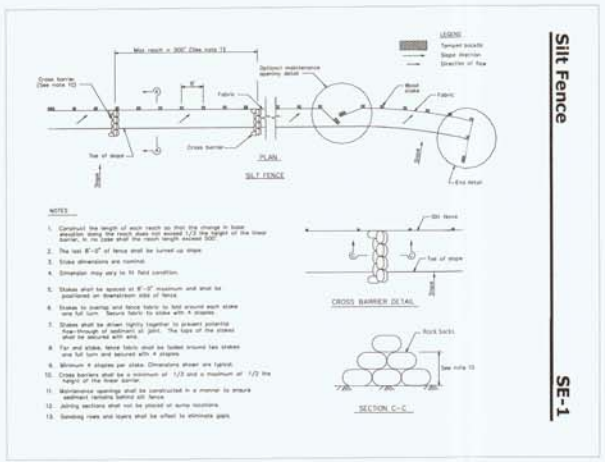
ROAD PROFILE
1300 BLOCK OF CEDAR STREET
MONTARA

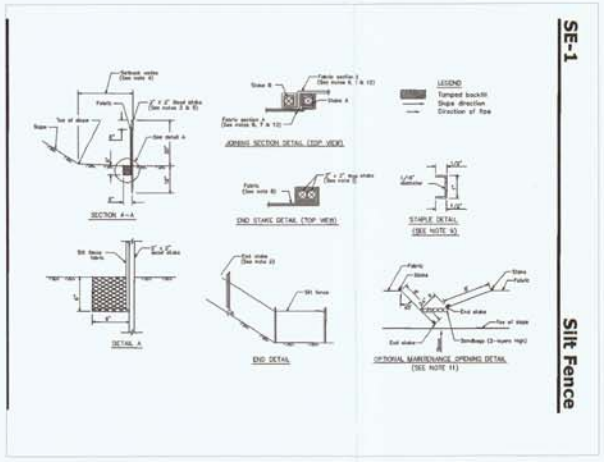
SHEET
C-2

Attachment D

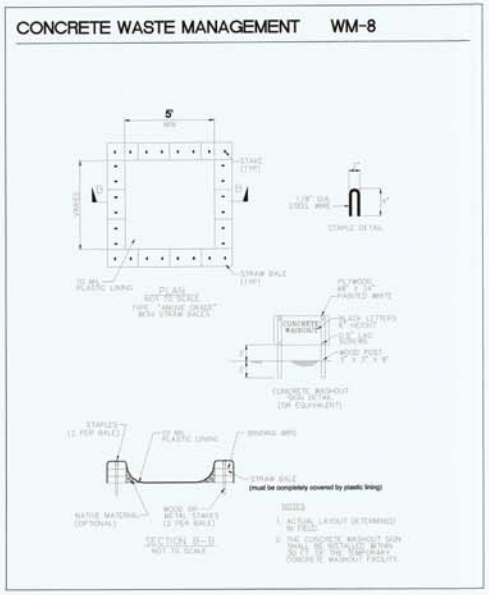


Attachment E

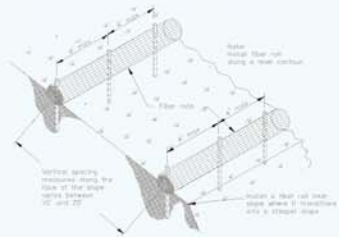


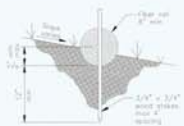


CONCRETE WASTE MANAGEMENT WM-8



FIBER ROLLS SE-5





NOTES:
If more than one fiber roll is placed in a row, the rolls must be overlapped, not abutted.
Turn the ends of the fiber roll up-slope to prevent runoff from going around the roll.

EROSION CONTROL NOTES

FIBER ROLL

SILT FENCE

BETWEEN OCT 1 AND APRIL 15 ALL EXPOSED SOIL SHALL BE PROTECTED FROM EROSION.
AN APPROVED WINTER EROSION CONTROL PLAN IS REQUIRED FOR ANY WORK BETWEEN OCT 1 AND APRIL 15. SAID PLAN SHALL INCLUDE BUT NOT BE LIMITED TO: COIR LOG AND SILT FENCE, AS SHOWN.

FOR CONSTRUCTION DURING DRY SEASON, ALL EXPOSED SOIL SURFACES SHALL BE WETTED DOWN AT A FREQUENCY THAT PREVENTS SIGNIFICANT AMOUNTS OF DUST FROM LEAVING

ALL STOCKPILED SOIL SHALL BE COVERED DURING PERIODS OF RAIN.

BEFORE COMPLETION OF PROJECT ALL EXPOSED OR DISTURBED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION.

ALL EXPOSED SURFACES SHALL BE SEEDED PRIOR TO OCT 15 WITH 75# PER ACRE OF ANNUAL RYEGRASS OR APPROVED SUBSTITUTE.
SEED WILL BE COVERED WITH STRAW MULCH AT RATE OF 2 TONS/ACRE

ACCESS ROADS OR RAMPS TO THE SITE WILL NOT BE NECESSARY

THERE WILL BE NO STORAGE OF CONSTRUCTION MATERIALS ON THE SITE

THERE WILL BE NO STOCKPILING

THERE WILL BE NO DEBRIS BOX

CONSTRUCTION SCHEDULE

DISC AND DRESS ROAD: 1 DAY

PAVE ROAD: 1 DAY

BUILD CONCRETE SWALE: 3 DAYS

EROSION CONTROL POINT OF CONTACT

THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: WALT WYCKOFF

TITLE/QUALIFICATION: MANAGER

PHONE: 650-728-7718

PHONE:

E-MAIL: WWYCHOFF@HORIZ.COR

REGISTERED PROFESSIONAL ENGINEER
CHARLES M. KISSOCK
No. 62264
6-30-17
CIVIL
STATE OF CALIFORNIA

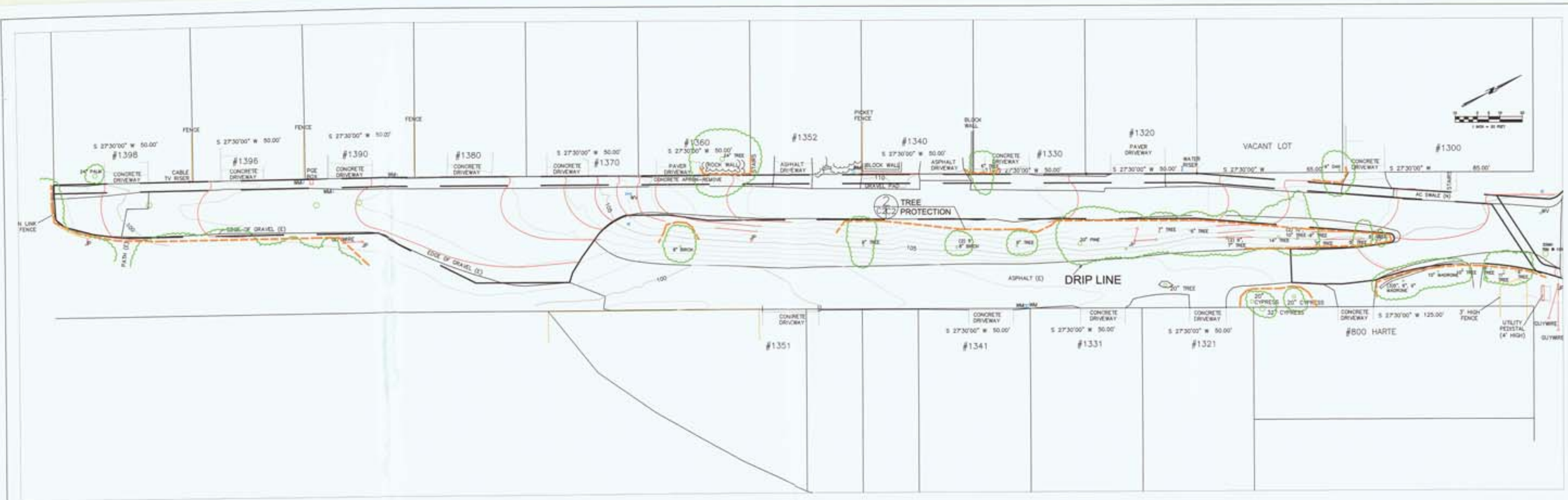
Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX: 728-3583

DATE: 3-24-16
DRAWN BY: CMK
CHECKED BY: ADD
REV. DATE: 10-31-16
REV. DATE: 4-10-17
REV. DATE: 8-22-17

EROSION CONTROL DETAILS
1300 BLOCK OF CEDAR STREET
MONTARA

SHEET
C-4

Attachment E



TREE PROTECTION NOTES

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSRUCTION PROCESS.

2. TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.

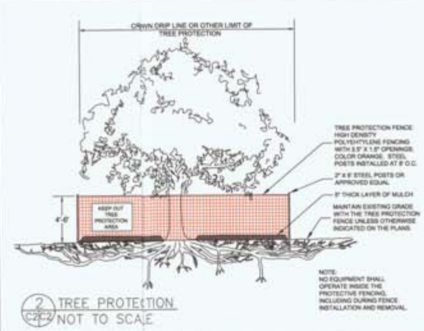
3. OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.

4. ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.

5. ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.

6. PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

7. SEE PLAN FOR SIZE AND TYPE OF TREE (WHERE KNOWN).



2 C2 TREE PROTECTION
NOT TO SCALE

No. 52264
9-30-17
EXPIRES
CIVIL
STATE OF CALIFORNIA

Sigma Prime Geosciences, Inc.

SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX: 728-3593

DATE: 4-12-17
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE:
REV. DATE:

TREE PROTECTION PLAN

1300 BLOCK OF CEDAR STREET MONTARA

SHEET C-5

Attachment F

1300 BLOCK CEDAR STREET PAVING PROJECT BIOLOGICAL RESOURCE EVALUATION

July 2016

SUBMITTED TO

Mr. Walt Wyckoff
PO Box 370657
Montara, CA 94037

SUBMITTED BY

SWCA Environmental Consultants
60 Stone Pine Road, Suite 201
Half Moon Bay, CA 94019

Attachment G

Biological Resource Evaluation for 1300 Block Cedar Street Paving Project San Mateo County, California

Prepared for

Mr. Walt Wyckoff
P.O. Box 370657
Montara, CA 94037
(650) 728-7716
wwyckoff@ihoriz.com

Prepared by

Jessica Henderson-McBean, Biologist

SWCA Environmental Consultants
60 Stone Pine Road, Suite 201
Half Moon Bay, California 94019
(650) 440-4160
www.swca.com

SWCA Project No. 39078

July 29, 2016

Attachment G

EXECUTIVE SUMMARY

SWCA Environmental Consultants (SWCA) has prepared this Biological Resource Evaluation (BRE) report for the 1300 Block Cedar Street Paving Project, San Mateo County, California (Project Area). The Project Area is located along Cedar Street within the residential community of Montara. This report was prepared in accordance with Section 7.5 of the County of San Mateo (County) Local Coastal Program (LCP) Policies (County of San Mateo 2013) as well as the County's Biological Impact Form to support the County's development review process for potential residential development of the project site (Project). The purpose of this report is to document the existing environmental setting and potential biological resources within the Project Area (approximately 682 feet of gravel road) as well as an additional Biological Study Area (BSA) comprising a 200-foot buffer area encircling the project site. The report includes identification and analysis of the Project's potential to affect sensitive biological resources, a description of recommended Avoidance and Minimization Measures, and review of the Project's consistency with applicable federal, state, and local environmental regulations and policies. For the purposes of this report, the Project Area includes paving approximately 682 feet of gravel road, which ranges from approximately 25 feet to 50 feet in width.

SWCA biologists conducted a literature review and preliminary analysis of biological resources on and in the vicinity of the project site. This analysis included the review of available biological resources reports and searches of special-status species databases to identify habitat types and plant and wildlife species that have potential to occur in the BSA. Biologists also examined the potential for *Sensitive Habitats,* as defined by San Mateo County LCP Policies Sections 7.1–7.14, to occur within or in the vicinity of the project site (County of San Mateo 2013). Databases utilized for the analysis include the California Natural Diversity Database, the California Native Plant Society Rare Plant Inventory, and the U.S. Fish and Wildlife Service endangered and threatened species database. Additional database and mapping resources employed include the National Wetland Inventory database, U.S. Geological Survey topographic quadrangle maps, and Natural Resource Conservation Service Web Soil Survey.

Following completion of the preliminary analysis, SWCA biologist Jessica Henderson-McBean conducted a reconnaissance-level field survey of the BSA on June 14, 2016, to document the existing biological conditions and determine the potential for special-status species to occur in the BSA. No special-status species were observed within the BSA during the biological field survey. Similarly, no jurisdictional wetlands, water features, or riparian corridors were observed within the Project Area; however, potentially jurisdictional wetlands, water features, and a riparian corridor that may be considered a County *Special Habitat* were observed within the BSA.

Currently the Project Area consists of a gravel road, well used by residents of Cedar Street to access homes and driveways. As the Project Area is located within a residential neighborhood, the dominant habitat in the area is Urban, which is largely made up of ornamental trees, shrubs, and lawn species. Urban habitat does not typically provide suitable habitat for sensitive wildlife species. In addition, infrastructure and other man-made facilities surrounding the project site (e.g., roads and dense residential development) present potential barriers to dispersal of wildlife into and across the Project Area.

