COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: April 14, 2021

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit to allow the removal of 31 significant Eucalyptus trees located within 100 feet of structures at four (4) residential properties to create a fuel break for fire prevention at 491, 499, 507, and 515 El Granada Boulevard, and staging for the operation on a nearby vacant parcel (APN 047-152-030), in the unincorporated El Granada area of San Mateo County. The project is not appealable to the California Coastal Commission.

County File Number: PLN 2020-00369 (Terwey)

PROPOSAL

The applicant, on behalf of himself and three neighboring property owners, proposes to remove a total of 31 significant Eucalyptus trees located at the rear of the residences on four (4) residential properties along El Granada Boulevard to create a fuel break for fire prevention. Trees proposed for removal are located within 100 feet of structures on the properties with sizes ranging from 12-inch to 40-inch in diameter.

A site plan showing trees proposed for removal on each property and the proposed tree replacement plan are included in Attachment B of the staff report. The undeveloped property at APN 047-152-030, which adjoins 507 El Granada Boulevard and contains an existing fire road, would be used for staging during the tree removal operation. A map and photos of the existing fire access road are provided in Attachment E of the staff report. All trees will be chipped on site and used as mulch.

RECOMMENDATION

Approve the Coastal Development Permit (CDP) for County File Number PLN 2020-00369, by making the required findings and adopting the conditions of approval listed in Attachment A of the staff report.

BACKGROUND

Conformance with the General Plan:
Policy 1.24 requires development to: (1) minimize the removal of vegetative resources and/or; (2) protect vegetation which enhances microclimate, stabilizes slopes or reduces surface water runoff, erosion or sedimentation; and/or (3) protect historic and scenic trees. The Eucalyptus trees proposed for removal are not historic or scenic and pose a fire hazard due to their flammability and proximity to homes. The applicant will use an existing fire road for staging and access to the subject parcels, which will limit disturbance to previously disturbed areas. Conditions of approval require properly installed erosion control measures, stabilization of disturbed areas with mulch, proper removal of all tree removal debris, and protection measures for all trees to remain within proximity to the work areas

Conformance with the Local Coastal Program: A Coastal Development Permit (CDP) is required, pursuant to San Mateo County Local Coastal Program (LCP) Policies 1.1 and 1.2, which includes removal of major vegetation other than for agricultural purposes as "development".
Policy 8.9.f prohibits the removal of living trees in the Coastal Zone with a trunk circumference of more than 55 inches, with exceptions including for reason of danger to life or property. The application includes the removal of twenty (22) Eucalyptus trees which are over 55-inch in circumference in size. Eucalyptus trees are highly flammable and present a significant hazard due to the large, dense, unmaintained forests surrounding large portions of El Granada and the close proximity of the forests to habitable structures. Cal-Fire (Richard Sampson), on behalf of the Coastside Fire Protection District, corresponded with staff to state support for the project. Conditions of approval require that trees should be replaced with fire safe trees that are adapted to the Coastal climate, such as Catalina ironwood, Fruitless olive, Carob tree, and Southern live oak, as recommended by the County Arborist.

Sensitive Habitats Component

The subject properties which are developed with residential uses, do not contain sensitive habitat, including wetlands, and are not located near a coastal bluff or creek. However, tree stands may be used by migratory birds, roosting bats, monarch butterflies, and other potentially impacted species. A biologist with the San Mateo County Resource Conservation District (RCD) has prepared the best management practices included in Attachment D of the staff report to protect San Francisco Dusky-footed Woodrat, migratory birds, roosting bats, and monarch butterflies from the tree removal operation. RCD's biologist will monitor the tree removal operation and the implementation of best management practices. An evaluation of the effectiveness of best management practices by RCD will inform any future RCD tree removal program in El Granada. Per Condition No. 8, the applicant must comply with best management practices and submit confirmation of pre-construction surveys and their results to the Community Development Director for review.

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COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: April 14, 2021

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit, pursuant to Section 6328 of the County Zoning Regulations, to allow the removal of 31 significant Eucalyptus trees located within 100 feet of structures at four (4) residential properties to create a fuel break for fire prevention at 491, 499, 507, and 515 El Granada Boulevard, and staging for the operation on a nearby vacant parcel (APN 047-152-030), in the unincorporated El Granada area of San Mateo County. The project is not appealable to the California Coastal Commission.

County File Number: PLN 2020-00369 (Terwey)

PROPOSAL

The applicant, on behalf of himself and three neighboring property owners, proposes to remove a total of 31 significant Eucalyptus trees located at the rear of the residences on four (4) residential properties along El Granada Boulevard to create a fuel break for fire prevention. Trees proposed for removal are located within 100 feet of structures on the properties. The location and size of the trees proposed for removal is shown in Table 1:

Table 1
Eucalyptus Trees Proposed for Removal

Address	*No. of Trees*	*Size Range*
507 El Granada Boulevard (Owner: Terwey)	9	From 12" to 40" in diameter
515 El Granada Boulevard (Owner: Oliphant)	4	From 15" to 30" in diameter
491 El Granada Boulevard (Owner: Brady)	9	From 16" to 36" in diameter
499 El Granada Boulevard (Owner: Jordan)	9	From 16" to 30" in diameter
Total:	*31*	*Eucalyptus ranging from 12" to 40" in diameter*

A site plan showing trees proposed for removal on each property and the proposed tree replacement plan are included in Attachment B.

The undeveloped property at APN 047-152-030, which adjoins 507 El Granada Boulevard and contains an existing fire road, would be used for staging during the tree removal operation. A map and photos of the existing fire access road are provided in Attachment E. All trees will be chipped on site and used as mulch.

RECOMMENDATION

Approve the Coastal Development Permit (CDP) for County File Number PLN 2020-00369, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Camille Leung, Senior Planner

Applicant: Danny Terwey

Owners: Danny Terwey Trust, Richard P. Brady, Kristy J. Jordan, David Jeffrey Oliphant Trust and Calafort Holdings LLC

Location: 491, 499, 507, and 515 El Granada Boulevard and vacant parcel (APN 047-152-030)

APNs: 047-152-030, 047-152-240, 047-152-260, 047-152-330, 047-152-350

Area of Disturbance: Approximately 0.5 acres

Existing Zoning: R-1/S-17/DR/CD

General Plan Designation: Medium Density Residential

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Single-Family Residential and vacant parcel (APN 047-152-030)

Environmental Evaluation: The project is exempt from the California Environmental Quality Act (CEQA) Categorical Exemption under Section 15304 (Minor Alterations to Land) for fuel management activities within 100 feet of structures to reduce the volume of flammable vegetation, provided that the activities will not result in the taking of endangered, rare, or threatened plant or animal species or significant erosion and sedimentation of surface waters, where the public agency having fire protection responsibility for the area, Coastside Fire Protection District, has determined that 100 feet of fuel clearance is required due to extra hazardous fire conditions.

Setting: The subject residential properties are located on the west side of El Granada Boulevard on the northern end of El Granada. The subject single-family residential properties contain Eucalyptus trees, as well as other trees, at the rear half of the

properties. The properties abut a large, primarily Eucalyptus forest located on various private, undeveloped parcels to the west of El Granada Blvd. The tree removal operation will use an undeveloped lot located adjacent to the side property line of 507 El Granada for staging of tree removal equipment and debris. The undeveloped lot fronts an unimproved section of Avenue Portola and, therefore, will be accessed using an existing fire road which connects 507 El Granada Boulevard to the undeveloped parcel, as shown in Attachment E.

Chronology:

Date		Action
August 2020	-	CZU Complex Fire in San Mateo and Santa Clara Counties.
	-	Applicant discusses the need for a Eucalyptus tree removal program for properties in El Granada with staff from the San Mateo County Resource Conservation District (RCD). RCD and Department staff meet regarding the potential initiation of a program.
October 26, 2020	-	Due to the desire to remove the trees prior to the next fire season, the applicant submits an application for the removal of several Eucalyptus trees on his property at 507 El Granada Boulevard.
December 3, 2020	-	Permit processing is placed on hold at the applicant's request in order to include Eucalyptus tree removals on neighboring properties.
January 27, 2021	-	Applicant submits revised application materials to include Eucalyptus tree removals on 3 neighboring properties.
	-	Department staff collaborate with RCD staff, including an RCD biologist, to determine recommended best management practices for the project to protect wildlife species.
February 8, 2021	-	Cal-Fire (Richard Sampson), on behalf of the Coastside Fire Protection District, corresponds with staff to state support for the project, with appropriate erosion control measures to be implemented. Mr. Sampson states that the proposed tree replanting may be excessive due to anticipated natural regrowth. Staff works with the County Arborist to identify the number and species of appropriate replacement trees. Application deemed complete.
April 14, 2021	-	Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

a. Vegetative, Water, Fish, and Wildlife Resource Policies

Policy 1.24 (Protect Vegetative Resources) requires development to: (1) minimize the removal of vegetative resources and/or; (2) protect vegetation which enhances microclimate, stabilizes slopes or reduces surface water runoff, erosion or sedimentation; and/or (3) protect historic and scenic trees: As discussed in further in Section A.2, the Eucalyptus trees proposed for removal are not historic or scenic and pose a fire hazard due to their flammability and proximity to homes. The tree removal operation has the potential to cause erosion or sedimentation on the subject residential properties and on the undeveloped lot proposed for staging of tree removal equipment.[1] The applicant will use an existing fire road for staging and access to the subject parcels, which will limit disturbance to previously disturbed areas. Condition No. 3 requires the applicant and respective property owners to implement erosion control measures to control debris and sediment during the tree removal operation, preventing debris and sediment run-off into the public right-of-way. Condition No. 4 requires a pre-site inspection to inspect the installation of adequate erosion control measures prior to the start of work. Condition No. 5 requires stabilization of disturbed and denuded land on all affected parcels with mulch.

For tree debris disposal, the applicant proposes to chip trees on-site for use as mulch. Condition No. 6 requires the applicant to chip all tree debris or remove the debris from the site to an approved location.

To protect remaining significant trees from damage during the tree removal operation, Condition No. 4 requires tree protection measures for all trees within 20 feet of trees being removed.

2. Conformance with the Local Coastal Program

A Coastal Development Permit (CDP) is required, pursuant to San Mateo County Local Coastal Program (LCP) Policies 1.1 and 1.2, which includes removal of major vegetation other than for agricultural purposes as "development" and requires a CDP for all development in the Coastal Zone subject to certain exemptions. Due to the scope of the proposed tree

[1] The applicant has obtained owner's concurrence from the owner of APN 047-152-030 (Attachment C).

removal, the project does not meet the criteria for an exemption. Staff has summarized below the following LCP policies applicable to this project:

a. Visual Resources Component

Policy 8.9 (*Trees*) sets the following requirements for trees:

(1) *Protect trees specifically selected for their visual prominence and their important scenic or scientific qualities*: The subject Eucalyptus trees are not visually prominent as the trees are located at the rear of the properties. They do not provide significant scenic or scientific value. The County Arborist recommends that trees should be replaced with fire safe trees that are adapted to the Coastal climate and recommends Catalina ironwood, Fruitless olive, Carob tree, and Southern live oak. Condition No. 7 requires that each owner plant three (3) 15-gallon trees from this list.

(2) *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.:* The subject properties are not located in a scenic corridor.

(3) *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*: The application includes the removal of twenty (22) Eucalyptus trees which are over 55" in circumference in size. Eucalyptus trees are highly flammable and present a significant hazard due to the large, dense, unmaintained forests surrounding large portions of El Granada and the close proximity of the forests to habitable structures.

(4) *Allow the removal of trees which are a threat to public health, safety, and welfare*: See discussion under Policy 8.9.f above.

b. Sensitive Habitats Component

Policy 7.1 (Definition of Sensitive Habitats) defines 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. The subject properties which are developed with residential uses, do not contain sensitive habitat, including wetlands, and are not located near a coastal bluff or creek. However, tree stands may be used by San Francisco Dusky-footed woodrats, migratory birds, roosting bats, monarch butterflies, as discussed below:

- San Francisco Dusky-footed woodrat: While there were no woodrat nests found within the study area, there may by others adjacent or nearby. Impacts from tree felling or movement of equipment could be temporarily significant. Per Condition No. 8, the applicant must comply with best management practices as prepared by RCD's biologist listed in Attachment D, including conducting preconstruction surveys to be performed by a qualified biologist to confirm absence of any nests in active use.

- Nesting Raptors and Birds Protected Under the Migratory Bird Treaty Act: Blue gum eucalyptus provide suitable substrate for nesting birds, which are protected by the Federal Migratory Bird Treaty Act. Nests of raptors are also protected under provisions in the State Fish and Wildlife Code, when in active use. The tree removal must be carefully timed to prevent inadvertent disturbance and possible abandonment of bird nests when in active use. Per Condition No. 8, the applicant must comply with best management practices as prepared by RCD's biologist listed in Attachment D, including conducting preconstruction surveys to be performed by a qualified biologist to confirm absence of any nests in active use if tree removal is to occur during the nesting season (September 1- February 14).

