BIOLOGICAL RESOURCES ASSESSMENT

FOR THE

MIDPEN HOUSING CYPRESS POINT HOUSING PROJECT

August 2020

Prepared for:

Andrew Bielak
Project Manager
MidPen Housing
303 Vintage Park Drive, Suite 250
Foster City, CA 94404
Ph: (650) 235-7675

Prepared by:

De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762
(916) 580-9818

De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm

BIOLOGICAL RESOURCES ASSESSMENT

FOR THE

MIDPEN HOUSING CYPRESS POINT HOUSING PROJECT

August 2020

Prepared for:

Andrew Bielak
Project Manager
MidPen Housing
303 Vintage Park Drive, Suite 250
Foster City, CA 94404
Ph: (650) 235-7675

Prepared by:

De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762
(916) 580-9818

TABLE OF CONTENTS

Figures

Appendices

PURPOSE OF THIS UPDATE

This report reflects updates provided to address public comments provided during the public review period. Information has been added reflect an updated search of species databases, to clarify impacts on specific species and to include additional mitigation for impacts on these species.

PROJECT DESCRIPTION AND LOCATION

The project site is located in the community of Moss Beach, San Mateo County (**Figures 1 and 2**), on Assessor's Parcel Number (APN) 037-022-070. The project site is approximately 10.88 acres in size. The project site is located at the corner of Sierra and Carlos Street, just east of Highway 1. In the 1940's the site was used as military installation, which was converted into school buildings after the World War II. At some point, the buildings were burned down by the fire department as an exercise. In 1986, the site was rezoned for a Planned Unit Development under the San Mateo MidCoast Local Coastal Program, which was never constructed.

The project site is a previously developed site with extensive remnant concrete foundations. The site topography slopes generally from east to west at approximately five percent. The project site has scattered Monterey Pine and Monterey Cypress trees with various understory shrubs and herbs. There are several dirt roads that traverse the site. A homeless encampment for a single person was observed during an initial survey of the site, although during subsequent visits the client has reported to have no longer seen the encampment. There are several areas that appear to be illegal trash dumps. **Figure 3** provides an aerial photo and **Figure 4** provides a USGS map.

The existing project site has a General Plan designation of Medium-High Density Residential. This designation allows for development at densities of between 8.8 to 17.4 housing units per acre. The project site also has a zoning of Planned Unit Development (PUD-124/CD), which allows for a total of 148 units on the site, with a density of 13.6 units per acre. Additionally, the site is designated as Medium-High Density Residential in the San Mateo County Mid-Coast Local Coastal Program (LCP), which allows for development at densities from 8.1 to 16.0 units per acre. The site is defined as infill in the Local Coastal Program, and designated as a priority development site for affordable housing in the San Mateo County Local Coastal Program Policies document. Lastly, the site is also designated as an affordable housing opportunity site under the San Mateo County Housing Element.

The project site is proposed to be developed with affordable multi-family housing. **Figure 5** provides a preliminary project features map. The project would develop 71 affordable housing units on the project site, consisting of approximately 22 two-story buildings holding

2-4 units each. The project would provide a mixture of 1, 2, and 3-bedroom units, including a combination of two-story townhouses and ADA-accessible 1-story flats. All of the units, except for the manager's apartment, are designated to be affordable to households earning less than 80% of the Area Median Income (AMI). It is expected that the project will provide housing for approximately 213 people, including adults and children.

In addition to the housing units, the development will include an approximately 3,200 square foot community building, that will include the general office, the manager's office, a community room, kitchen, computer room, laundry, and maintenance and storage areas. The project plan also includes several outdoor amenities, including:

- Landscaping;
- A community garden;
- A children's play area;
- An upper and a lower green;
- BBQ areas; and
- A public walking trail.

Access to and from the project site will be provided by a single driveway on Carlos Street. A second access route, which would be restricted to emergency vehicles only, connects with Lincoln Street. The original plans provide for 161 parking spaces on site, which have been reduced to 142 spaces, forming a ring around the central core of apartment buildings. Accessible walkways would provide internal pedestrian access to the site, and soft trails would be provided around most of the perimeter of the site for recreational use by both residents and the general public.

The project sponsor (MidPen Housing, or MidPen) is seeking two actions from two separate agencies: (1) an amendment to the existing zoning for the parcel, which requires an amendment to the adopted San Mateo County MidCoast Local Coastal Program from the California Coastal Commission (Coastal Commission), and (2) a Coastal Development Permit from the San Mateo County Planning and Building Department.

More detail regarding the project description can be found in the technical report *Introduction and Project Description* (Stevens Consulting 2020a).

METHODS

LITERATURE AND DATABASE REVIEW

De Novo Planning Group Biologist Steve McMurtry conducted a literature review and database search to gather information regarding sensitive plants, animals, and habitats occurring in the project area. The purpose of the literature and database review was to identify species known to occur within the region based on historic range, observations, and habitat

requirements. Information for the literature and database review was derived primarily from the following:

- California Natural Diversity Data Base (CNDDB RareFind 5, August 7, 2020);
- California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California (Skinner, Mark W. and Bruce M. Pavlik, Eds. 2001);
- A Manual of California Vegetation (Sawyer, John and Todd Keeler-Wolf 1995);
- Terrestrial vegetation of California (Barbour and Major 1988);
- Jepson Manual: Higher Plants of California (Hickman, James C. 1993);
- "Special Plants List." Natural Diversity Database. (California Dept. of Fish and Wildlife);
- "Special Animals List." Natural Diversity Database. (California Dept. of Fish and Wildlife);
- "Special Vascular Plants, Bryophytes, and Lichens List." Natural Diversity Database. (California Dept. of Fish and Wildlife);
- Army Corps of Engineers Wetland Delineation Manual. (ACOE 1987).
- WRA Environmental Consultants also reviewed the following resources in order to obtain a list of potential Environmentally Sensitive Habitat Areas (ESHAs), as defined in the California Coastal Act, and special-status species that may be found within the project site. Database searches for known occurrences of special-status species focused on the Half Moon Bay and Montara Mountain 7.5 minute U.S. Geological Survey quadrangles.
- CNDDB records (CDFW, 2017);
- CNPS Inventory records (CNPS, 2017);
- California Amphibian and Reptile Species of Special Concern (Thomson, 2016) California Department of Fish and Game publication "California's Wildlife, Volumes I-III" (Zeiner et al., 1990);
- California Bird Species of Special Concern (Shuford and Gardali, 2008);
- USFWS Critical Habitat Mapper (USFWS, 2017);
- San Mateo County Local Coastal Program (County of San Mateo 1998, 2013);
- Soil Survey of San Mateo Area, California (NRCS, 2017).

AERIAL-PHOTO SURVEY

De Novo Biologist Steve McMurtry examined current aerial photographs of the project site to document the existing conditions, and historical aerial photographs to assess any changes that have occurred to the site.

FIELD SURVEYS

On November 27, 2015 De Novo Biologist Steve McMurtry traversed the project site on foot to determine the presence of plant communities, special status species, and sensitive habitats. Additionally, a windshield survey was conducted for the area within an approximately one-mile radius of the project site. The purpose of the site survey was to document the existing biological conditions on the project site, and in the project vicinity.

On March 29, 2017, Cara Witte (professional botanist), Nicholas Brinton (wildlife ecologist), and Michael Josselyn (wetland scientist) of WRA Environmental Consultants performed a site assessment. WRA traversed the project site on foot to determine (1) biological communities present within the project site, (2) if existing conditions provide suitable habitat for any special-status plant or wildlife species, and (3) if sensitive habitats including any ESHAs are present.

On May 5, 2018, a botanist from WRA completed a follow-up protocol-level survey of the project site to determine whether rare plant species occur on the project site.

The potential for each special-status species to occur within the project site was then evaluated according to the following criteria:

- **Absent**. Habitat on and adjacent to the site is unsuitable or absent for the species requirements (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime).
- **Potentially Present**. Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the site is suitable.
- **Present**. Species was observed on the site or has been recorded (i.e. CNDDB, other reports) on the site.

REGIONAL SETTING

Moss Beach is located in the western part of San Mateo County, approximately 20 miles south of San Francisco. The elevation ranges from approximately 115 to 180 feet above mean sea level (msl). The climate in Moss Beach is Mediterranean and does not vary much year-around. The coastal area experiences relatively cool, often foggy summers, mild falls, and chilly, rainy winters.

GEOMORPHIC PROVINCES

Moss Beach is located in the Coast Range Geomorphic Province of California. The Coast Range is a northwest-trending mountain range (with elevations from 2,000 to 4,000, and occasionally 6,000 feet above sea level), with valleys between the mountains. The ranges and valleys trend northwest. To the west is the Pacific Ocean. The coastline is uplifted, terraced and wave-cut.

The Coast Ranges are composed of thick Mesozoic and Cenozoic sedimentary strata. The northern and southern ranges are separated by a depression containing the San Francisco Bay. The northern Coast Ranges are dominated by irregular, knobby, landslide-topography of the Franciscan Complex. The eastern border is characterized by strike-ridges and valleys in Upper Mesozoic strata. In several areas, Franciscan rocks are overlain by volcanic cones and flows of the Quien Sabe, Sonoma and Clear Lake volcanic fields. The Coast Ranges are

subparallel to the active San Andreas Fault. The San Andreas Fault is more than 600 miles long, extending from Pt. Arena to the Gulf of California. West of the San Andreas is the Salinian Block, a granitic core extending from the southern extremity of the Coast Ranges to the north of the Farallon Islands.

BIOREGION

Moss Beach is located within the Bay Area/Delta Bioregion, which extends from the Pacific Ocean to the Sacramento Valley and San Joaquin Valley bioregions to the northeast and southeast. A short stretch of the eastern boundary joins the Sierra Bioregion at Amador and Calaveras counties. The bioregion is bounded by the Klamath/North Coast on the north and the Central Coast Bioregion to the south. The Bay Area/Delta Bioregion is one of the most populous areas of the state, encompassing the San Francisco Bay Area and the Sacramento-San Joaquin River Delta. The water that flows through the Delta supplies two-thirds of California's drinking water, irrigating farmland, and sustaining fish and wildlife and their habitat. The bioregion fans out from San Francisco Bay in a jagged semi-circle that takes in all or part of 12 counties: Alameda, Contra Costa, Marin, Napa, San Francisco, San Joaquin, San Mateo, Santa Clara, Solano, Sonoma, and parts of Sacramento, and Yolo. The habitats and vegetation of the Bay Area/Delta Bioregion are as varied as the geography.

LOCAL SETTING

HYDROLOGY

The hydrology of the project site is shown in **Figure 6**. At its closest point, the project site is located approximately 750 feet from the coastline of the Pacific Ocean. In addition, there is a perennial stream located approximately 250 feet to the northeast of the project site that runs approximately parallel to the northern border of the project site (prior to emptying into the Pacific Ocean). Other perennial and intermittent streams are located throughout Moss Beach, as shown in **Figure 6**.

VEGETATION

Vegetative communities on the project site are classified mostly as grassland, coastal scrub, and urban, with Monterey cypress (*Cupressus macrocarpa*) and Monterey pine (*Pinus radiata*) forest along the northern boundary of the project site. The dominant plants on the project site include: dandelion (*Agoseris heterophylla*), scarlet pimpernel (*Anagallis arvensis*), buckwheat (*Eriogonum fasciculatum*), wild oats (*Avena fatua*), mustard (*Brassica nigra*), ripgut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), filaree (*Erodium cicutarium*), California poppy (*Eschschozia californica*), *geranium* (*Geranium dissectum*), mediterranean barley (*Hordeum leporinum*), Italian rye (*Festuca perennis*), birds's foot trefoil (*Lotus corniculatus*), wild radish (*Raphanus raphanistrum),* Italian thistle (*Carduus pycnocephalus*), medusa-head (*Elymus caput-medusae*), mule fat (*Baccharis salicifolia*), and

spring vetch (*Vicia sativa*). Less dominant plants on the project site include: Coyote Bush (*Baccharis pilularis*), poison hemlock (*Conium maculatum*), pampas grass (*Cortaderia selloana*), Beach strawberry (*Fragaria chiloensis*), and Himalayan blackberry (*Rubus discolor*). The developed portions of the site are largely barren due to the presence of remnant concrete building foundations.

WILDLIFE

The grassland and coastal scrub areas of the project site can support wildlife species including California ground squirrel (*Spermophilus beecheyi*), California vole (*Microtus californicus*), coyote (*Canis latrans*), raccoon (*Procyon lotor*), opossum (*Didelphis virginiana*), striped skunk (*Mephitis mephitis*), Savannah sparrows (*Passerculus sandwichensis*), horned larks (*Eremophila alpestris*), western meadowlarks *(Sturnella neglecta*), lesser goldfinches *(Carduelis psaltria*), barn swallows (*Hirundo rustica*), American killdeer (*Charadrius vociferus*), gopher snake (*Pituophis melanoleucus*), garter snake (*Thamnophis species*), and western fence lizard (*Sceloporus occidentalis*), as well as many native insect species. Raptors, such as red-tailed hawk (*Buteo jamaicensis*), northern harrier (*Circus cyaneus),* American kestrel (*Falco sparverius*), and white-tailed kite (*Elanus leucurus*) commonly forage over this habitat type as well. There are also several bat species known to occur in the region, which feed on insects as they fly over areas.

The urban portions of the site, and the habitats located immediately adjacent to the urban areas can support certain wildlife species adapted to the unique nesting and foraging opportunities found there, but wildlife abundance and diversity are generally lower in this habitat. Striped skunks (*Mephitis mephitis)*, raccoons (*Procyon lotor)*, Virginia opossums (*Didelphis virginiana*), and coyote (*Canis latrans*) occur regularly in urban habitats, as well as areas immediately adjacent to these habitats. Birds adapted to the urban landscape include house finches (*Carpodacus mexicanus*), northern mockingbirds (*Mimus polyglottos*), mourning doves (*Zenaida macroura*), European starlings (*Sturus vulgaris*), house sparrows (*Passer domesticus*), and rock doves (*Columba livia*).

Forested environments, including those located near or in drainages like the Monterey cypress and Monterey pine forest in the northern portion of the project site, provide habitat for a variety of wintering and migrating birds, such as ruby-crowned kinglets (*Regulus calendula*) and yellow-rumped warblers (*Dendroica coronata*), and breeding habitat for migrants including warbling vireos (*Vireo glivus*), orange crowned warblers (*Vermivora celata*), and Wilson's warblers (*Wilsonia pusilla*). Downy woodpeckers (*Picoides pubescens*), black phoebes (*Sayornis nigricans*), spotted towhees (*Pipilo maculatus*), and black-headed grosbeaks (*Pheuticus melanocephalus*) are other birds typically found in forested habitats near drainages. This habitat supports a variety of mammals and reptiles that are listed above, including those that use the urban, grassland, and coastal scrub areas, and

others such as brush rabbits (*Sylvilagus bachmani*), and dusky-footed woodrats (*Neotoma fuscipes*). The forest overstory in this habitat can provide important nesting habitat for raptors.

SPECIAL-STATUS SPECIES

The following discussion is based on a search of special-status species documented in the California Natural Diversity Database (CNDDB), the California Native Plant Society's (CNPS) Inventory of Rare and Endangered Plants, and the U.S. Fish and Wildlife Service's (USFWS) endangered and threatened species lists. The background search was regional in scope and focused on the documented occurrences within a five mile radius and within the Half Moon Bay and Montara Mountain 7.5 minute U.S. Geological Survey quadrangle maps encompassing the project site and surrounding areas (**Figure 7**).

The search revealed forty-seven documented special status species within the region: thirty-two plants, four invertebrates, two amphibians, one reptile, two fish, four birds, and two mammals. There were also two sensitive natural communities documented (Northern Coastal Salt Marsh, and Northern Maritime Chaparral). **Table 1** provides a list of special-status species that are documented in the region, their habitat requirements, and current protective status.

TABLE 1: SPECIAL STATUS SPECIES PRESENT IN THE PROJECT VICINITY (FIVE MILE RADIUS)

SPECIES	STATUS	HABITAT	POTENTIAL TO OCCUR
PLANTS			
Blasdale's bent grass *Agrostis Blasdalei*	--;--;1B	Cismontane woodland, valley and foothill grassland. Clay soils; often on serpentine. Dry hillsides. 50-300M. Bloom May-June. Perennial blub, native, endemic.	Absent. Potential to occur given presence in regional vicinity, but none found in surveys during blooming period.
Franciscan onion *Allium peninsulare var. franciscanum*	--;--;1B	Chaparral, coastal scrub. Slopes and ridges. 150-500M. Bloom Jan-March. Shrub, native, endemic.	Absent. None observed during the surveys in the blooming period, and no records of this species on the project site.
Montara manzanita *Arctostaphylos montaraensis*	--;--;1B	Broadleaved upland forest, chaparral, north coast coniferous forest. Granitic or sandstone outcrops. 305-730M. Bloom Jan-April. Shrub, native, endemic.	Absent. None observed during the surveys in the blooming period, and no records of this species on the project site.