To the southeast and east of the Project Area, an unnamed creek with a terminus in the Pacific Ocean (approximately 37°32'14.37"N, 122°31'8.64"W) surrounded by Central Coast riparian scrub habitat is present. This creek may provide suitable aquatic habitat for sensitive wildlife species such as California red-legged frog (*Rana draytonii*), a federally threatened species and California species of special concern and San Francisco garter snake (*Thamnophis sirtalis tetrataenia*), a federally and state endangered species and California Department of Fish and Wildlife fully protected species. Although the Project Area lacks suitable natural habitat conditions for these species, the Project Area could be used by these species to access upland dispersal habitat. Due to the potential for these species to occur within the Project Area, it is

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recommended that Best Management Practices and Avoidance and Minimization Measures be implemented to avoid potential impacts to California red-legged frog and San Francisco garter snake (see Section 5).

Additionally, the Project Area contains habitat for nesting migratory birds protected under the Migratory Bird Treaty Act and/or the California Fish and Game Code. Due to the potential for nesting birds to occur within the project site and surrounding area during the breeding season (February 1 through August 31), it is recommended that best management practices and Avoidance and Minimization Measures (see Section 5) be implemented during project activities to reduce and/or eliminate potential impacts to nesting birds.

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1 INTRODUCTION

SWCA Environmental Consultants (SWCA) has prepared this Biological Resource Evaluation (BRE) report for the 1300 Block Cedar Street Paving Project, Montara, San Mateo County, California (Project Area). This report was prepared in accordance with Section 7.5 of the County of San Mateo (County) Local Coastal Program (LCP) Policies (County of San Mateo 2013). This report documents the existing environmental setting and potential biological resources within the Project Area as well as an additional Biological Study Area (BSA) comprising a 200-foot buffer area around the Project Area. The report also identifies and analyzes the Project's potential to affect sensitive biological resources, describes recommended Avoidance and Minimization Measures, and reviews the Project's consistency with applicable federal, state, and local environmental regulations and policies.

1.1 Project Location and Description

The Project Area consists of an existing residential gravel road located in the community of Montara, San Mateo County, California (Figure 1). The Project Area is located along Cedar Street, approximately 0.6 miles east of California State Route 1. The Project Area is surrounded by residential homes to the west and north east, and is bordered by Harte Street to the north. The south and southeast side of the Project Area is bordered by a riparian area associated with an unnamed creek, which runs north to south along the eastern edge of the BSA. This creek is located approximately 100 feet east of the Project Area footprint (Figure 2). The primary land use in the area is residential housing.

For the purposes of this report, the Project includes the installation of 3-inch thick pavement over an existing residential gravel road, and the installation of a concrete drainage swale. The drainage swale will convey surface flows south towards the "Dead End" of Cedar Street where water will dissipate back to surface flows. The proposed Project Area is entirely encompassed in a developed, residential road with residences located along Cedar Street.

Figure 1. Site Location Map

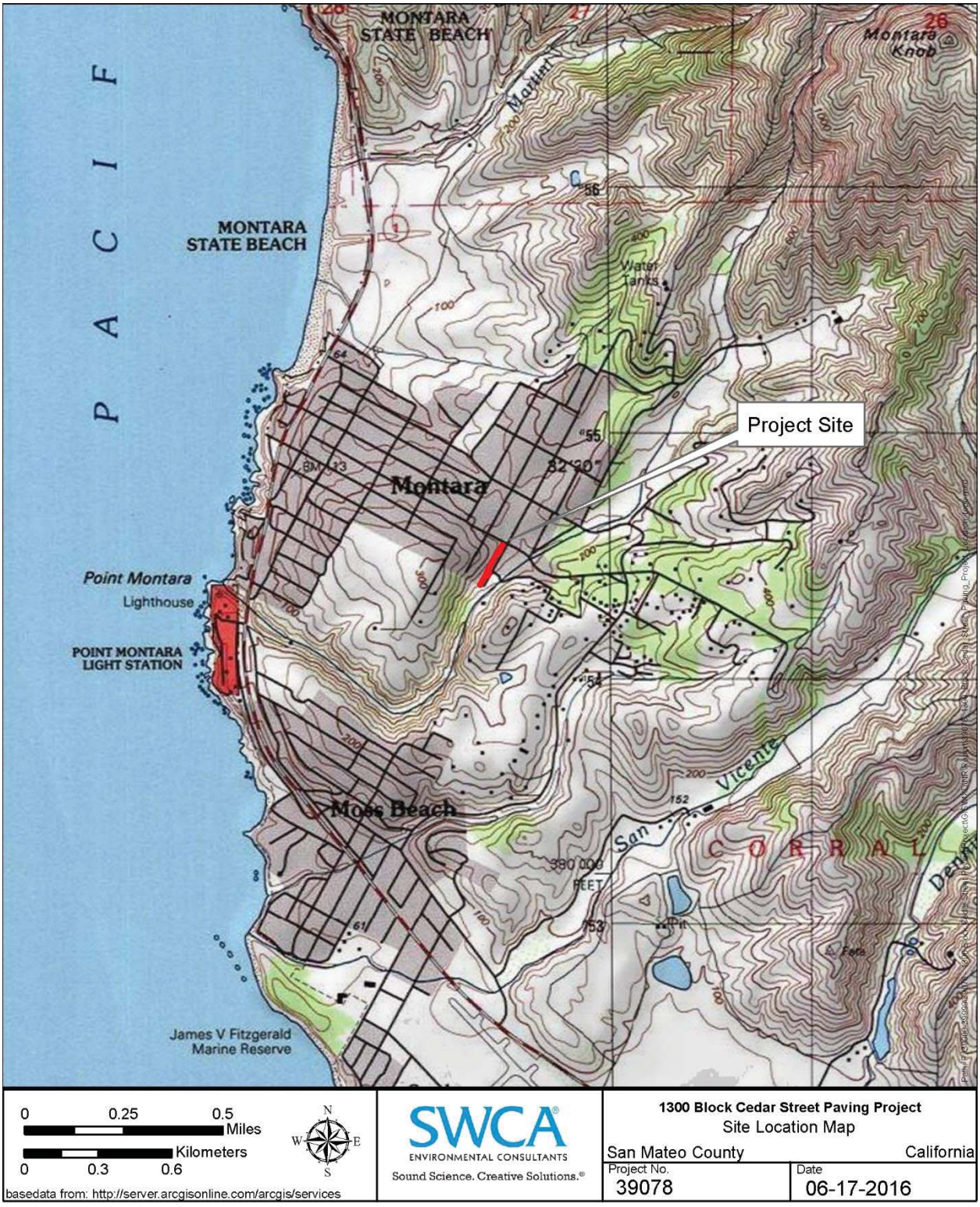

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Figure 2. Project Site Map

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2 REGULATORY FRAMEWORK

The federal, state, and local regulatory context for this report is described below.

2.1 Federal Policies and Regulations

2.1.1 Section 404 of the Clean Water Act of 1977

The purpose of the Clean Water Act (CWA) is to "restore and maintain the chemical, physical, and biological integrity of the nation's waters." Section 404 of the CWA prohibits the discharge of dredged or fill material into "waters of the United States" without a permit from the U.S. Army Corps of Engineers (USACE). The term "waters of the United States" as defined in the Code of Federal Regulations (CFR; 33 CFR 328.3[a]; 40 CFR 230.3[s]) includes:

1) All waters which are currently used, were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;

2) All interstate waters including interstate wetlands (Wetlands are defined by the federal government [CFR Section 328.3(b), 1991] as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.).;

3) All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mud flats, sand flats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation, or destruction of which could affect interstate or foreign commerce;

4) All impoundments of waters otherwise defined as waters of the United States under the definition;

5) Tributaries of waters identified in paragraphs (1) through (4);

6) Territorial seas; and,

7) Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (1) through (6).

8) Waters of the United States do not include prior converted cropland. Notwithstanding the determination of an area's status as prior converted cropland by any other federal agency, for the purposes of the CWA, the final authority regarding CWA jurisdiction remains with the Environmental Protection Agency (EPA; 33 CFR 328.3[a][8] added 58 CFR 45035, August 25, 1993).

The EPA also has authority over wetlands and may override a USACE permit. Substantial impacts to wetlands may require an individual permit. Projects that only minimally affect wetlands may meet the conditions of one of the existing Nationwide Permits. A Water Quality Certification or waiver pursuant to Section 401 of the CWA is required for Section 404 permit actions; this certification or waiver is issued by the applicable Regional Water Quality Control Board (RWQCB).

2.1.2 Federal Endangered Species Act

The Federal Endangered Species Act of 1973 (FESA) protects plants and wildlife that are listed as endangered or threatened by the U.S. Fish and Wildlife Service (USFWS) and the National Oceanic and Atmospheric Administration National Marine Fisheries Service (NOAA Fisheries). Section 9 of the FESA prohibits the taking of endangered wildlife, where taking is defined as "harass, harm, pursue, hunt, shoot,

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wound, kill, trap, capture, collect, or attempt to engage in such conduct" (50 CFR 17.3). For plants, this statute governs removing, possessing, maliciously damaging, or destroying any endangered plant on federal land and removing, cutting, digging-up, damaging, or destroying any endangered plant on non-federal land in knowing violation of state law (16 United States Code [U.S.C.] 1538). Under Section 7 of the FESA, federal agencies are required to consult with USFWS if their actions, including permit approvals or funding, may adversely affect a federally listed species or its designated critical habitat. Through consultation and the issuance of a biological opinion, USFWS may issue an incidental take statement allowing take of the species that is incidental to otherwise authorized activity provided the action will not jeopardize the continued existence of the species. Section 10 of the FESA provides for issuance of incidental take permits to private parties in association with development of a Habitat Conservation Plan.

2.1.3 Migratory Bird Treaty Act

The Migratory Bird Treaty Act of 1918 (MBTA) implements international treaties between the United States and other nations devised to protect migratory birds, any of their parts, eggs, and nests from activities such as hunting, pursuing, capturing, killing, selling, and shipping, unless expressly authorized in the regulations or by permit. As authorized by the MBTA, USFWS may issue permits to qualified applicants for the following types of activities: falconry, raptor propagation, scientific collecting, special purposes (rehabilitation, education, migratory game bird propagation, and salvage), take of depredating birds, taxidermy, and waterfowl sale and disposal. The regulations governing migratory bird permits can be found in 50 CFR Part 13, General Permit Procedures, and 50 CFR Part 21, Migratory Bird Permits.

2.2 State Policies and Regulations

2.2.1 California Endangered Species Act

The California Endangered Species Act of 1984 (CESA) and the Native Plant Protection Act of 1977 (NPPA) ensure legal protection for plants listed as rare or endangered, and wildlife listed as threatened or endangered. The California Department of Fish and Wildlife (CDFW) regulates activities that may result in the "take" of such species. Take of state-listed species would require a Section 2081 incidental take permit from CDFW. This process requires submittal of a sensitive species study and permit application package to CDFW. If CDFW concurs that impacts to a state listed species would likely occur as a result of a proposed project, alternatives and measures to avoid or reduce the impacts must be identified in a Section 2081 permit to allow for incidental take authorization. CDFW may also include compensatory mitigation (mitigation/conservation bank) requirements for impacts to habitat for listed plants and wildlife.

CDFW also maintains informal lists of "species of special concern." These species are broadly defined as plants and wildlife that are of concern to CDFW because of population declines and restricted distributions, and/or they are associated with habitats that are declining in California. Development-related impacts to species on the state endangered or threatened lists and lists of species of special concern are considered "significant" under the *California Environmental Quality Act* (CEQA) *Guidelines*.

2.2.2 California Environmental Quality Act Guidelines

Although threatened and endangered species are protected by specific federal and state statutes, *State CEQA Guidelines* Section 15380 provides that a species not listed on the federal or state list of protected species may be considered rare or endangered if the species can be shown to meet certain specified criteria. These criteria have been modeled after the definition in the FESA and the section of the California Fish and Game Code dealing with rare or endangered species. Section 15380 was included in the *State CEQA Guidelines* primarily to address situations in which a public agency is reviewing a project that may have a significant effect on a species that has not yet been listed by either USFWS or CDFW. Therefore, CEQA provides a

lead agency with the ability to protect a species from a project's potential impacts until the respective governmental agencies have an opportunity to formally protect the species.