- Roosting Bats: A number of bat species recognized as Species of Special Concern by the California Department of Fish and Wildlife (CDFW) have a remote potential for occurrence in the mature trees. Removal of mature trees must be performed in a manner that prevents inadvertent

disturbance to roosting bats, if present. Per Condition No. 8, the applicant must comply with best management practices as prepared by RCD's biologist listed in Attachment D, including conducting preconstruction surveys to be performed by a qualified biologist to confirm absence of any roosting bats for trees containing suitable roosting conditions.

Monarch Butterflies: There are three documented groves used by Monarch Butterflies in the El Granada Area, the nearest documented at the intersection of Columbus and Avenue Portola (Western Monarch Count). The study area, while containing blue gum eucalyptus, a common overwintering tree species, does not provide suitable habitat for overwintering populations of monarch due to the exposure to high winds from the higher elevation (445 – 545 feet), lack of fall nectar sources, and fresh water. Additionally, there is no historical observations of monarchs within or adjacent to the study area. It is possible, however, that monarch may use the study area as
pass through or utilize the trees while migrating to overwintering sites, particularly during cold or inclement weather. Per Condition No. 8, the applicant must comply with best management practices as prepared by RCD's biologist listed in Attachment D, including requiring a survey if work will be conducted during the overwintering season when 55 degrees Fahrenheit or below.

Of the 52 special status plant species known within the area, the Eucalyptus dominated habitat does not provide suitable habitat for special status plant species, many of which only grow within specific habitats or microhabitats.

A biologist with the RCD informed staff that the project should not require a CDFW permit, observing that while the topography of the site is concave, it does not act as a drainage and there is no stream bed or bank within the project site. The biologist identified a possible area of concern downslope from the project site, but due to its location outside the project site, no impacts are expected.[2] Condition No. 3 requires implementation of erosion control measures to prevent debris and sediment run-off into areas outside of the subject parcels. Best management practices also include riverine protective measures to ensure minimal disturbance to minimize sediment or debris deposition into local water ways.

[2] Email from Erica Harris to Project Planner, dated February 10, 2021.

Policy 7.5 (*Permit Conditions*) requires: *The applicant to, as part of the development review process, 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*: A biologist with the RCD has prepared the best management practices included in Attachment D to protect San Francisco Dusky-footed Woodrat, migratory birds, roosting bats, and monarch butterflies from the tree removal operation. RCD's biologist will monitor the tree removal operation and the implementation of best management practices. An evaluation of the effectiveness of best management practices by RCD will inform any future RCD tree removal program in El Granada.

Policy 7.51 (Voluntary Cooperation) encourages the voluntary cooperation of private landowners to remove from their lands blue gum seedlings to prevent their spread: The proposed tree removal will involve the removal of mature Eucalyptus trees, reducing the fire hazard posed by the invasive species to these properties. Compliance with Policy 7.51, as well as stump control measures from the County Arborist, have been added as Condition No. 9 to control the re-growth of eucalyptus trees.

3. Conformance with the Significant Tree Regulations

While the project involves the removal of trees over 12-inch in diameter, no Significant Tree Permit is required. Section 12,020.1. (Exemptions) exempts tree cutting to remove a hazard to life and personal property as determined by the Community Development Director, Director of Public Works, or Officer of the California Department of Forestry and Fire Protection. Rich Sampson of CalFire indicated support of the project via email dated February 8, 2021, subject to the implementation of adequate erosion control measures, which are required per Condition Nos. 3 through 5. Additionally, conditions in Attachment A address erosion control, tree replacement, and proper removal of debris.

B. ENVIRONMENTAL REVIEW

The project is categorically exempt per California Environmental Quality Act (CEQA) Guidelines, Section 15304 (Minor Alterations to Land) for fuel management activities within 100 feet of structures to reduce the volume of flammable vegetation, provided that the activities will not result in the taking of endangered, rare, or threatened plant or animal species or significant erosion and

sedimentation of surface waters, where the public agency having fire protection responsibility for the area has determined that 100 feet of fuel clearance is required due to extra hazardous fire conditions. Rich Sampson of Cal Fire, on behalf of Coastside Fire Protection District, indicated support of the project via email dated February 8, 2021, subject to the implementation of adequate erosion control measures, which are required per Condition Nos. 3 through 5. Per Condition No. 8, best management practices from the Project Biologist, including pre-construction surveys, must be implemented to protect endangered, rare, or threatened animal species. The presence of endangered, rare, or threatened plant species at the site is not considered likely due to the strong oils in eucalyptus trees and tendency for eucalyptus trees to drop leaves and bark on the ground, smothering small plants struggling in the already tough growing conditions.

C. REVIEW AGENCIES

Cal-Fire
Coastside Fire Protection District
County Arborist
California Coastal Commission
Midcoast Community Council

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Site Plan, Erosion Control Plan, Removal Plan, and Replanting Plan
   1. 491 El Granada Boulevard
   2. 499 El Granada Boulevard
   3. 507 El Granada Boulevard
   4. 515 El Granada Boulevard
C. Temporary Right of Entry Agreement, Indemnification, & Hold Harmless: Avenue Portola Parcels
D. Biological Resources Assessment, El Granada Highlands Fuel Reduction, March 2021
E. Fire Access Road: Map and Photo

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2020-00369 Hearing Date: April 14, 2021

Prepared By: Camille Leung, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15304 (Minor Alterations to Land) for fuel management activities within 100 feet of structures to reduce the volume of flammable vegetation, provided that the activities will not result in the taking of endangered, rare, or threatened plant or animal species or significant erosion and sedimentation of surface waters, and where the public agency having fire protection responsibility for the area has determined that 100 feet of fuel clearance is required due to extra hazardous fire conditions.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7, and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP), as discussed in the staff report.

3. Where the project is located between the nearest public road and the sea, that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project sites are not located between the nearest public road and the sea.

4. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program. The subject Eucalyptus trees are not visually prominent as the trees are located at the rear of the properties. They do not provide significant scenic or scientific value and are not located in a scenic corridor. Condition No. 7 requires tree replacement with fire safe trees that are

adapted to the Coastal climate, specifically Catalina ironwood, Fruitless olive, Carob tree, and/or Southern live oak.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Planning Commission on April 14, 2021. Minor adjustments to the project may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.

2. If work authorized by an approved permit is not commenced within the period of one (1) year from the date of approval, the permit shall be considered void.

3. The applicant and respective property owners shall implement erosion control measures on all affected properties to control debris and sediment during the tree removal operation, preventing debris and sediment run-off into areas outside of the subject parcels, including the public right-of-way.

4. Prior to the start of work, the applicant shall arrange an inspection with the Project Planner to inspect the installation of adequate erosion control measures on the project sites and tree protection measures for all trees within 20 feet of trees being removed.

5. The applicant and respective property owners shall adequately stabilize land disturbed or denuded by project activities with mulch on all affected properties.

6. The applicant and respective property owners shall chip removed trees on-site for use as mulch or remove logs from the site to a location approved by the Project Planner.

7. Each owner of property where trees are proposed for removal shall plant three (3) 15-gallon trees from this list: Catalina ironwood, Fruitless olive, Carob tree, and Southern live oak. The applicant shall submit photo verification to the Project Planner of the planted replacement trees with reference to the Planning Application PLN Number, as identified in the subject line of the letter of decision.

8. The Project Biologist shall conduct pre-construction surveys of special status species (San Francisco Dusky-footed Woodrat, Nesting Raptors and Birds Protected Under the Migratory Bird Treaty Act, Roosting Bats, and Monarch Butterflies) and implement the measures designed to avoid impacts to these species, in the manner cited specifically in Attachment D (Biological Resources Assessment, El Granada Highlands Fuel Reduction, March 2021) of the staff report. Prior to the initiation of any tree work, the Project Biologist shall submit

confirmation of such surveys and their results to the Community Development Director for review.

9. If tree stumps are not removed, the applicant and respective property owners shall perform stump control maintenance measures including regularly treating stumps with herbicide. Tarping stumps may also be an effective control measure combined with removal of sprouts. The applicant and respective property owners shall comply with LCP Policy 7.51 to remove from their lands blue gum seedlings to prevent their spread.

10. Should the tree removal operation involve the use of oversized vehicles, the applicant shall apply for a Transportation Permit from the Department of Public Works.

11. The applicant shall clear all debris from the public right-of-way.

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

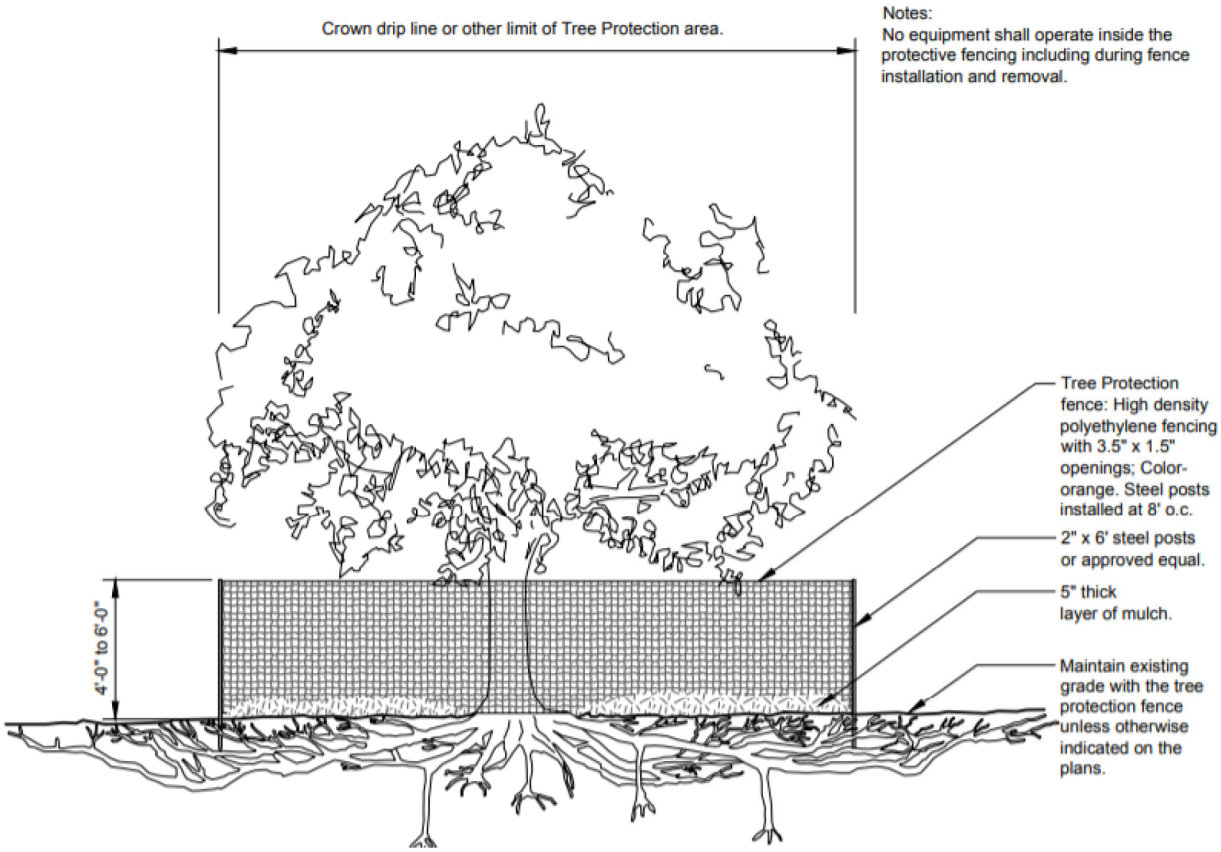
ATTACHMENT B

PLN 2020-00369 Updated 09January2021

Attachment 1 to SMC application for permit - 507 El Granada Blvd APN 047-152-240
Danny Terwey 650-515-5375

Erosion Control Plan:
Prior to all other work, the single heritage tree in the work vicinity, a 14" pine, will be fenced (see Diagram 1 and Diagram 2) to prevent damage to roots from falling debris and ground traffic. There are no other heritage trees, no other trees 12" or larger that will remain, and no additional fencing. During eucalyptus removal, all branches will be shredded to mulch and all mulch left on the ground for additional erosion control. Equipment will be limited to one shredder. All logs will be removed to trucks on the street (El Granada Blvd) via street-side crane or cut into rounds and rolled downhill to Avenue Portola, or left in place to keep debris removal to established roads. Stumps will be wrapped to prevent regrowth.

Diagram 1: Heritage tree fencing will extend to full crown driplines with all noted features.



Removal Plan:
All eucalyptus (RED circles) will be removed, with no impact to the only heritage tree in the vicinity, a 14” pine (GREEN circle) on the property.