SPECIES	STATUS	HABITAT	POTENTIAL TO OCCUR
Kings Mountain manzanita *Arctostaphylos regismontana*	--;--;1B	Coastal dunes, coastal salt marshes. Mesic sites in dunes or along streams or coastal salt marshes. 0-30M. Bloom April-October. Perennial herb, native, endemic.	Absent. No appropriate habitat.
coastal marsh milk-vetch *Astragalus pycnostachyus var. pycnostachyus*	--;--;1B	Coastal bluff scrub, broadleaved upland forest, coastal scrub, coastal prairie. Sometimes serpentine seeps. 0-150 M. Bloom March-July. Perennial herb, native, endemic.	Absent. None observed during the surveys in the blooming period, and no records of this species on the project site.
pappose tarplant *Centromadia parryi ssp. parryi*	--;--;1B	Chaparral, coastal prairie, meadows and seeps, coastal salt marsh, valley and foothill grassland. Vernally mesic, often alkaline sites. 1-500 m. Bloom May-November. Annual herb, native, endemic.	Absent. None observed during the surveys in the blooming period, and no records of this species on the project site.
San Francisco Bay spineflower *Chorizanthe cuspidata var. cuspidata*	--;--;1B	Coastal bluff scrub, coastal dunes, coastal prairie, coastal scrub. Closely related to C. pungens. Sandy soil on terraces and slopes. 2-550 m. Bloom April-July. Annual herb, native, endemic.	Absent. None observed during the surveys in the blooming period, and no records of this species on the project site.
Franciscan thistle *Cirsium andrewsii*	--;--;1B	Closed-cone coniferous forest, coastal scrub. On decomposed shale (Mudstone) mixed with humus; sometimes on serpentine. 30-250M. Bloom March-May. Annual herb, native, endemic.	Absent. None observed during the surveys in the blooming period, and no records of this species on the project site.
San Francisco collinsia *Collinsia multicolor*	--;--;1B	Broadleaved upland forest, chaparral, closed-cone coniferous forest, cismontane woodland, north coast coniferous forest. On brushy slopes, mesic sites; mostly in mixed evergreen and foothill woodland communities. 25-425 M. Bloom January-March. Shrub, native, endemic.	Absent. None observed during the surveys in the blooming period, and no records of this species on the project site.
western leatherwood *Dirca occidentalis*	--;--;1B	Coastal scrub, valley and foothill grassland, coastal prairie. Often on serpentine; various soils reported though usually clay, in grassland, 1-410M. Bloom February-April. Perennial bulb, native, endemic.	Absent. None observed during the surveys in the blooming period, and no records of this species on the project site.
San Mateo woolly sunflower *Eriophyllum latilobum*	FE;SE;1B	Cismontane woodland, coastal scrub, lower montane coniferous forest. Often on roadcuts; found on and off of	Absent. None observed during the surveys in the blooming period, and no records of this

SPECIES	STATUS	HABITAT	POTENTIAL TO OCCUR
		serpentine. 30-610 m. Bloom May-June. Perennial herb, native, endemic.	species on the project site.
Hillsborough chocolate lily *Fritillaria biflora var. ineziana*	--;--;1B	Cismontane woodland, valley and foothill grassland. Probably only on serpentine; most recent site is in serpentine grassland. 90-170 m. Bloom March-April. Perennial herb (bulb), native, endemic.	Absent. None observed during the surveys in the blooming period, and no records of this species on the project site.
fragrant fritillary *Fritillaria liliacea*	--;--;1B	Coastal; occurs usually in wetlands. Bloom February-April. Perennial herb (bulb), native, endemic.	Absent. No appropriate habitat.
San francisco gumplant *Grindelia hirsutula var. maritima*	--;--;3.2	Sandy or gravelly opening. Located in closed-cone coniferous forests, chaparral (maritime), coastal dunes, and coastal scrub. Bloom February-July. Perennial herb, native, endemic.	Absent. None observed during the surveys in the blooming period, and no records of this species on the project site.
Kellogg's horkelia *Horkelia cuneate var. sericea*	--;--;1B	Occurs over a wide range of habitat, such as meadows, shrubland and open forest. Bloom January-November. Annual herb, native.	Absent. None observed during the surveys in the blooming period, and no records of this species on the project site.
Point Reyes horkelia *Horkelia marinensis*	--;--;1B	Coastal dunes, coastal prairie, coastal scrub. Sandy flats and dunes near coast; in grassland or scrub plant communities. 5-775 m. Bloom May-Sept. Perennial herb, native, endemic.	Absent. None observed during the surveys in the blooming period, and no records of this species on the project site.
island tube lichen *Hypogymnia schizidiata*	--;--;1B	Chaparral, closed-cone coniferous forest. On bark and wood of hardwoods and conifers. 255-545 m.	Absent. None observed during the surveys, and no records of this species on the project site.
Perennial goldfields *Lasthenia californica ssp. macrantha*	--;--;1B	Coastal bluff scrub, coastal prairie. 10-150M. Bloom April-May. Annual herb, native.	Absent. Potential to occur given presence in regional vicinity, but none found in surveys during blooming period.
coast yellow leptosiphon *Leptosiphon croceus*	--;SE;1B	Coastal bluff scrub. 0-100M. Bloom April-July. Annual herb, native.	Absent. Potential to occur given presence in regional vicinity, but none found in surveys during blooming period.

SPECIES	STATUS	HABITAT	POTENTIAL TO OCCUR
rose leptosiphon *Leptosiphon rosaceus*	--;--;1B	Meadows and seeps, agricultural fields. 10-20M. Bloom November-May. Annual herb, native.	Absent. None observed during the surveys in the blooming period, and no records of this species on the project site.
Crystal Springs lessingia *Lessingia arachnoidea*	--;--;1B	Coastal sage scrub, valley and foothill grassland, cismontane woodland. Grassy slopes on serpentine; sometimes on roadsides. 90-200 m. Bloom July-October. Annual herb, native, endemic.	Absent. None observed during the surveys, and no records of this species on the project site.
Ornduff's meadowfoam *Limnanthes douglasii ssp. ornduffii*	--;--;1B	Chaparral, cismontane woodland, Gravelly alluvium. 15-355M. Bloom April-September. Shrub, native, endemic.	Absent. No appropriate habitat.
arcuate bush-mallow *Malacothamnus arcuatus*	--;--;1B	Chaparral, valley and foothill grasslands (serpentine), cismontane woodland, broadleaved upland forests, north coast. Grassy sites, in openings; sandy to rocky soils. Often seen on serpentine after burns but may have only weak affinity. Bloom March-July. Annual herb, native, endemic.	Absent. None observed during the surveys in the blooming period, and no records of this species on the project site.
woodland woollythreads *Monolopia gracilens*	--;--;1B	Coastal bluff scrub, closed-cone coniferous forest, meadows and seeps, marshes and swamps. Freshwater marshes, seeps, and small streams in open or forested areas along the coast. 10-150M. Bloom April-August. Perennial herb, native, endemic.	Absent. None observed during the surveys in the blooming period, and no records of this species on the project site.
white-rayed pentachaeta *Pentachaeta bellidiflora*	FE;CE;1B	Valley and foothill grassland, cismontane woodland. Open dry rocky slopes and grassy areas, often on soils derived from serpentine bedrock. 35-610 m. Bloom March-May. Annual herb, native, endemic.	Absent. None observed during the surveys in the blooming period, and no records of this species on the project site.
Choris' popcornflower *Pentachaeta bellidiflora*	--;--;1B	Chaparral, coastal scrub, coastal prairie. Mesic sites. 5-705 m. Bloom March-June. Annual herb, native, endemic.	Absent. None observed during the surveys in the blooming period, and no records of this species on the project site.
Oregon polemonium *Polemonium carneum*	--;--;1B	Coastal prairie, coastal scrub, lower montane coniferous forest. 15-1525 m. Bloom April-Sept. Perennial herb, native.	Absent. None observed during the surveys in the blooming period, and no records of this

SPECIES	STATUS	HABITAT	POTENTIAL TO OCCUR
			species on the project site.
Hickman's cinquefoil *Potentilla hickmanii*	FE;CE;1B	Coastal scrub, valley and foothill grassland, coastal bluff scrub, chaparral, coastal prairie. Often on mudstone or shale; one site on serpentine. 30-645M. Bloom March-June. Perennial herb, native, endemic.	Absent. None observed during the surveys in the blooming period, and no records of this species on the project site.
Scouler's catchfly *Silene scouleri ssp. scouleri*	--;--;2B	Coastal bluff scrub, coastal prairie, valley and foothill grassland. 5-315 m. Perennial herb, native.	Absent. None observed during the surveys, and no records of this species on the project site.
San Francisco campion *Silene verecunda ssp. verecunda*	--;--;1B	Coastal prairie; sometimes on serpentine soils. Bloom April-June. Annual herb, native, endemic.	Absent. Potential to occur given presence in regional vicinity, but none found in surveys during blooming period.
San Francisco's Owl's-Clover *Triphysaria floribunda*	--;--;1B	Cismontane woodland, valley and foothill grassland. Clay soils; often on serpentine. Dry hillsides. 50-300M. Bloom May-June. Perennial blub, native, endemic.	Absent. Potential to occur given presence in regional vicinity, but none found in surveys during blooming period.
coastal triquetrella *Triquetrella californica*	--;--;1B	Coastal bluff scrub, coastal scrub. Grows within 30m from the coast in coastal scrub, grasslands and in open gravels on roadsides, hillsides, rocky slopes, and fields. On gravel or thin soil over outcrops. 20-1175 m. Moss that is native to California.	Absent. None found in surveys.
Invertebrates			
western bumble bee *Bombus occidentalis*	--;CC;--	Once common & widespread, species has declined precipitously from central CA to southern B.C., perhaps from disease.	Potential Presence. This species is highly mobile and may be found throughout the region at times.
San Bruno elfin butterfly *Callophrys mossii bayensis*	FE;--;--	Coastal, mountainous areas with grassy ground cover, mainly in the vicinity of the San Bruno Mountain, San Mateo County. Colonies are located on steep, north-facing slopes within the fog belt. Larval host plant is *Sedum spathulifolium*.	Absent. Requires a specific host plant, which is absent. This species was not observed on the project site.

SPECIES	STATUS	HABITAT	POTENTIAL TO OCCUR
monarch butterfly *Danaus plexippus*	--;--;--	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (Eucalyptus, Monterey pine, and Monterey Cypress), with nectar and water sources nearby.	Potential Presence. Not an overwintering site. Species known to move through the region and may overwinter in the vicinity. No documented occurrences immediately adjacent.
Myrtle's silverspot butterfly Speyeria zerene myrtleae	FE;--;--	Restricted to the Foggy, Coastal dune/hills of the Point Reyes Penninsula; Extirpated from Coastal San Mateo County. Larval foodplant through to be *Viola adunca*.	Absent. Larval food plant (*Viola adunca)* has been extirpated from coastal San Mateo County.
Amphibians/Reptiles			
Foothill yellow-legged frog *Rana boylii*	--;CE;--	Partly-shaded, shallow streams and riffles with a rocky substrate in a variety of habitats. Needs at least some cobble-sized substrate for egg-laying. Needs at least 15 weeks to attain metamorphosis.	Absent. No aquatic habitat, no records of this species on the project site.
California red-legged frog *Rana draytonii*	FT;CSC;--	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. Requires 11-20 weeks of permanent water for larval development. Must have access to aestivation habitat.	Absent. No aquatic habitat, no records of this species on the project site.
San Francisco Grater Snake *Thamnophis sirtalis tetrataenis*	FE;CE;CSC	Endemic to San Mateo County and the extreme northern part of coastal Santa Cruz County in California. This species utilizes creeks and other waterways that are currently unexplored. This garter snake prefers wet and marshy areas, and because of its elusive nature, it is difficult to see or capture.	Potential presence. No aquatic habitat, no records of this species on the project site. Drainage north of site provides limited habitat, cypress along northern boundary is potential upland. Likelihood of presence is low give lack of aquatic habitat in drainage to the north.
Fish			
steelhead - central California coast DPS *Oncorhynchus mykiss irideus*	FT;--;--	From Russian River, south to Soquel Creek and to, but not including, Pajaro River, also San Francisco and San Pablo Bay basins.	Absent. No appropriate habitat.
longfin smelt *Spirinchus thaleichthys*	FC;CT;--	Euryhaline, nektonic & anadromous. Found in open waters of estuaries,	Absent. No appropriate habitat.

SPECIES	STATUS	HABITAT	POTENTIAL TO OCCUR
		mostly in middle or bottom of water column. Prefer salinities of 15-30 ppt, but can be found in completely freshwater to almost pure seawater.	
Birds			
marbled murrelet *Brachyramphus marmoratus*	FT;CE;--	Feeds near-shore; nests inland along coast from Eureka to Oregon border and from Half Moon Bay to Santa Cruz. Nests in old-growth redwood-dominated forests, up to six miles inland, often in Douglas-fir.	Absent. Mobile species; however, there is no appropriate habitat, none observed, and no records of this species on the project site.
western snowy plover *Charadrius alexandrinus nivosus*	FT;CSC;--	Sandy beaches, salt pond levees & shores of large alkali lakes. Needs sandy, gravelly or friable soils for nesting.	Absent. Mobile species; however, there is no appropriate habitat, none observed, and no records of this species on the project site.
saltmarsh common yellowthroat Geothlypis trichas sinuosa	--;CSC;--	Resident of the San Francisco Bay region, in fresh and salt water marshes. requires thick, continuous cover down to water surface for foraging; tall grasses, tule patches, willows for nesting.	Absent. Mobile species; however, there is no appropriate habitat, none observed, and no records of this species on the project site.
California Ridgway's rail *Rallus obsoletus obsoletus*	FE;CE;--	Salt water and brackish marshes traversed by tidal sloughs in the vicinity of San Francisco Bay. Associated with abundant growths of pickleweed, but feeds away from cover on invertebrates from mud-bottomed sloughs.	Absent. Mobile species; however, there is no appropriate habitat, none observed, and no records of this species on the project site.
RAPTORS (BIRDS OF PREY: FALCONS. HAWKS, OWLS, ETC.) AND OTHER MIGRATORY AND RESIDENT BIRDS	MBTA; §3503.5 FG Code	Large trees and riparian woodlands for nesting.	Potential presence. Potential for nesting in trees, but no nests found during surveys. Foraging habitat present.
Mammals			
big free-tailed bat Nyctinomops macrotis	--;CSC;--	Low-lying arid areas in southern California. Need high cliffs or rocky outcrops for roosting sites. Feeds principally on large moths.	Absent. No habitat, none observed, and no records of this species on the project site.
American badger Taxidea taxus	--;CSC;--	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	Potentially present. Not observed, no dens. Due to the mobility of this species, it would possible for badgers to

SPECIES	STATUS	HABITAT	POTENTIAL TO OCCUR
			visit the site during their foraging efforts.
Sensitive Community			
Northern Coastal Salt Marsh			Absent. None observed during the surveys, and no records of this habitat on the project site.
Northern Maritime Chaparral			Absent. None observed during the surveys, and no records of this habitat on the project site.

SOURCE: CALIFORNIA DFW CNDDB 2017

Abbreviations:

FE Federal Endangered
FT Federal Threatened
FC Federal Candidate
FPD Federal proposed for delisting
FPT Federal proposed threatened
FD Federal delisted

MBTA Protected by Migratory Bird Treaty Act
CE California Endangered Species
CT California Threatened
CR California Rare (Protected by Native Plant Protection Act)
CSC CDFW Species of Special Concern
CC State candidate for listing
1B CNPS - Rare, Threatened, or Endangered

REGULATORY SETTING

There are a number of regulatory agencies whose responsibility includes the oversight of the natural resources of the state and nation, including the California Department of Fish and Wildlife (CDFW), United States Fish and Wildlife Service (USFWS), United States Army Corps of Engineers (USACOE), and the National Marine Fisheries Service (NMFS). These agencies often respond to declines in the quantity of a particular habitat or plant or animal species by developing protective measures for those species or habitat type. Federal and state agencies are increasingly involved with projects at the local level in San Mateo County, due to the presence of protected species. The following is an overview of the federal, state and local regulations that are applicable to the proposed project.

FEDERAL

Federal Endangered Species Act

The Federal Endangered Species Act (FESA), passed in 1973, defines an endangered species as any species or subspecies that is in danger of extinction throughout all or a significant portion of its range. A threatened species is defined as any species or subspecies that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

Once a species is listed it is protected from a "take" unless a take permit is issued by the USFWS. A take is defined as the harassing, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, or collecting wildlife species or any attempt to engage in such conduct, including modification of its habitat (16 USC 1532, 50 CFR 17.3). Proposed endangered or threatened species are those species for which a proposed regulation, but not a final rule, has been published in the Federal Register.

Migratory Bird Treaty Act

To kill, possess, or trade a migratory bird, bird part, nest, or egg is a violation of the Federal Migratory Bird Treaty Act (FMBTA: 16 U.S.C., §703, Supp. I, 1989), unless it is in accordance with the regulations that have been set forth by the Secretary of the Interior.

Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act (16 U.S.C. §668 et seq.), as amended, provides for the protection of the bald eagle (the national emblem) and the golden eagle by prohibiting, except under certain specified conditions, the taking, possession and commerce of such birds. The protection provided includes prohibitions against the import, export, take, sale, purchase or barter of any bald eagle or golden eagle, their parts, products, nests or eggs. The taking includes pursuing, shooting, poisoning, wounding, killing, capturing, trapping, collecting, molesting or disturbing. The law provides exceptions that can be granted for scientific or exhibition use, or for traditional and cultural use by Native Americans.

Clean Water Act – Section 404

Section 404 of the CWA regulates all discharges of dredged or fill material into waters of the U.S. Discharges of fill material includes the placement of fill that is necessary for the construction of any structure, or impoundment requiring rock, sand, dirt, or other material for its construction; site-development fills for recreational, industrial, commercial, residential, and other uses; causeways or road fills; and fill for intake and outfall pipes and subaqueous utility lines [33 C.F.R. §328.2(f)].

Waters of the U.S. include lakes, rivers, streams, intermittent drainages, mudflats, sandflats, wetlands, sloughs, and wet meadows. Wetlands are defined as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" [33 C.F.R. §328.3(b)]. Waters of the U.S. exhibit a defined bed and bank and ordinary highwater mark (OHWM). The OHWM is defined by the USACOE as "that line on shore established by the fluctuations of water and indicated by physical character of the soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas" [33 C.F.R. §328.3(e)].

The USACOE is the agency responsible for administering the permit process for activities that affect waters of the U.S. Executive Order 11990 is a federal implementation policy, which is intended to result in no net loss of wetlands.

Clean Water Act – Section 401

Section 401 of the CWA (33 U.S.C. 1341) requires an applicant who is seeking a Section 404 permit to first obtain a water quality certification from the Regional Water Quality Control Board. To obtain the water quality certification, the Regional Water Quality Control Board must find that the proposed fill would be consistent with the water quality standards set forth by the state.

STATE

Fish and Game Code §1900-1913 California Native Plant Protection Act

In 1977 the State Legislature passed the Native Plant Protection Act (NPPA) in recognition of rare and endangered plants of the state. The intent of the law was to preserve, protect, and enhance endangered plants. The NPPA gave the California Fish and Game Commission the power to designate native plants as endangered or rare, and to require permits for collecting, transporting, or selling such plants. The NPPA includes provisions that prohibit the taking of plants designated as "rare" from the wild, and a salvage mandate for landowners, which requires notification of the CDFW 10 days in advance of approving a building site.

Fish and Game Code §2050-2097 - California Endangered Species Act

The California Endangered Species Act (CESA) protects certain plant and animal species when they are of special ecological, educational, historical, recreational, aesthetic, economic, and scientific value to the people of the State. CESA established that it is State policy to conserve, protect, restore, and enhance endangered species and their habitats.

CESA enhanced the legal protection for plants covered by the NPPA. To be consistent with Federal regulations, CESA created the categories of "threatened" and "endangered" species. It converted all "rare" animals into the Act as threatened species, but did not do so for rare plants. Thus, under California State law, plant and animal species may be formally designated as rare, threatened, or endangered by the California Fish and Game Commission.

Fish and Game Code §3503, 3503.5, 3800 - Predatory Birds

California Fish and Game Code Sections 3503, 3503.5, and 3800 protect all predatory birds in the order Falconiformes or Strigiformes in California, generally called “raptors,”. The law indicates that it is unlawful to take, posses, or destroy the nest or eggs of any such bird unless it is in accordance with the code. Any activity that would cause a nest to be abandoned or

cause a reduction or loss in a reproductive effort is considered a take. This generally includes construction activities.

Fish and Game Code §1601-1603 – Lake or Streambed Alteration

Under the California Fish and Game Code, CDFW has jurisdiction over any proposed activities that would divert or obstruct the natural flow or change the bed, channel, or bank of any lake or stream. Private landowners or project proponents must obtain a "Lake or Streambed Alteration Agreement" from CDFW prior to any alteration of a lake bed, stream channel, or their banks. Through this agreement, the CDFW may impose conditions to limit and fully mitigate impacts on fish and wildlife resources. These agreements are usually initiated through the local CDFW warden and will specify timing and construction conditions, including any mitigation necessary to protect fish and wildlife from impacts of the work.

Public Resources Code § 21000 - California Environmental Quality Act

The California Environmental Quality Act (CEQA) requires public agencies to determine if a proposed project would adversely affect plant or animal species, including those not protected by FESA or CESA. Species that are not listed under FESA or CESA, but are otherwise eligible for listing (i.e. candidate, or proposed) may be protected by the local government until the opportunity to list the species arises for the responsible agency.

Species that may be considered for review are included on a list of "Species of Special Concern," developed by the CDFW. Additionally, the California Native Plant Society (CNPS) maintains a list of plant species native to California that have low numbers, limited distribution, or are otherwise threatened with extinction. This information is published in the Inventory of Rare and Endangered Vascular Plants of California. List 1A contains plants that are believed to be extinct. List 1B contains plants that are rare, threatened, or endangered in California and elsewhere. List 2 contains plants that are rare, threatened, or endangered in California, but more numerous elsewhere. List 3 contains plants where additional information is needed. List 4 contains plants with a limited distribution. In general, protection under CEQA extends to plants included in List 1 or List 2. Although protection under CEQA does not necessarily extend to plants included in List 3 and 4, the CNPS recommends that impacts to plants included in List 3 and 4 should also be analyzed by CEQA.

California Wetlands Conservation Policy

In August 1993, the Governor announced the "California Wetlands Conservation Policy." The goals of the policy are to establish a framework and strategy that will:

- Ensure no overall net loss and to achieve a long-term net gain in the quantity, quality, and permanence of wetland acreage and values in California in a manner that fosters creativity, stewardship, and respect for private property.
- Reduce procedural complexity in the administration of State and federal wetland conservation programs.
- Encourage partnerships to make landowner incentive programs and cooperative planning efforts the primary focus of wetland conservation and restoration.

The Governor also signed Executive Order W-59-93, which incorporates the goals and objectives contained in the new policy and directs the Resources Agency to establish an Interagency Task Force to direct and coordinate administration and implementation of the policy.

California Coastal Act

The California Coastal Act was passed by the State Legislature and signed by the Governor in 1976 to provide long-term protection of the state's 1,100-mile coastline for the benefit of current and future generations. The Coastal Act created a unique partnership between the State (acting through the California Coastal Commission [CCC]) and local government entities (15 coastal counties and 58 cities) to manage the conservation and development of coastal resources through a comprehensive planning and regulatory program. Coastal Act policies, the heart of the coastal protection program, are the standards used by the CCC in its coastal development permit decisions and review of LCPs prepared by local governments and submitted to the Commission for approval.

In order to approve development within the Coastal Zone, a local government within the coastal zone boundary must prepare a Local Coastal Program (LCP) that consists of a Land Use Plan, zoning ordinance and map, and policies and actions that meet the requirements and implement the provisions of the Coastal Act. The California Coastal Commission (CCC) reviews proposed LCPs by cities and counties to determine their consistency with the requirements of the Coastal Act. One of the primary purposes of Coastal Commission review of LCPs is to ensure that the local governments consider and protect environmentally sensitive habitat areas (ESHAs), which include: 1) Sand dunes, 2) Marine habitats, 3) Sea cliffs, 4) Riparian areas, 5) Wetlands, coastal tidelands and marshes, lakes and ponds and adjacent shore habitats, 6) Coastal and off-shore areas containing breeding and/or nesting sites or used by migratory and resident water-associated birds for resting and feeding, 7) Areas used for scientific study and research concerning fish and wildlife, and existing, game or wildlife refuges and reserves, 8) Habitats containing or supporting unique species or any rare and endangered species defined by the State Fish and Game Commission, 9) Rocky intertidal zones, and 10) Coastal scrub community associated with coastal bluffs and gullies.

LOCAL

San Mateo County Local Coastal Program

The project site is within the Coastal Zone. San Mateo County has adopted an LCP for the San Mateo County MidCoast area that encompasses the proposed project site (San Mateo County 2013). The San Mateo County MidCoast LCP contains the following policies related to biological resources:

GENERAL POLICIES

7.1 Definition of Sensitive Habitats

Define sensitive habitats as 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.

7.2 Designation of Sensitive Habitats

Designate sensitive habitats as including, but not limited to, those shown on the Sensitive Habitats Map for the Coastal Zone.

7.3 Protection of Sensitive Habitats

a. Prohibit any land use or development which would have significant adverse impact on sensitive habitat areas.

b. Development in areas adjacent to sensitive habitats shall be sited and designed to prevent impacts that could significantly degrade the sensitive habitats. All uses shall be compatible with the maintenance of biologic productivity of the habitats.

7.4 Permitted Uses in Sensitive Habitats

a. Permit only resource dependent uses in sensitive habitats. Resource dependent uses for riparian corridors, wetlands, marine habitats, sand dunes, sea cliffs and habitats supporting

rare, endangered, and unique species shall be the uses permitted in Policies 7.9, 7.16, 7.23, 7.26, 7.30, 7.33, and 7.44, respectively, of the County Local Coastal Program on March 25, 1986.

b. In sensitive habitats, require that all permitted uses comply with U.S. Fish and Wildlife and State Department of Fish and Game regulations.

7.5 Permit Conditions

a. As part of the development review process, require the applicant to demonstrate that there will be no significant impact on sensitive habitats. When it is determined that significant impacts may occur, require the applicant to provide a report prepared by a qualified professional which provides: (1) mitigation measures which protect resources and comply with the policies of the Shoreline Access, Recreation/Visitor-Serving Facilities and Sensitive Habitats Components, and (2) a program for monitoring and evaluating the effectiveness of mitigation measures. Develop an appropriate program to inspect the adequacy of the applicant's mitigation measures.

b. When applicable, require as a condition of permit approval the restoration of damaged habitat(s) when in the judgment of the Planning Director restoration is partially or wholly feasible.

7.6 Allocation of Public Funds

In setting priorities for allocating limited local, State, or federal public funds for preservation or restoration, use the following criteria: (1) biological and scientific significance of the habitat, (2) degree of endangerment from development or other activities, and (3) accessibility for educational and scientific uses and vulnerability to overuse.

RIPARIAN CORRIDORS

7.7 Definition of Riparian Corridors

Define 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). Such a corridor must contain at least a 50% cover of some combination of the plants listed.

7.8 Designation of Riparian Corridors

Establish riparian corridors for all perennial and intermittent streams and lakes and other bodies of freshwater in the Coastal Zone. Designate those corridors shown on the Sensitive Habitats Map and any other riparian area meeting the definition of Policy 7.7 as sensitive

habitats requiring protection, except for manmade irrigation ponds over 2,500 sq. ft. surface area.

7.9 Permitted Uses in Riparian Corridors

a. Within corridors, permit only the following uses: (1) education and research, (2) consumptive uses as provided for in the Fish and Game Code and Title 14 of the California Administrative Code, (3) fish and wildlife management activities, (4) trails and scenic overlooks on public land(s), and (5) necessary water supply projects.

b. When no feasible or practicable alternative exists, permit the following uses: (1) stream dependent aquaculture, provided that non-stream dependent facilities locate outside of corridor, (2) flood control projects, including selective removal of riparian vegetation, where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development, (3) bridges when supports are not in significant conflict with corridor resources, (4) pipelines, (5) repair or maintenance of roadways or road crossings, (6) logging operations which are limited to temporary skid trails, stream crossings, roads and landings in accordance with State and County timber harvesting regulations, and (7) agricultural uses, provided no existing riparian vegetation is removed, and no soil is allowed to enter stream channels.

7.10 Performance Standards in Riparian Corridors

Require development permitted in corridors to: (1) minimize removal of vegetation, (2) minimize land exposure during construction and use temporary vegetation or mulching to protect critical areas, (3) minimize erosion, sedimentation, and runoff by appropriately grading and replanting modified areas, (4) use only adapted native or non-invasive exotic plant species when replanting, (5) provide sufficient passage for native and anadromous fish as specified by the State Department of Fish and Game, (6) minimize adverse effects of waste water discharges and entrainment, (7) prevent depletion of groundwater supplies and substantial interference with surface and subsurface waterflows, (8) encourage waste water reclamation, (9) maintain natural vegetation buffer areas that protect riparian habitats, and (10) minimize alteration of natural streams.

7.11 Establishment of Buffer Zones

a. On both sides of riparian corridors, from the “limit of riparian vegetation” extend buffer zones 50 feet outward for perennial streams and 30 feet outward for intermittent streams.

b. Where no riparian vegetation exists along both sides of riparian corridors, extend buffer zones 50 feet from the predictable high-water point for perennial streams and 30 feet from the midpoint of intermittent streams.

c. Along lakes, ponds, and other wet areas, extend buffer zones 100 feet from the high-water point except for man-made ponds and reservoirs used for agricultural purposes for which no buffer zone is designated.

7.12 Permitted Uses in Buffer Zones

Within buffer zones, permit only the following uses: (1) uses permitted in riparian corridors; (2) residential uses on existing legal building sites, set back 20 feet from the limit of riparian vegetation, only if no feasible alternative exists, and only if no other building site on the parcel exists; (3) on parcels designated on the LCP Land Use Plan Map: Agriculture, Open Space, or Timber Production, residential structures or impervious surfaces only if no feasible alternative exists; (4) crop growing and grazing consistent with Policy 7.9; (5) timbering in "streamside corridors" as defined and controlled by State and County regulations for timber harvesting; and (6) no new residential parcels shall be created whose only building site is in the buffer area.

7.13 Performance Standards in Buffer Zones

Require uses permitted in buffer zones to: (1) minimize removal of vegetation; (2) conform to natural topography to minimize erosion potential; (3) make provisions (i.e., catch basins) to keep runoff and sedimentation from exceeding pre-development levels; (4) replant where appropriate with native and noninvasive exotics; (5) prevent discharge of toxic substances, such as fertilizers and pesticides; into the riparian corridor; (6) remove vegetation in or adjacent to man-made agricultural ponds if the life of the pond is endangered; (7) allow dredging in or adjacent to man-made ponds if the San Mateo County Resource Conservation District certified that siltation imperils continued use of the pond for agricultural water storage and supply; and (8) limit the sound emitted from motorized machinery to be kept to less than 45-dBA at any riparian buffer zone boundary except for farm machinery and motorboats.

WETLANDS

7.14 Definition of Wetland

Define wetland 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.

7.15 Designation of Wetlands

a. Designate the following as wetlands requiring protection: Pescadero Marsh, Pillar Point Marsh (as delineated on Map 7.1), marshy areas at Tunitas Creek, San Gregorio Creek, Pomponio Creek and Gazos Creek, and any other wetland meeting the definition in Policy 7.14.

b. At the time a development application is submitted, consider modifying the boundary of Pillar Point Marsh (as delineated on Map 7.1) if a report by a qualified professional, selected jointly by the County and the applicant, can demonstrate that land within the boundary does not meet the definition of a wetland.

7.16 Permitted Uses in Wetlands

Within wetlands, permit only the following uses: (1) nature education and research, (2) hunting, (3) fishing, (4) fish and wildlife management, (5) mosquito abatement through water management and biological controls; however, when determined to be ineffective, allow chemical controls which will not have a significant impact, (6) diking, dredging, and filling only as it serves to maintain existing dikes and an open channel at Pescadero Marsh, where such activity is necessary for the protection of pre-existing dwellings from flooding, or where such activity will enhance or restore the biological productivity of the marsh, (7) diking, dredging, and filling in any other wetland only if such activity serves to restore or enhance the biological productivity of the wetland, (8) dredging man-made reservoirs for agricultural water supply where wetlands may have formed, providing spoil disposal is planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation, and (9) incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

7.17 Performance Standards in Wetlands

Require that development permitted in wetlands minimize adverse impacts during and after construction. Specifically, require that: (1) all paths be elevated (catwalks) so as not to impede movement of water, (2) all construction takes place during daylight hours, (3) all outdoor lighting be kept at a distance away from the wetland sufficient not to affect the wildlife, (4) motorized machinery be kept to less than 45-dBA at the wetland boundary, except for farm

machinery, (5) all construction which alters wetland vegetation be required to replace the vegetation to the satisfaction of the Planning Director including "no action" in order to allow for natural reestablishment, (6) no herbicides be used in wetlands unless specifically approved by the County Agricultural Commissioner and State Department of Fish and Game, and (7) all projects be reviewed by the State Department of Fish and Game and State Water Quality Board to determine appropriate mitigation measures.

7.18 Establishment of Buffer Zones

Buffer zones shall extend a minimum of 100 feet landward from the outermost line of wetland vegetation. This setback may be reduced to no less than 50 feet only where: (1) no alternative development site or design is possible; and (2) adequacy of the alternative setback to protect wetland resources is conclusively demonstrated by a professional biologist to the satisfaction of the County and the State Department of Fish and Game. A larger setback shall be required as necessary to maintain the functional capacity of the wetland ecosystem.

7.19 Permitted Uses in Buffer Zones

Within buffer zones, permit the following uses only: (1) uses allowed within wetlands (Policy 7.16) and (2) public trails, scenic overlooks, and agricultural uses that produce no impact on the adjacent wetlands.