2.2.3 California Coastal Act

The California Coastal Act of 1976 (CCA) governs the decisions made by the California Coastal Commission (CCC) regarding issues such as shoreline public access and recreation, terrestrial and marine habitat protection, water quality, commercial fisheries, and development within the California coastal zone. Development within the coastal zone requires either a Coastal Development Permit (CDP) or CDP Exemption from CCC or from a local government with a CCC-certified LCP. Pursuant to Public Resources Code (PRC) Section 30106, development in this context means:

> *"…on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511)."*

Whereas, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

CCC also regulates activities in wetlands. Unlike the federal government, CDFW and CCC have adopted the Cowardin et al. (1979) definition of wetlands:

> *Wetlands are lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface of the land or is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes (at least 50 percent of the aerial vegetative cover); (2) the substrate is predominantly undrained hydric soil; and (3) the substrate is nonsoil and is saturated with water or covered by shallow water at some time during the growing season of each year.*

The Project is located within the coastal zone in San Mateo County. The San Mateo County LCP was approved by the County Board of Supervisors and CCC in 1980. In April 1981, the County assumed responsibility for implementing the State Coastal Act in the unincorporated areas of San Mateo County, including issuance of CDPs. For a permit to be issued the development must comply with the policies of the LCP and those ordinances adopted to implement the LCP. The LCP defines wetlands as:

> *"…an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground. Such wetlands can include mudflats (barren of vegetation), marshes, and swamps. Such wetlands can be either fresh or saltwater, along streams (riparian), in tidally influenced areas (near the ocean and usually below extreme*

> *high water of spring tides), marginal to lakes, ponds, and man-made impoundments. Wetlands do not include areas which in normal rainfall years are permanently submerged (streams, lakes, ponds and impoundments), nor marine or estuarine areas below extreme low water of spring tides, nor vernally wet areas where the soils are not hydric.*
>
> *In San Mateo County, wetlands typically contain the following plants: cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bullrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least a 50% cover of some combination of these plants, unless it is a mudflat."*

The County provides the following definition for *Sensitive Habitats*:

> *"…any area in which plant or animal life or their habitats are either rare or especially valuable and any area which meets one of the following criteria: (1) habitats containing or supporting "rare and endangered" species as defined by the State Fish and Game Commission, (2) all perennial and intermittent streams and their tributaries, (3) coastal tide lands and marshes, (4) coastal and offshore areas containing breeding or nesting sites and coastal areas used by migratory and resident water-associated birds for resting areas and feeding, (5) areas used for scientific study and research concerning fish and wildlife, (6) lakes and ponds and adjacent shore habitat, (7) existing game and wildlife refuges and reserves, and (8) sand dunes.*
>
> *Sensitive habitat areas include, but are not limited to, riparian corridors, wetlands, marine habitats, sand dunes, sea cliffs, and habitats supporting rare, endangered, and unique species."*

Policies of the San Mateo County LCP take precedence over San Mateo County General Plan policies for property located in the Coastal Zone. Actions taken by counties or municipalities within the coastal zone may be appealed to CCC only under defined circumstances (specified in PRC Section 30603). CCC also retains permit authority in certain limited areas, such as tidelands and submerged lands (Coastal Act Section 30519(b)). Development must also comply with other provisions of the County Ordinance Code, such as zoning, building, and health regulations.

2.2.4 California Fish and Game Code Section 1602

Section 1602 of the California Fish and Game Code requires that a Notification of Lake or Streambed Alteration be submitted to CDFW and the notification deemed complete by CDFW for any activity that may, "substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake, or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake." CDFW reviews the proposed actions and, if the activity would result in a substantial adverse effect to fish and wildlife resources, submits to the applicant a draft agreement with measures to protect the affected fish and wildlife resources. The final proposal that is mutually agreed upon by the department and the applicant is the Lake or Streambed Alteration Agreement.

2.2.5 California Protection for Birds (California Fish and Game Code Sections 3503, 3503.5, 3513, and 3800)

Section 3503 of the California Fish and Game Code states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by in the California Fish and Game Code or any regulation made pursuant thereto. Section 3503.5 provides protection for all birds of prey, including their eggs and nests. In addition, Section 3513 states that it is unlawful to take or possess any migratory

bird as designated in the MBTA or any part of such migratory birds except as provided by rules and regulations under provisions of the MBTA. Section 3800 states that it is unlawful to take non-game birds and defines non-game birds as, "all birds occurring naturally in California that are not resident game birds, migratory game birds, or fully protected birds."

3 METHODOLOGY

The following section details the methods employed when reviewing biological resources in proximity to the Project.

3.1 Biological Study Area

This report contains a review of the BSA that includes the maximum anticipated extent of Project-related impacts within the project site and an additional survey buffer of 200 feet beyond the project site (Figure 2). SWCA conducted a literature review of existing sources of information regarding occurrences of special-status species and sensitive resources within and near the BSA. Field surveys were conducted within the BSA to document biological resources including sensitive habitats.

3.2 Literature Review and Preliminary Analysis

SWCA conducted a literature review to gain familiarity with the project site and to identify sensitive biological features including *Sensitive Habitats* and target special-status species that have the potential to occur within the BSA. The following inventories and databases were searched:

- *California Natural Diversity Database (CNDDB).* The CNDDB database search covered special-status species occurrences within a 5-mile radius of the project site.

- *California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants.* The CNPS database search covered occurrences of native plant species within the Montara Mountain U.S. Geological Survey (USGS) 7.5 minute quadrangle, in which the project site is located.

- *Sacramento U.S. Fish and Wildlife Service Office Federal Endangered and Threatened Species Database.* The Sacramento USFWS Office database search covered occurrences of endangered and threatened wildlife species within the Montara Mountain USGS 7.5-minute quadrangle.

The U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (NRCS 2016) and USFWS National Wetlands Inventory (NWI) Database (USFWS 2016) were also reviewed to provide additional information regarding soils and wetlands known to occur in the area. The USFWS Wetlands Mapper and USGS National Hydrography Data were used to identify potential hydrological features in the BSA, the presence/absence of which were confirmed during the field survey (see Section 3.3). Literature pertaining to pertinent zoning and land use documents was reviewed to determine the local compliance requirements for the Project (County of San Mateo 2012, 2013).

All special-status species and sensitive habitats identified in the records search and literature review that have no potential to occur within the BSA were compiled into a table for use during the field survey as described in Section 3.3 below. Appendix A provides a description of the 57 special-status plant and wildlife species and three natural communities reviewed, and rationale for expecting presence or absence within the Project Area. For the purpose of this report, special-status species are defined as follows:

- Plants and wildlife listed, proposed, or candidates for listing as threatened or endangered under the FESA.

- Plants and animals listed or proposed for listing by the State of California as threatened or endangered under the CESA.
- Plants listed as rare under the NPPA.
- Plants included in California Rare Plant Ranks 1 and 2.
- California designated status:
  - Animal species that are classified as Fully Protected by the State; or,
  - Species of Special Concern (SSC) to CDFW.

3.3 Field Survey

Following the literature review, on June 14, 2016, SWCA biologist Jessica Henderson-McBean conducted a reconnaissance-level field survey of biological resources on the project site and surrounding BSA (to the extent that access was possible). The purpose of the field survey was to identify vegetative communities present and evaluate the presence or absence of suitable habitat for special-status species determined to have the potential to occur in the area, sensitive habitats with potential to occur, wetland features, wildlife movement corridors, and indications of wildlife breeding activities. In addition, the biologist identified and mapped habitat types using *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland 1986). A complete list of plant and wildlife species observed during the field survey is included in Appendix B. When necessary, the biologist referred to the *Jepson Manual* (Baldwin et al. 2012) to identify plant species. Representative photographs depicting existing conditions are included in Appendix C.

The field surveys also identified the presence/absence of features that may be subject to CDFW jurisdiction pursuant to Section 1602 of the California Fish and Game Code, USACE/RWQCB jurisdiction pursuant to CWA Section 404/401, or CCC jurisdiction pursuant to the CCA. This included observations for the presence of a defined streambed, bank, or other channel features such as an Ordinary High Water Mark (OHWM) or riparian vegetation.

4 RESULTS

4.1 Topography and Soils

The topography within the BSA slopes from the northeast toward the southwest at an approximately 10–15% grade (field estimate). The elevation is approximately 100 to 105 feet above mean sea level. The NRCS Web Soil Survey identified the Project Area as occurring on the Typic Argiustolls, loamy-Urban land association, 5 to 15 percent slope soil series. Typic Arguistolls soils are moderately well drained soils comprised of coastal alluvium derived from weathered sedimentary rock (NRCS 2016). Web Soil Survey data is not available describing the composition of loamy-Urban soils. However, soils within the proposed project footprint were primarily covered by road base material (such as Decomposed Granite and mixed gravel substrate) which stabilizes the road and increases run off from the area.

4.2 Jurisdictional Wetlands and Waters

No formal wetland delineation was conducted, yet, based on observations within the Project Area (graveled, disturbed area), no wetlands are believed to exist within the Project Area. However, potential jurisdictional waters and wetlands were identified within the BSA.

Within the BSA, multiple roadside drainage swales were identified, which appear to convey surface flows toward an unnamed creek that runs along the eastern side of the BSA, approximately 100 feet east of the Project Area. Drainage swales within the Project Area run north to south along the roadside where some pavement contouring has occurred to likely drain water away from residences along Cedar Street. Additionally, it appears that small swales have been excavated in the existing gravel road to drain surface flows toward the unnamed creek. All drainage swales within the Project Area appear to convey water in the direction of the unnamed creek, but likely dissipate water to surface flows as they approach the banks of the creek and the edge of the riparian zone. Drainage swales identified within the Project Area are not likely to be considered jurisdictional by USACE, CCC, or CDFW as they lack suitable wetland parameters, do not have a defined bed or bank, do not exhibit clear connectivity to navigable waters, and did not have an apparent OHWM.

On the north side of the BSA, a larger man-made drainage ditch is present along the north and south sides of Harte Street, which travels through a series of culverts and eventually drains into the unnamed creek on the east side of the BSA. Due to the connectivity with the unnamed creek, the roadside drainage ditch could be considered jurisdictional by USACE, CCC, or CDFW as an established bed and bank was observed during field surveys. Additionally small pools of water were identified within the ditch, as well as thick vegetation. No impacts to this drainage ditch are anticipated as it occurs outside of the Project Area.

An unnamed creek was identified during the desktop review and confirmed to be present during field surveys. Approximately 1 foot of running water was observed within the creek during the field surveys. This unnamed creek, likely considered jurisdictional by USACE, CCC, and CDFW, contains a clearly visible OHWM as well as defined bed and banks and riparian vegetation. Vegetation along the unnamed creek is primarily dominated by a mixture of Central Coast riparian scrub species such as arroyo willow (*Salix lasiolepis*) and California blackberry (*Rubus ursinus*) and non-native species such as pampas grass (*Cortaderia selloana*) and English ivy (*Hedera helix*). Both the Central Coast riparian scrub habitat and the unnamed creek are located outside of the Project Area. Project activities are not anticipated to result in substantial adverse effects to the unnamed creek or Central Coast riparian scrub habitat provided that: 1) these areas are avoided and no vegetation removal occurs within the riparian area, and 2) Avoidance and Minimization Measures provided in Section 5 are implemented.

The Project includes the installation of a concrete drainage swale along the west side of Cedar Street, which diverts surface flows south and dissipates water into the vegetation at the southern edge of Cedar Street. If there any recontouring is required that may affect the bed, bank, or riparian vegetation associated with the unnamed creek or diversion drainage will flow directly into the nearby creek, additional permitting associated with impacts to the creek may be required.

4.3 Vegetation and Habitat Types

Plant communities observed within the BSA included Central Coast riparian scrub, eucalyptus forest, ruderal, and urban as described below. Photographs (Appendix C) and mapping (Figure 3) depict the locations of habitat types in the BSA.

4.3.1 Central Coast Riparian Scrub

Central Coast riparian scrub is typically a scrubby streamside thicket, varying from open to impenetrable, and dominated by willows. This early seral community may succeed to any of several riparian woodland or forest types in the absence of severe flooding disturbance. The community occurs in relatively fine-grained sand and gravel bars that are close to river channels, and therefore close to groundwater (Holland 1986).

A large riparian corridor associated with an unnamed creek is present along the eastern and southeastern side of the BSA. This area is dominated by a canopy of arroyo willow, with an understory of native and non-native grasses and forbs including: California blackberry, pampas grass, and English ivy. While the unnamed creek lacks a fine grained sand and gravel bar, the arroyo willow canopy with associated native and non-native understory plants identifies this area as marginal Central Coast riparian scrub habitat. The arroyo willow, and corresponding understory, located within the project site have the potential to support nesting birds protected under the MBTA.

4.3.2 Eucalyptus Forest

Eucalyptus forests consist of dense stands of non-native, invasive eucalyptus trees, and are usually devoid of an understory with the exception of a few hardy grasses. Stands generally range from 30 to 55 meters (98 to 180 feet) high and are frequently found in cooler coastal areas and along stream courses.

Eucalyptus forest is located along the southern edge of the BSA. This area was inaccessible during field surveys, but is visibly dominated by blue-gum eucalyptus (*Eucalyptus globulus*) trees. These trees may provide habitat for many nesting birds protected under the MBTA.