Tree#	Size	Species
1	16”	eucalyptus
2	12”	eucalyptus
3	14”	eucalyptus
4	24”	eucalyptus
5	24”	eucalyptus
6	24”	eucalyptus
7	20”	eucalyptus
8	40”	eucalyptus
9	20”	eucalyptus

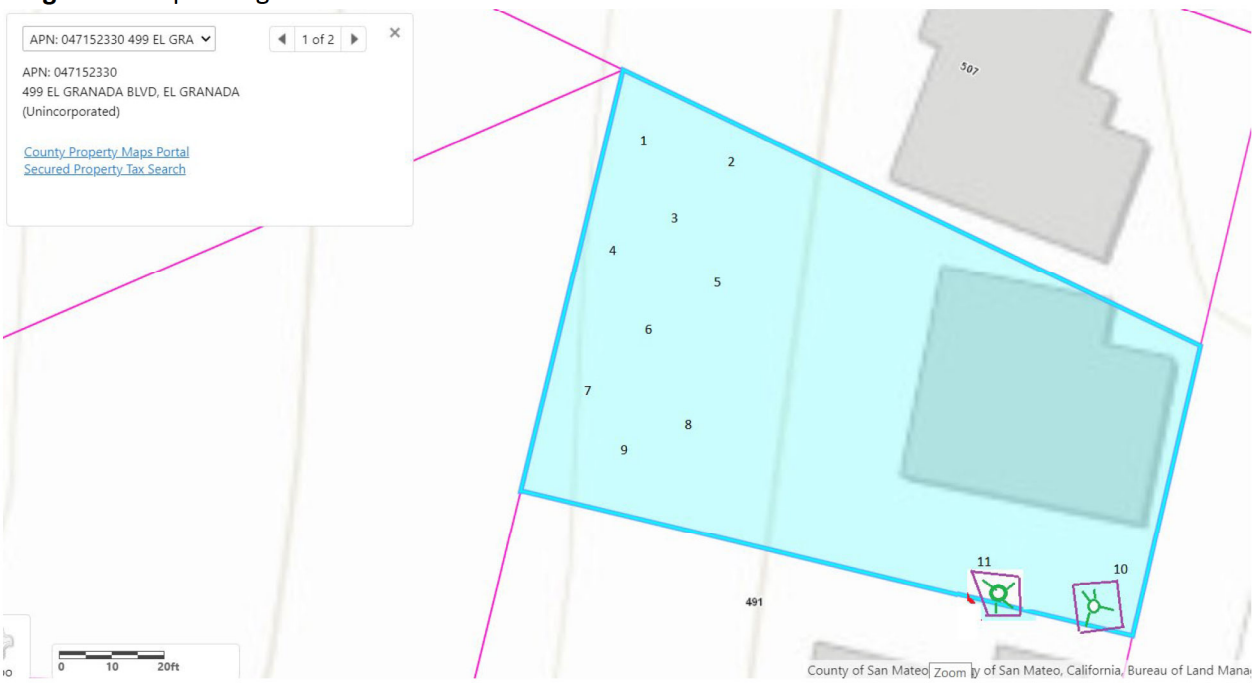
Diagram 2: Heritage tree with fencing, ley lines, and eucalyptus to be removed

Replanting Plan:

Existing shrubbery will be left in place, to prevent barren space. Replanting will be on a 1:1 scale, with a 5-gallon tree replacing each significant tree removed. The new trees will be indigenous fire safe trees, including evergreen Pacific wax myrtle (Myrica californica), red oak, red maple, western red cedar:

New Tree#	Size	Species
1	5-gallon	Pacific wax myrtle
2	5-gallon	red maple
3	5-gallon	red oak
4	5-gallon	western red cedar
5	5-gallon	Pacific wax myrtle
6	5-gallon	red maple
7	5-gallon	red oak
8	5-gallon	western red cedar
9	5-gallon	Pacific wax myrtle

Diagram 2: Replanting locations

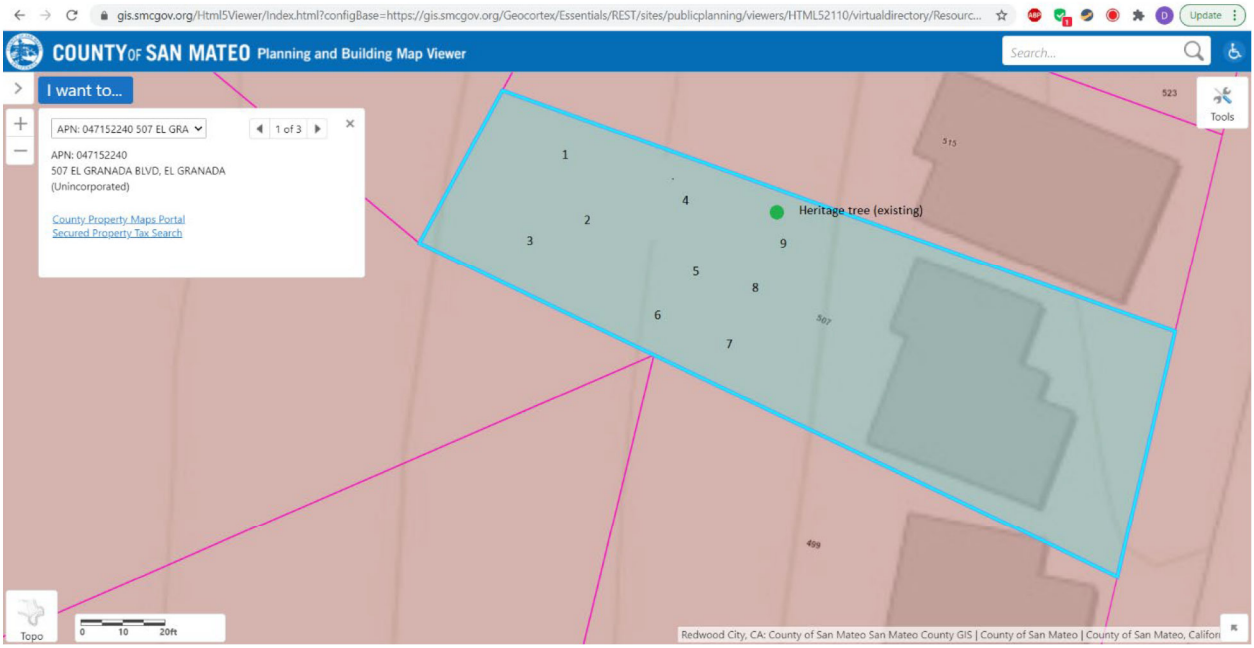


Replanting Plan:

Existing shrubbery will be left in place, to prevent barren space. Replanting will be on a 1:1 scale, with a 5-gallon tree replacing each significant tree removed. The new trees will be indigenous fire safe trees, including evergreen Pacific wax myrtle (Myrica californica), red oak, red maple, western red cedar:

Tree#	Size	Species
1	5-gallon	Pacific wax myrtle
2	5-gallon	red maple
3	5-gallon	red oak
4	5-gallon	western red cedar
5	5-gallon	red maple
6	5-gallon	red oak
7	5-gallon	western red cedar
8	5-gallon	red maple
9	5-gallon	red oak

Diagram 3: Replanting locations



PLN 2020-00369
Attachment 2 to SMC application for permit – adding 515 El Granada Blvd APN 047-152-350

January 10th, 2021

To San Mateo County Planning Department;

We understand that we can include our eucalyptus removal application with our neighbor's application (**PLN 2020-00369**), with submission of this site plan. We are requesting permit for removal of (4) significant eucalyptus on our property, all with 100 feet of our home. There are two heritage trees on the property that will be preserved, also shown in the site plan below. Please let us know if there is any additional information you need from us in order to process the application. We are very eager to be able to reduce the available fuel before the next fire season.

Thank you,

David Oliphant and
Christopher Childers
515 El Granada Blvd.
650-445-8145

Erosion Control Plan:
See Diagram 1 and Diagram 2 for removal and replanting plans. There are two heritage trees on the property that will be preserved, and neither is in the vicinity of the eucalyptus to be removed or related groundwork. During eucalyptus removal, all branches will be shredded to mulch and all mulch left on the ground for additional erosion control. Equipment will be limited to one shredder. All large logs will be removed to trucks on the street (El Granada Blvd) via street-side crane, cut into rounds and rolled downhill to Avenue Portola, or left in place to keep debris removal to established roads. Stumps will be wrapped to prevent regrowth.

Removal Plan:

All eucalyptus (RED circles) will be removed. All are within 100 feet of our home structure. All heritage trees (GREEN) will be preserved. There are no ley line interactions between the heritage trees and there will be no ground work in the vicinity of the heritage trees. As a result, there is no need for fencing for preservation.

Tree#	Size	Species
1	24”	eucalyptus
2	15”	eucalyptus
3	30”	eucalyptus
4	30”	eucalyptus

Diagram 1: Eucalyptus to be removed

Replanting Plan:

Existing shrubbery will be left in place, to prevent barren space. Replanting will be on a 1:1 scale, with a 5-gallon tree replacing each significant tree removed. The new trees will be indigenous fire safe trees, including evergreen Pacific wax myrtle (Myrica californica), red oak, red maple, western red cedar:

New Tree#	Size	Species
1	5-gallon	Pacific wax myrtle
2	5-gallon	red maple
3	5-gallon	red oak
4	5-gallon	western red cedar

Diagram 2: Replanting locations

PLN 2020-00369
Attachment 3 to SMC application for permit – adding 491 El Granada Blvd APN 047-152-260

January 15th, 2021

To San Mateo County Planning Department;

We understand that we can include our eucalyptus removal application with our neighbor's application (**PLN 2020-00369**), with submission of this site plan. We are requesting permit for removal of (9) significant eucalyptus on our property, all with 100 feet of our home. There are four heritage trees on the property (and a 5th just across the property line) that will be preserved as shown in the site plan below. Please let us know if there is any additional information you need from us in order to process the application. We are very eager to be able to reduce the available fuel before the next fire season.

Thank you,

Richard and Nancy Brady
491 El Granada Blvd.
650-823-3174

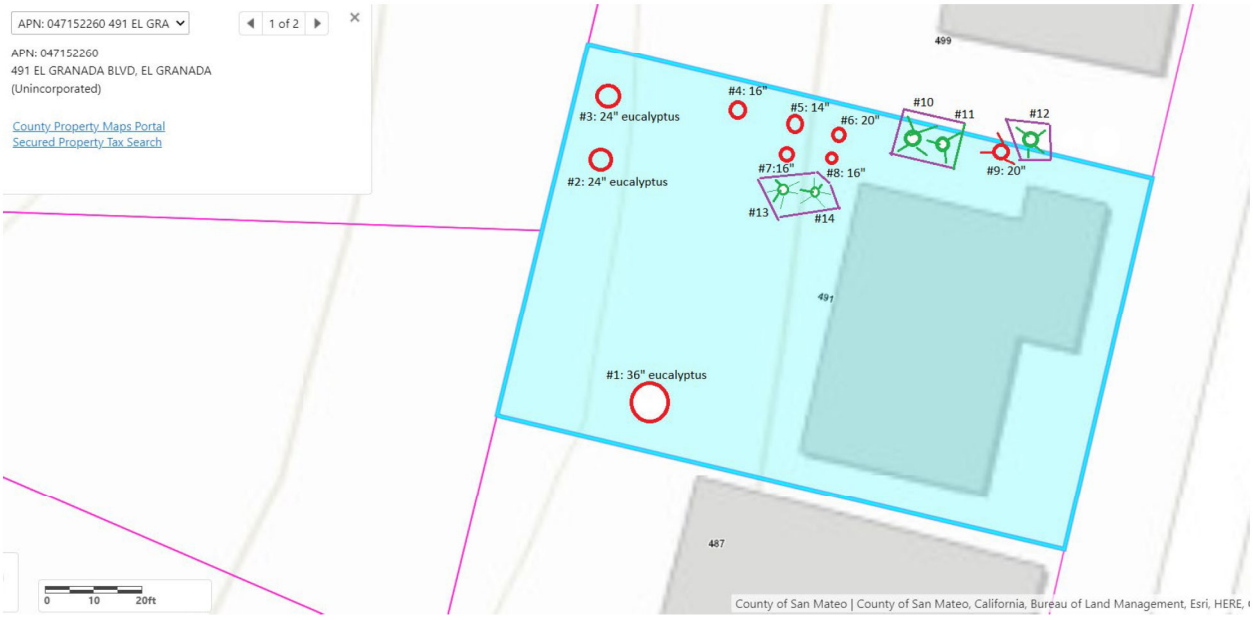
Erosion Control Plan:
Prior to all other work, all heritage trees in the work vicinity will be fenced (see Diagram 1 and Diagram 2 for removal and replanting plans) to prevent damage to roots from falling debris and ground traffic. During eucalyptus removal, all branches will be shredded to mulch and all mulch left on the ground for additional erosion control. Equipment will be limited to one shredder. All logs will be removed to trucks on the street (El Granada Blvd) via street-side crane or cut into rounds and rolled downhill to Avenue Portola, or left in place to keep debris removal to established roads. Stumps will be wrapped to prevent regrowth.

Removal Plan:

All eucalyptus (RED circles) will be removed. All are within 100 feet of our home structure. All heritage trees (GREEN) will be preserved. There are no ley line interactions between the heritage trees and eucalyptus, and fencing will prevent ground work in the vicinity of the heritage trees.