7.20 Management of Pillar Point Marsh

a. Define safe yield from the aquifer feeding the marsh as the amount of water that can be removed without adverse impacts on marsh health.

b. Restrict groundwater extraction in the aquifer to a safe yield as determined by a hydrologic study participated in by the two public water systems (CUC and CCWD). Water system capacity permitted and the number of building permits allowed in any calendar year shall be limited if necessary by the findings of the study.

c. Encourage purchase by an appropriate public agency such as the Coastal Conservancy.

d. Encourage management of the marsh to enhance the biological productivity and to maximize wildlife potential.

e. All adjacent development shall, where feasible, contribute to the restoration of biologic productivity and habitat.

RARE AND ENDANGERED SPECIES

7.32 Designation of Habitats of Rare and Endangered Species

Designate habitats of rare and endangered species to include, but not be limited to, those areas defined on the Sensitive Habitats Map for the Coastal Zone.

7.33 Permitted Uses

a. Permit only the following uses: (1) education and research, (2) hunting, fishing, pedestrian and equestrian trails that have no adverse impact on the species or its habitat, and (3) fish and wildlife management to restore damaged habitats and to protect and encourage the survival of rare and endangered species.

b. If the critical habitat has been identified by the Federal Office of Endangered Species, permit only those uses deemed compatible by the U.S. Fish and Wildlife Service in accordance with the provisions of the Endangered Species Act of 1973, as amended.

7.34 Permit Conditions

In addition to the conditions set forth in Policy 7.5, require, prior to permit issuance, that a qualified biologist prepare a report, which defines the requirements of rare and endangered organisms. At minimum, require the report to:

a. Discuss:

(1) Animal food, water, nesting or denning sites and reproduction, predation and migration requirements, and

(2) Plants life histories and soils, climate and geographic requirements.

b. Include a map depicting the locations of plants or animals and/or their habitats.

c. Demonstrate that any development will not impact the functional capacity of the habitat.

d. Recommend mitigation if development is permitted within or adjacent to identified habitats.

7.35 Preservation of Critical Habitats

Require preservation of all habitats of rare and endangered species using criteria including, but not limited to, Section 6325.2 (Primary Fish and Wildlife Habitat Area Criteria) and Section 6325.7 (Primary Natural Vegetative Areas Criteria) of the Resource Management Zoning District.

7.36 San Francisco Garter Snake (Thanmophis sirtalis tetrataenia)

a. Prevent any development where there is known to be a riparian or wetland location for the San Francisco garter snake with the following exceptions: (1) existing man-made

impoundments smaller than one-half acre in surface, and (2) existing man-made impoundments greater than one-half acre in surface providing mitigation measures are taken to prevent disruption of no more than one half of the snake's known habitat in that location in accordance with recommendations from the State Department of Fish and Game.

b. Require developers to make sufficiently detailed analyses of any construction which could impair the potential or existing migration routes of the San Francisco garter snake. Such analyses will determine appropriate mitigation measures to be taken to provide for appropriate migration corridors.

7.37 San Francisco Tree Lupine Moth (Graptholitha edwardsiana)

Prevent the loss of any large populations (more than 100 plants in a 1/10-acre area) of tree lupine within 1 mile of the coastline.

7.41 Rare Plant Search

Encourage a continued search for any rare plants known to have occurred in San Mateo County Coastal Zone but not recently seen. Such search can be done by various persons or groups concerned with such matters.

7.42 Development Standards

Prevent any development on or within 50 feet of any rare plant population. When no feasible alternative exists, permit development if: (1) the site or a significant portion thereof is returned to a natural state to allow for the reestablishment of the plant, or (2) a new site is made available for the plant to inhabit.

UNIQUE SPECIES

7.43 Designation of Habitats of Unique Species

Designate habitats of unique species to include, but not be limited to, those areas designated on the Sensitive Habitats Map for the Coastal Zone.

7.44 Permitted Uses

Permit only the following uses: (1) education and research, (2) hunting, fishing, pedestrian and equestrian trails that have no adverse impact on the species or its habitat, and (3) fish and wildlife management to the degree specified by existing governmental regulations.

7.45 Permit Conditions

In addition to the conditions set forth in Policy 7.5, require, as a condition of permit approval, that a qualified biologist prepare a report which defines the requirements of a unique

organism. At minimum, require the report to discuss: (1) animal food, water, nesting or denning sites and reproduction, predation and migration requirements, and (2) plants life histories and soils, climate and geographic requirements.

7.46 Preservation of Habitats

Require preservation of critical habitats using criteria including, but not limited to, Section 6325.2 (Primary Fish and Wildlife Habitat Area Criteria) and Section 6325.7 (Primary Natural Vegetative Areas Criteria) of the Resource Management Zoning District.

7.48 Monterey Pine (Pinus radiata)

a. Require any development to keep to a minimum the number of native Monterey pine cut in the natural pine habitat near the San Mateo-Santa Cruz County line.

b. Allow the commercial cutting of Monterey pine if it: (1) perpetuates the long-term viability of stands, (2) prevents environmental degradation, and (3) protects the viewshed within the Cabrillo Highway Scenic Corridor.

c. To preserve the productivity of prime agricultural soils, encourage the control of invasive Monterey pine onto the soils.

7.49 California Wild Strawberry (Fragaria californica)

Require any development, within one-half mile of the coast, to mitigate against the destruction of any California wild strawberry in one of the following ways:

a. Prevent any development, trampling, or other destructive activity which would destroy the plant; or

b. After determining specifically if the plants involved are of particular value, successfully transplant them or have them successfully transplanted to some other suitable site. Determination of the importance of the plants can only be made by a professional doing work in strawberry breeding.

7.50 Champion Monterey Cypress (Cupressus macrocarpa)

Declare the Champion Monterey Cypress Tree a Class I Heritage Tree.

WEEDY, UNDESIRABLE PLANTS

7.51 Voluntary Cooperation

Encourage the voluntary cooperation of private landowners to remove from their lands the undesirable pampas grass, French, Scotch and other invasive brooms. Similarly, encourage landowners to remove blue gum seedlings to prevent their spread.

NATURAL FEATURES – VEGETATIVE FORMS

8.9 Trees

a. Locate and design new development to minimize tree removal.

b. Employ the regulations of the Significant Tree Ordinance to protect significant trees (38 inches or more in circumference) which are located in urban areas zoned Design Review (DR).

c. Employ the regulations of the Heritage Tree Ordinance to protect unique trees which meet specific size and locational requirements.

d. Protect trees specifically selected for their visual prominence and their important scenic or scientific qualities.

e. Prohibit the removal of trees in scenic corridors except by selective harvesting which protects the existing visual resource from harmful impacts or by other cutting methods necessary for development approved in compliance with LCP policies and for opening up the display of important views from public places, i.e., vista points, roadways, trails, etc.

f. Prohibit the removal of living trees in the Coastal Zone with a trunk circumference of more than 55 inches measured 4 1/2 feet above the average surface of the ground, except as may be permitted for development under the regulations of the LCP, or permitted under the Timber Harvesting Ordinance, or for reason of danger to life or property.

g. Allow the removal of trees which are a threat to public health, safety, and welfare.

8.10 Vegetative Cover (with the exception of crops grown for commercial purposes)

Replace vegetation removed during construction with plant materials (trees, shrubs, ground cover) which are compatible with surrounding vegetation and is suitable to the climate, soil, and ecological characteristics of the area.

SPECIAL FEATURES

8.27 Natural Features

Prohibit the destruction or significant alteration of special natural features through implementation of Landform Policies and Vegetative Form Policies of the LCP.

DEVELOPMENT STANDARDS FOR RECREATION AND VISITOR-SERVING FACILITIES

8.27 Sensitive Habitats

Prohibit the destruction or significant alteration of special natural features through implementation of Landform Policies and Vegetative Form Policies of the LCP.

a. Conduct studies by a qualified person agreed by the County and the applicant during the planning and design phases of facilities located within or near sensitive habitats and archaeological/paleontological resources to determine the least disruptive locations for improvements and the methods of construction.

These studies should consider the appropriate intensity of use, improvements and management to protect the resources and reduce or mitigate impacts.

b. Provide improvements and management adequate to protect sensitive habitats. These may include, but are not limited to, the following:

(1) informative displays, brochures, and signs to minimize public intrusion and impact, (2) organized tours of sensitive areas, (3) landscaped buffers or fences, and (4) staff to maintain improvements and manage the use of sensitive habitats.

c. Provide setbacks from bluff edges adequate to protect the public, based on local geology and erosion rates and consistent with the Hazards Component.

San Mateo County Heritage and Significant Tree Ordinance

San Mateo County has two ordinances related to the protection of trees, a Heritage Tree Ordinance and a Significant Tree Ordinance. Each is described below.

HERITAGE TREE ORDINANCE

According to the San Mateo County Heritage Tree Ordinance (Ordinance No. 2427 - April 5, 1977) "Heritage Tree" means any of the following:

Class 1 shall include any tree or grove of trees so designated after Board inspection, advertised public hearing and resolution by the Board of Supervisors.

The affected property owners shall be given proper written notice between 14 and 30 days prior to inspection and/or hearing by the Board.

Class 2 shall include any of the following trees, healthy and generally free from disease, with diameter equal to or greater than the sizes listed:

(1) Acer macrophyllum - Bigleaf Maple of more than 36 inches in d.b.h. west of Skyline Boulevard or 28 inches east of Skyline Boulevard.

(2) Arbutus menziesii - Madrone with a single stem or multiple stems touching each other 4 1/2 feet above the ground of more than 48 inches in d.b.h., or clumps visibly connected above ground with a basal area greater than 20 square feet measured 4 1/2 feet above average ground level.

(3) Chrysolepis chrysophylla - Golden Chinquapin of more than 20 inches in d.b.h.

(4) Cupressus abramsiana - All Santa Cruz Cypress trees.

(5) Fraxinus latifolia - Oregon Ash of more than 12 inches in d.b.h.

(6) Lithocarpus densiflorus - Tan Oak of more than 48 inches in d.b.h.

(7) Pseudotsuga menziesii - Douglas Fir of more than 60 inches in d.b.h. east of Skyline Boulevard and north of Highway 92.

(8) Quercus agrifolia - Coast Live Oak of more than 48 inches in d.b.h.

(9) Quercus chrysolepis - Canyon Live Oak of more than 40 inches in d.b.h.

(10) Quercus garryana - All Oregon White Oak trees.

(11) Quercus kellogii - Black Oak of more than 32 inches in d.b.h.

(12) Quercus wislizenii - Interior Live Oak of more than 40 inches in d.b.h.

(13) Quercus lobata - Valley Oak of more than 48 inches in d.b.h.

(14) Quercus douglasii - Blue Oak of more than 30 inches in d.b.h.

(15) Umbellularia californica - California Bay or Laurel with a single stem or multiple stems touching each other 4 1/2 feet above the ground of more than 48 inches in d.b.h., or clumps visibly connected above ground with a basal area of 20 square feet measured 4 1/2 feet above average ground level.

(16) Torreya californica - California Nutmeg of more than 30 inches in d.b.h.

(17) Sequoia sempervirens - Redwood of more than 84 inches in d.b.h. west of Skyline Boulevard or 72 inches d.b.h. east of Skyline Boulevard.

Section 11,051 of the Heritage Tree Ordinance states:

It shall be unlawful for any person to cut down, destroy, move or trim any heritage tree growing on any public or private property within the unincorporated area of San Mateo County without first obtaining a permit from the San Mateo County Planning Department except as herein provided. The Planning Director may require that a permit for trimming of

a heritage tree in an area defined by the General Plan as urbanized be carried out only by a licensed tree surgeon. A minimal charge shall be made for permits required by this ordinance.

Any area to which a valid Timber Harvesting Permit applies is exempt from this Ordinance.

SIGNIFICANT TREE ORDINANCE

According to the San Mateo County Significant Tree Ordinance (Part Three of Division VIII of the San Mateo County Ordinance Code),

"SIGNIFICANT TREE" shall mean any live woody plant rising above the ground with a single stem or trunk of a circumference of thirty-eight inches (38") or more measured at four and one half feet (4 1/2') vertically above the ground or immediately below the lowest branch, whichever is lower, and having the inherent capacity of naturally.

Section 12,020 of the Significant Tree Ordinance states:

Except as provided in Section 12,020.1, below, a permit shall be required under this Part for the cutting down, removing, poisoning or otherwise killing or destroying or causing to be removed any significant tree or community of trees, whether indigenous or exotic, on any private property.

IMPACTS AND MITIGATION MEASURES

THRESHOLDS OF SIGNIFICANCE

The proposed project will have a significant impact on biological resources if it will:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

IMPACTS AND MITIGATION

The California Natural Diversity Data Base (CNDDB) search identified occurrences of several documented special-status species within 5 miles of the project site. Some species require localized micro-habitats, while others are highly mobile and may occur throughout the region. Below is a brief description of the special status species that are present in the region and their habitat requirements. **Table 1** provides a detailed description of the species habitat and listing status.

Impact Bio-1: Direct or Indirect Effects on Candidate, Sensitive, or Special-Status Species including their Habitat or Movement Corridors (less than significant with mitigation incorporated)

Plants: There are thirty-two special status plant species documented within a five-mile radius and within the Half Moon Bay and Montara Mountain 7.5-minute USGS quad maps. Two of these species are federally and state listed as Endangered, and another species is state listed as Endangered. The CNPS lists all of these plants on the 1B list, which is categorized as Rare, Threatened, or Endangered, with one plant on the 2B list and one on the 3 list. None of these species have been previously reported on site. The project site does not contain the appropriate habitat for the majority of these species. The following eight species were initially determined to have potential to occur due to the presence of similar habitat types, or local occurrences in close proximity to the project site (see Table 1).

- Blasdale's bent grass (Agrostis blasdalei);
- Perennial goldfields (Lasthenia californica ssp. macrantha);
- Coast yellow leptosiphon (Leptosiphon croceus);
- Rose leptosiphon (Leptosiphon rosaceus);
- Woodland Woolythreads (Monolopia gacilens)
- Hickman's cinquefoil (Potentilla hickmanii); and,
- San Francisco campion (silene verecunda ssp. verecunda);
- San Francisco owl's-clover (Triphysaria floribunda).

Blasdale's bent grass (*Agrostis blasdalei*) is a CNPS 1B plant that is known to occur along immediate coastline, such as dunes and bluffs. This is a perennial grass (rhizomatous) that is native to California and is endemic (limited) to California. This species flowers between May and July. This species was not observed during field surveys taken during its blooming period (May 5, 2018) and is presumed absent.

Perennial goldfields (*Lasthenia californica* ssp. *macrantha*) is a CNPS 1B plant that is known to occur over a wide range of habitat types, such as meadows, shrubland and open forest. This is an annual herb that is native to California. This species flowers from January to

November. This species was not observed during either the March 29, 2017 or May 5, 2018 field surveys, which were during the blooming period. This species is presumed absent.

Coast yellow leptosiphon (*Leptosiphon croceus*) is a CNPS 1B plant known to occur on coastal bluff scrub, and coastal prairie from 10-150 meters in elevation. This is an annual herb that is native to California. This species flowers from April to May. This species was not observed during field surveys taken during its blooming period (May 5, 2018) and is presumed absent.

Rose leptosiphon (*Leptosiphon rosaceus*) is a CNPS 1B plant that is known to occur on coastal bluff scrub from 0-100 meters in elevation. This is an annual herb that is native to California. This species flowers from April to July. This species was not observed during field surveys taken during its blooming period (May 5, 2018) and is presumed absent.

Hickman's cinquefoil (*Potentilla hickmanii*) is a Federal and State listed Endangered species and is a CNPS 1B plant that is known to occur in coastal bluff scrub, closed-cone coniferous forest, meadows and seeps, and marshes and swamps from 10-150 meters. This is a perennial herb that is native to California and is endemic (limited) to California. This species flowers from April to August. This species was not observed during field surveys taken during its blooming period (May 5, 2018) and is presumed absent.

San Francisco campion (*Silene verecunda ssp. verecunda*) is a CNPS 1B plant that is known to occur on Coastal prairie, sometimes on serpentine soils. This is an annual herb that is native to California and is endemic (limited) to California. This species flowers from April to June. This species was not observed during field surveys taken during its blooming period (May 5, 2018) and is presumed absent.

San Francisco owl's-clover (*Triphysaria floribunda*) is a CNPS 1B plant that is known to occur on Coastal prairie and sometimes on serpentine soils. This is an annual herb that is native to California and is endemic (limited) to California. This species flowers from April to June. This species was not observed during field surveys taken during its blooming period (May 5, 2018) and is presumed absent.

Wildlife: There are ten special status wildlife species within five miles of the project site.

Western bumble bee (Bombus occidentalis): Western bumble bee is a state candidate species. They are found in meadows and grasslands with abundant floral resources. While this species was historically known throughout the mountains and northern coast of California, it is now largely confined to high elevation sites and a small handful of records on the northern California coast.