4.3.3 Ruderal

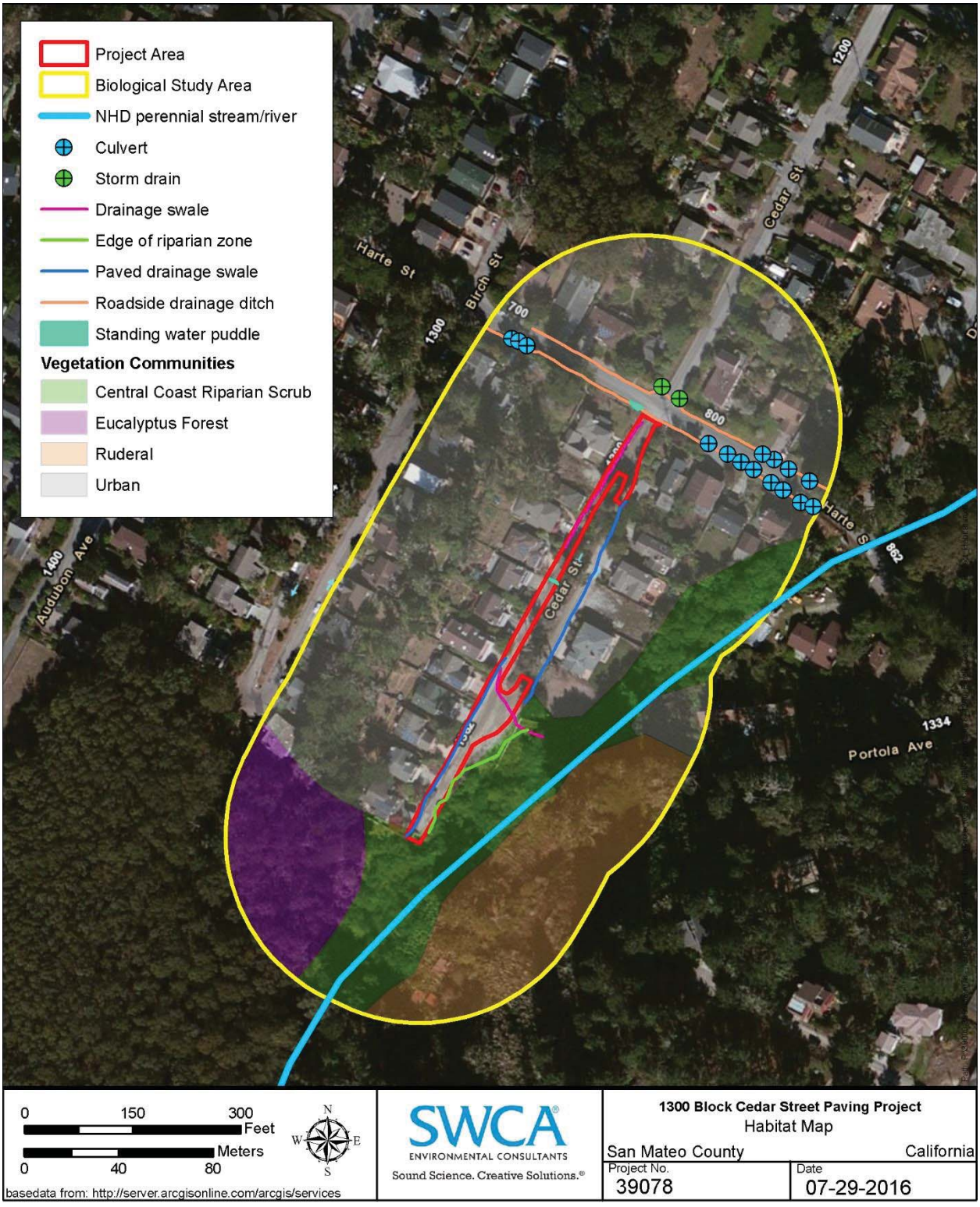
Ruderal vegetation is typically found in disturbed areas that have been significantly altered by construction, landscaping, or other types of land-clearing activities. Ruderal habitat often occurs along roadsides and fence lines, near developments, and in other areas experiencing severe surface disturbance. Plants found within this habitat type are typically introduced species, many similar to those found in non-native grassland that exhibit specific characteristics that assist in their invasion and colonization of disturbed lands.

The BSA is located within a residential neighborhood where ruderal vegetation is interspersed with urban landscaping and ornamental species. For the purposes of this report, areas identified outside of residential areas and urban habitat, but where non-native plant species are prevalent were labeled ruderal. A large patch of ruderal vegetation dominated by Himalayan blackberry (*Rubus armeniacus*) and pampas grass with a few scattered Monterey cypress (*Cupressus macrocarpa*) trees is located on the eastern side of the BSA, east of the Central Coast riparian scrub habitat. Ruderal habitat within the BSA is not likely to support special-status species due to the high level of disturbance and human activity; however, they may support nesting birds covered under the MBTA.

4.3.4 Urban

Urban habitats are generally a result of urban buildings with surrounding landscaping and may include but are not limited to trees, shrubs, ornamental plants, and lawns. Vegetation density, canopy cover, and species composition will vary based on purpose and/or design. Vegetation may include native or exotic species or a combination of both. Urban habitat is the primary habitat type present within the BSA, as the project occurs within a residential area. These areas are not likely to support special-status species due to the high level of disturbance and human activity. However, ornamental trees and shrubs do provide habitat for and may support nesting bird species covered under the MBTA.

Figure 3. Habitat Map



4.4 Sensitive Resources

4.4.1 Desktop Review and Literature Search

Desktop research returned records for six federally or state listed plant species and 30 additional plants with CNPS California Rare Plant Rank 1B or 2 in the vicinity of the BSA. Records were returned for 21 wildlife species with state listing status, federal listing status, and/or CDFW designated status. The results of the desktop research were then used during field surveys to compare records to existing habitat types and determine the potential for special-status species to occur in the BSA. Tables A-1 and A-2 in Appendix A describes each species' habitat requirements, their listing status, and their potential to occur in the BSA. No USFWS designated critical habitat is located within the BSA.

4.4.2 Special-Status Plants

Based on the existing biological conditions in and adjacent to the BSA, the fact that the BSA is largely comprised of disturbed urban habitat and soils are covered with a layer of road base and gravel, review of relevant literature, the known occurrences of special-status species in the region (Appendix A), and SWCA biologists' local knowledge of the region, no special-status plant species were determined to have potential to occur in the BSA. None of the 36 special-status plant species identified during desktop review were observed during field surveys. No known population of rare plant occurrences have been identified within the BSA (CNDDB 2016). Field surveys by SWCA were conducted within the appropriate blooming period for 24 of the identified species (surveys conducted in June 2016). Of the remaining 12 species whose blooming periods are outside of the survey time period, none of these species have the potential to occur within the BSA due to lack of suitable habitat, soils, or elevation requirements.

4.4.3 Special-status Wildlife

No federal, state, or sensitive animal species were observed in the BSA during the field surveys. A desktop review (USFWS and CNDDB) produced 21 special-status wildlife species that have been recorded within the Project vicinity. A description of these species and their potential to occur is included in Appendix A. Of the 21 listed species that were assessed, three special-status wildlife species were determined to have potential to occur in the Project Area. These species are discussed in the sections below:

- California red-legged frog (*Rana draytonii*): federally threatened, CDFW SSC;
- San Francisco garter snake (*Thamnophis sirtalis tetrataenia*): federally and state endangered, CDFW fully protected species; and,
- saltmarsh common yellowthroat (*Geothlypis trichas sinuosa*): CDFW SSC.

4.4.3.1 CALIFORNIA RED-LEGGED FROG

The nearest record for California red-legged frog, dated 2006, is located approximately 1.3 miles to the southeast of the Project Area (CNDDB 2016). California red-legged frog occurs in various habitats during its life cycle. Breeding areas include aquatic habitats such as lagoons, streams, natural and human-made ponds, and slow-flowing stream reaches or deep pools within a stream with vegetation or other material to which egg masses may be attached (USFWS 2010). This species prefers aquatic habitats with little or no flow, the presence of surface water until at least early June, surface water depths to at least 2.3 feet, and the presence of emergent vegetation (e.g., cattails and bulrush). The largest densities of California red-legged frog are typically associated with dense stands of overhanging willows and an intermixed fringe of sturdy emergent vegetation. During periods of wet weather, some individuals may make overland dispersals through adjacent upland habitats of distances up to 2 miles (USFWS 2010). Upland habitats including small mammal burrows and woody debris can also be used as refuge during the summer if water is scarce or

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unavailable (Jennings and Hayes 1994). California red-legged frogs typically travel between sites and are unaffected by topography and vegetation types during migration. Dispersal habitat makes it possible for California red-legged frogs to locate new breeding and non-breeding sites, and is crucial for conservation of the species.

While it is well documented that California red-legged frogs are known to migrate and use upland areas for refuge, research has shown that these migrations are temporary, often initiated by winter rains and limited to the winter wet-season, spatially restricted, and most often occur between aquatic habitats that are required for survival (Bulger et al. 2002; Tatarian 2008). Bulger et al. (2002) found that only 11–22% of the adult population studied migrated to and from breeding sites annually, the remaining percentage staying in close proximity to breeding areas (median travel of less than 82 feet [25 meters]). Tatarian (2008) found similar results with only 42.8% of frogs tracked moving from source pools. Average migratory distances observed for aquatic and terrestrial movements were 352 feet (107.2 meters) and 80 feet (24.4 meters), respectively. Radio tracking of 123 individuals by Fellers and Kleeman (2007) found the majority of frog movements observed in this study to be less than 98 feet (30 meters). Of the individuals that moved greater than 98 feet (30 meters) (32), the median distance traveled was 492 feet (150 meters). This distance was found to roughly coincide with the distance to the nearest suitable nonbreeding area. Larger movements, including one presumed to be upwards of 1.74 miles (2.8 kilometers), were observed but generally found to occur along riparian corridors coinciding with winter rains or upon seasonal habitat drying. Similar to Bulger et al. (2002) and Tatarian (2008) most movements recorded during the study were typically between aquatic habitats. High-density urban or industrial developments also form barriers to California red-legged frog dispersal (USFWS 2010).

The Project Area is comprised entirely of a disturbed gravel road, which does not provide suitable upland dispersal habitat for this species. However, due to the presence of an unnamed creek on the eastern side of the Project Area and associated riparian habitat, suitable aquatic habitat is present within the BSA, adjacent to the Project Area. Due to the location of the Project Area in relation to suitable aquatic habitat, there is moderate potential for California red-legged frog to travel through the Project Area to access other nearby aquatic sources, such as the roadside drainage ditch, which borders Harte Street. With the implementation of Avoidance and Minimization Measures outlined in Section 5 such as exclusion fencing and work restriction following rain, no impacts are anticipated to this species as a result of project activities.

4.4.3.2 SAN FRANCISCO GARTER SNAKE

San Francisco garter snake inhabits various aquatic habitats, including reservoirs, freshwater marshes, creeks, drainage ditches, ponds, and lakes. Less ideal habitats can also be used by San Francisco garter snake, such as ditches and other waterways, or floating algal or rush mats. Suitable breeding habitat includes shallow marshlands with an abundance of emergent vegetation. Grasslands are also an important upland habitat for this species, as they provide areas for thermoregulation and cover. Prey items for this species include California red-legged frog, Pacific chorus frogs (*Pseudacris regilla*), and earthworms. Small mammal burrows are used by San Francisco garter snake during hibernation. During the warm days of summer, most activity occurs during the morning and afternoon. Preferred nocturnal retreats are thought to be holes, especially mammal burrows, crevices, and surface objects (USFWS 2007).

There are 18 records of San Francisco garter snake within the Montara Mountain USGS 7.5-minute quadrangle; however, more specific locational data for this species is suppressed in the CNDDB database.

The Project Area is comprised entirely of a disturbed gravel road, which does not provide suitable upland dispersal habitat for this species. No suitable small mammal burrows or crevices were observed during the field surveys; however, various anthropogenic objects (e.g., lawn ornaments, downed fence posts, hoses, woodpiles) are present and could provide marginal upland cover for this species. Due to the presence of the unnamed creek on the eastern side of the Project Area and associated riparian habitat, suitable aquatic

habitat is present within the BSA, adjacent to the Project Area. Due to the location of the Project Area in relation to suitable aquatic habitat and the presence of marginal upland cover within residential nearby areas, there is moderate potential for San Francisco garter snake to travel through the Project Area. With the implementation of Avoidance and Minimization Measures outlined in Section 5 such as use of exclusion fencing, no impacts are anticipated to this species as a result of project activities.

4.4.3.3 SALTMARSH COMMON YELLOWTHROAT

The nearest CNDDB record for saltmarsh common yellowthroat, dated 1990, is located approximately 2.25 miles to the south of the Project Area. Saltmarsh common yellowthroat is endemic to the greater San Francisco Bay Area, breeding from mid-March to late July. The current breeding range of the species includes four main areas: coastal riparian and wetland areas of western Marin County, the tidal marsh system of San Pablo Bay, the tidal marsh system of southern San Francisco Bay, and coastal riparian and wetland areas in San Mateo County (Shuford et al. 2008). The species remains numerous in areas of suitable habitat that contain extensive wetlands and adjacent riparian thickets. Breeding habitats typically includes woody swamps, brackish marshes, and freshwater marshes. Nests are typically concealed near the ground, usually 0–2 feet aboveground in dense herbaceous vegetation.

The Project Area lacks suitable breeding habitat for this species; however, the adjacent Central Coast riparian scrub habitat associated with the unnamed creek on the east side of the BSA may provide foraging and nesting habitat for this species. Human disturbance relative to the riparian area may preclude this species from nesting in the area. With the implementation of Avoidance and Minimization Measures outlined in Section 5 including preconstruction nesting bird surveys, no impacts are anticipated to this species as a result of project activities.