Tree#	Size	Species
1	36”	eucalyptus
2	24”	eucalyptus
3	24”	eucalyptus
4	16”	eucalyptus
5	14”	eucalyptus
6	20”	eucalyptus
7	16”	eucalyptus
8	16”	eucalyptus
9	20”	eucalyptus
10	20”	pine – fenced and preserved
11	16”	pine – fenced and preserved
12	18”	pine – fenced and preserved
13	10”	redwood – fenced and preserved
14	8”	redwood – fenced and preserved

Diagram 1: Heritage trees with fencing, ley lines, and eucalyptus to be removed



Replanting Plan:

Existing shrubbery will be left in place, to prevent barren space. Replanting will be on a 1:1 scale, with a 5-gallon tree replacing each significant tree removed. The new trees will be indigenous fire safe trees, including evergreen Pacific wax myrtle (Myrica californica), red oak, red maple, western red cedar:

New Tree#	Size	Species
1	5-gallon	Pacific wax myrtle
2	5-gallon	red maple
3	5-gallon	red oak
4	5-gallon	western red cedar
5	5-gallon	Pacific wax myrtle
6	5-gallon	red maple
7	5-gallon	red oak
8	5-gallon	western red cedar
9	5-gallon	Pacific wax myrtle

Diagram 2: Replanting locations

PLN 2020-00369
Attachment 4 to SMC application for permit – adding 499 El Granada Blvd APN 047-152-330

January 18th, 2021

To San Mateo County Planning Department;

We request to include our eucalyptus removal application with our neighbor's application (**PLN 2020-00369**), with submission of this site plan. We are requesting permit for removal of (9) significant eucalyptus on our property, all with 100 feet of our home. There are two heritage trees on the property that will be preserved as shown in the site plan below. Please let us know if there is any additional information you need from us in order to process the application. We are very eager to be able to reduce the available fuel before the next fire season.

Thank you,

Colby Williamson
Kristy Jordan
499 El Granada Blvd.
971-276-1283

Colby K. Williamson
Colby K. Williamson
1-18-2021

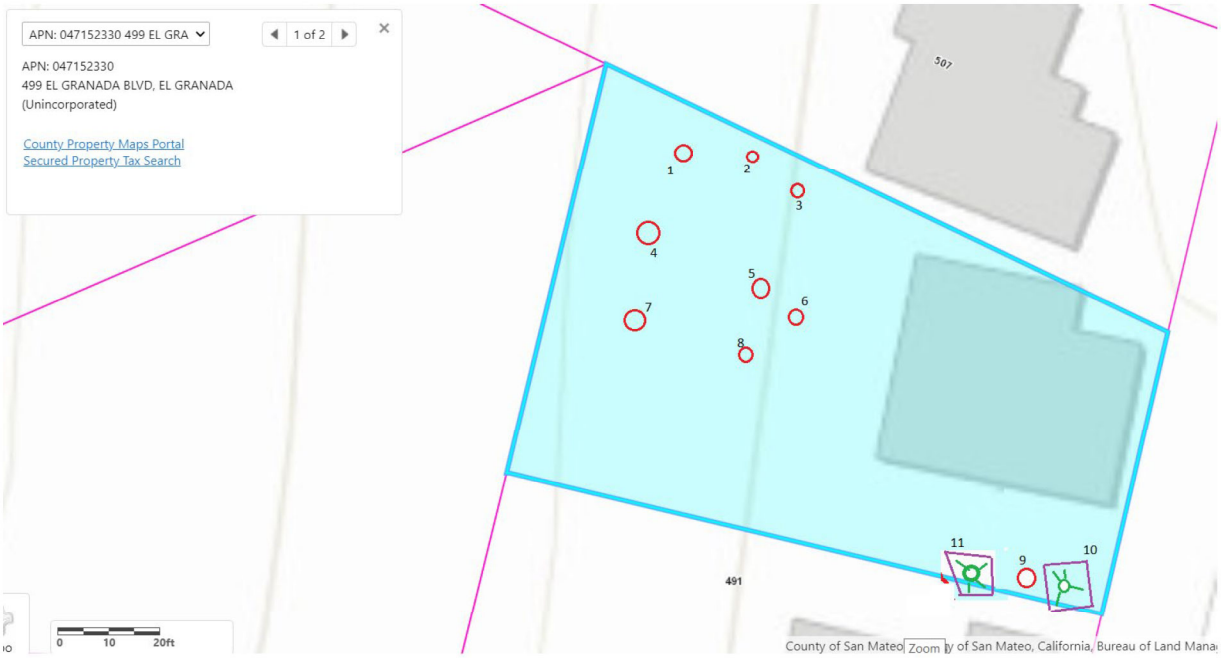
Erosion Control Plan:
Prior to all other work, all heritage trees in the work vicinity will be fenced (see Diagram 1 and Diagram 2 for removal and replanting plans) to prevent damage to roots from falling debris and ground traffic. During eucalyptus removal, all branches will be shredded to mulch and all mulch left on the ground for additional erosion control. Equipment will be limited to one shredder. All logs will be removed to trucks on the street (El Granada Blvd) via street-side crane or cut into rounds and rolled downhill to Avenue Portola, or left in place to keep debris removal to established roads. Stumps will be wrapped to prevent regrowth.

Removal Plan:

All eucalyptus (RED circles) will be removed. All are within 100 feet of our home structure. All heritage trees (GREEN circles) will be preserved. There are no ley line interactions between the heritage trees and eucalyptus, and fencing will prevent ground work in the vicinity of the heritage trees.

Tree#	Size	Species
1	28”	eucalyptus
2	16”	eucalyptus
3	24”	eucalyptus
4	30”	eucalyptus
5	30”	eucalyptus
6	24”	eucalyptus
7	28”	eucalyptus
8	24”	eucalyptus
9	24”	eucalyptus
10	12”	pine – fenced and preserved
11	20”	pine – fenced and preserved

Diagram 1: Heritage trees with fencing, ley lines, and eucalyptus to be removed



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

Temporary Right of Entry Agreement, Indemnification, & Hold Harmless
Avenue Portola Parcels

Effective March 1, 2021 and for a period of twelve (12) months thereafter, the undersigned property owner(s)/co-owner(s) hereby grants permission to the undersigned neighboring property owners and their representatives and personnel (collectively, "**Neighbors**") to enter the parcels listed below (collectively, the "**Property**") for the purpose of Neighbors' vegetation reduction on Neighbors' adjoining property.

APN 047152030 (Dennis Doherty and Calafort Holdings LLC co-owners)

Permission is granted based on the following conditions:

1) Neighbors are responsible for removing any debris and repairing any significant damage created on the Property by Neighbors' work.
2) Neighbors are responsible for obtaining any permits or providing notices required by San Mateo County or other applicable agencies for Neighbors' work.
3) To the fullest extent permitted by law, Neighbors will defend, indemnify and hold harmless any and all owners/co-owners of the Property, whether a signatory to this Agreement or not, and their officers, employees, and affiliates (collectively "**Owner**") from any and all loss or liability arising from or related to activities by or on behalf of Neighbors in connection with this Agreement.
4) Permission granted under this Agreement may be revoked upon fifteen (15) days written notice to Neighbors.

This Agreement entered by the parties below may be executed in counterparts. It may be amended/extended by written agreement of the parties.

Owner:	**Neighbors**:
Name: Calafort Holdings LLC by:	Name: Colby K. Williamson
Date: 1/25/2021	Date: 1-23-2021
Address: APN 047-152-030	Address: 499 El Granada BLVD Half Moon Bay, CA 94019
DANNY DERWEY	
Name: 01/23/21	Name:
Date: 507 el granada blvd	Date: 1/23/2021
Address: HMB CA 94019	Address: 515 El Granada Blvd Half Moon Bay, CA 94019

NAME: Richard Brady
DATE: 1-23-21
ADDRESS: 491 El Granada Blvd
Hmb. Ca 94019

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

SAN MATEO RESOURCE CONSERVATION DISTRICT

PHONE: 650.712.7765

80 STONE PINE ROAD, SUITE 100
HALF MOON BAY, CA 94019

SANMATEORCD.ORG

Biological Resources Assessment

El Granada Highlands Fuel Reduction

Prepared For
Camille Leung
San Mateo County Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

Prepared By
San Mateo Resource Conservation District
80 Stone Pine Road, Suite 100
Half Moon Bay, CA 94019

March 2021

TABLE OF CONTENTS

1 GOALS OF ASSESSMENT

The goals of this assessment are to characterize the vegetation communities within and surrounding the project area that are likely to be impacted by project actions; identify any rare and unique habitat types in the project area; identify special-status species that could be impacted by the project; determine the effects on the special-status species that could be impacted by the project; and develop a series of recommendations to avoid and minimize impacts to resources present at the project.

2 PROJECT DESCRIPTION

The San Mateo Resource Conservation District conducted a biological resources assessment on a 2-acre site across four residential properties, one undeveloped property, and a fire road in El Granada, CA (Figure 1). The proposed project aims to remove 31 blue gum eucalyptus (*Eucalyptus globulus*) trees between 12 – 36 inches in diameter within dense eucalyptus forest. The fuel reduction activities are a joint-property project to create defensible space for the protection of residential homes from wildfire. Branches will be chipped on site to serve as mulch for erosion control. Logs will be removed by bucked rounds transported by light trucks via the fire road or left in place (Application for Permit #PLN2020-00369; Appendix A). Coast redwood (*Sequoia sempervirens*), Monterey pine (*Pinus radiata*) and other shrub and tree species above 6 inches will be preserved during project activities. The area evaluated under this assessment encompasses the project impact footprint ("project area") and the area encompassing participating property boundaries ("study area").

3 METHODOLOGY

3.1 LITERATURE REVIEW

Prior to field investigations, biologists reviewed relevant background data of the project site to determine potential special-status species, biological resources, and suitable habitat. Literature review included the following components:

- Aerial photo and geospatial analysis of the site and its proximity to watercourses, wetlands, and other areas of biological interest. This analysis was conducted using ArcGIS version 10.6 using high resolution aerial imagery updated June 2018.
- Calflora observations (Observation Search) of CNPS listed rare species within the Montara Mountain quadrangle (3712254), taken on March 4, 2021.
- California Native Plant Society Rare Plant Inventory query for rare plants within the Montara Mountain quadrangle, taken on March 4, 2021.
- Review of data from California Department of Fish and Wildlife's California Natural Diversity Database (updated April 1, 2017). A query was run for any species or biological resources within a 2-mile radius of the project site, completed on March 4, 2021.
- National Oceanic and Atmospheric Administration critical habitat maps for both salmon and steelhead. Updated January 23, 2020, taken March 4, 2021.

- Information from U.S. Fish and Wildlife Service's Environmental Conservation On-Line System's Information for Planning and Consultation (IPaC) was queried for federally protected species within project boundaries, taken March 4, 2021.
- USFWS Threatened & Endangered Species Active Critical Habitat Report spatial data through Environmental Conservation Online System (ECOS). Updated November 5, 2019, taken March 4, 2021.
- National Wetlands Inventory through USFWS Wetlands Mapper, taken March 4, 2021.

3.2 Field Investigation

RCD biologist, Cleopatra Tuday, conducted a reconnaissance level investigation along with RCD project manager, Erica Harris, and one homeowner on February 02, 2021. The site visit was conducted from 12:30 pm to 1:00 pm. Weather was overcast to slightly cloudy. The project area and adjacent land was walked to document habitat conditions, existing species, and potential suitable habitat for special-status biological resources.

4 Findings

4.1 Landscape Setting

The proposed project is 0.8 miles from the coast within the community of El Granada, just north of Half Moon Bay, CA. The study area lies within a developed single-residency neighborhood surrounded by dense sloping stands of eucalyptus. The neighborhood rests on a ridgeline connected to the greater community by El Granada Boulevard. The project area lies within a small valley of dense eucalyptus and an understory of native and non-native shrubs such as coffee berry (*Frangula californica*), coyote brush (*Baccharis pilularis*) and French broom (*Genista monspessulana*). The valley features a gentle slope, with the project-side of the valley slope facing west. Soil types consist of well-draining Miramar course sandy loam (USDA). There are paper streets (Avenue Portola and Alley) that come from downhill of the study area and through the study area (Figure 1). There is available access for equipment from Avenue Portola, a 675-foot dirt road that connects to paved roads off of Del Monte Road.

4.2 Land Cover/Habitat Types

The study area lies firmly within dense eucalyptus stands (1.5 acres), with small sections of urban developed and Monterey pine forest (Figure 2). Impacts will be contained within eucalyptus habitat. The eucalyptus stand consists of tall stands of eucalyptus with an understory dominated by coffee berry, eucalyptus seedlings, coyote brush. A complete list of species can be found in Table 1. Outside of the project area, but within the study area lies 0.02 acres of Monterey pine stands, and 0.4 acres of developed land.

4.3 Sensitive Habitats

4.3.1 Riverine

Riverine habitat near the study area is described as an intermittent riverine system with a streambed and temporary flooded. The study area is mapped as riverine by the National Wetlands Inventory (USFWS). However, following site visit, the study area contains no visible channel, bank sides, surface run off, wetland

vegetation or any other signs that would indicate riverine habitat (See Appendix B. Representative Site Photographs). There are two riverine defined habitats within 850 and 900 feet of the study area that may provide intermittent flows during the rainy season. Those areas are separated by topography but share the same watershed that flows into two outflows, Pillar Point Harbor and Surfer's Beach.