Reports of nests are primarily in underground cavities such as old squirrel or other animal nests and in open west-southwest slopes bordered by trees, although a few nests have been

reported from above-ground locations such as in logs among railroad ties. Thus, nesting sites may be limited by rodent abundance. Nest tunnels have been reported to be up to 2.1 m long for this species and the nests may be lined with grass or bird feathers. Colonies can contain as many as 1,685 workers and produce up to 360 new queens; this colony size is considered large relative to many other species of bumble bees.

Bumble bees are generalist foragers and have been reported visiting a wide variety of flowering plants. This species has a very short tongue, and thus is best suited to forage at open flowers with short corollas and has also been documented 'nectar robbing' – biting through the corolla tube and drinking nectar through the hole without contacting the anthers, or stigma of the plant – on several species of flowers with longer corolla tubes. Bumble bees require plants that bloom and provide adequate nectar and pollen throughout the colony's life cycle, which is from early February to late November. The plant genera most commonly associated with observations or collections from California include Cirsium, Erigonum, Solidago, "Aster", Ceanothus, Centaurea, and Penstemon. These floral associations do not necessarily represent preference for these plants over other flowering plants, but rather may represent the abundance of these flowers in the landscape.

Very little is known about the hibernacula, or overwintering sites utilized by most bumble bees, although it has been reported that hibernacula can be beneath trees and in mounds of soil.

The flight period for queens in California is from early February to late November, peaking in late June and late September. The flight period for workers and males in California is from early April to early November; worker abundance peaks in early August, and male abundance peaks in early September.

There are no recorded sites for western bumble bee within the vicinity, although there are abundant floral resources. The site survey did not reveal any nest sites on the property. No western bumble bees were observed, however, given this species high mobility and the presence of floral resources it is possible that this species forages within the site at times. Mitigation Measure 1 requires the project applicant to develop a landscape plan with a careful selection of plants for floral resources that are beneficial to bumble bees, to offset any potential impacts. This mitigation measure recommends native plants to provide nectar and pollen sources, and specifically includes a recommendation for plantings to include: Cirsium, Erigonum, Solidago, "Aster", Ceanothus, Centaurea, and Penstemon. With this mitigation, this impact is considered less than significant.

San Bruno elfin butterfly: This is a federally endangered species found in coastal, mountainous areas with grassy ground cover, mainly in the vicinity of San Bruno Mountain in San Mateo County. Colonies are located on steep, north-facing slopes within the fog belt. The larval host plant is Stonecrop (Sedum spathulifolium). This species is considered absent

because it requires a specific host plant, which is absent from the Project Area. Stonecrop is only found on the rocky outcrops of north facing slopes. There are no north facing slopes or exposed rocky outcrops to support the host plant. This species was not observed on the project site.

Monarch butterfly: This species' winter roost sites include wind-protected tree groves (Eucalyptus, Monterey pine, and Monterey cypress), with nectar and water sources nearby. This species is known to occur in the region. Most trees within the Project Area are small, or do not grow in groves with sufficient density to resist offshore winds and protect roosting butterflies. As such, they are unlikely to inhabit the site. Field surveys were performed during the Monarch overwintering period and these species were not observed in the Monterey cypress or Monterey Pine trees, which may be due to a lack of tree density among other reasons. Winter roosting trees are very evident when present given the number of butterflies resting on the tree branches—the property is very accessible and no previous records of the area being used as a roosting site have been reported. The project site is not expected to be an overwintering site for this species.

Myrtle's silverspot butterfly. This is a federally endangered species that is restricted to the Foggy, Coastal dune/hills of the Point Reyes Peninsula. The larval food plant is thought to be *Viola adunca*, which has been extirpated from coastal San Mateo County.

Foothill Yellow Legged Frog (FYLF) (Rana boylii): The FYLF is a state Endangered species. They occur in partly-shaded, shallow streams and riffles with a rocky substrate in a variety of habitats. They need at least some cobble-sized substrate for egg-laying and at least 15 weeks to attain metamorphosis. Adults often bask on exposed rock surfaces near streams. When disturbed, they dive into the water and take refuge under submerged rocks or sediments. During periods of inactivity, especially during cold weather, individuals seek cover under rocks in the streams or on shore within a few meters of water. Egg clusters are attached to gravel or rocks in moving water near stream margins. Unlike most other ranid frogs in California, this species is rarely encountered (even on rainy nights) far from permanent water. Tadpoles require water for at least three or four months while completing their aquatic development. Significant seasonal movements or migrations from breeding areas have not been reported. Normal home ranges are probably less than 10 m (33 ft) in the longest dimension. Occasional long-distance movements (up to 50 m) (165 ft) may occur during periods with high water conditions. Breeding and egg laying usually await the end of spring flooding and may commence any time from mid-March to May, depending on local water conditions. The breeding season at any locality is usually about two weeks for most populations. Females deposit eggs in clusters of 200 to 300 (range 100 to 1000). They hatch in about five days. Tadpoles reach maximum sizes of 50 to 55 mm (2.2 in) and transform in three to four months.

The project site does not provide the appropriate aquatic habitat, and there are no documented occurrences of this species on the project site. The drainage to the north of the project site provides aquatic habitat, although it is located outside of the limits of construction. The dense cypress habitat along the northern property boundary, also outside the limits of construction, separates the project site from the aquatic habitat, given that it is a north facing slope, shaded, and holds more moisture then the exposed and unshaded areas. The likelihood of presence on the portion of the project site where construction will occur is low given lack of aquatic habitat, and the lacked of shaded, moist areas.

Indirect impacts on potential FYLF habitat in Montara Creek due to changes in post-construction runoff quantity and quality will be minimized and/or avoided through a standard requirement of projects in San Mateo County, including the requirements to obtain a Storm Water Construction General Permit (General Permit 2009-0009-DWQ) from the RWQCB, which requires a SWPPP be prepared for construction sites in accordance with NPDES requirements. The construction contractor would be required to protect surface water quality by preventing eroded material or contaminants from entering waterways during construction through use of best management practices (BMPs). This includes protecting the surface water quality in the event of an accidental rupture of a sewer line during construction. Additionally, the San Mateo County Municipal Regional Permit (MRP) and the authority given to the Clean Water Program San Mateo, ensures that post-project flows and quality will match pre-project flows and quality. These requirements are detailed in the Hydromodification report for this project (BKF 2018). Thus, no impacts on this species are expected and no mitigation is required.

California red-legged frog (CRLF): This is a federally threatened species and California species of concern. Aquatic habitat is necessary for CRLF, which is generally found in lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. This species requires 11-20 weeks of permanent water for larval development and must have access to upland aestivation habitat. Specific breeding sites include streams, creeks, ponds, marshes, sag ponds, deep pools, backwater areas, dune ponds, lagoons, and estuaries. Habitats with the highest densities of CRLF often contain dense emergent or shoreline riparian vegetation closely associated with fairly shallow (< 0.5 meter) to deep (> 0.5 meter), still or slow-moving water (USFWS 2002). CRLF may disperse from their aquatic breeding habitats to upland habitats during the dry season. They prefer upland habitats that provide moisture to prevent desiccation and protection from predators, including downed logs, woody vegetation, boulders, moist leaf litter, or other refugia during the dry season. When there is sufficient water at their breeding location, they may remain in aquatic habitats year-round instead of moving to adjacent uplands. During wet seasons, frogs can move long distances between habitats, traversing upland areas or ephemeral drainages. Dispersal distances are typically less than 0.5 km (0.3 mile), with a few individuals moving

2.0 to 3.6 kilometers (1.2 to 2.2 miles). Seeps and springs in open grasslands can function as foraging habitat or refugia for wandering frogs (Jennings and Hayes 1994).

The project site does not provide the appropriate aquatic habitat, and there are no documented occurrences of this species on the project site. The drainage to the north of the project site provides appropriate aquatic habitat, although it is located outside of the limits of construction. The dense cypress habitat along the northern property boundary, also outside the limits of construction, separates the project site from the aquatic habitat, given that it is a north facing slope, shaded, and holds more moisture then the exposed and unshaded areas. The likelihood of presence on the portion of the project site subject to construction is low given lack of aquatic habitat, and the lacked of shaded, moist areas. However, given the ability of this species to migrate through upland it is possible that this species could be on the project site at times if they migrate to uplands beyond the uplands immediately surrounding the aquatic habitat. The final determination of the need for a permit and implementation of avoidance, minimization, and mitigation measures is determined through the regulatory permit process in consultation with the USFWS and CDFW.

It is noted, that the project site does not provide the appropriate aquatic habitat necessary for this species, it was not observed on the project site, and there are no records of this species on the project site. Nevertheless, the potential for impacts exists, so this impact is considered significant. With implementation of Mitigation Measures Bio-2 and Bio-3, the proposed project would avoid, minimize, and mitigate the impact on CRLF by ensuring that appropriate protection measures are implemented during project construction.

Indirect impacts on potential CRLF habitat in Montara Creek due to changes in runoff quantity and quality will be minimized and/or avoided through a standard requirement of projects in San Mateo County, including the requirements to obtain a Storm Water Construction General Permit (General Permit 2009-0009-DWQ) from the RWQCB, which requires a SWPPP be prepared for construction sites in accordance with NPDES requirements. The construction contractor would be required to protect surface water quality by preventing eroded material or contaminants from entering waterways during construction through use of best management practices (BMPs). This includes protecting the surface water quality in the event of an accidental rupture of a sewer line during construction. Additionally, the San Mateo County Municipal Regional Permit (MRP) and the authority given to the Clean Water Program San Mateo, ensures that post-project flows and quality will match pre-project flows and quality. These requirements are detailed in the Hydromodification report for this project (BKF 2018). Thus, this impact is considered less than significant and no mitigation is required.

San Francisco garter snake (SFGS): This is a federal and state endangered species. Aquatic habitat is necessary for *SFGS*, which is generally found in the vicinity of freshwater marshes,

ponds, and slow-moving streams in San Mateo County and extreme northern Santa Cruz County. This species prefers dense bankside cover (i.e. cattails, bulrushes, spike rushes, etc.) and water depths of at least one foot. Upland areas near water are also very important for basking, escape, and hibernation.

The project site does not provide the appropriate aquatic habitat, or bankside cover necessary for this species, and there are no documented occurrences of this species on the project site. This species is known to occur in the coastal streams of the region and the drainage to the north of the project site provides appropriate aquatic habitat, although it is located outside of the limits of construction. The dense cypress habitat along the northern property boundary, also outside the limits of construction, separates the project site from the aquatic habitat, and is potential upland habitat for escape cover during the active season. This cypress area is too dense for basking, and it lacked rodent burrows, which suggests a low likelihood for hibernation in this area. Likelihood of presence on the project site is low given lack of aquatic habitat, and the cypress habitat is not proposed to be disturbed (i.e. it will be avoided). As such, any individuals that could be present north of the project site in the aquatic habitat or the cypress area as escape cover during the active season would be avoided. Construction activities within the project site are not expected to impact this species, or their aquatic or upland habitats, because they are not presumed present during their lifecycle within the limits of construction. Therefore, this impact is considered less than significant and no mitigation measures are required.

Indirect impacts on potential SFGS habitat in Montara Creek due to changes in runoff quantity and quality are minimized and/or avoided through a standard requirement of projects in San Mateo County, including the requirements to obtain a Storm Water Construction General Permit (General Permit 2009-0009-DWQ) from the RWQCB, which requires a SWPPP be prepared for construction sites in accordance with NPDES requirements. The construction contractor would be required to protect surface water quality by preventing eroded material or contaminants from entering waterways during construction through use of best management practices (BMPs). This includes protecting the surface water quality in the event of an accidental rupture of a sewer line during construction. Additionally, the San Mateo County Municipal Regional Permit (MRP) and the authority given to the Clean Water Program San Mateo, ensures that post-project flows and quality will match pre-project flows and quality. These requirements are detailed in the Hydromodification report for this project (BKF 2018). Thus, this impact is considered less than significant and no mitigation is required.

Longfin smelt: Longfin smelt is a federal candidate and state threatened species. This species is not documented on the project site, nor is there appropriate aquatic habitat for this species. Potential indirect impacts on habitat in Montara Creek would be by measures to ensure that post-construction flows and water quality from the project site match pre-project flows and

water quality, as described above. Therefore, this impact is considered less than significant and no mitigation is required.

Steelhead - Central California Coast DPS: Steelhead - Central California Coast DPS is a federally threatened species. This species is not documented on the project site, nor is there appropriate aquatic habitat for this species. Potential indirect impacts on habitat in Montara Creek would be by measures to ensure that post-construction flows and water quality from the project site match pre-project flows and water quality, as described above. Therefore, this impact is considered less than significant and no mitigation is required.

Marbled murrelet (Brachyramphus marmoratus): The Marbled murrelet is a federal and state endangered species that feeds near-shore; nests inland along the coast from Eureka to the Oregon border and from Half Moon Bay to Santa Cruz. This species nests in old-growth redwood-dominated forests, up to six miles inland, often in Douglas-fir. The project site does not contain the appropriate habitat for this species, none were observed during field surveys, and there are no records of this species on the project site. Therefore, this impact is considered less than significant and no mitigation is required.

Western snowy plover (Charadrius alexandrinus nivosus): The western snowy plover is a federal threatened species and a California Species of Special Concern. They are found on sandy beaches, salt pond levees & shores of large alkali lakes. They need sandy, gravelly or friable soils for nesting. The project site does not contain the appropriate habitat for this species, none were observed during field surveys, and there are no records of this species on the project site. Therefore, this impact is considered less than significant and no mitigation is required.

California Ridgway's rail (Rallus obsoletus obsoletus): The California Ridgway's rail is a federal and state endangered species. They are found on salt water and brackish marshes traversed by tidal sloughs in the vicinity of San Francisco Bay. They are associated with abundant growths of pickleweed, but feeds away from cover on invertebrates from mud-bottomed sloughs. The project site does not contain the appropriate habitat for this species, none were observed during field surveys, and there are no records of this species on the project site. Therefore, this impact is considered less than significant and no mitigation is required.

Saltmarsh common yellowthroat: The saltmarsh common yellowthroat is a resident of the San Francisco Bay region that is found in fresh and saltwater marshes. This species requires thick, continuous cover down to water surface for foraging. They are often found in tall grasses, tule patches, and willows for nesting. The project site does not contain the appropriate habitat for this species, none were observed during field surveys, and there are no records of this species on the project site. Therefore, this impact is considered less than significant and no mitigation is required.

Raptors: Raptors are protected under the Fish and Game Code. Raptor nests are present throughout most of the wooded, edge, and riparian portions of the state. Forested habitats, dense stands of trees, riparian deciduous and open grasslands are used most frequently for nesting (note: specific nesting habits vary from species to species). Prey for raptor species varies and may include (but is not limited to) birds, small mammals, invertebrates, reptiles, and amphibians.

No active or remnant nests were observed within the project site. Additionally, there were no individuals or pairs observed overhead in the immediate vicinity of the project site during the field surveys. Although no raptors or raptor nests have been identified on the project site, the forested areas in the northern portion of the site could become occupied by raptors in the future, prior to the initiation of project construction. Therefore, out of an abundance of caution, the project will implement Mitigation Measures Bio-4 and Bio-5 (as specified below).

Mitigation Measure 4 will require contractors to install orange construction barrier fencing to define the northern edge of the project site prior to initiating any construction activities, in order to minimize disturbance to the Monterey cypress/Monterey pine forested area. Before construction, a qualified biologist will identify the locations for the barrier fencing, and will place stakes around these areas to prevent disturbance. The fencing will be installed before construction activities are initiated and will be maintained throughout the construction period. This fencing will ensure that the potential habitat along the northern edge of the project property is not disturbed during construction and will prevent impacts on raptor habitat.

Mitigation Measure 5 will require a qualified biologist to conduct preconstruction surveys for nesting raptors, and other special status birds, within two weeks prior to initiating any project construction activity during the raptor nesting season (March 1 through September 5). Buffers will be required to be established, in consultation with CDFW, around any identified nests in order to prevent disturbance of the nesting birds. Thus, any potential impacts on nesting raptors would be less than significant.

Big free-tailed bat: This is a California Species of Special Concern that is typically found in low-lying arid areas in southern California. They need high cliffs or rocky outcrops for roosting sites and they feed principally on large moths. The project site does not contain the appropriate habitat for this species, none were observed during field surveys, and there are no records of this species on the project site. Nevertheless, implementation of Mitigation Measure 6, which requires a qualified biologist familiar with bat biology to perform a preconstruction survey for roosting special-status bats is recommended. If active roosting is observed, removal of the habitat (i.e. tree, rocks, etc.) shall be avoided until the bats can be excluded. The implementation of this mitigation measure will ensure that any bats roosts on site are identified prior to initiating any construction activities, and measures to protect or

safely remove the bats prior will be completed. Thus, any potential impacts to bats would be less than significant.

American badger: This is a California Species of Special Concern that is most abundant in drier open stages of most shrub, forest, and herbaceous habitats that contain friable soils. They need sufficient food, friable soils and open, uncultivated ground. They prey on burrowing rodents and they dig burrows for shelter. No evidence of badger burrows were found during field surveys on the project site. Due to the mobility of this species, it would not be entirely uncommon for badgers to visit the site during their foraging efforts; however, there is no evidence of this species denning on the project site. Therefore, this impact is considered less than significant and no mitigation is required.