4.4.4 Migratory Birds

Most nesting bird species are protected under the MBTA as well as the California Fish and Game Code. Additional protections are provided to state listed species and fully protected species under the CESA and California Fish and Game Code Section 3511, respectively. The migratory bird nesting season is generally identified as February 1 through August 31, but varies by species. These regulations prohibit the removal of active nests and provide nests with protection from "take" typically in the form of activity-free buffers around active nests or other performance controls. There are further provisions that prohibit the removal of inactive nests used by raptors and listed species.

Ornamental vegetation, residential structures, and birdhouses noted during the field surveys within the Project Area provide suitable foraging and nesting habitat for many migratory bird species. Additionally, riparian vegetation, willow trees, and dense ruderal vegetation within the BSA also provide suitable nesting and foraging habitat. Avian species protected by the MBTA and observed within the BSA during the field survey included bushtit (*Psaltriparus minimus*), Anna's hummingbird (*Calypte anna*), chestnut-backed chickadee (*Poecile rufescens*), house finch (*Haemorhous mexicanus*), black phoebe (*Sayornis nigricans*), western scrub jay (*Aphelocoma californica*), and American robin (*Turdus migratorius*).

If project activities occur during the nesting season (February 1 through August 31), it is recommended that Avoidance and Minimization Measures described in Section 5 below be implemented to avoid impacts to nesting birds.

4.4.5 Wildlife Movement Corridors

The unnamed creek running along the eastern side of the BSA and the associated riparian corridor may provide suitable habitat for wildlife movements in the vicinity of the BSA. This creek has a terminus at the Pacific Ocean and appears to be sourced from the northern extent of the Santa Cruz Mountain range to the east of the Project Area. This riparian corridor may provide a connection between marine habitats and the

Santa Cruz Mountains, and also potentially provides movement corridors for migratory fish species. However, the Project Area is contained within residential development and the Project impacts are not expected to have significant direct or indirect impacts to wildlife migration near the project site. With the implementations of Avoidance and Minimization Measures described in Section 5, no indirect affects or direct affects to this riparian area are anticipated.

4.4.6 Sensitive Habitats

No *Sensitive Habitats* as defined by the San Mateo County LCP Policies 7.1–7.14 were observed within the Project Area. No coastal wetlands as defined by the County (see Sections 2.2.3 and 4.2) were observed within the project site. The Central Coast riparian scrub habitat located on the eastern side of the BSA may be considered *Sensitive Habitat* by the County.

4.5 Land Use and Zoning

The project site is located within the California Coastal Zone and is zoned R-1/S-17/DR/CD (San Mateo County Property Maps Portal). The San Mateo County LCP Land Use Plan designates the Project Area as a Very Low Density Residential area within the Urban boundary. Based on review of the San Mateo County Zoning Regulations, December 2012 (Zoning Code), the proposed Project falls under the definition of Public Works and as such would likely require a CDP.

5 CONCLUSION AND RECOMMENDATIONS

The goal of this BRE is to identify the potential for sensitive biological resources to occur within the Project Area and analyze any potential Project impacts to biological resources. No special-status species were observed within the Project Area or BSA during the biological field survey. Similarly, no jurisdictional wetlands or water features were observed within the Project Area. Based on the results of the literature review and field survey, the Project Area is not expected to contain or support special-status species, however aquatic habitat in an unnamed creek on the east side of the Project Area may provide suitable habitat for California red-legged frog and San Francisco garter snake. Additionally the Project Area and BSA contain suitable nesting habitat for migratory birds covered under the MBTA including salt-marsh common yellowthroat. Project activities will occur entirely within a previously disturbed urban environment. It is recommended that Avoidance and Minimization Measures be implemented to reduce or eliminated potential impacts to sensitive wildlife species (listed below).

The Project is not anticipated to be subject to permitting pursuant to the CWA, FESA, CESA, or Section 1602 of the California Fish and Game Code. Due to the location of the project within the coastal zone, the project will likely require a CDP from the County.

5.1 Site-Specific Avoidance and Minimization Measures

1. **Pre-Construction Nesting Bird Surveys.** Prior to any Project construction activities, the Project proponent will take the following steps to avoid direct losses of active nests, eggs, and nestlings and indirect impacts to avian breeding success:

    - If construction activities occur only during the non-breeding season, between August 31 and February 1, no nest surveys will be required.

    - During the breeding bird season (February 1 through August 31), a qualified biologist will survey construction areas in the vicinity of the Project site for nesting raptors and passerine birds not more than 14 days prior to any ground-disturbing activity or vegetation removal. Surveys will include all potential habitats within 250 feet of activities for raptors, and 50 feet

of activities for all other species of activities. If results are positive for nesting birds, avoidance procedures will be adopted, if necessary, on a case-by-case basis. These may include implementation of buffer areas (minimum 50-foot buffer for passerines and minimum 250-foot buffer for most raptors) or seasonal avoidance. Buffer areas around active nests may be reduced on a case-by-case basis based on guidance from a qualified biologist. The biologist will consider factors such as topography, land use, Project activities, visual screening or line-of-site to active nest, and background noise levels when establishing a reduced nest buffer. A full-time biological monitor may need to be present during all activities that occur within reduced nest buffers to monitor the active nest(s) for signs of disturbance or "take."

2. **Environmental Training.** Before the start of project activities, all crewmembers shall attend an Environmental Awareness Training presented by a qualified biologist. The training shall include a description of the life history special-status species that may occur in the region, the project AMMs, the limits of the project work areas, applicable laws and regulations, and penalties for non-compliance. Upon completion of training, crewmembers shall sign a training form indicating they attended the program and understood the measures.

3. **Exclusion of California Red-Legged Frogs and San Francisco Garter Snakes from the Work Area.** An exclusion fence should be installed between the Project Area and riparian areas and other areas identified by the project biologist as potential habitat for California red-legged frog and San Francisco garter snake prior to the commencement of construction activities. Exclusion fencing should be silt-fence type fencing or equivalent, and should not include poly mesh fencing or other similar fencing that could entrap or snag reptiles, amphibians, or other small animals. Exclusion fencing should be installed with the fence stakes placed on the inside of the fencing (closest to the project boundary) to prevent frogs or snakes from using the stakes to maneuver over the fence. The fencing should be maintained until all work has been completed. A qualified biologist is required to be present during fence installation and removal.

4. **Ground Disturbing Construction Activities.** It is suggested that ground disturbing construction activities (i.e., grubbing, grading, or paving) should occur during the dry season (June 1 to October 15) to facilitate avoidance of California red-legged frog. Regardless of the season, no construction shall occur within 24 hours following a significant rain event (>1/4 inches in a 24-hour period). Following a significant rain event and the 24-hour drying-out period, a qualified biologist shall conduct a pre-construction survey for California red-legged frog prior to the restart of any Project activities.

5. **Wildlife Encounters.** If any wildlife is encountered during Project activities, said wildlife should be allowed to leave the work area unharmed. Animals will be allowed to leave the work area of their own accord and without harassment. Animals should not be picked up or moved in any way.

6. **Vegetation Disturbance.** Disturbance to vegetation should be kept to the minimum necessary to complete the Project activities, provided there is no feasible alternative. To minimize impacts to vegetation, a qualified biologist shall work with the contractor to designate the work area and any staging areas as well as delineate areas that should be avoided with exclusionary fencing (i.e., high-visibility orange construction fencing or silt fence).

7. **Vehicle Fueling and Maintenance.** All fueling and maintenance of vehicles and other equipment and staging areas should occur at least 50 feet from the unnamed creek on the east side of the project area. Equipment operators and fueling crews shall ensure that contamination of riparian and aquatic habitat does not occur during such operations. Prior to the onset of work, a plan to allow for prompt and effective response to any accidental spills shall be established. All workers should be informed of the importance of preventing spills, and of the appropriate measures to take should a spill occur.

8. **Erosion and Sediment Control Best Management Practices.** Erosion and sediment control Best Management Practices shall be installed to prevent runoff to the unnamed creek east of the project area. This shall include the installation of silt fences or straw wattles between work areas and any water sources such as the unnamed creek, and around any spoil piles (e.g., loose asphalt, dirt, debris, construction-related materials) that could potentially discharge sediment into sensitive habitat areas. If straw wattles are used, they shall be made of biodegradable fabric (e.g., burlap) and free of monofilament netting. At no time shall silt-laden runoff be allowed to enter the unnamed creek or encroach upon the Central Coast riparian scrub habitat.

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Appendix A.
Special-Status Species Considered for Potential Occurrence in the Project Area

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Table B-1. **Special-Status Species and Habitats Considered for Potential Occurrence in the Project Area (Plants and Natural Communities)**

Species Name	General Habitat Description	Legal Status Federal/ State/CNPS	Potential for Occurrence
Plant Species of Concern			
arcuate bush-mallow *(Malacothamnus arcuatus)*	A perennial evergreen shrub associated with chaparral and cismontane woodland habitat. Blooming period: April-September. Elevation: 12-355 meters	--/--/1B.2	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur.
bent-flowered fiddleneck (*Amsinckia lunaris*)	An annual herb that occurs in coastal bluff scrub, cismontane woodland, and valley and foothill grassland habitat. Blooming period: March-June. Elevation: 3-500 meters	--/--/1B.2	**None:** Suitable habitat for the species is not present in the BSA including lack of serpentine soils and gravelly slopes. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project Area.
Blasdale's bent grass (*Agrostis blasdalei*)	A perennial rhizomatous herb that occurs in coastal bluff scrub, coastal dunes, and coastal prairie habitats. Blooming period: May-June Elevation: 5-150 meters	--/--/1B.2	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur.
Choris' popcorn-flower *(Plagiobothrys chorisianus* var. *chorisianus)*	An annual herb occurring in mesic chaparral, coastal prairie, and coastal scrub habitats. Blooming period: March–June. Elevation: 3-160 meters	--/--/1B.2	**None:** Suitable habitat for the species generally not present in the BSA. Species known to be limited to coastal areas with mesic conditions. Species not observed during field survey. Impacts to this species are not expected to occur.
coast yellow leptosiphon *(Leptosiphon croceus)*	An annual herb that occurs in coastal bluff scrub and coastal prairie habitats. Blooming period: April–May. Elevation: 10-150 meters	--/--/1B.2	**None:** Suitable habitat not present in the BSA and located outside of the known elevation range for this species. Species not observed during field survey. Impacts to this species are not expected to occur. This species is thought to be extirpated from San Mateo County
coastal marsh milk-vetch *(Astragalus pycnostachyus* var. *pycnostachyus)*	Perennial herb that occurs in mesic coastal dunes, coastal scrub, marshes, and swamps (coastal salt marshes and streamsides). Blooming period: April–October. Elevation: 0-30 meters	--/--/1B.2	**None:** Suitable habitat for the species is not present in the BSA. Site elevation above typical range for this species. Species not observed during field survey. Impacts to this species are not expected to occur.

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Table B-1. **Special-Status Species and Habitats Considered for Potential Occurrence in the Project Area (Plants and Natural Communities)**

Species Name	General Habitat Description	Legal Status Federal/ State/CNPS	Potential for Occurrence
coastal triquetrella (*Triquetrella californica*)	A moss that forms loose mats on exposed shaded soil within coastal bluff scrub and coastal scrub habitats. Elevation: 10-100 meters.	--/--/1B.2	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project Area.
Crystal Springs lessingia (*Lessingia micradenia* var. *arachnoidea*)	An annual herb that occurs in serpentine soil often on roadsides, in cismontane woodland, coastal scrub and grassland habitats. Blooming period: July-October. Elevation: 60-200 meters	--/--/1B.2	**None:** Serpentine soils do not occur in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project area.
Davidson's bush-mallow *(Malacothamnus davidsonii)*	A perennial deciduous shrub that occurs in chaparral, cismontane woodland, coastal scrub, and riparian woodlands. Blooming period: June–January. Elevation: 185-855 meters.	--/--/1B.2	**None:** Suitable habitat not present in the BSA and located outside of the known elevation range for this species. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project Area
fragrant fritillary *(Fritillaria liliacea)*	A perennial bulb found in cismontane woodland, coastal prairie, coastal scrub, valley and foothill grassland habitats. This species is often found on serpentinite soils. Blooming period: February–April. Elevation: 3-410 meters.	--/--/1B.2	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur.
Franciscan onion *(Allium peninsulare* ssp. *franciscanum)*	Perennial bulb found on clay, volcanic and often serpentinite soils within cismontane woodlands and grasslands. Blooming period: April–June. Elevation: 52-300 meters.	--/--/1B.2	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur.
Franciscan thistle *(Cirsium andrewsii)*	Perennial herb found in mesic areas and occasionally on serpentine soils in broadleafed upland forest, coastal bluff scrub, coastal prairie, and coastal scrub habitats. Blooming period March-July. Elevation: 0-150 meters.	--/--/1B.2	**None:** Serpentine soils do not occur in the BSA. Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur.