4.4 Special Status Species

A mixture of literature review, GIS analysis, knowledge of biota in the area, and field surveys were used to determine the likelihood of presence and potential impacts to special status species from project activities. Table 1 lists a compilation of species that have the potential to exist within the project area based on data sources. The potential for each species to occur in the project area was evaluated based on species needs, habitat and existing conditions. Based on that evaluation, potential for species presence is determined using the following categories:

- **None** indicates that the study site does not provide suitable habitat, the local range is restricted and or the species was confirmed not present within the area.
- **Unlikely** indicates suitable habitat may exist but is of poor quality or is isolated from known populations.
- **Possible** indicates suitable habitat within the project area that could potentially support the species.
- **Present** indicates target species observed within the project area during field investigations.

Species listed as Unlikely or None are assumed to not be present within the project site.

The USFWS IPaC database query available in Appendix C includes all ESA listed species known with the larger coastal region as well as 23 birds covered under the U.S. Migratory Birds Treaty Act (listed in Appendix C). Many of the ESA listed species within the IPaC database are marine (eg. green sea turtle), beach species (e.g. least tern) or estuarine species (e.g. tide water goby, Delta smelt). None of which are to be directly or indirectly impacted by the project.

Of the ESA, CESA, and other protected species listed through literature review, there are a number of species that may occur within or near the project location (Figure 3). These species are listed in Table 2. Of the 23 migratory birds, some may utilize the surrounding forest and woody vegetation for foraging.

4.4.1 Special Status Species Plants

Of the 52 special status plant species known within the area, the eucalyptus dominated habitat does not provide suitable habitat for special status plant species, many of which only grow within specific habitats or microhabitats.

4.4.2 Special Status Species Wildlife

Monarch Overwintering Population (Danau plexippus) Candidate Federally Endangered. ***Possible*** *(Not Observed).* Suitable monarch overwintering populations require a specific suite of microhabitat conditions that provide mild climatic conditions. Overwintering sites are typified by roost trees at low elevation (200-300 ft) found on south, southwest, or west slopes typically in shallow canyons or gullies. These groves provide dappled sunlight, high humidity, fresh water, fall nectar sources, and provide shelter from high winds and freezing temperatures. Monarchs form fall aggregations starting in mid-November to March, though individuals may arrive as early as

September (The Xerces Society, 2017). There are three documented groves in the El Granada Area, the nearest documented at the intersection of Columbus and Avenue Portola (Western Monarch Count). The study area, while containing blue gum eucalyptus, a common overwintering tree species, does not provide suitable habitat for overwintering populations of monarch due to the exposure to high winds from the higher elevation (445 – 545 feet), lack of fall nectar sources, and fresh water. Additionally, there is no historical observations of monarchs within or adjacent to the study area. It is possible, however, that monarch may use the study area as pass through or utilize the trees while migrating to overwintering sites, particularly during cold or inclement weather.

San Francisco dusky-footed woodrat (Neotoma fuscipes) CDFW Species of Special Concern. ***Possible****. (Not Observed).*

Dusky-footed woodrat (*Neotoma fuscipes*) is a California Species of Special Concern. Dusky-footed woodrats are generally found in dense chaparral, oak and riparian woodland, and mixed conifer forest habitats that have a well-developed understory. They favor brushy habitat or woodland with a live oak component. They are highly arboreal, and thick-leaved trees and shrubs are important habitat components for the species (Williams et al. 1992). No woodrats nests were fund during the February 02, 2021 site visit, but they may be in the areas adjacent to the study area.

Roosting bats (Townsend's big-eared bat, hoary bat, western red bat) ***Possible****. (Not Observed).*

There are three potential bat species, Townsend's big-eared bat (*Corynorhinus townsendii*) CDFW Species of Special Concern, hoary bat (*Lasiurus cinereus*) and western red bat (*Lasiurus blossevillii*) that could inhabit the project area. Both species can roost in a variety of habitats including rocky outcroppings, oak and pine forested areas, open farmland, buildings, and hollow trees. Any habitat that provides semi-dark conditions with shelter from wind and rain. The study area contains mature trees and urban development that could provide roosting habitat for bats.

Migratory and Nesting birds (various spp.) U.S. Migratory Birds Treaty Act, California Department of Fish and Game Code. Possible.

There are two main regulatory actions for migratory birds, the Migratory Birds Treaty Act of 1918 and the Bald and Golden Eagle Protection Act of 1940. Of the 23 protected species from the IPaC database analysis, only one species has suitable breeding habitat within the breeding area, Allen's hummingbird (*Selasphorus sasin*). This species breeds in a wide range of habitats including coastal forests and residential areas that are present in the project area.

There are a variety of nesting bird species that could nest within the project area. All birds are protected under the Migratory Bird Treaty Act and CDFG Code 3503. The bird nesting season that encompasses these species generally exists between February 15 to August 31.

4.5 TREE PROTECTIONS

There are two overarching regulatory documents for non-ESA or non-CESA tree species within unincorporated San Mateo County, San Mateo County Significant Tree Ordinance (Ordinance No. 3229, Revised October 2016) and San Mateo County Heritage Tree Ordinance (Ordinance No. 2427).

According to the significant tree ordinance, a “significant tree” is described as any single stem with a circumference of 38 inches (6-inch diameter) or more within all of San Mateo County. A permit must be acquired through San Mateo County Planning Department for any removal, trimming of any tree, exotic or indigenous on any property.

Heritage trees fall under two classes. The first is any tree designated by the County Board of Supervisors, second is specific to the species and diameter at breast height. Specifically, Coast Redwood falls under 84 or more inches at diameter at breast height is considered a “heritage tree”. Any removal or trimming of trees that fall under either category must be permitted by the County under the Heritage Tree Removal/ Trimming Permit provided by the Planning Department. Permit application includes an Existing Tree Plan.

For the proposed project, there are 31 blue gum eucalyptus considered “significant” within the project area that are planned for removal. In addition, there are 7 Monterey pine and 3 coast redwood considered “significant” within the project area that will be preserved during project activities.

5 POTENTIAL RELATED EFFECTS AND RECOMMENDATIONS

The proposed project aims to reduce fuel load for wildfire though tree removal and chipping of branches. Potential related effects on species will be temporary through noise disruption, ground disruption, vegetation removal of small diameter trees, and sediment run-off. Activities within the project area include chainsaw work, chipping equipment, hand crews for vegetation removal, and light trucks on the dirt road for removing fallen logs.

5.1 GENERAL AVOIDANCE AND MINIMIZATION MEASURES

a) Appropriate perimeter erosion and sediment control measures (i.e. silt fencing, straw waddles) shall be installed around any stockpiles of soil or other materials which could be transported by rainfall or other water flow in order to reduce the possibility of soil erosion and sediment flowing into local waterways.
b) All access, staging, and work areas shall be the minimum size necessary to conduct the work.
c) All staging, maintenance, and storage of equipment shall be performed in a manner to preclude any direct or indirect discharge of fuel, oil, or other petroleum products into the study area. No other debris, rubbish, soil, silt, sand, or other construction-related materials or wastes shall be allowed to enter or be placed where they may be washed by rainfall or runoff into wetland areas. All such debris and waste shall be picked-up daily and shall be properly disposed of at an appropriate facility. If a spill of fluid materials occurs, the area shall be cleaned, and contaminated materials disposed of properly. The affected spill area shall be restored to its natural condition.
d) Disturbance or removal of vegetation shall not exceed the minimum necessary to conduct the work.
e) All trucks hauling soil, sand, and other loose materials shall be covered.

5.2 SENSITIVE HABITATS

5.2.1 Riverine

Potential temporary indirect impacts to drainage systems include surface run-off due to equipment activities (trucks, chipper equipment). To avoid any indirect impacts, planned work will minimize disturbance to surrounding area by implementing erosion control measures. The following protective measures will ensure minimal disturbance to minimize sediment or debris deposition into local water ways.

Best Management Practice Bio-1: Riverine Protective Measures

Impacts to local waterways can be reduced to **less than significant** by implementing the following mitigation measures:

a) Activities nearby or within aquatic habitats should be limited to the maximum extent feasible.
b) Worker environmental awareness training should be conducted for all construction crews and contractors. The education training should be conducted prior to starting work on the project and upon the arrival of any new worker. The training will include a brief review of special-status species, sensitive habitats, and other sensitive resources that may exist in the project area. It will include the life history of each relevant special-status species, field identification, habitat requirements, locations of sensitive biological resources, and a description of the legal status and protection for each species. The training will include materials concerning the following topics: sensitive resources, resource avoidance, permit conditions, and possible consequences for violations of State or Federal environmental laws. The training will cover the maintenance activity's conservation measures, environmental permits, and regulatory compliance.
c) Minimize removal of vegetation (beyond planned tree removal).
d) Minimize land exposure during activities and use mulching or tarping to protect critical areas.
e) If significantly impacted, replant to protect critical areas and use adapted native species when replanting.
f) BMPs outlined in Table 3.

5.3 SPECIAL STATUS WILDLIFE

San Francisco Dusky-footed Woodrat

While there were no woodrat nests found within the study area, there may by others adjacent or nearby. Impacts from tree felling or movement of equipment could be temporarily significant.

Best Management Practice Bio-2: Dusky-footed Woodrat Protective Measures

Impacts to dusky-footed woodrat can be reduced to **less than significant** by implementing the following mitigation measures:

a) The removal of trees and large shrubs shall be minimized to the maximum extent practicable and shall be limited to areas within the project footprint.
b) Tree removal or construction activities with potential to disturb suitable habitat for dusky-footed woodrat shall only occur after a biologist conducts a pre-construction survey for woodrat nests within affected woody habitats and adjacent woody habitat. If any woodrat nest is identified outside the

proposed disturbance footprint, exclusion zones around each den entrance or cluster of entrances will be demarcated. The configuration of exclusion zones should be circular, with a radius measured outward from the next. No construction activities will occur within the exclusion zones. Exclusion zone radii for active nests will be 20 feet, if possible. Exclusion zones will be demarcated with staking and flagging that encircles each den or cluster of dens but does not prevent access to the nest. If a nest is identified within the disturbance footprint, then nest relocation procedure will be determined by the biologist, in consultation with CDFW.

Monarch Overwintering Population

While the study area is unsuitable to monarch overwintering, the site may provide shelter from wind or freezing temperatures for individuals migrating to overwintering sites. If in the unlikelihood that monarchs roost within the study area, then removal of tees could potentially impact monarchs temporarily.

Best Management Practice Bio-3: Monarch Protective Measures

Impacts to overwintering Monarch can be reduced to **less than significant** by implementing the following mitigation measures:

a) Tree removal activities should be conducted outside of the overwintering season (October 15 to March 15).
b) If tree removal must occur during overwintering season, then tree removal shall not take place when temperatures are 55 degrees Fahrenheit and below. If tree removal must occur at or below 55 degrees Fahrenheit, then a qualified biologist shall conduct a survey for overwintering butterflies. Low temperatures are when monarchs are most likely to cluster in roost trees.
c) If tree removal activities are conducted outside of the overwintering season, between March 16 and October 14, then surveys for overwintering monarch are not necessary.

Migratory and Nesting Birds

Migratory and birds of special concern, such as Allen's hummingbird, and common birds such as the house finch, dark eyed junco, American crow, and other similar species could forage and nest within the study area. Vegetation removal within the eucalyptus area could result in the temporary destruction of potential nesting habitat. Disturbance from noise by chainsaws and heavy machinery (chipping equipment) may cause nest damage or abandonment.

Best Management Practice Bio-4: Migratory and Nesting Birds Protective Measures

Impacts to all migratory and nesting birds shall be reduced to **less than significant** by implementing the following measures.

a) For areas where vegetation removal is planned, impacts to nesting birds can be avoided if work is conducted outside of the nesting or breeding season, defined as February 15 to August 31. No surveys will be needed outside of the nesting season (September 1- February 14). Nesting season based on possibly present species.
b) To deter nesting within the proposed area, tree removal, pruning, grubbing, or other vegetation management activities can be conducted outside of the breeding season (September 1- February 14)

prior to initial construction. These activities do not require preconstruction surveys for nesting or migratory species.

c) If activities will be conducted during the nesting season (February 15 - August 31), a nesting bird survey will be conducted no more than two weeks prior to construction activities, including staging, tree removal, pruning or surface disturbing activities. If no nests are found within the project footprint, no further actions are needed.
d) If active nests are found (eggs or fledglings present) within 300 feet for raptor species or 100 feet for all other bird species, non-disturbance buffers shall be established at a sufficient distance to minimize disturbance based on location, topography, cover, species tolerance for disturbance and noise, and the type of disturbance. Work within the non-disturbance zone will be rescheduled for a date after the young have fledged.

Roosting Bats (Townsend's big-eared bat, hoary bat, western red bat)

There is potential for roosting habitat for Townsend's big-eared bat, hoary bat, and western red bat within mature trees or buildings within the study area. Impacts to roosting bats includes indirect effects from work in close proximity to roost sites could result in roost disturbance, and direct impacts from tree felling activities.