Other Species (Not Documented in the CNDDB within 5-mile)

San Francisco dusky-footed woodrat: The San Francisco dusky-footed woodrat is a California Species of Special Concern. The CNDDB search did not identify an occurrence of this species. However, this species is known to occur in the Rancho de Tierra Park area located beginning approximately 1.5 miles east of the project site. The dense cypress habitat along the northern property boundary could provide forest habitat for San Francisco dusky-footed woodrat. Forest habitat is necessary for this species, which is generally found in forest habitat of moderate canopy and moderate to dense understory, and can be found in chaparral and redwood habitats. This species constructs nests of shredded grass, leaves and other material, and is limited by availability of nest building materials. The cypress debris associated with northern edge of the property could provide nest building materials; however, the majority of the project site is not anticipated to be appropriate habitat. The entire limits of construction were thoroughly surveyed for woodrat nests, and there were no nests observed. In addition, there are no records of this species on the project site, nor were there are occurrences documented within 5 miles of the project. The dense cypress habitat along the northern property boundary is not proposed for removal/disturbance. Therefore, the likelihood of presence on the project site is low. Construction activities within the project site are not expected to impact this species, or habitats, because their presence within the limits of construction is considered low. Therefore, impacts on this species due to construction activities within the project site are considered less than significant. Nevertheless, implementation of Mitigation Measure 7, which requires a preconstruction surveys for the species qualified biologist prior to initiating any construction activities, is recommended.

Mitigation Measure 7 requires preconstruction survey for San Francisco dusky-footed woodrat middens to be conducted no more than 30 days prior to initiating construction, and provides for protection measures, should any middens be found. Thus, this mitigation would reduce impacts to this species to less than significant.

Special-status bats: In addition to the Big free-tailed bat, which is documented in the CNDDB, there are a variety of other protected bats within California, including: Mexican free-tailed bat (Tadarida brasiliensis), California mastiff bat (Eumops perotis californicus), big brown bat (Eptesicus fuscus), Hoary bat (Lasiurus cinereus), spotted bat (Euderma maculatum), Townsend's big-eared bat (Corynorhinus townsendii), pallid bat (Antrozous pallidus), western pipistrelle (Pipistrellus Hesperus), small-footed myotis/bat (Myotis ciliolabrum), long-eared myotis/bat (Myotis evotis), California myotis (Myotis californicus), long-legged myotis/bat (Myotis volans), Yuma myotis/bat (Myotis yumanensis), and little brown bat (Myotis lucifugus). These species are not federal or State listed; however, most of them are considered California Species of Special Concern and/or are tracked by the CNDDB. Bats are found in a variety of habitats in the region, including buildings, bridges, mines, caves, tree cavities, under bark or rocks, etc. There is the potential for bats to roost on the project site within tree cavities, under bark, under rocks, etc. The project site was thoroughly surveyed for evidence of bats (i.e. guano), but there is no evidence that there are bat roosts present. Therefore, this impact is considered significant. Implementation of Mitigation Measure Bio-6, which required pre-construction surveys for bats, will identify any roosting bats in areas to be disturbed and will implement measures to protect or safely remove any roosts, which will reduce this impact to less than significant.

MITIGATION MEASURES

Mitigation Measure Bio-1: Prior to issuance of a grading and/or building permit, the project applicant shall develop a landscape plan, in coordination with a qualified biologist, that provides habitat for bumble bees. This should include a careful selection of plants for floral resources that are beneficial to bumble bees. Native plants are an excellent choice to provide nectar and pollen sources. Plant genera to consider in the seed/planting mix include: Cirsium, Erigonum, Solidago, “Aster”, Ceanothus, Centaurea, and Penstemon. More specifically, the plant mix should include native species from the Leguminosae (=Fabaceae), Compositae (=Asteraceae), Rhamnaceae, and Rosaceae families.

Mitigation Measure Bio-2: Prior to issuance of grading and/or building permits, the project applicant, assisted by a qualified biologist, shall consult with the USFWS and CDFW to obtain the appropriate regulatory approvals and authorizations regarding CRLF. This is anticipated to be a no effect determination, although the final determination is up to the regulatory agency. If either USFWS or CDFW determines that an incidental take permit is required, the project applicant shall obtain such a permit before engaging in any grading or other site-treatment activities in areas deemed to be viable CRLF habitat.

Mitigation Measure Bio-3: Prior to issuance of grading and/or building permits, in order to avoid and minimize impacts to CRLF to the extent feasible, the proposed project activities shall be compliant with all Avoidance and Minimization Measures imposed by the USFWS

and CDFW during Construction Activities. Examples of standard avoidance and minimization measures include: 1) conducting environmental education training for all construction personnel, 2) having a biologist with a scientific collecting permit for CRLF to be responsible for overseeing any hand excavation of burrows using hand-trowels and spades per the regulatory agency protocols, 3) erecting drift fencing around the work areas if occurring during the migration/breeding season, 4) inspection of drift fencing by biologist with a scientific collecting permit every 72 hours during the migration/breeding season 5) installation of pit traps to capture CRLF migrating during the rain events with a check twice daily (morning prior to construction start and evening after construction ends), 6) relocation of any CRLF found immediately to a site designated by the USFWS and CDFW per protocol; and 7) post construction report.

Mitigation Measure Bio-4: MidPen or its contractors shall install orange construction barrier fencing to define the northern edge of the project site, in order to minimize disturbance to the Monterey cypress/Monterey pine forested area. Before construction, the contractor shall work with the project engineer and a qualified biologist to identify the locations for the barrier fencing, and will place stakes around these areas to prevent disturbance. The fencing will be installed before construction activities are initiated and will be maintained throughout the construction period.

Temporary fences around the areas to be preserved will be installed as the first order of work. Temporary fences will be furnished, constructed, maintained, and removed, and as directed by the project engineer. The fencing will be commercial-quality woven polypropylene (Tensar Polygrid or equivalent, orange in color, and at least 4 feet high). The fencing will be tightly strung on posts with a maximum 10-foot spacing.

Mitigation Measure Bio-5: Nesting Raptors/Other Birds: The applicant shall hire a qualified biologist to conduct preconstruction surveys for nesting raptors, and other special status birds, within two weeks prior to initiating any project construction activity during the raptor nesting season (March 1 through September 5). This shall apply to each construction phase. Survey results shall be provided to the San Mateo County Planning and Building Department in a written report, within 30 days of commencement of construction activities. If nesting raptors, or other special status birds are found, the qualified biologist shall consult with CDFW to determine if construction activities could cause reproductive failure (nest abandonment and loss of eggs and/or young). If, in the course of consultation with the CDFW, a determination is made that the construction activities could cause reproductive failure (nest abandonment and loss of eggs and/or young), an appropriate buffer shall be established by a qualified biologist in coordination with the CDFW until the young have fledged, or the adults are no longer nesting. Any work that must occur within established buffers shall be approved by CDFW and monitored by a qualified biologist. If adverse effects due to project activities

within the buffer are observed (including but not limited to the potential to compromise the nest), work within the no-disturbance buffer shall halt until the nest occupants have fledged.

Mitigation Measure Bio-6: Bats: Fifteen days prior to construction activities within 200 feet of potential bat roosting habitat, the project applicant shall retain a qualified biologist familiar with bat biology to perform a preconstruction survey for roosting special-status bats, which shall be submitted to the City. If active roosting is observed, removal of the habitat (i.e. tree, rocks, etc.) shall be avoided until the bats can be excluded. All active non-maternity roosting sites shall be fitted with passive exclusion devices, such as one-way flaps or doors, and all bats shall be allowed to leave voluntarily. Once it is confirmed that all bats have left the roost (minimum of five days), crews shall be allowed to continue work in the area. If a maternity roosting site is discovered, a minimum 50-foot buffer shall be established around the roost. The project applicant shall consult with the qualified biologist in order to determine if a greater buffer is warranted based on the bat species, roost location, and specific construction activities to be performed in the vicinity. The buffer shall stay in effect until all young are determined to be volant (i.e., able to fly and feed independently) by a qualified biologist. Once it is determined that all young are volant (generally by August 1st), passive exclusion devices shall be installed and all bats shall be allowed to leave voluntarily. Once it is determined by the qualified biologist that all bats have left the roost (minimum of five days), crews shall be allowed to work within the buffer zone. Project Improvement Plans will include this measure as a note in the plans.

Mitigation Measure Bio-7: San Francisco Dusky-Footed Woodrat: No more than 30 days prior to construction, a qualified biologist shall conduct a preconstruction survey for San Francisco dusky-footed woodrat middens. If this species is found, the qualified biologist shall consult with CDFW. At the discretion of a qualified biologist and CDFW, an exclusion buffer shall be established around any woodrat middens that can be avoided, and these exclusion zones shall be fenced as Environmentally Sensitive Areas to protect the nest. If a woodrat midden cannot be avoided, potential dismantling and relocation strategies shall be developed and presented to the Community Development Department by a qualified biologist for review and/or approval. Potential dismantling and relocation strategies may include hiring a qualified biologist to dismantle the middens by hand for relocation within the restored/created habitat or outside of the project site as appropriate. If approved by the City, a qualified wildlife biologist may dismantle only middens within the project site that would be disturbed by construction activities. If young are encountered during dismantling of the midden, any removed material may be replaced and a 50-foot no-disturbance buffer would be established around the active midden. The buffer would remain until young are weaned and are able to disperse on their own accord (typically for a period of 14 days). All removed midden substrate would be collected and relocated to suitable woodland habitat outside of the project footprint. Appropriate personal protective equipment (e.g., respirator, gloves, and Tyvek suit) shall be

used while dismantling and relocating woodrat nest material to protect against disease carried by rodents (e.g. hantavirus).

Impact Bio-2: Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service (no impact)

The Coastal Act Section 30107.5 states, 'Environmental sensitive area' means any area in which plant or animal life or their habitat are either rare or especially valuable because of their special nature or role in the ecosystem and which could be easily disturbed or degraded by human activities and developments.

The proposed project would not require construction in areas that meet the definition of a sensitive habitat contained in Policy 7.1 in the San Mateo County MidCoast LCP, which includes riparian habitat, but other sensitive coastal habitats as well. The project does not contain any: perennial or intermittent streams or their tributaries; coastal tide lands and marshes: coastal and offshore areas containing breeding or nesting sites; coastal areas used by migratory and resident water-associated birds for resting areas and feeding; areas used for scientific study and research concerning fish and wildlife; lakes and ponds and adjacent shore habitat; existing game and wildlife refuges and reserves; or sand dunes. No ESHAs were identified on the project site during field surveys (November 27, 2015-De Novo, and March 29, 2017-WRA), or records searches (CNDDB, CNPS Inventory, USFWS Critical Habitat Mapper). Due to the absence of any ESHAs, as defined by the San Mateo LCP, on the project site, or any other sensitive habitats as defined under CEQA, implementation of the proposed project would have ***no impact*** on these resources.

Impact Bio-3: Potential to have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means (no impact)

Field surveys performed by De Novo Planning Group on November 17, 2015 and by WRA Environmental Consultants on March 29, 2017 did not find any evidence of federally protected wetlands as defined by the Section 404 of the Clean Water Act. Additionally, there are no areas within the project site that meet the definition of State Waters under the California Wetland Riparian Protection Policy, the San Mateo County LCP, the Porter-Cologne Water Quality Control Act, or Fish and Game Code. Adjacent properties were observed, to the extent that there was visibility, to determine whether there were any immediately adjacent wetlands. Some immediately adjacent properties were not observable due to ground/tree cover and because trespass permission was not granted at the time of the survey. The closest recognizable wetlands are approximately 350 feet to the north near 16th

street, and approximately 600 feet to the west in the Pacific Ocean. Neither construction nor operation of the project would have a substantial adverse effect on these nearby wetlands. Changes in post-construction runoff quantity and quality will be minimized and/or avoided through a standard requirement of projects in San Mateo County, including the requirements to obtain a Storm Water Construction General Permit (General Permit 2009-0009-DWQ) from the RWQCB, which requires a SWPPP be prepared for construction sites in accordance with NPDES requirements. The construction contractor would be required to protect surface water quality by preventing eroded material or contaminants from entering waterways during construction through use of best management practices (BMPs). This includes protecting the surface water quality in the event of an accidental rupture of a sewer line during construction. Additionally, the San Mateo County Municipal Regional Permit (MRP) and the authority given to the Clean Water Program San Mateo, ensures that post-project flows and quality will match pre-project flows and quality. These requirements are detailed in the Hydromodification report for this project (BKF 2018). Thus, there would be no substantial direct or indirect impacts on these wetlands. Implementation of the proposed project would have ***no impact*** on federal or state protected wetlands, and no mitigation is required.

Impact Bio-4: Potential to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites (less than significant)

The CNDDB record search did not reveal any documented wildlife corridors or wildlife nursery sites on or adjacent to the project site. Furthermore, the field survey did not reveal any wildlife corridors or wildlife nursery sites on or adjacent to the project site. Further, the project site is bounded by urban development on two sides, and by SR 1 on the third side, so it would provide little opportunity for migration of native resident or migratory wildlife species potentially present within the project area. Lastly, the project would not impact the movement of any fish species, since there is no aquatic habitat located with the project site, and the project would not interfere with the movement of any fish species outside of the project site. Implementation of the proposed project would have a ***less than significant*** impact, and no mitigation is required.

Impact Bio-5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinance)? (less than significant)

The project site is within the Coastal Zone in San Mateo County and is required to be consistent with Local Coastal Program (LCP) policies. The "Sensitive Habitats Component" of the LCP has a variety of policies that relate to biological resources. These policies address

Sensitive Habitats, Riparian Corridors, Wetlands, Rare and Endangered Species, Unique Species, and Weedy/Undesirable Plants. The proposed project does not conflict with any of these policies, as none of these sensitive habitats were identified on the project site (see Policy Consistency Analysis (Stevens Consulting 2020b). While, it is noted that the final "Consistency" determination will be made by the Coastal Commission and the County of San Mateo, it is concluded that implementation of the proposed project would have no impact on sensitive habitats.

No Heritage Trees were identified on the project site, so the proposed project is consistent with the Heritage Tree Ordinance.

The LCP Policy 8.9(b) requires the County to "Employ the regulations of the Significant Tree Ordinance to protect significant trees (38 inches or more in circumference) which are located in urban areas zoned Design Review (DR)." The proposed project is located on a parcel designated as DR. However, no significant trees were identified on the project site, so the proposed project is consistent with the LCP policy and the County Heritage Tree Ordinance.

Therefore, the impact of the project related to conflicts with local ordinances related to the protection of biological resources is less than significant, and no mitigation is required.

Impact Bio-6: Potential for conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan (less than significant)

The U.S. Fish and Wildlife Service (USFWS) has issued Pacific Gas and Electric Company (PG&E) an Endangered Species Act Section 10(a)(1)(B) incidental take permit for the company's Bay Area Operations and Maintenance (O&M) Habitat Conservation Plan (HCP). This HCP is designed only to cover PG&E's activities; therefore, aspects of the proposed project outside of PG&E's activities are not subject to the provisions contained within the PG&E O&M HCP. The HCP includes strategies to avoid, minimize, and offset potential direct, indirect, and cumulative effects of PG&E's operations, maintenance, and minor new construction activities on 32 species federally listed as threatened or endangered (USFWS, 2017a). The proposed activities are located within an approximately 402,440-acre plan area in portions of California's Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties, which includes the project site. The purpose of the Bay Area O&M HCP is to enable PG&E to continue to conduct current and future O&M activities within the nine counties of the Bay Area while avoiding, minimizing, and mitigating for temporary and permanent impacts on threatened and endangered species habitat that could result from PG&E's ongoing O&M activities. To avoid and minimize the impacts of its activities, PG&E often redesigns or reconfigures construction plans in consultation with PG&E biologists and land planners.

The PG&E O&M HCP is different from most other HCPs in that it shifts the habitat conservation plan paradigm from one-time use (i.e., standard development projects) and permanent habitat impacts, to infrequent and dispersed permanent and temporary impacts that occur at or near existing facilities during infrastructure maintenance. Generally, O&M activities result in temporary impacts on proposed covered species. The O&M approach contained within the HCP includes a programmatic strategy for infrastructure maintenance and long-term commitments for sensitive species and habitat protection over 30 years.

Since the HCP is designed only to cover PG&E's activities, aspects of the proposed project outside of PG&E's activities are not subject to the provisions contained within the PG&E O&M HCP. To the extent that PG&E conducts maintenance activities on their facilities on the project site, these activities would be subject to the HCP, but they would not be part of the proposed project, and thus project activities would not be subject to that HCP. There are no other Habitat Conservation Plans or Natural Community Conservation Plans in effect on the project site. Because the proposed project does not include PG&E O&M activities on the project site, and no other HCPs exist that contain the project site, implementation of the proposed project would have a ***less than significant*** impact on this environmental topic.

Impact Bio-7: Be located inside or within 200 feet of a marine or wildlife reserve (less than significant)

The nearest marine or wildlife reserve to the project site is the Fitzgerald Marine Reserve, which is located more than ½ mile south of the project site. Therefore, the project is not within 200 feet of a marine or wildlife reserve. This impact is less than significant and no mitigation is required.