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Table B-1. **Special-Status Species and Habitats Considered for Potential Occurrence in the Project Area (Plants and Natural Communities)**

Species Name	General Habitat Description	Legal Status Federal/ State/CNPS	Potential for Occurrence
Fountain thistle Cirsium fontinale var. fontinale	A perennial herb that occurs in serpentine seeps. Known only from the vicinity of Crystal Springs Reservoir. Occurs in chaparral, cismontane woodlands, grassland, meadows, and seeps. Blooming period: April-October. Elevation: 45-175 meters.	FE/SE/1B.1	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project Area
Hall's bush-mallow *(Malacothamnus hallii)*	A stout perennial evergreen shrub associated with open chaparral and coastal scrub habitat. Blooming period: May-October. Elevation: 10-760 meters.	--/--/1B.2	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project Area
Hickman's cinquefoil (*Potentilla hickmanii)*	Occurs in vernally wet meadows, coastal bluff scrub, closed-cone coniferous forest, vernally mesic meadows and seeps, and freshwater marshes and swamps. Found along the central California coast. Blooming period: April-August. Elevation: 10-149 meters.	FE/SE/1B.1	**None:** Suitable habitat not present in the BSA and located outside of the known elevation range for this species. Species not observed during field survey. Impacts to this species are not expected to occur.
Hillsborough chocolate lily (*Fritillaria biflora* var. *ineziana*)	A perennial bulb associated with serpentine soils in the San Francisco Bay Area. Found in cismontane woodland, and valley and foothill grasslands. Known only from the Hillsborough area. Blooming period: March-April.	–/–/1B.1	**None:** Serpentine soils do not occur in the BSA. Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project Area.
Indian Valley bush-mallow *(Malacothamnus aboriginum)*	A perennial deciduous shrub associated with rocky, granitic soils in chaparral and cismontane woodland. This species is often associated with burned areas. Blooming period: April–October. Elevation: 150-1700 meters.	--/--/1B.2	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project area
Kings Mountain manzanita *(Arctostaphylos regismontana)*	A perennial evergreen shrub that occurs in broad-leafed upland forest, chaparral, and north coast coniferous forest with granitic or sandstone based soil. Blooming period: December–April.	--/--/1B.2	**None:** Suitable habitat not present in the BSA and located outside of the known elevation range for this species. Species not observed during field survey. Impacts to this species are not expected to occur.

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Table B-1. **Special-Status Species and Habitats Considered for Potential Occurrence in the Project Area (Plants and Natural Communities)**

Species Name	General Habitat Description	Legal Status Federal/ State/CNPS	Potential for Occurrence
Marin checker lily (*Fritillaria lanceolata* var. *tristulis*)	A perennial bulb that occurs in coastal bluff scrub, coastal prairie, and coastal scrub. Blooming period: February–May. Elevation 15-150 meters.	--/--/1B.1	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project Area.
Marin dwarf-flax Hesperolinon congestum	An annual herb that occurs on serpentinite soils in chaparral and grassland habitats. Blooming period: April-July. Elevation: 5-370 meters.	FT/CT/1B.1	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project Area.
Montara manzanita *(Arctostaphylos montaraensis)*	A perennial evergreen shrub that occurs on granite and sandstone outcrops in maritime chaparral and coastal scrub habitats. Blooming period: January–March. Elevation: 80-500 meters	--/--/1B.2	**None:** Suitable habitat not present in the BSA and located outside of the known elevation range for this species. Species not observed during field survey. Impacts to this species are not expected to occur.
Oregon polemonium *(Polemonium carneum)*	A perennial herb found in moist to dry, open areas. This species occurs in coastal prairie, coastal scrub, and lower montane coniferous forest habitats. Blooming period: April-September. Elevation: 0 to 1830 m.	--/--/2B.2	**None:** Unlikely to occur in BSA due to lack of natural seed bank and recent occurrences. Most recent occurrence within 5 miles is dated from 1916 (CNDDB 2016). Species not observed during field survey. Impacts to this species are not expected to occur.
Ornduff's meadowfoam *(Limnanthes douglasii* ssp. *ornduffii)*	An annual herb found in agricultural fields, meadows, and seeps. Restricted to a single agricultural field in San Mateo County. Blooming period: November-May. Elevation: 10-20 meters.	--/--/1B.1	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur.
pappose tarplant (*Centromadia parryi* ssp. *parryi*)	Annual herb that occurs on alkaline soils in chaparral, coastal prairie, meadows and seeps, marshes and swamps (coastal salt), and valley and foothill grassland (vernally mesic). Blooming period: May-November. Elevation: 0-420 meters	--/--/1B.2	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project Area.
Point Reyes horkelia (*Horkelia marinensis*)	Occurs on sandy soils in coastal dunes, prairie, and scrubland. Blooming period: May–September. Elevation: 5-755 meters	--/--/1B.2	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project Area.

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Table B-1. **Special-Status Species and Habitats Considered for Potential Occurrence in the Project Area (Plants and Natural Communities)**

Species Name	General Habitat Description	Legal Status Federal/ State/CNPS	Potential for Occurrence
rose leptosiphon *(Leptosiphon rosaceus)*	An annual herb found in coastal bluff scrub habitat on the central California coast. Blooming period: April-July. Elevation: 0-100 meters	--/--/1B.1	**None:** Suitable habitat not present in the BSA and located outside of the known elevation range for this species. Species not observed during field survey. Impacts to this species are not expected to occur.
San Francisco Bay spineflower (*Chorizanthe cuspidata* var. *cuspidata*)	An annual herb that grows in sand along the central California coast. This species occurs in coastal bluff scrub, coastal dunes, coastal prairie, and coastal scrub habitats. Blooming period: April-August. Elevation: 3-215 meters.	--/--/1B.2	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project Area.
San Francisco campion *(Silene verecunda ssp. verecunda)*	A perennial herb occurring in coastal bluff scrub, chaparral, coastal prairie, coastal scrub, valley and foothill grasslands habitats. Blooming period: February-August. Elevation: 30-645 meters	--/--/1B.2	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur.
San Francisco collinsia *(Collinsia multicolor)*	An annual herb that occurs in closed-cone coniferous forest and coastal scrub. Occasionally found in serpentine soils. Blooming period: February-May. Elevation: 30-250 meters	--/--/1B.2	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur.
San Francisco owl's clover (*Triphysaria floribunda*)	An annual herb found in coastal prairie, coastal scrub, and coastal grasslands on serpentine soils. Blooming period: April-June. Elevation: 10-160 meters.	--/--/1B.2	**None:** Serpentine soils do not occur in the BSA. Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project Area
San Mateo thornmint *Acanthomintha obovate ssp. duttonii*	An annual herb that occurs in chaparral and grassland habitats. Often occurs on serpentine soils. Blooming period: April-June Elevation: 50-300 meters.	FE/SE/1B.1	**None:** Serpentine soils do not occur in the BSA. Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project Area
San Mateo woolly sunflower *(Eriophyllum latilobum)*	A perennial herb found in cismontane woodlands in the San Francisco Bay Area. Often found on road cuts and on serpentinite soils. Blooming period: May-June Elevation: 45-150 meters.	FE/SE/1B.1	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences within 5 miles

Attachment G

Table B-1. **Special-Status Species and Habitats Considered for Potential Occurrence in the Project Area (Plants and Natural Communities)**

Species Name	General Habitat Description	Legal Status Federal/ State/CNPS	Potential for Occurrence
short-leaved evax (*Hesperevax sparsiflora* var. *brevifolia*)	An annual herb that occurs in sandy, grassy, or wooded coastal bluffs, terraces, and dunes. Blooming period: March-June. Elevation: 0-215 meters.	--/--1B.2	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project Area.
western leatherwood *(Dirca occidentalis)*	A perennial deciduous shrub that occurs in broad-leafed upland forest, closed-cone coniferous forest, chaparral, cismontane woodland, north coast coniferous forest, riparian forest, and riparian woodland habitats. Blooming period: January–April. Elevation: 25-425 meters.	--/--/1B.2	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur.
white-rayed pentachaeta (*Pentachaeta bellidiflora*)	Occurs in grassy or rocky areas on the central California coast and in the San Francisco Bay Area. Primarily in cismontane woodland, valley and foothill grasslands on serpentine soils. Blooming period: March-May. Elevation: 35-620 meters	FE/SE/1B.1	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project Area.
woodland woollythreads *(Monolopia gracilens)*	An annual herb associated with serpentine soils in broad-leafed upland forest openings, chaparral openings, cismontane woodlands, North Coast coniferous forest openings, and grassland habitats. Blooming period: February–July. Elevation: 100-1200 meters.	--/--/1B.2	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur.
Natural Communities of Concern			
northern coastal salt marsh	Marsh habitat supporting herbaceous, suffrutescent, salt-tolerant hydrophytes often active in summer and dormant in winter. Characteristic species include *Jaumea carnosa, Limonium californicum,* and *Frankenia salina*. Developed around Humboldt Bay, Tomales Bay, San Francisco Bay, Elkhorn Slough, and Morro Bay.		**None:** Project Area does not support northern coastal salt marsh.
northern maritime chaparral	Dense shrub habitat composed of several species of manzanita, wild lilac, and chamise. Associated with sandy substrates in the coastal fog zone, usually on rolling to hilly terrain. Occurs from Santa Cruz to Sonoma Counties.		**None:** Project Area does not support northern maritime chaparral.

Attachment G

Table B-1. **Special-Status Species and Habitats Considered for Potential Occurrence in the Project Area (Plants and Natural Communities)**

Species Name	General Habitat Description	Legal Status Federal/ State/CNPS	Potential for Occurrence
valley needlegrass grassland	Grassland reaching up to 2 feet tall and dominated by *Nassella* sp., which is a native tussock-forming grass. Annual grasses occur between the perennials, often exceeding the bunchgrasses in cover. Usually occurs on fine-textured soils that are wet in the winter and very dry in the summer.		**None:** Project Area does not support valley needlegrass grassland.

Notes for Tables B-1 and B-2.

Sources: Holland (1986), CNDDB (2016), USFWS (2016).

Status Codes:

-- = No status

Federal:

FE = Federal Endangered

FT = Federal Threatened

MBTA = Protected by Migratory Bird Treaty Act

State:

SE = State Endangered

ST = State Threatened

SR = State Rare

CSC = California Special Concern Species

FP = Fully Protected

General Habitat Descriptions:

Months in parentheses are uncommon.

California Native Plant Society (CNPS):

List 1B = Rare, threatened, or endangered in California and elsewhere

List 2 = Rare, threatened, or endangered in California, but more common elsewhere

List 3 = Plants about which more information is needed

List 4 = Watch list of plants of limited distribution

CNPS Threat Code:

.1 = Seriously endangered in California (more than 80% of occurrences threatened / high degree and immediacy of threat)

.2 = Fairly endangered in California (20–80% occurrences threatened)

.3 = Not very endangered I California (<20% of occurrences threatened or no current threats known)

Potential for Occurrence Ratings:

None = No potential for the species or habitat to occur due to lack of suitable habitat in the BSA.

Low = Species has been mapped within 5 miles of the BSA, but record is old/unreliable, the appropriate habitat is not present, or the record is far from the Project area.

Moderate = Records have been mapped near the Project area and/or suitable habitat is present, but records are old or far from the Project area.

High = Species has high likelihood of presence in the BSA, has been mapped in close proximity to the Project area, and suitable habitat is present.

Attachment G

Table B-2. **Special-Status Species and Habitats Considered for Potential Occurrence in the Project Area (Wildlife)**

Species Name	General Habitat Description	Legal Status Federal/ State	Potential for Occurrence
Wildlife Species of Concern			
Invertebrates			
Bay checkerspot butterfly (*Euphydryas editha bayensis*)	A medium sized butterfly which occurs in shallow serpentinite soil communities. The primary host plant for this species is dwarf plantain (*Plantago erecta)* when they eggs hatch they feed on the host plant or if the host plant has dried up they will move to native owls clover species *(Castilleja densiflorus or Castilleja exserta).* The range of this species primarily occurs within the San Francisco Bay Area from Twin Peaks to Santa Clara County with some populations in Contra Costa and Alameda Counties.	FT/--	**None:** Suitable habitat and larval host plants were not observed in the BSA. Species not observed during field survey. Impacts to this species are not expected. No CNDDB occurrences have been recorded within 5 miles of the Project Area.
mission blue butterfly (*Icaricia icarioides missionensis*)	A small bluish-lavender or brown butterfly that occurs in coastal grassland and coastal chaparral dominated habitats. The primary larval food plant is lupine (*Lupinus albifrons, L. formosus, L. variicolor*).	FE/--	**None:** Suitable habitat and larval host plants were not observed in the BSA. Species not observed during field survey. Impacts to this species are not expected. No CNDDB occurrences have been recorded within 5 miles of the Project Area.
Myrtle's silverspot butterfly (*Speyeria zerene myrtleae*)	A medium-sized butterfly found in coastal dune or prairie habitat. The primary larval food plant is violets (typically *Viola adunca*). Populations range from the Golden Gate in San Francisco north to the mouth of the Russian River in Sonoma County.	FE/--	**None:** Suitable habitat and the larval host plant were not observed in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur.
San Bruno elfin butterfly *(Callophrys mossii bayensis)*	A small brownish butterfly that occurs in coastal mountains near San Francisco Bay, in the fog-belt of steep north-facing slopes that receive little direct sunlight. The primary larval host plant is stonecrop (*Sedum spathulifolium*).	FE/--	**None:** Suitable habitat and the larval host plant were not observed in the BSA. Species not observed during field survey. Impacts to this species are not expected.