Best Management Practice Bio-5: Roosting Bat Protective Measures

Impacts to roosting bats can be reduced to **less than significant** by implementing the following mitigation measures:

a) If feasible, any mature trees within the study area proposed for removal shall be removed outside of the maternity roosting season (typically defined as April 1 to August 31).
b) Prior to the start of project activities, a qualified biologist shall conduct a visual survey for bat roosts within 20 feet of project site that provide suitable bat roosting habitat such as man-made structures, snags, rotten stumps, mature trees with broken limbs, trees with exfoliating bark, cavities or holes within trunks, etc. Roosting sites identified during preconstruction surveys should be avoided to the maximum extent feasible. If a roost is detected within the maternity roosting season (April 1 - August 31), then a qualified biologist shall be present during tree removal activities beginning with portions of the tree that do not provide suitable roost habitat. The speed of removal shall be coordinated with the on-site biologist until roosting young have been determined to have left the roost.
c) Any time of year, if a large tree (dbh >12 inches) will be removed, it shall be left on the ground for 24 hours before taken offsite or chipped. This period will allow any roosting bats the opportunity to leave before the tree is either removed from the area or chipped.

6 TABLES AND FIGURES

Figure 1. Project Description

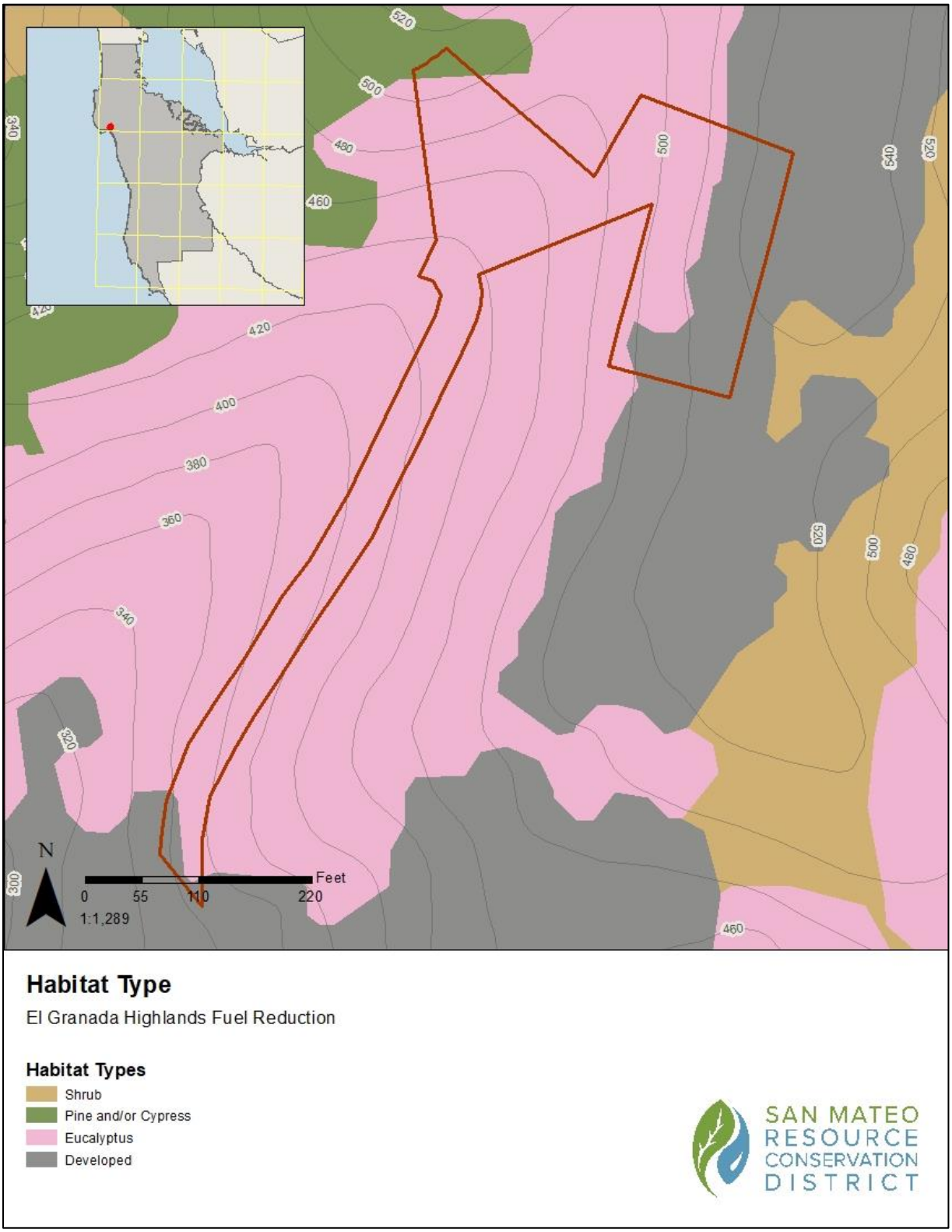
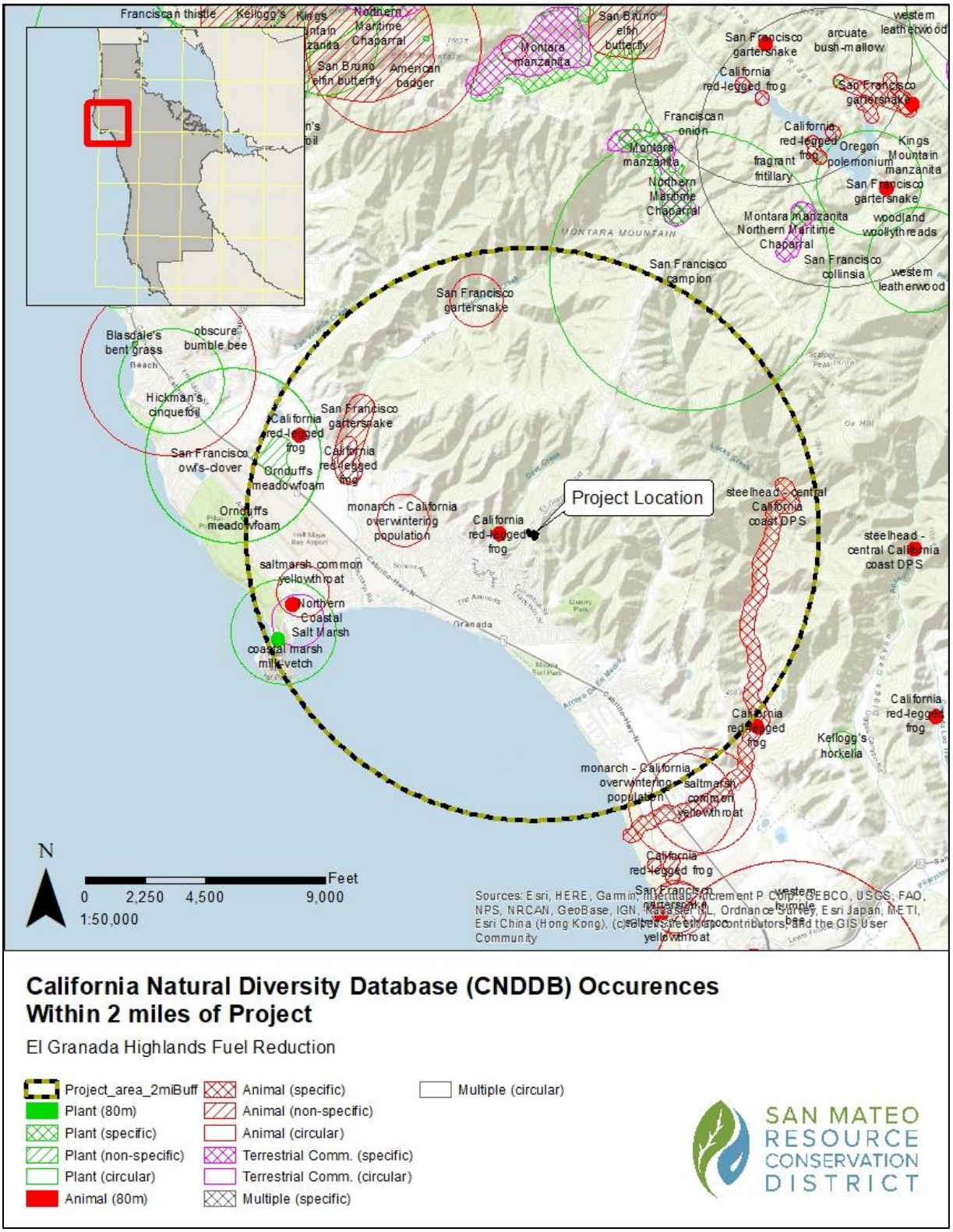


Figure 2. Habitat within and around study area.



California Natural Diversity Database (CNDDB) Occurences Within 2 miles of Project

El Granada Highlands Fuel Reduction

Project_area_2miBuff
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)

SAN MATEO RESOURCE CONSERVATION DISTRICT

Figure 3. CNDDB occurrences within two miles of project area.

Table 1. List of Species Observed in the Study Area.

Common Name	Binomial Name
Coyote brush	*Baccharis pilularis*
Poison hemlock	*Conium maculatum*
Jubata grass	*Cortaderia jubata*
Contoneaster	*Cotoneaster franchetii*
Cape ivy	*Delairea odorata*
Monkey flower	*Diplacus aurantiacus*
Pine echium	*Echium pininana*
Panic velt grass	*Ehrharta erecta*
Canada horseweed	*Erigeron canadensis*
Blue gum eucalyptus	*Eucalyptus globulus*
California strawberry	*Fragaria vesca*
Coffee berry	*Frangula californica*
White rampin fumitory	*Fumaria capreolata*
Bedstraw	*Galium sp.*
French broom	*Genista monspessulana*
English Ivy	*Hedera helix*
California horkelia	*Horkelia californica*
Spreading rush	*Juncus patens*
Pink honeysuckle	*Lonicera hispidula*
Manroot	*Marah fabacea*
Oso berry	*Oemleria cerasiformis*
Bermuda buttercup	*Oxalis pes-caprae*
Harding grass	*Phalaris aquatica*
Monterey pine	*Pinus radiata*
English plantian	*Plantago lanceolata*
Sword fern	*Polystichum imbricans*
Flowering Currant	*Ribes sanguineum*
Thimbleberry	*Rubus parviflorus*
Blackberry	*Rubus ursinus*
Red elderberry	*Sambucus racemosa*
Pacific sanicle	*Sanicula crassicaulis*
Bee plant	*Scrophularia californica*
Coastal redwood	*Sequoia sempervirens*
Nighshade	*Solanum sp.*
Poison oak	*Toxicodendron diversilobum*
Periwinkle	*Vinca major*

Table 2. Special-Status Species List with Potential to Occur within Study Area

Species	Listing Status	General Habitat and Life Cycle	Habitat Suitability and Potential to Occur within Study Area	Project Impact
Birds				
Clark's Grebe Aechmophorus clarkii	BCC	Marshes and freshwater lakes. Breeds Jan 1 to Dec 31	None. no marsh	**None**
Tricolored Blackbird Agelaius tricolor	BCC	wetlands and wet agricultural fields. Breeds Mar 15 to Aug 10	None. no wetlands	**None**
Golden Eagle Aquila chrysaetos	BCC	Open to semi-open country. Breeds Jan 1 to Aug 31	None. Not open or semi-open habitat	**None**
Black Turnstone Arenaria melanocephala	BCC	Breeds elsewhere	None. Breeds elsewhere	**None**
Burrowing Owl Athene cunicularia	BCC	Open areas with no trees and low lying vegetation in grasslands, deserts and stepe environments. Utilize rodent burrows. Breeds Mar 15 to Aug 31	None. No suitable habitat (no open areas)	**None**
Oak Titmouse Baeolophus inornatus	BCC	open dry oak or oak-pine woodlands. Breeds Mar 15 to Jul 15	None. Not dry oak or oak-pine woodlands	**None**
Marbled Murrelet Brachyramphus marmoratus	CE, FT	Old growth redwood forests with branch platforms for nesting and dense foliage. Preference toward Douglas-fir in the Santa Cruz Mountains Unit. Breeds Mar 15 to Aug 15	None. No suitable habitat (no old growth redwood or Douglas fir)	**None**
Lawrence's Goldfinch Carduelis lawrencei	BCC	Open woodlands, chaparral and weedy fields. Breeds Mar 20 to Sep 20	None. no oak woodlands	**None**
Wrentit Chamaea fasciata	BCC	coastal scrub and chaparral, areas of dense shrubbery. Breeds Mar 15 to Aug 10	None. No costal scrub and chaparral within study area	**None**
Western Snowy Plover Charadrius nivosus nivosus	FT	high tide line on coastal beaches, sand spits, dune-backed beaches, sparsely-vegetated dunes, beaches at creek and river mouths, and salt pans at lagoons and estuaries (U.S. Fish and Wildlife Service 2001). Breeds Mar 15 to Sept 1	None. no suitable habitat	**None**
saltmarsh common yellowthroat Geothlypis trichas sinuosa	SSC, BCC	needs tall, emergent herbaceous wetlands (Timossi 1990). Breeds Mar 15 to July 30	None. no suitable habitat	**None**