Impact Bio-8: Result in the loss of oak woodlands or other non-timber woodlands.

No oak woodlands were identified on the project site. The Monterey cypress/Monterey pine forest is located on the northern portion of the property. However, the project has been designed to avoid impacts on this forested area. Further, Mitigation Bio-1 would protect this forest from any impacts during construction of the proposed project by requiring that a temporary fence be erected along the edge of the forest prior to the initiation of any construction activities. Therefore, this impact would be less than significant, and no further mitigation is required.

REFERENCES

ArcGIS Online Bing Maps Hybrid Map Service. 2015. Map date: December 3, 2015.

ArcGIS Online USGS Topographic Map Service. 2015. Map Date: November 15, 2015.

Barbour and Major. 1988. Terrestrial vegetation of California.

BKF. 2018. Cypress Point Hydromodification Management (HM) – Revision 2. May 2.

California Dept. of Fish and Wildlife (DFW). "Special Animals List." Natural Diversity Database.

California Dept. of Fish and Wildlife (DFW). "Special Plants List." Natural Diversity Database.

California Dept. of Fish and Wildlife (DFW). "Special Vascular Plants, Bryophytes, and Lichens List." Natural Diversity Database.

California Natural Diversity Data Base (CNDDB). 2020. CNDDB RareFind 5. August 7, 2020.

California Native Plant Society (CNPS). 2017. Records search.

California Spatial Information Library. 2015. Map Date: December 4, 2015.

Hickman, James C. 1993. Jepson Manual: Higher Plants of California.

San Mateo County. 1998; 2013. San Mateo County Local Coastal Program.

San Mateo County GIS. 2015. Map Date: December 4, 2015.

Sawyer, John and Todd Keeler-Wolf. 1995. A Manual of California Vegetation

Shuford and Gardali. 2008. California Bird Species of Special Concern.

Skinner, Mark W. and Bruce M. Pavlik, Eds. 2001. California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California.

Stevens Consulting. 2020a. Cypress Point - Introduction and Project Description. August

Stevens Consulting. 2020b. Cypress Point - Policy Consistency Analysis. August

Thomason. 2016. California Amphibian and Reptile Species of Special Concern.

U.S. Army Corp of Engineers (ACOE). 1987. Army Corp of Engineers Wetland Delineation Manual.

U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS). 2017. Soil Survey of San Mateo County area.

U.S. Fish and Wildlife Service (USFWS). 2017a. Bay Area Habitat Conservation Plan Operations and Maintenance. September 2017. *https://www.fws.gov/sacramento/outreach/2017/11-22/docs/PGE_Bay_Area_HCP_Final.pdf*

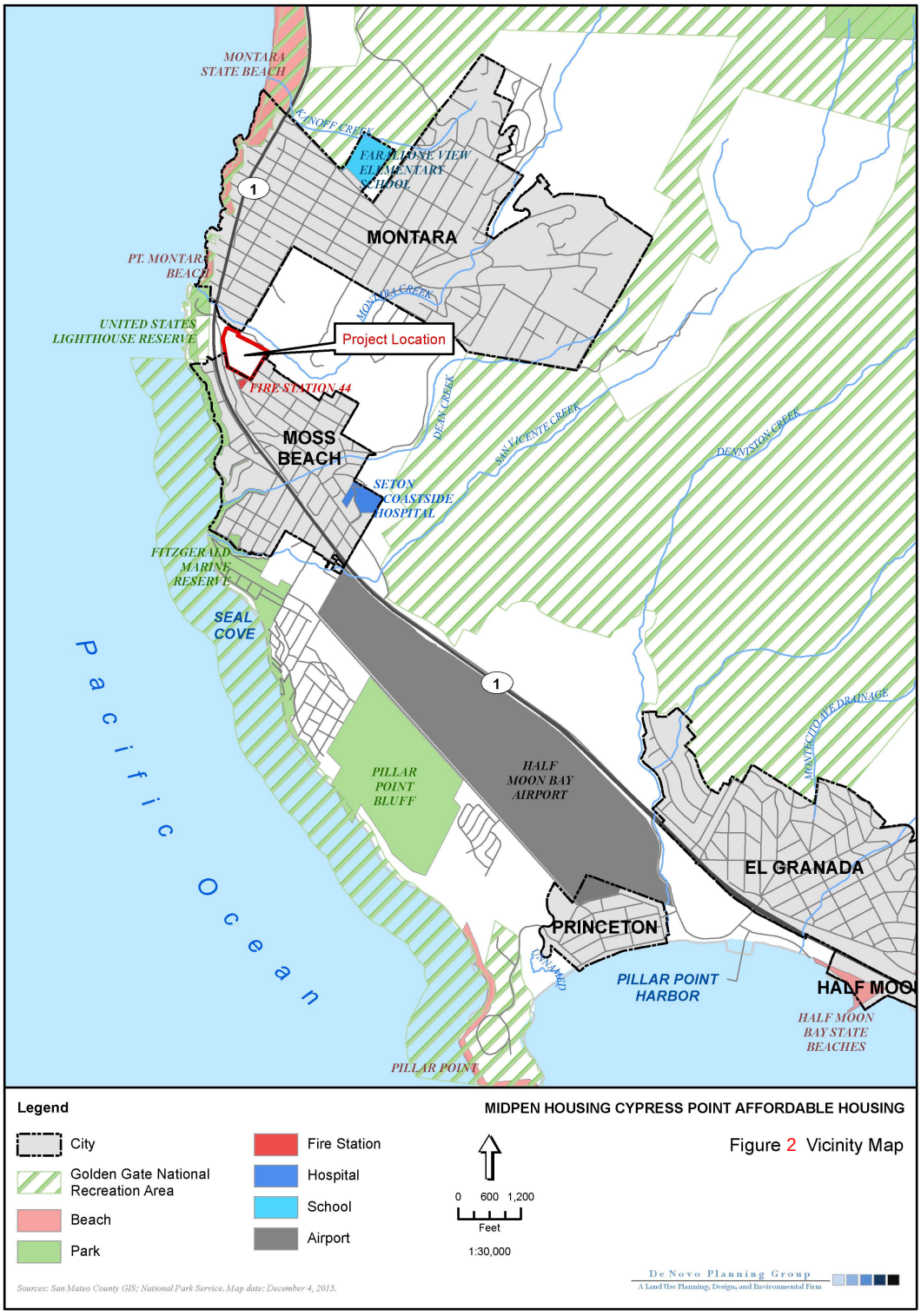
U.S. Fish and Wildlife Service (USFWS). 2017b. USFWS Critical Habitat Mapper.

U.S. Geological Survey (USGS). 2015. USGS National Hydrography Dataset. Map Date: December 4, 2015.

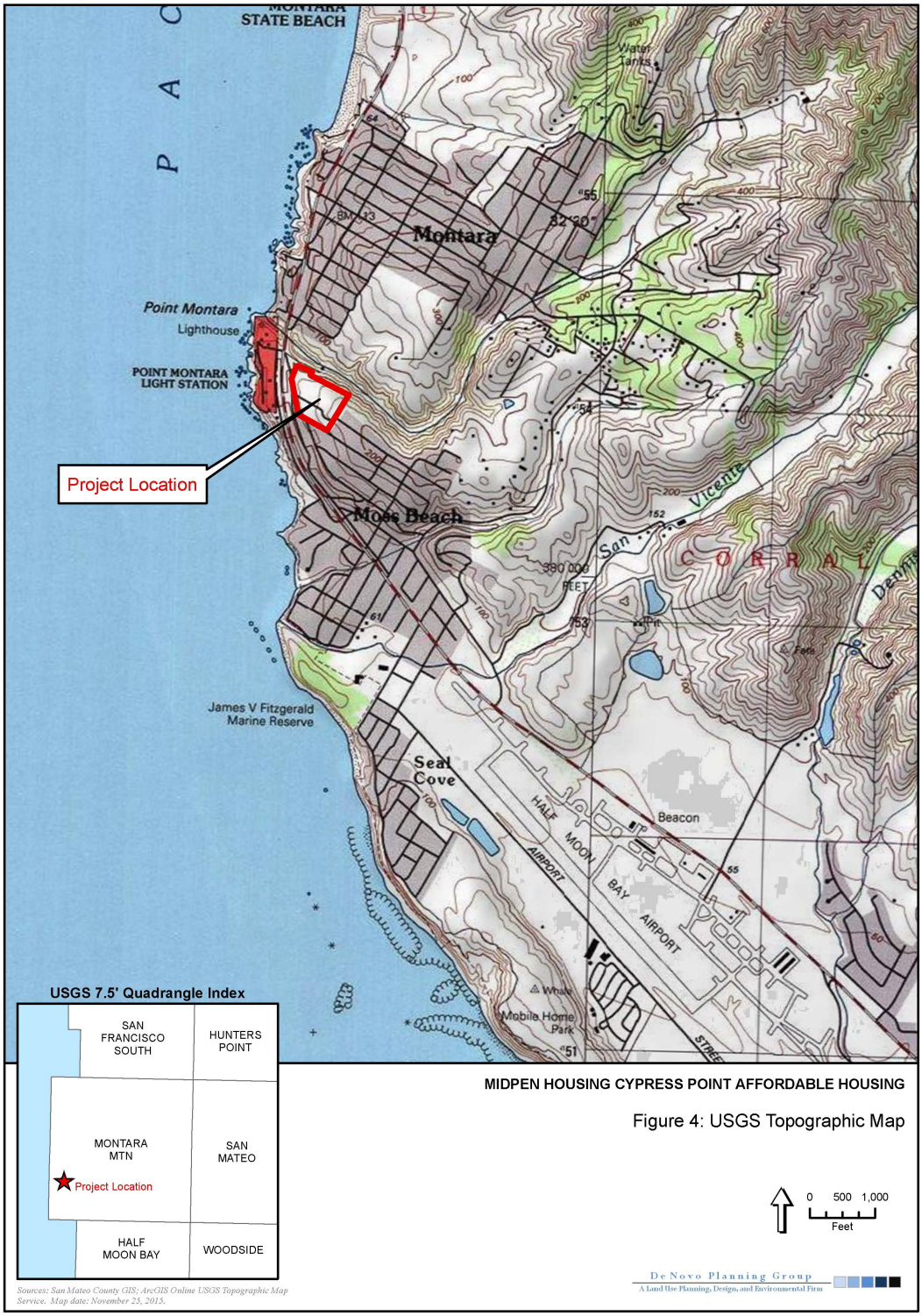
WRA Environmental Consultants. 2017. Memorandum: Biological Reconnaissance on 10 acre parcel in Moss Beach, CA. April 20, 2017.

Zeiner et al. 1990. California Department of Fish and Game publication "California's Wildlife, Volumes I-III".


SOLANO
MARIN
San Pablo Bay
CONTRA COSTA
SAN JOAQUIN
Stockton
San Francisco
SAN FRANCISCO
Oakland
San Francisco Bay
Project Location
ALAMEDA
Fremont
SAN MATEO
Pacific Ocean
San Jose
SANTA CLARA
SANTA CRUZ
Monterey Bay
SAN BENITO
STANIS
Project Location
MIDPEN HOUSING CYPRESS POINT AFFORDABLE HOUSING
Figure 1: Regional Location Map
0 5 10
Miles
1:1,000,000
Sources: California Spatial Information Library. Map date: December 4, 2015.
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

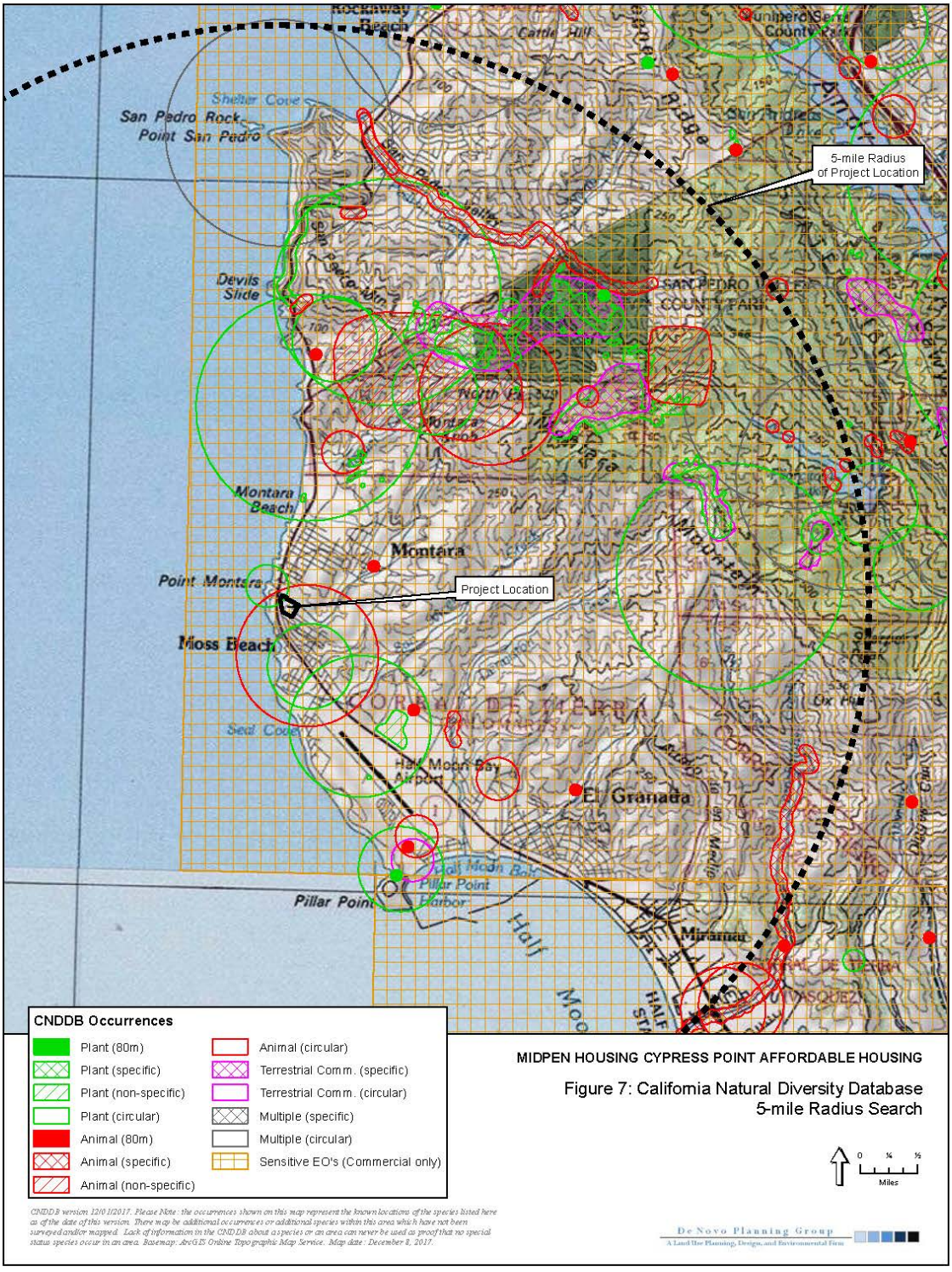

MONTARA STATE BEACH
MONTARA
PT. MONTARA BEACH
UNITED STATES LIGHTHOUSE RESERVE
Project Location
FIRE STATION 44
MOSS BEACH
SETON COASTSIDE HOSPITAL
FITZGERALD MARINE RESERVE
SEAL COVE
Pacific Ocean
PILLAR POINT BLUFF
HALF MOON BAY AIRPORT
EL GRANADA
PRINCETON
PILLAR POINT HARBOR
HALF MOON BAY STATE BEACHES
PILLAR POINT
Legend
City
Golden Gate National Recreation Area
Beach
Park
Fire Station
Hospital
School
Airport
0 600 1,200
Feet
1:30,000
MIDPEN HOUSING CYPRESS POINT AFFORDABLE HOUSING
Figure 2 Vicinity Map
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm
Sources: San Mateo County GIS; National Park Service. Map date: December 4, 2015.


16th St
Carlos St
Cabrillo Hwy
Sierra St
Lincoln St
Buena Vista St
Stetson St
Carlos St
Sierra St
Vallemar St
Kelmore
Niagra Ave
1
1
1
MIDPEN HOUSING CYPRESS POINT AFFORDABLE HOUSING
Figure 3: Aerial View
Legend
Project Location
0
100
200
Feet
1:2,400
Sources: San Mateo County GIS; ArcGIS Online Bing Maps Hybrid map service. Map date: December 3, 2015.
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm


STATE BEACH
Water Tanks
Montara
Point Montara
Lighthouse
POINT MONTARA LIGHT STATION
Project Location
Moss Beach
James V Fitzgerald Marine Reserve
Seal Cove
Beacon
HALF MOON BAY AIRPORT
Mobile Home Park
USGS 7.5' Quadrangle Index
SAN FRANCISCO SOUTH
HUNTERS POINT
MONTARA MTN
SAN MATEO
Project Location
HALF MOON BAY
WOODSIDE
MIDPEN HOUSING CYPRESS POINT AFFORDABLE HOUSING
Figure 4: USGS Topographic Map
0 500 1,000
Feet
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm
Sources: San Mateo County GIS; ArcGIS Online USGS Topographic Map Service. Map date: November 25, 2015.