Attachment G

Table B-2. **Special-Status Species and Habitats Considered for Potential Occurrence in the Project Area (Wildlife)**

Species Name	General Habitat Description	Legal Status Federal/ State	Potential for Occurrence
Amphibians			
California tiger salamander *(Ambystoma californiense)*	Occurs in grasslands or oak woodlands that support natural ephemeral pools or ponds that mimic them. This species requires seasonal water for breeding and small mammal burrows, crevices in logs, piles of lumber, and shrink-swell cracks in the ground for refuges.	FT /ST/SSC	**None**. Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project area.
California red-legged frog *(Rana draytonii)*	Aquatic habitats with little or no flow and surface water depths to at least 2.3 feet. Upland habitats include small mammal burrows and woody debris.	FT /SSC	**Moderate:** Suitable habitat for the species is not present in the Project Area; however, a creek, and associated riparian habitat, is adjacent to the Project Area and provides suitable aquatic habitat for this species. Species not observed during field survey; however this species could potentially pass through the Project Area to access upland dispersal sites.
Fish			
Delta smelt (*Hypomesus transpacificus*)	Delta smelt are endemic to the upper San Francisco Estuary and can be found throughout the delta region. Delta smelt are a euryhaline species that can tolerate a wide range of salinities, but are typically found in a salinity range of 2–7 ppt. They are typically found in the shallow (<3 meters) open waters of the delta, where they feed on plankton.	FT/SE	**None:** Suitable habitat for the species is not present in the Project Area. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project area.
Steelhead-central California coast DPS (*Oncorhynchus mykiss irideus*)	Clear, cool water with abundant in-stream cover, well-vegetated stream margins, relatively stable water flow, and a 1:1 pool-to-riffle ratio.	FT/--	**None:** Suitable habitat for the species is not present in the Project Area. Species not observed during field survey. Impacts to this species are not expected to occur. Although CNDDB occurrences have been documented within 5 miles of the Project Area, no impacts to aquatic habitat are anticipated.
Tidewater goby (*Eucyclobius newberryi*)	Inhabits coastal lagoons and brackish bays at mouth of freshwater streams.	FE/SSC	**None:** Suitable habitat for the species is not present in the Project Area. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project area.

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Table B-2. **Special-Status Species and Habitats Considered for Potential Occurrence in the Project Area (Wildlife)**

Species Name	General Habitat Description	Legal Status Federal/ State	Potential for Occurrence
Reptiles			
San Francisco garter snake (*Thamnophis sirtalis tetrataenia*)	Occurs in ponds and other wetlands where their preferred prey (California red-legged frog) reside. Grasslands and vegetated bank side areas are often used for basking.	FE/SE/FP	**Low:** Suitable habitat for the species is not present in the Project Area; however, a creek, and associated riparian habitat, is adjacent to the Project Area and provides suitable aquatic habitat for this species. Species not observed during field survey; however this species could potentially pass through the Project Area to access upland areas.
Western pond turtle (*Emys marmorata*)	Occurs in ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches with abundant vegetation and either rocky or muddy bottoms. Diurnal. Active from February to November.	--/SSC	**None:** Suitable upland habitat for the species is not present in the Project Area. Species not observed during field survey. Although aquatic habitat may be present for this species within the unnamed creek identified on the eastern side of the BSA, impacts to this species are not expected to occur. No impacts to aquatic habitat are expected to occur as a result of this project. No CNDDB occurrences have been recorded within 5 miles of the Project Area.
Birds			
California clapper rail (*Rallus longirostris obsoletus*)	Found in tidal salt marshes, sloughs, and wetlands with concentrations of pickleweed and cordgrass. This species occasionally nests in brackish marshes.	FE/SE/FP	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project Area.
California least tern (*Sternula antillarum browni*)	Primarily found along marine or estuarine shores in areas free of human disturbance and predators. This species primarily feeds on fish.	FE/SE/FP	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project Area.
Marbled murrelet (*Brachyramphus marmoratus*)	Spends the majority of its life on the ocean, but come inland to nest. Nesting occurs in old-growth coniferous forests near coasts, nesting on large horizontal branches high up in trees.	FT/SE	**None:** Suitable nesting and/or foraging habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project Area.

Attachment G

Table B-2. **Special-Status Species and Habitats Considered for Potential Occurrence in the Project Area (Wildlife)**

Species Name	General Habitat Description	Legal Status Federal/ State	Potential for Occurrence
Saltmarsh common yellowthroat *Geothlypis trichas sinuosa*	Frequents low, dense vegetation near water. Nest usually placed on or within 8 centimeters (3 inches) of ground. May be over water, in emergent aquatic vegetation, dense shrubs, or other dense growth.	MBTA/SSC	**Low:** Suitable habitat for the species located within the BSA, yet human disturbance likely precludes nesting activity. Species typically breeds in woody swamps, brackish marsh, and freshwater marsh habitats or more marginal areas where groundwater is close to the surface (Shuford et al 2008).
Short-tailed albatross *Phoebastria [=Diomedea] albatrus*	The largest seabird in the North Pacific, and can be identified from other albatross species by its pink bill. This species spends most of its life at sea, but nests in colonies on islands off the coast of Japan. Following nesting season (which typically ends in June), this species migrates to their foraging habitat which ranges across the temperate and subarctic North Pacific. This species primarily feeds on squid, but other marine organisms such as fish and offal thrown overboard by fisherman are also consumed.	FE/SSC	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project Area.
western snowy plover (*Charadrius alexandrinus nivosus*)	This species breeds and nests in March through September, usually along coastal beaches and river mouths, and occasionally dry salt ponds and river bars. Nests typically occur in sparsely vegetated, flat, open areas with sandy or saline substrate.	FT/SSC	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project Area.
Mammals			
Southern sea otter (*Enhydra lutris nereis*)	This exclusively marine species of otter occurs in kelp forests found along the coast of California from San Mateo County to the city of Santa Barbara. Diet primarily includes crabs, snails, urchins, clams, mussels, and other marine invertebrate species.	FT/FP	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project Area.
American badger *(Taxidea taxus)*	Occurs in open stages of shrub, forest, and herbaceous habitats; needs uncultivated ground with friable soils.	--/SSC	**None:** No suitable badger burrows or sign identified in the BSA during the survey. Impacts to this species are not expected to occur.

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Table B-2. **Special-Status Species and Habitats Considered for Potential Occurrence in the Project Area (Wildlife)**

Species Name	General Habitat Description	Legal Status Federal/ State	Potential for Occurrence
Big free-tailed bat *(Nyctinomops macrotis)*	Larger bat species characterized by its size and the presence of wrinkles on the upper lip. A seasonal migrant, which ranges from South America northwards into Mexico, Arizona, New Mexico, Southern Texas, northern Colorado, and southern California. This species is primarily found in desert shrub, woodlands, and evergreen forest habitats. They forage mainly on moths and sometimes on other flying insects like grasshoppers, leafhoppers, and crickets. Roosting habitat primarily consists of crevices and rocks in cliffs, although buildings, caves, and tree cavities have also been used.	--/SSC	**None:** A single record in the CNDDB database has been recorded approximately 5 miles north of the Project Area from 1984. However, the Project Area is outside of the current known range for this species and therefore this species is not expected to occur.
salt marsh harvest mouse (*Reithrodontomys raviventris*)	The salt marsh harvest mouse inhabits tidal saline or brackish marsh habitats around the San Francisco Bay Estuary characterized by dense stands of pickleweed. Pickleweed stands must remain unsubmerged during periods of tidal flooding within the marshes.	FE/SE/FP	**None:** Suitable habitat for the species is not present in the BSA. Species not observed during field survey. Impacts to this species are not expected to occur. No CNDDB occurrences have been recorded within 5 miles of the Project area.

Attachment G

Appendix B.
Species Observed During the Field Survey

Attachment G

Table C-1. Species Observed During the Field Survey

Scientific Name	Common Name	Native
Gymnosperms		
Pinaceae	**Pine Family**	
Pinus radiata	Monterey pine	Yes
Angiosperms (Eudicots)		
Anacardiaceae	**Sumac Family**	
Toxicodendron diversilobum	Poison oak	Yes
Araceae	**Arum Family**	
Zantedeschia aethiopica	calla lily	No
Araliaceae	**Ginseng Family**	
Hedera helix	English ivy	No
Asteraceae	**Sunflower Family**	
Baccharis pilularis	coyotebrush	Yes
Helminthotheca (Picris) echioides	bristly ox-tongue	No
Brassicaceae	**Mustard Family**	
Raphanus sativus	wild radish	No
Malvaceae	**Mallow Family**	
Malva parviflora	cheeseweed	No
Myrtaceae	**Myrtle Family**	
Eucalyptus globulus	Blue gum	No
Plantaginaceae	**Plantain Family**	
Plantago lanceolata	English plantain	No
Polygonaceae	**Buckwheat Family**	
Rumex crispus	curly dock	No
Rosaceae	**Rose Family**	
Rubus ursinus	California blackberry	Yes
Salicaceae	**Willow Family**	
Salix lasiolepis	arroyo willow	Yes
Urticaceae	**Nettle Family**	
Urtica dioica	Stinging nettle	Yes
Angiosperms (Monocots)		
Poaceae	**Grass Family**	
Avena barbata	Slender wild oats	No
Bromus diandrus	Ripgut brome	No
Cortaderia jubata	Pampas grass	No

Attachment G

Table C-1. Species Observed During the Field Survey

Scientific Name	Common Name	Native
Cynodon dactylon	Bermuda grass	No
Equisetales		
Equisetaceae	**Horsetail family**	
Equisetum sp.	Unknown horsetail species	Yes
Wildlife		
Aphelocoma californica	Western scrub-jay	Yes
Buteo lineatus	Red-shouldered hawk	Yes
Calypte anna	Anna's hummingbird	Yes
Carpodacus mexicanus	House finch	Yes
Cyanocitta stelleri	Steller's jay	Yes
Junco hyemalis	Dark-eyed junco	Yes
Melozone crissalis	California towhee	Yes
Passer domesticus	House sparrow	No
Poecile rufescens	Chestnut-backed chickadee	Yes
Psaltriparus minimus	Bushtit	Yes
Sayornis nigricans	Black phoebe	Yes
Sturnus vulgaris	European starling	No
Tachycineta bicolor	Tree swallow	Yes
Turdus migratorius	American robin	Yes

Appendix C.
Photo Documentation

Attachment G

Attachment G

Photo 1: View looking south from the northern side of Cedar Street.

Photo 2: View looking north from the southern side of Cedar Street.

Photo 3: View looking south through the riparian corridor associated with the unnamed creek on the east side of the BSA.

Photo 4: View looking south showing the drainage swale crossing Cedar Street and conveying surface flows eastward toward the unnamed creek.