Species	Listing Status	General Habitat and Life Cycle	Habitat Suitability and Potential to Occur within Study Area	Project Impact
Black Oystercatcher Haematopus bachmani	BCC	Shoreline. Breeds Apr 15 to Oct 31	None. no suitable habitat	**None**
Bald Eagle Haliaeetus leucocephalus	BCC	Lakes, reservoirs, rivers, marshes, and coastline. Where fish are present or scavenging food sources. Breeds Jan 1 to Aug 31	None. no suitable habitat	**None**
Short-billed Dowitcher Limnodromus griseus	BCC	Breeds elsewhere	None. Breeds elsewhere	**None**
Marbled Godwit Limosa fedoa	BCC	Breeds elsewhere	None. Breeds elsewhere	**None**
Song Sparrow Melospiza melodia	BCC	open habitat such as tidal marshes, chapparal and agricultural fields, forest edges, and suburbs. In mixed woodlands. Generally nest on or low to the ground, generally under grasses or shrubs. Breeds Feb 20 to Sep 5	None. no suitable habitat	**None**
Long-billed Curlew Numenius americanus	BCC	Breeds elsewhere	None. Breeds elsewhere	**None**
Whimbrel Numenius phaeopus	BCC	Breeds elsewhere	None. Breeds elsewhere	**None**
Ashy Storm-petrel Oceanodroma homochroa	BCC	Open ocean. Breeds May 1 to Jan 15	None. no suitable habitat	**None**
Short-tailed AlbatrossPhoebastria (=Diomedea) albatrus	FE	Open ocean. Breeds elsewhere	None. no suitable habitat	**None**
Nuttall's Woodpecker Picoides nuttallii	BCC	Oak woodland. Breeds Apr 1 to Jul 20	None. Not oak woodland	**None**
Spotted Towhee Pipilo maculatus clementae	BCC	Dry thickets, forest edges, old fields, chaparral, dense shrub cover. Breeds Apr 15 to Jul 20	None. No suitable habitat (study area within eucalyptus forest)	**None**
California Clapper Rail Rallus longirostris obsoletus	FE	salt and brackish marshes. Breeds Feb 15 to Aug 30	None. no suitable habitat	**None**
Black Skimmer Rynchops niger	BCC	Shoreline. Breeds May 20 to Sep 15	None. no suitable habitat	**None**
Rufous Hummingbird Selasphorus rufus	BCC	Breeds elsewhere Breeds elsewhere	None. Breeds elsewhere	**None**
Allen's Hummingbird Selasphorus sasin	BCC	Coastal forest, shrub, and chapparal. Breeds Feb 1 to Jul 15	Possible. Eucalyptus forest within mile of coast.	**Yes; BMP Bio-4**
California Least Tern Sterna antillarum browni	FE	open beaches kept free of vegetation by the tide. Breeds Apr 1 to May 1	None. no suitable habitat	**None**

Species	Listing Status	General Habitat and Life Cycle	Habitat Suitability and Potential to Occur within Study Area	Project Impact
Willet Tringa semipalmata	BCC	Breeds elsewhere	None. Breeds elsewhere	**None**
Fish				
Tidewater Goby Eucyclogobius newberryi	FE	brackish water in lagoons created by coastal streams.	None. no suitable habitat	**None**
Delta Smelt Hypomesus transpaci□cus	FT	Tidally influenced backwater sloughs and channel edgewaters in the San Francisco Estuary.	None. no suitable habitat	**None**
steelhead - central California coast DPS Oncorhynchus mykiss irideus	FT	Cold perennial streams with complexity in stream for spawning and juvenile development.	None. no suitable habitat. Nearest streams are El Granada Creek and unamed drainages.	**None**
Insects				
San Bruno Elfin Butterfly Callophrys mossii bayensis	FE	Inhabits north-facing slopes within the fog belt in populations of broadleaf stonecrop (Sedum spathulifolium). Remaining populations are within Milagra Ridge, San Bruno Mountain, and Montara Mountain.	None. San Bruno Elfin only exists within three places within San Mateo County, none of which are near the study area. Additionally, San Bruno Elfin habitat is restricted to Sedum spathulifolium on rocky outcroppings, neither of which are present within the study area.	**None**
monarch - California overwintering population Danaus plexippus pop. 1		Monarchs overwinter in dense groups on branches, leaves, truncks of leaves. Sites are within 1.5 miles of the coast or SF Bay. Low elevations with S, SW, W facing slopes. In areas that provide adequate dappling light. Usually in shallow canyons or gullies, providing shelter from wind. Prefered groves include bluegum cucalyptus, monterey pine, Monterey cyptress, and other native and non-native trees species. Overwintering season lasts Sept 15 to Feb 30.	Possible. There are three groves within a mile of the study area. Study area consists of dense Eucalyptus forest on a west facing slope. Monarch may fly through the site, but it's unlikely that monarchs overwinter within or adjacent to the study area.	**Yes; BMP Bio-3**

Species	Listing Status	General Habitat and Life Cycle	Habitat Suitability and Potential to Occur within Study Area	Project Impact
Mission Blue Butterflylcaricia icarioides missionensis	FE	Coastal chaparral and grasslands. Lupine species are host to larva. Nectar sources include buckwheat, golden asters, wild hyacinths, etc. Found from 210 to 360 m, where colonies are found along ridges. Flight season March 30 to July 10	None. No suitable habitat	**None**
Myrtle's Silverspot Butterfy Speyeria zerene myrtleae	FE	Coastal dune or prairie habitat associated with gumplant (grindelia robicaulis), yellow sand verbena (Abronia latifolia), mints (Monardella spp.), bull thistle (Cirsium culgare), and seaside daisy (Erigeron glaucus).	None. No suitable habitat. Species is restricted to coastal dune and prairie.	**None**
Mammals				
pallid bat Antrozous pallidus	SSC	Favor rocky outcroppings, oak and pine foreststed areas, open farmland, buildings, hollow trees. Any habitat that provides semi-dark conidtions with shelter from wind and rain. Most common in open dry habitats with rocky areas for roositng.	Unlikely. Study area does not provide suitable roosing habitat. May occasionally forage over the site.	**None**
Townsend's big-eared bat Corynorhinus townsendii	SSC	Live in montane forest typified by thick pine, fir and aspen trees surrounded by shrub and grassland. Are also known to occupy caves, cliffs, rock ledges, abandoned mines, and other man-made structures.	Possible. While there are no instances on CNDDB, there is urban development adjacent to project area and forest habitat may provide adequate roosting habitat.	**Yes; BMP Bio-5**
western red bat Lasiurus blossevillii	SSC	Roost in forests and woodlands from sea level to mixed conifer forests. Forage around grasslands, shrublands, open woodlands, forests, and croplands.	Possible. Eucalyptus provides suitable habitat for roosting and foraging.	**Yes; BMP Bio-5**
long-eared myotis Myotis evotis		Coniferous forests at higher elevations. Found in exfoliating bark in living and dead snags, rock crevices, fallen logs.	None. No suitable habitat. No coniferous forests.	**None**

Species	Listing Status	General Habitat and Life Cycle	Habitat Suitability and Potential to Occur within Study Area	Project Impact
Yuma myotis Myotis yumanensis		Roost in abandoned cliff swallow nests and tree cavities. Forage over water in forested area.	Unlikely. Eucalyptus may provide suitable habitat for roosing, but lacks freshwater prefered for foraging.	**None**
hoary bat Lasiurus cinereus		Coniferous or broadleaf trees at the edge of clarings, but can also inhabitat heavy forests, open wooded glades and shade trees along urban streets and in urban parks.	Possible. While there are no instances on CNDDB, there is urban development adjacent to project area and trees within the study area may povide roosting sites for this species.	**Yes; BMP Bio-5**
Southern Sea Otter Enhydra lutris nereis	FT	Mainland coastline from San Mateo County to Santa Barbara County, California, and San Nicolas Island, Ventura County.	None. No suitable habitat	**None**
San Francisco Dusky-footed woodrat Neotoma fuscipes annectens	SSC	Dense chaparral, oak and riparian woodland, and mixed conifer forest.	Possible. Eucalyptus forest and shrub understory provide adequate habitat for dusky-footed wood rat. However, no nests were seen within study area.	**Yes; BMP Bio-2**
Salt Marsh Harvest MouseReithrodontomys raviventris	FE	Dense pickleweed in marsh or estuary habitat. Mice also move into adjoining grasslands during the highest winter tides.	None. No suitable habitat	**None**
Reptiles and Amphibians				
Green Sea Turtle Chelonia mydas	FT	Shallow waters of lagoons, bays, esturaries, mangroves, eelgrass and seaweed beds.	None. No suitable habitat	**None**
California red-legged frog Rana draytonii	FT, SSC	Low flow streams, wetlands, ponds. Mostly in grass-shrub mosaic, but can utilize upland riparian.	Unlikely. Study area is upland of drainage system that leads into residential area. There are ephemeral streams within 600 ft of study area, but it is unlikely that California red-legged frog is present within these ephemeral streams, or that the frog would use the study area to move from wetland to wetland.	**None**
San Francisco gartersnake Thamnophis sirtalis tetrataenia	CE, FE, FP	Grasslands, wetlands near ponds, marshes or sloughs.	None. No suitable habitat	**None**

Species	Listing Status	General Habitat and Life Cycle	Habitat Suitability and Potential to Occur within Study Area	Project Impact
Plants				
Blasdale's bent grass Agrostis blasdalei	CNPS 1B.2	Coastal bluff scrub, Coastal dunes, Coastal prairie. May-Jul	None. No suitable habitat	**None**
Franciscan onion Allium peninsulare var. franciscanum	CNPS 1B.2	dry hillsides. (Apr)May-Jun	None. No suitable habitat	**None**
bent-flowered fiddleneck Amsinckia lunaris	CNPS 1B.2	Coastal bluff scrub, Cismontane woodland, Valley and foothill grassland. Mar-Jun	None. No suitable habitat	**None**
coast rockcress Arabis blepharophylla	CNPS 4.3	Broadleafed upland forest, Coastal bluff scrub, Coastal prairie, Coastal scrub. Feb-May	None. No suitable habitat	**None**
Santa cruz island manzanita Arctostaphylos crustacea ssp. subcordata		Closed-cone Pine Forest, Chaparral	None. No suitable habitat	**None**
Montara manzanita Arctostaphylos montaraensis	CNPS 1B.2	Chaparral (maritime), Coastal scrub. Jan-Mar	None. No suitable habitat	**None**
Kings Mountain manzanita Arctostaphylos regismontana	CNPS 1B.2	Broadleafed upland forest, Chaparral, North Coast coniferous forest. Dec-Apr	None. No suitable habitat	**None**
ocean bluff milk-vetch Astragalus nuttallii var. nuttallii	CNPS 4.2	Coastal bluff scrub, Coastal dunes. Jan-Nov	None. No suitable habitat	**None**
coastal marsh milk-vetch Astragalus pycnostachyus var. pycnostachyus	CNPS 1B.2	Coastal dunes (mesic), Coas.tal scrub, Marshes and swamps (coastal salt, streamsides). (Apr)Jun-Oct	None. No suitable habitat	**None**
johnny-nip Castilleja ambigua var. ambigua	CNPS 4.2	Coastal bluff scrub, Coastal prairie, Coastal scrub, Marshes and swamps, Valley and foothill grassland, Vernal pools margins. Mar-Aug	None. No suitable habitat	**None**
Seaside paintbrush Castilleja latifolia		Coastal Strand, Northern Coastal Scrub.	None. No suitable habitat	**None**
Seaside paintbrush Castilleja latifolia var. wightii		Coastal Strand, Northern Coastal Scrub.	None. No suitable habitat	**None**

Species	Listing Status	General Habitat and Life Cycle	Habitat Suitability and Potential to Occur within Study Area	Project Impact
pappose tarplantCentromadia parryi ssp. parryi	CNPS 1B.2	Chaparral, Coastal prairie, Meadows and seeps, Marshes and swamps (coastal salt), Valley and foothill grassland (vernally mesic). May-Nov	None. No suitable habitat	**None**
San Francisco Bay spineflower Chorizanthe cuspidata var. cuspidata	CNPS 1B.2	Coastal bluff scrub, Coastal dunes, Coastal prairie, Coastal scrub. Apr-Jul(Aug)	None. No suitable habitat	**None**
Franciscan thistle Cirsium andrewsii	CNPS 1B.2	Broadleafed upland forest, Coastal bluff scrub, Coastal prairie, Coastal scrub. Mar-Jul	None. No suitable habitat	**None**
San Francisco collinsia Collinsia multicolor	CNPS 1B.2	Closed-cone coniferous forest, Coastal scrub. (Feb)Mar-May	None. No suitable habitat	**None**
clustered lady's-slipper Cypripedium fasciculatum	CNPS 4.2	Riparian habitat within yellow pine forst, redwood or Douglas fir forests. Mar-Aug	None. Very few locations within San Mateo County.No suitable habitat.	**None**
western leatherwood Dirca occidentalis	CNPS 1B.2	Generally north or northeast facing slopes, mixed-evergreen forest to chaparral, generally in fog belt. Moist wooded hillsides often with Arbutus menziesii and Quercus agrifolia, sometimes forming thickets (Thomas 1961). Found in limited populations within San Mateo County at Montara Mountain, San Andreas Lake, Searsville, and foothills near Stanford University. Jan-Mar(Apr)	None. No suitable habitat	**None**
California bottle-brush grass Elymus californicus	CNPS 4.3	Broadleafed upland forest, Cismontane woodland, North Coast coniferous forest, Riparian woodland. May-Aug(Nov)	None. No suitable habitat	**None**
San Mateo woolly sunflower Eriophyllum latilobum	CNPS 1B.1, CE, FE	Cismontane woodland (often serpentinite, on roadcuts), Coastal scrub, Lower montane coniferous forest. May-Jun	None. No suitable habitat	**None**
San Francisco wallflower Erysimum franciscanum	CNPS 4.2	Chaparral, Coastal dunes, Coastal scrub, Valley and foothill grassland. Mar-Jun	None. No suitable habitat	**None**