MIDPEN HOUSING CYPRESS POINT AFFORDABLE HOUSING
Figure 5. Project Features Map
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm
Legend
Accessible Route
Soft Trail
Bio-Retention Area
Source: Stevens Consulting, Pentek. Map date: December 8, 2017.


Martini Creek
Montara State Beach
Cabrillo Hwy
Pacific Ocean
Project Location
Seton Medical Center Coastside
San Vicente Creek
Legend
Intermittent Stream
Perennial Stream
Coastline
0 500 1,000
Feet
MIDPEN HOUSING CYPRESS POINT AFFORDABLE HOUSING
Figure 6: Hydrography
Sources: USGS National Hydrography Dataset; San Mateo County GIS; ArcGIS Online Bing Maps Hybrid map service. Map date: December 4, 2015.
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm


5-mile Radius of Project Location
Project Location
Montara
Moss Beach
El Granada
Miramar
Half Moon Bay Airport
Pillar Point Harbor
Devils Slide
Montara Beach
Point Montara
Shelter Cove
San Pedro Rock
Point San Pedro
Cattle Hill
Sea Cove
CNDDB Occurrences
Plant (80m)
Plant (specific)
Plant (non-specific)
Plant (circular)
Animal (80m)
Animal (specific)
Animal (non-specific)
Animal (circular)
Terrestrial Comm. (specific)
Terrestrial Comm. (circular)
Multiple (specific)
Multiple (circular)
Sensitive EO's (Commercial only)
MIDPEN HOUSING CYPRESS POINT AFFORDABLE HOUSING
Figure 7: California Natural Diversity Database 5-mile Radius Search
Miles
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

APPENDIX A – PLANT AND WILDLIFE SPECIES IDENTIFIED DURING THE FIELD SURVEYS

List of Observed Plants (Alphabetical by Scientific Name)

Scientific Name	Common Name	Origin	Form
Acacia sp.	-	-	-
Acaena sp.	-	-	-
Achillea millefolium	Common yarrow	native	perennial herb
Adiantum sp.	-	-	-
Agave sp.	-	-	-
Agoseris heterophylla	dandelion	native	Annual herb
Albizia lophantha	Stink bean	non-native	tree, shrub
Allium triquetrum	White flowered onion	non-native	perennial herb (bulb)
Anagallis arvensis	Scarlet pimpernel	non-native	Annual herb
Artemisia californica	Coastal sage brush	native	shrub
Artemisia douglasiana	California mugwort	native	perennial herb
Avena barbata	Slim oat	non-native (invasive)	annual, perennial grass
Baccharis pilularis	Coyote brush	native	shrub
Bellardia trixago	Mediterranean lineseed	non-native (invasive)	annual herb
Bellis perennis	English lawn daisy	non-native	perennial herb
Borago officinalis	Common borage	non-native	annual herb
Brassica rapa	Common mustard	non-native (invasive)	annual herb
Briza maxima	Rattlesnake grass	non-native (invasive)	annual grass
Briza minor	Little rattlesnake grass	non-native	annual grass
Bromus carinatus	California bromegrass	native	perennial grass
Bromus diandrus	Ripgut brome	non-native (invasive)	annual grass
Bromus hordeaceus	Soft chess	non-native (invasive)	annual grass
Bromus laevipes	Narrow flowered brome	native	annual, perennial grass
Carduus pycnocephalus ssp. pycnocephalus	Italian thistle	non-native (invasive)	annual herb
Carex praegracilis	Field sedge	native	perennial grasslike herb
Carpobrotus edulis	Iceplant	non-native (invasive)	perennial herb
Ceanothus thyrsiflorus	Blueblossom	native	tree, shrub
Chasmanthe floribunda	Chasmanthe	non-native	perennial herb
Cirsium vulgare	Bullthistle	non-native (invasive)	perennial herb
Clinopodium douglasii	Yerba buena	native	perennial herb
Conium maculatum	Poison hemlock	non-native (invasive)	perennial herb
Cortaderia jubata	Andean pampas grass	non-native (invasive)	perennial grass
Cotoneaster franchetii	Cotoneaster	non-native (invasive)	shrub
Crassula ovata	Jade plant	non-native	annual herb
Cynosurus echinatus	Dogtail grass	non-native (invasive)	annual grass
Danthonia californica	California oatgrass	native	perennial grass
Daucus carota	Carrot	non-native	perennial herb
Delairea odorata	Cape ivy	non-native (invasive)	perennial herb
Echium candicans	Pride of madeira	non-native (invasive)	shrub
Echium pininana	Pine echium	non-native	shrub

Ehrharta erecta	Upright veldt grass	non-native (invasive)	perennial grass
Erigeron canadensis	Canada horseweed	native	annual herb
Erodium cicutarium	Red-stemmed filaree	Non-native	annual herb
Eschscholzia californica	California poppy	native	annual, perennial herb
Euphorbia lathyris	Gopher plant	non-native	annual, perennial herb
Euphorbia peplus	Petty spurge	non-native	annual herb
Festuca myuros	Rattail sixweeks grass	non-native (invasive)	annual grass
Festuca perennis	Italian rye grass	non-native (invasive)	annual, perennial grass
Foeniculum vulgare	Fennel	non-native (invasive)	perennial herb
Fragaria chiloensis	Beach strawberry	native	perennial herb
Frangula californica	California coffeeberry	native	shrub
Fumaria officinalis	Fumitory	non-native	annual herb
Galium aparine	Cleavers	native	annual herb
Genista monspessulana	French broom	non-native (invasive)	shrub
Geranium dissectum	Wild geranium	non-native (invasive)	annual herb
Glebionis coronaria	Crown daisy	non-native (invasive)	annual herb
Grindelia hirsutula	Gumweed	native	perennial herb
Hedera helix	English ivy	non-native (invasive)	vine, shrub
Helminthotheca echioides	Bristly ox-tongue	non-native (invasive)	annual, perennial herb
Hesperocyparis macrocarpa	Monterey cypress	native	tree
Hirschfeldia incana	Short-podded mustard	non-native (invasive)	perennial herb
Holcus lanatus	Common velvetgrass	non-native (invasive)	perennial grass
Hordeum murinum	Foxtail barley	non-native (invasive)	annual grass
Hypochaeris radicata	Hairy cats ear	non-native (invasive)	perennial herb
Iris douglasiana	Douglas iris	native	perennial herb
Juncus patens	Rush	native	perennial grasslike herb
Lathyrus vestitus	Common pacific pea	native	perennial herb
Linum bienne	Flax	non-native	annual herb
Lysimachia arvensis	Scarlet pimpernel	non-native	annual herb
Malva nicaeensis	Bull mallow	non-native	annual herb
Marah fabacea	California man-root	native	perennial herb, vine
Matricaria discoidea	Pineapple weed	native	annual herb
Medicago polymorpha	California burclover	non-native (invasive)	annual herb
Melilotus indicus	Annual yellow sweetclover	non-native	annual herb
Mimulus aurantiacus	Sticky monkeyflower	native	shrub
Oxalis pes-caprae	Bermuda buttercup	non-native (invasive)	perennial herb
Pennisetum clandestinum	Kikuyu grass	non-native (invasive)	perennial grass
Pinus radiata	Monterey pine	native	tree
Pittosporum sp.	-	-	-
Plantago coronopus	Cut leaf plantain	non-native	annual herb
Plantago lanceolata	Ribwort	non-native (invasive)	perennial herb
Polystichum munitum	Western sword fern	native	fern
Prunus cerasifera	Cherry plum	non-native (invasive)	tree
Pseudognaphalium luteoalbum	Jersey cudweed	non-native	annual herb
Pyracantha angustifolia	Firethorn	non-native (invasive)	shrub
Raphanus sativus	Radish	non-native (invasive)	annual, biennial herb
Rubus ursinus	California blackberry	native	vine, shrub
Rumex acetosella	Sheep sorrel	non-native (invasive)	perennial herb

Rumex crispus	Curly dock	non-native (invasive)	perennial herb
Rumex pulcher	Fiddleleaf dock	non-native	perennial herb
Salix lasiolepis	Arroyo willow	native	tree, shrub
Sambucus racemosa	Red elderberry	native	shrub
Sanicula crassicaulis	Pacific sanicle	native	perennial herb
Scabiosa atropurpurea	Pincushions	non-native	annual herb
Scrophularia californica	California bee plant	native	perennial herb
Senecio vulgaris	Common groundsel	non-native	annual herb
Sidalcea malviflora ssp. malviflora	Checker mallow	native	perennial herb (rhizomatous)
Sisyrinchium bellum	Blue eyed grass	native	perennial herb
Solanum sp.	-	-	-
Sonchus asper ssp. asper	Sow thistle	non-native	annual herb
Sonchus oleraceus	Sow thistle	non-native	annual herb
Stellaria media	Chickweed	non-native	annual herb
Stipa pulchra	Purple needle grass	native	perennial grass
Symphyotrichum chilense	Pacific aster	native	perennial herb
Taraxacum officinale	Red seeded dandelion	non-native	perennial herb
Taraxia ovata	Sun cup	native	perennial herb
Toxicodendron diversilobum	Poison oak	native	vine, shrub
Trifolium dubium	Shamrock	non-native	annual herb
Trifolium glomeratum	Clustered clover	non-native	annual herb
Trifolium hirtum	Rose clover	non-native (invasive)	annual herb
Vicia sativa	Spring vetch	non-native	annual herb, vine
Vinca major	Vinca	non-native (invasive)	perennial herb
Zantedeschia aethiopica	Callalily	non-native (invasive)	perennial herb

List of Observed Wildlife Species (in Taxonomic Order)

Scientific Name	Common Name
Cathartes aura	Turkey vulture
Buteo jamaicensis	Red-tailed hawk
Larus occidentalis	Western gull
Calypte anna	Anna's hummingbird
Corvus brachyrhynchos	American crow
Corvus corax	Common raven
Molothrus ater	Brown-headed cowbird
Agelaius phoeniceus	Red-winged blackbird
Euphagus cyanocephalus	Brewer's blackbird

APPENDIX B – CNDDB SEARCH RESULTS

Selected Elements by Scientific Name
California Department of Fish and Wildlife
California Natural Diversity Database

Query Criteria: Quad IS (Montara Mountain (3712254) OR Half Moon Bay (3712244))
 AND CNPS List IS (1A OR 1B OR 1B.1 OR 1B.2 OR 1B.3 OR 2A OR 2B OR 2B.1 OR 2B.2 OR 2B.3 OR 3 OR 3.1 OR 3.2 OR 3.3 OR 4 OR 4.1 OR 4.2 OR 4.3)

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Agrostis blasdalei Blasdale's bent grass	PMPOA04060	None	None	G2	S2	1B.2
Allium peninsulare var. franciscanum Franciscan onion	PMLIL021R1	None	None	G5T2	S2	1B.2
Arctostaphylos montaraensis Montara manzanita	PDERI042W0	None	None	G1	S1	1B.2
Arctostaphylos regismontana Kings Mountain manzanita	PDERI041C0	None	None	G2	S2	1B.2
Astragalus pycnostachyus var. pycnostachyus coastal marsh milk-vetch	PDFAB0F7B2	None	None	G2T2	S2	1B.2
Centromadia parryi ssp. parryi pappose tarplant	PDAST4R0P2	None	None	G3T2	S2	1B.2
Chorizanthe cuspidata var. cuspidata San Francisco Bay spineflower	PDPGN04081	None	None	G2T1	S1	1B.2
Cirsium andrewsii Franciscan thistle	PDAST2E050	None	None	G3	S3	1B.2
Collinsia multicolor San Francisco collinsia	PDSCR0H0B0	None	None	G2	S2	1B.2
Dirca occidentalis western leatherwood	PDTHY03010	None	None	G2	S2	1B.2
Eriophyllum latilobum San Mateo woolly sunflower	PDAST3N060	Endangered	Endangered	G1	S1	1B.1
Fritillaria biflora var. ineziana Hillsborough chocolate lily	PMLIL0V031	None	None	G3G4T1	S1	1B.1
Fritillaria liliacea fragrant fritillary	PMLIL0V0C0	None	None	G2	S2	1B.2
Grindelia hirsutula var. maritima San Francisco gumplant	PDAST470D3	None	None	G5T1Q	S1	3.2
Horkelia cuneata var. sericea Kellogg's horkelia	PDROS0W043	None	None	G4T1?	S1?	1B.1
Horkelia marinensis Point Reyes horkelia	PDROS0W0B0	None	None	G2	S2	1B.2
Hypogymnia schizidiata island tube lichen	NLT0032640	None	None	G2G3	S2	1B.3
Lasthenia californica ssp. macrantha perennial goldfields	PDAST5L0C5	None	None	G3T2	S2	1B.2

Commercial Version -- Dated August, 1 2020 -- Biogeographic Data Branch
Report Printed on Friday, August 07, 2020

Page 1 of 2
Information Expires 2/1/2021

Selected Elements by Scientific Name
California Department of Fish and Wildlife
California Natural Diversity Database

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Leptosiphon croceus coast yellow leptosiphon	PDPLM09170	None	Endangered	G1	S1	1B.1
Leptosiphon rosaceus rose leptosiphon	PDPLM09180	None	None	G1	S1	1B.1
Lessingia arachnoidea Crystal Springs lessingia	PDAST5S0C0	None	None	G2	S2	1B.2
Limnanthes douglasii ssp. ornduffii Ornduff's meadowfoam	PDLIM02039	None	None	G4T1	S1	1B.1
Malacothamnus arcuatus arcuate bush-mallow	PDMAL0Q0E0	None	None	G2Q	S2	1B.2
Monolopia gracilens woodland woollythreads	PDAST6G010	None	None	G3	S3	1B.2
Pentachaeta bellidiflora white-rayed pentachaeta	PDAST6X030	Endangered	Endangered	G1	S1	1B.1
Plagiobothrys chorisianus var. chorisianus Choris' popcornflower	PDBOR0V061	None	None	G3T1Q	S1	1B.2
Polemonium carneum Oregon polemonium	PDPLM0E050	None	None	G3G4	S2	2B.2
Potentilla hickmanii Hickman's cinquefoil	PDROS1B0U0	Endangered	Endangered	G1	S1	1B.1
Silene scouleri ssp. scouleri Scouler's catchfly	PDCAR0U1MC	None	None	G5T4T5	S2S3	2B.2
Silene verecunda ssp. verecunda San Francisco campion	PDCAR0U213	None	None	G5T1	S1	1B.2
Triphysaria floribunda San Francisco owl's-clover	PDSCR2T010	None	None	G2?	S2?	1B.2
Triquetrella californica coastal triquetrella	NBMUS7S010	None	None	G2	S2	1B.2

Record Count: 32

Commercial Version -- Dated August, 1 2020 -- Biogeographic Data Branch
Report Printed on Friday, August 07, 2020

Page 2 of 2
Information Expires 2/1/2021

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Montara Mountain (3712254) OR Half Moon Bay (3712244))
 AND Taxonomic Group IS (Fish OR Amphibians OR Reptiles OR Birds OR Mammals OR Mollusks OR Arachnids OR Crustaceans OR Insects)
 AND (Federal Listing Status IS (Endangered OR Threatened OR Proposed Endangered OR Proposed Threatened OR Candidate) OR State Listing Status IS (Endangered OR Threatened OR Rare OR Candidate Endangered OR Candidate Threatened))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Bombus occidentalis western bumble bee	IIHYM24250	None	Candidate Endangered	G2G3	S1	
Brachyramphus marmoratus marbled murrelet	ABNNN06010	Threatened	Endangered	G3G4	S1	
Callophrys mossii bayensis San Bruno elfin butterfly	IILEPE2202	Endangered	None	G4T1	S1	
Charadrius alexandrinus nivosus western snowy plover	ABNNB03031	Threatened	None	G3T3	S2S3	SSC
Oncorhynchus mykiss irideus pop. 8 steelhead - central California coast DPS	AFCHA0209G	Threatened	None	G5T2T3Q	S2S3	
Plebejus icarioides missionensis Mission blue butterfly	IILEPG801A	Endangered	None	G5T1	S1	
Rallus obsoletus obsoletus California Ridgway's rail	ABNME05011	Endangered	Endangered	G5T1	S1	FP
Rana boylii foothill yellow-legged frog	AAABH01050	None	Endangered	G3	S3	SSC
Rana draytonii California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC
Speyeria zerene myrtleae Myrtle's silverspot butterfly	IILEPJ608C	Endangered	None	G5T1	S1	
Spirinchus thaleichthys longfin smelt	AFCHB03010	Candidate	Threatened	G5	S1	
Thamnophis sirtalis tetrataenia San Francisco gartersnake	ARADB3613B	Endangered	Endangered	G5T2Q	S2	FP

Record Count: 12

Commercial Version -- Dated August, 1 2020 -- Biogeographic Data Branch

Report Printed on Friday, August 07, 2020

Page 1 of 1

Information Expires 2/1/2021