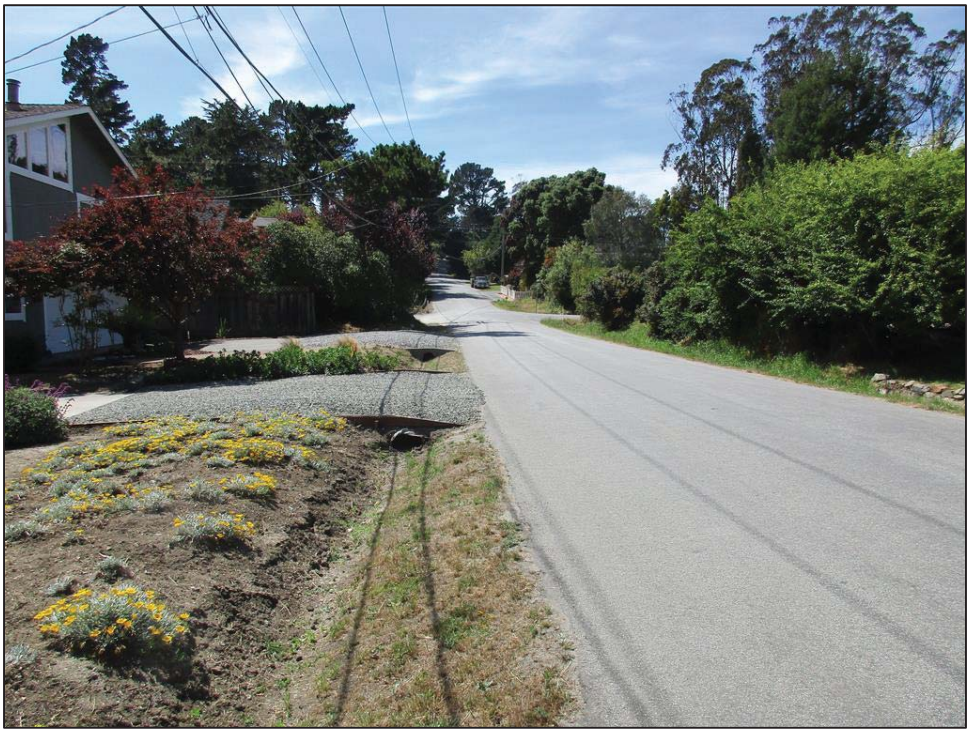
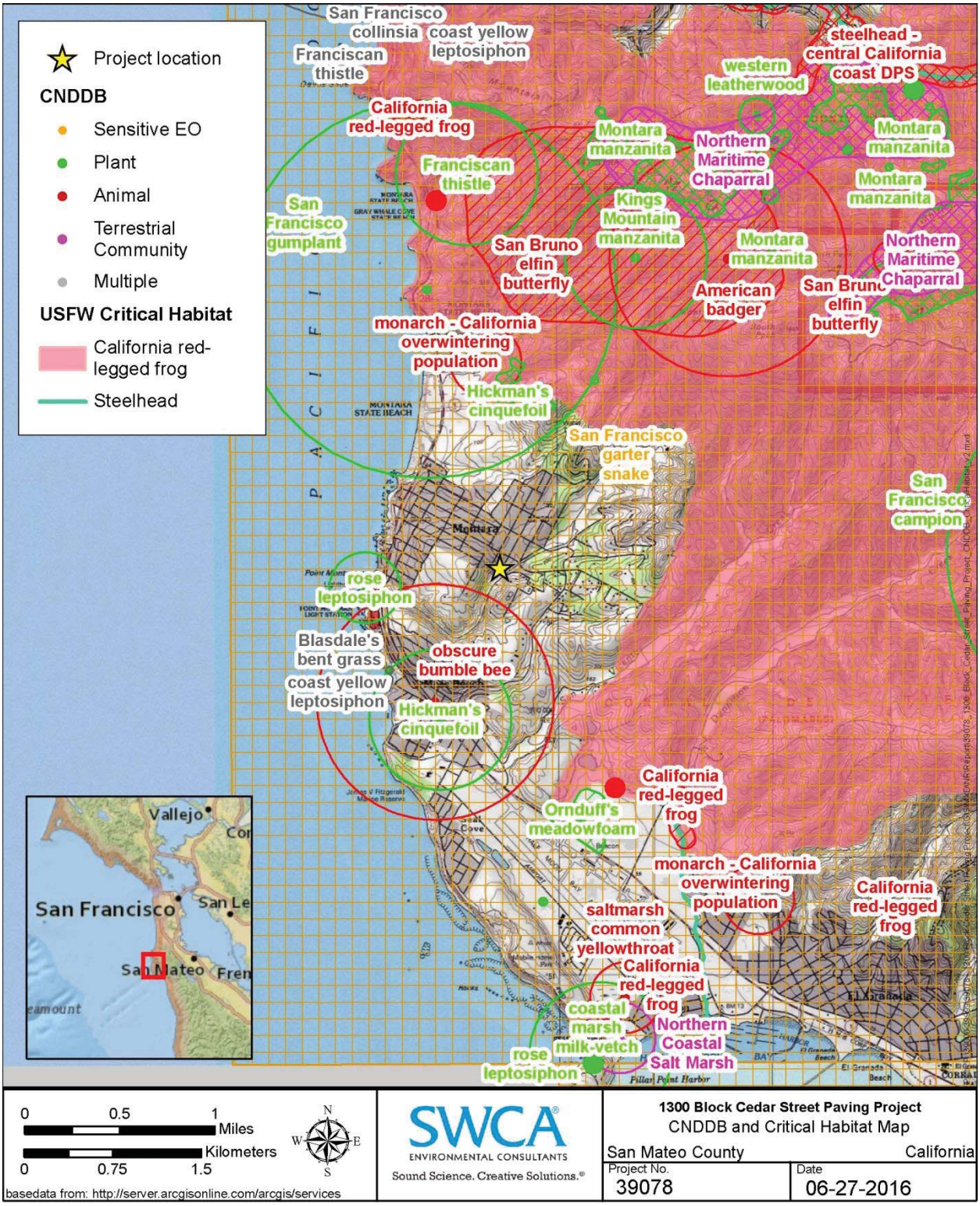


Photo 5: View looking west along Harte Avenue showing the roadside drainage ditch and series of culverts conveying water toward the unnamed creek.

Appendix D.
CNDDB Records Map

Figure D-1. CNDDB records map.



Attachment G

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June 1, 2017

Carmelisa Morales
Planning and Building Department
County of San Mateo
455 County Center
Redwood City, CA 94063

Re: 1300 Block Cedar Street Paving Project Biological Resource Evaluation Comment Response

Dear Ms. Morales:

This letter serves as a response to comments from San Mateo County (County) on the *1300 Block Cedar Street Biological Resource Evaluation* (BRE) prepared by SWCA and submitted to the County in July 2016.

The first comment requested was to clarify whether the unnamed creek located east of the 1300 Block Cedar Street Paving Project (Project) was an intermittent of perennial stream. Based on observations by the biologist on June 14, 2016, we believe the stream to be a perennial feature.

The second comment requested was to suggest an appropriate Project avoidance buffer for the riparian area, located east of the Project, based on potential Project impacts to the riparian area. The edge of the riparian area, as mapped in the BRE, is directly adjacent to the eastern Project boundary and directly adjacent to the boundary with the existing graded, dirt road. Our understanding of the Project scope of work (SOW) includes installation of a rain garden that would be located between the paved surface of the street and the limit of riparian vegetation. The SOW also includes installation of an energy dissipater between the rain garden and the paved surface. The energy dissipater and rain garden would be constructed in order to slow down and absorb sheetflow from the paved surface before entering the riparian area. Within the BRE, Avoidance and Minimization Measure (AMM) 3 requires that exclusion fencing be installed at the project boundary and that a biologist be present during installation and removal of the exclusion fencing. The planned exclusion fencing to be installed at the Project limit would provide separation of the Project work area from the limit of riparian vegetation.

Work within the Project area would include grading, paving, and rain garden/energy dissipater installation within 50 feet of the “limit of riparian vegetation” as described in Section 7.11 of the County Local Coastal Program (LCP). However, Project activities planned within 50 feet of the “limit of riparian vegetation” would be conducted within an existing, disturbed road and sheetflow from the planned paved road surface would be managed by engineered means to avoid impacts to the riparian area from erosion or sedimentation. Given the existing conditions within the Project area (dirt road) and the planned Project sheetflow management, significant impacts to the riparian area are not anticipated to be above the baseline condition of the area. Furthermore, with implementation of project AMMs and installation of the rain garden/energy dissipater, the Project would comply with the County LCP Performance Standards in Buffer Zones (Section 7.13), including keeping runoff and sedimentation from exceeding pre-development levels and preventing discharge of toxic substances into the riparian corridor.

Attachment H

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With implementation of the BRE AMMs including exclusion fencing at the Project boundary (i.e., limit of riparian vegetation on east side of the Project), and implementation of soil and erosion best management practices (BMPs), a buffer between the limit of riparian vegetation and the project is not suggested as a means to avoid impacts to the riparian area.

Sincerely,

Seth Dallmann
Director, Natural Resources

CALIFORNIA COASTAL COMMISSION
NORTH CENTRAL COAST DISTRICT OFFICE
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SAN FRANCISCO, CA 94105
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December 9, 2016

Carmelisa Morales, Project Planner
San Mateo County Planning and Building Department
455 County Center, 2nd Floor
Redwood City, California 94063

Re: San Mateo County Planning Case Number PLN2016-00491 (Wyckoff) – Cedar Street Montara

Dear Ms. Morales,

Thank you for forwarding the County's Planning Case Number PLN2016-00491 project referral form, dated November 23, 2016, and received in our San Francisco office on November 30, 2016. The Project Applicant is requesting a Coastal Development Permit and a Staff-level Grading Permit to pave and widen (with new drainage culverts) an approximately 980-linear-foot-long section of Cedar Street. The stretch of the roadway between street addresses 1300 and 1398 Cedar. The road is a non-County maintained roadway in Montara. The proposed widening and paving project includes 335 cubic yards of cut and 335 cubic yards of fill. Erosion and sediment control measures are also part of the project as indicated on plan sheet C-3.

The proposed project is located adjacent to Montara Creek within a watershed that feeds into Fitzgerald Marin Reserve, designated by the Water Board as an "Area of Special Biological Significance." The portion of the proposed project site heading south from 1360 Cedar Street is adjacent to a vegetated area that may be associated with Montara Creek. We recommend that you require the applicant to conduct a biological survey of the project area to determine any construction and design measures, if necessary, to ensure that the proposed project does not result in adverse impacts to adjacent sensitive habitats, as defined in the Local Coastal Program (LCP). We suggest that the Applicant's project plans identify riparian or sensitive habitat buffer areas relative to the proposed project, if applicable. The LCP provides for the protection of sensitive habitats, including riparian corridors, drainages/streams and associated buffers. The proposed project must be evaluated for consistency with the LCP including Policies 7.7, 7.8, 7.9, 7.11, 7.12, and 7.13.

Please feel free to contact me via e-mail at rananda@coastal.ca.gov or call me at 415-904-5292 if you have questions regarding our comments.

Sincerely,

Renée Ananda

Renée Ananda, Coastal Program Analyst
North Central Coast District

Attachment I

Sigma Prime Geosciences, Inc.

October 31, 2016

Walt Wyckoff
P.O. Box 657
Montara, CA 94037

Subject: Drainage Analysis for Proposed Paving: 1300 block of Cedar Street, Montara.

Dear Ms. Wyckoff:

We have performed a drainage analysis for the above-referenced project, using the San Mateo County Guidelines for Drainage Review as a guideline. There is an existing gravel road that is going to be paved with asphalt. The road is too narrow in places, and will be widened, resulting in 2740 square feet (SF) of additional road area. The total surface area of asphalt will be 18,108 SF. The existing surface area of gravel is 15,368 SF. Including a portion of road that is already paved, the total existing road surface area is 21,460 SF. Currently, runoff from the road flows as sheet flow and gutter flow to adjoining vegetation, including a large riparian corridor along an unnamed creek.

The existing road is gently sloping, with a maximum gradient of 8 percent. There are no springs or shallow groundwater on the site. The gentle slope is very stable.

Because the increase in runoff will be minimal, and drainage patterns are not changing, we propose retaining the current drainage system, with sheet flow and gutter flow draining to the adjacent riparian corridor, and to an existing drainage swale along Harte Street. A biological resource evaluation study was recently performed for the project by SWCA Environmental Consultants. In the study report, it was recommended that "... Avoidance and Minimization Measures be implemented to avoid potential impacts to California red-legged frog and San Francisco garter snake." There we recommend only an energy dissipater at the south end of Cedar Street, with no other disturbance to the riparian corridor. Often, a project which replaces and/or creates over 10,000 of impervious surfaces will include a bioretention area of an engineered detention system. There is no room to build the necessary facilities. There are too many driveways and utilities to allow for a bioretention area along the west side of Cedar Street, and adjacent off-site areas are sensitive habitat. The riparian corridor will provide an opportunity for filtration as a biotreatment measure. Therefore, the biotreatment measure has been checked off on Worksheet D of the C3/C6 Development Review Checklist.

332 Princeton Avenue, Half Moon Bay, CA 94019 tel: (650) 728-3590 fax: 728-3593

Attachment J

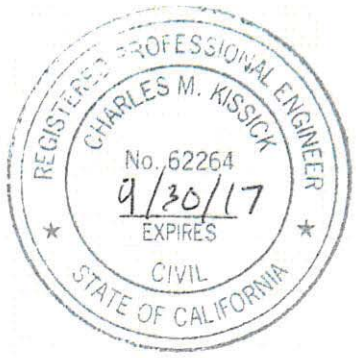
We estimate that there are about 12,000 SF of riparian area that the road will drain to. Given the 18,108 SF of paved area, and the 4 percent method of sizing a bioretention area, 724 SF of bioretention area would be required. Although a bioretention area and biotreatment measure are not the same, there appears to be ample area to allow for biotreatment of the runoff.

The north end of Cedar Street will flow to Harte Street, as it currently does, with a small increase in impervious areas, due to widening of the street. The impervious area will increase by about 400 SF. This runoff will drain to a ditch along the south side of Harte Street, which flows to the unnamed creek. The ditch currently receives runoff from about 25 acres of land. Therefore, the added runoff will be negligible and will not adversely impact the capacity of the ditch.

If there are any questions regarding the contents of this letter, please do not hesitate to call me at (650) 728-3590.

Yours,
Sigma Prime Geosciences, Inc.

Charles M. Kissick, P.E.



Attachment J

Sigma Prime Geosciences, Inc.

April 24, 2017

Walt Wyckoff
P.O. Box 657
Montara, CA 94037

Subject: Existing Conditions Letter: Proposed Paving, 1300 block of Cedar Street, Montara.

Dear Mr. Wyckoff:

We have been informed that the County geologist has requested this letter to address the engineering geologic conditions of Cedar Street. We have made several site visits over the course of the project, including during this recent very wet rainy season.

Cedar Street is a gravel road with an unknown thickness of class 2 base rock. The road has been in service with houses for several decades. It is level to gently sloping, with a maximum gradient of 8 percent. The road surface is very smooth and sheds runoff via sheet flow to a gutter on the west side, and onto vegetated shoulders on the east side.

The road exhibits no signs of bearing failure, such as ruts, hummocks, or lateral spreading and cracking. Small pot holes develop occasionally as is normal for any gravel road. Based on the condition of the road, the subgrade appears to be very firm and able to support the traffic load. Paving the road with asphalt over re-compacted class 2 base rock will only improve the bearing capacity of the road. Other than normal procedures such as disking the surface, adding base rock as needed, and re-compacting, the need for special measures are not anticipated.

If there are any questions regarding the contents of this letter, please do not hesitate to call me at (650) 728-3590.

Yours,
Sigma Prime Geosciences, Inc.

Charles M. Kissick, P.E.

332 Princeton Avenue, Half Moon Bay, CA 94019 tel: (650) 728-3590 fax: 728-3593

Attachment K