Species	Listing Status	General Habitat and Life Cycle	Habitat Suitability and Potential to Occur within Study Area	Project Impact
Hillsborough chocolate lily Fritillaria biflora var. ineziana	CNPS 1B.1	Cismontane woodland, Valley and foothill grassland. Mar-Apr	None. No suitable habitat	**None**
Marin checker lily Fritillaria lanceolata var. tristulis	CNPS 1B.1	Coastal bluff scrub, Coastal prairie, Coastal scrub. Feb-May	None. No suitable habitat	**None**
fragrant fritillary Fritillaria liliacea	CNPS 1B.2	Heavy soils, open hills and fiels near the coast. Feb-Apr	None. No suitable habitat	**None**
San Francisco gumplant Grindelia hirsutula var. maritima	CNPS 3.2	Coastal bluff scrub, Coastal scrub, Valley and foothill grassland. Jun-Sep	None. No suitable habitat	**None**
short-leaved evax Hesperevax sparsiflora var. brevifolia	CNPS 1B.2	Coastal bluff scrub (sandy), Coastal dunes, Coastal prairie. Mar-Jun	None. No suitable habitat	**None**
Kellogg's horkelia Horkelia cuneata var. sericea	CNPS 1B.1	Closed-cone coniferous forest, Chaparral (maritime), Coastal dunes, Coastal scrub. Apr-Sep	None. No suitable habitat	**None**
Point Reyes horkelia Horkelia marinensis	CNPS 1B.2	Coastal dunes, Coastal prairie, Coastal scrub. May-Sep	None. No suitable habitat	**None**
Harlequin lotusHosackia gracilis	CNPS 4.2	Hydologically active areas such as springs, shores,meadows and roadside ditches.	None. No suitable habitat	**None**
island rock lichen Hypogymnia schizidiata	CNPS 1B.3	Closed-cone coniferous forest, Chaparral.	None. No suitable habitat	**None**
coast iris Iris longipetala	CNPS 4.2	Coastal prairie, Lower montane coniferous forest, Meadows and seeps. Mar-May	None. No suitable habitat	**None**
Northern california black walnut Juglans hindsii		Riparian.	None. No suitable habitat. Not seen within or near the study area.	**None**
perennial goldfields Lasthenia californica ssp. macrantha	CNPS 1B.2	Coastal bluff scrub, Coastal dunes, Coastal scrub. Jan-Nov	None. No suitable habitat	**None**
coast yellow leptosiphon Leptosiphon croceus	CNPS 1B.1, CC	Coastal bluff scrub, Coastal prairie. Apr-Jun	None. No suitable habitat	**None**

Species	Listing Status	General Habitat and Life Cycle	Habitat Suitability and Potential to Occur within Study Area	Project Impact
rose leptosiphon Leptosiphon rosaceus	CNPS 1B.1	COASTAL HEADLAND WITH DWARF VEGETATION, PROBABLY DUE TO SANDY SOIL AND WIND. ASSOCIATED WITH ERIGERON GLAUCUS, SIDALCEA, DUDLEYA FARINOSA, FRAGARIA CHILOENSIS, GRINDELIA STRICTA VAR. ANGUSTIFOLIA, AND LUPINUS VARIICOLOR.	None. No suitable habitat	**None**
Crystal Springs lessingia Lessingia arachnoidea	CNPS 1B.2	Cismontane woodland, Coastal scrub, Valley and foothill grassland. Jul-Oct	None. No suitable habitat	**None**
woolly-headed lessingia Lessingia hololeuca	CNPS 3	Broadleafed upland forest, Coastal scrub, Lower montane coniferous forest, Valley and foothill grassland. Jun-Oct	None. No suitable habitat	**None**
Ornduff's meadowfoam Limnanthes douglasii ssp. ornduffii	CNPS 1B.1	IN SATURATED SOIL. SHALLOW, NARROW DITCHES OF VERY LARGE FALLOW FIELD CULTIVATED FOR BROAD AND FAVA BEANS AND CABBAGE. IN RICH, BLACK LOAM, ARTIFICIALLY FERTILIZED FOR AGRICULTURAL PURPOSES.	None. No suitable habitat	**None**
San Mateo tree lupine Lupinus arboreus var. eximius	CNPS 3.2	Chaparral, Coastal scrub. Apr-Jul	None. No suitable habitat	**None**
Indian Valley bush-mallow Malacothamnus aboriginum	CNPS 1B.2	Chaparral, Cismontane woodland. Apr-Oct	None. No suitable habitat	**None**
arcuate bush-mallow Malacothamnus arcuatus	CNPS 1B.2	Chaparral, Cismontane woodland. Apr-Sep	None. No suitable habitat	**None**
Davidson's bush-mallow Malacothamnus davidsonii	CNPS 1B.2	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland. Jun-Jan	None. No suitable habitat	**None**
Hall's bush-mallow Malacothamnus hallii	CNPS 1B.2	Chaparral, Coastal scrub. (Apr)May-Sep(Oct)	None. No suitable habitat	**None**

Species	Listing Status	General Habitat and Life Cycle	Habitat Suitability and Potential to Occur within Study Area	Project Impact
woodland woolythreads Monolopia gracilens	CNPS 1B.2	Broadleafed upland forest (openings), Chaparral (openings), Cismontane woodland, North Coast coniferous forest (openings), Valley and foothill grassland. (Feb)Mar-Jul	None. No suitable habitat	**None**
white-rayed pentachaetaPentachaeta bellidiflora	CNPS 1B.1, CE, FE	Cismontane woodland, Valley and foothill grassland (often serpentinite). Mar-May	None. No suitable habitat	**None**
Choris' popcornflower Plagiobothrys chorisianus var. chorisianus	CNPS 1B.2	Chaparral, Coast.al prairie, Coastal scrub. Mar-Jun	None. No suitable habitat	**None**
Oregon polemonium Polemonium carneum	CNPS 2B.2	Coastal prairie, Coastal scrub, Lower montane coniferous forest. Apr-Sep	None. No suitable habitat	**None**
Hickman's cinquefoil Potentilla hickmanii	CNPS 1B.1, CE, FE	Coastal bluff scrub, Closed-cone coniferous forest, Meadows and seeps (vernally mesic), Marshes and swamps (freshwater). Apr-Aug	None. No suitable habitat	**None**
Scouler's catchfly Silene scouleri ssp. scouleri	CNPS 2B.2	Coastal bluff scrub, Coastal prairie, Valley and foothill grassland. granite bluffs above saddle of old highway Montara Mt. ((on topomaps between San Pedro Mt. and Montara Mt.)); , between San Pedro Mt. and Montara Mt. (Mar-May)Jun-Aug(Sep)	None. No suitable habitat	**None**
San Francisco campion Silene verecunda ssp. verecunda	CNPS 1B.2	Coastal bluff scrub, Chaparral, Coastal prairie, Coastal scrub, Valley and foothill grassland.	None. No suitable habitat	**None**
San Francisco owl's-clover Triphysaria floribunda	CNPS 1B.2	Coastal prairie, Coastal scrub, Valley and foothill grassland.	None. No suitable habitat	**None**
coastal triquetrella Triquetrella californica	CNPS 1B.2	Coastal bluff scrub, Coastal scrub.	None. No suitable habitat	**None**

Species	Listing Status	General Habitat and Life Cycle	Habitat Suitability and Potential to Occur within Study Area	Project Impact
Habitat				
Northern Coastal Salt Marsh Northern Coastal Salt Marsh		ABOUT 4 HA SALT MARSH DOM BY SALICORNIA, JAUMEA CARNOSA, FRANKENIA GRANDIFOLIA; ASSOC W/BRACKISH & FRESHWATER MARSH.	None. Not within study area.	**None**

Table 3. Best Management Practices (BMP) for project activities

No.	Name	Measure
BMP - 1	Erosion Control	• Between November 1 and April 15, exposed soil will be protected from erosion. During construction, such protection may consist of mulching and/or planting of native vegetation of adequate density. Before completion of the project, stabilize all exposed soil on disturbed slopes against erosion. • No erosion control materials that have natural or plastic monofilament type netting will be used during construction. All materials will be approved by a qualified biologist prior to use. • Prior to commencing work, project areas to remain undisturbed with ESA fencing. • Only haul roads and access points will be utilized for transport of materials and equipment. Discharge of water from the dewatered construction site, either by gravity or pumping, shall be performed in a manner that prevents excessive turbidity from entering the receiving waterways and prevents scour and erosion outside of the construction site. • Earthwork will be completed as quickly as possible, and site restoration will occur immediately following use.
BMP - 2	Staging and Stockpiling materials	• Staging, access and parking areas will be located outside of sensitive habitats to the extent feasible. • Areas of disturbance will be limited to the smallest footprint necessary. • All construction equipment that may leak petroleum products, fuels, lubricants, or other hazardous materials will be staged in upland areas, away from sensitive natural communities or habitats. • Any large wood or weed-free topsoil displaced by project activities will be stockpiled for use during site restoration. Native vegetation displaced by project activities will be stockpiled if it would be useful during site restoration. • All construction related items, including equipment, stockpiled material, temporary erosion control treatments and trash will be removed within 72 hours of project completion. All residual soils and/or materials will be cleared from the project site or placed in designated locations that have been cleared by biologists. • Building materials and other construction related materials, including chemicals, will not be stockpiled or stored where they could spill into water bodies or storm drains, or where they could cover aquatic or riparian vegetation. • Trash will be cleaned from the site daily.
BMP - 3	Equipment and Vehicle Maintenance and Cleaning	• Spill cleanup materials (rags, absorbents, etc.) will be stockpiled at the construction site where they are readily accessible. • All equipment will be maintained free of petroleum leaks. All vehicles operated within 250 ft of waterways will be inspected daily for leaks. Use drip pans to catch leaks until repairs are made. Repair leaks before leaving the staging areas. • Vehicle and equipment maintenance activities will be conducted in a designated area to prevent inadvertent fluid spills. • Secondary containment such as drain pan or drop cloth to catch spills or leaks will be used when removing or changing fluids. Fluids will be stored in

		appropriate containers with covers and properly recycled or disposed of off-site. • Clean up spills or leaks immediately and dispose of cleanup materials properly. • Sweep up spilled dry materials immediately. Do not wash them away with water or bury them. Use dry clean methods (absorbent materials, rags etc.). Do not use water to wash away spilled materials. • • Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours). • Vehicles will not be washed on-site.
BMP - 4	Hazardous material management	• Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil and antifreeze) in accordance with city, county, state and federal regulations. • Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment and cover them at the end of every workday or during wet weather or when rain is forecast. • Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours. • Arrange for appropriate disposal of all hazardous wastes. • Cover waste disposal containers securely with tarps at the end of every workday and during wet weather. • Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site. • Clean or replace portable toilets and inspect them frequently for leaks and spills. • Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.) • Dispose of liquid residues from paints, thinners, solvents, glues and cleaning fluids as hazardous waste.
BMP - 5	Fire prevention	• All earthmoving and portable equipment with internal combustion engines will be equipped with spark arrestors. • During the high fire danger period (April 1–December 1), work crews will have appropriate fire suppression equipment available at the work site. • On days when the fire danger is high, flammable materials will be kept at least 10 ft away from any equipment that could produce a spark, fire, or flame. • On days when the fire danger is high, portable tools powered by gasoline-fueled internal combustion engines will not be used within 25 ft of any flammable materials unless at least one round-point shovel or fire extinguisher is within immediate reach of the work crew (no more than 25 ft away from the work area).

7 REFERENCES

Application for Permit to Remove Tree(s) #PLN2020-00369. San Mateo County Planning & Building Department. 24 November 2020. Accessed March 4, 2021.

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United States Fish and Wildlife Service. National Wetlands Inventory. https://www.fws.gov/wetlands/data/mapper.html. Accessed March 04, 2021.

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___. Maps: Coastal Zone Boundary. California Coastal Commission. https://www.coastal.ca.gov/maps/czb/ accessed 08/29/2019.

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The Xerces Society. (2017). *Protecting California's Butterfly Groves Management Guidelines for Monarch Butterfly Overwintering Habitat*.

APPENDIX A

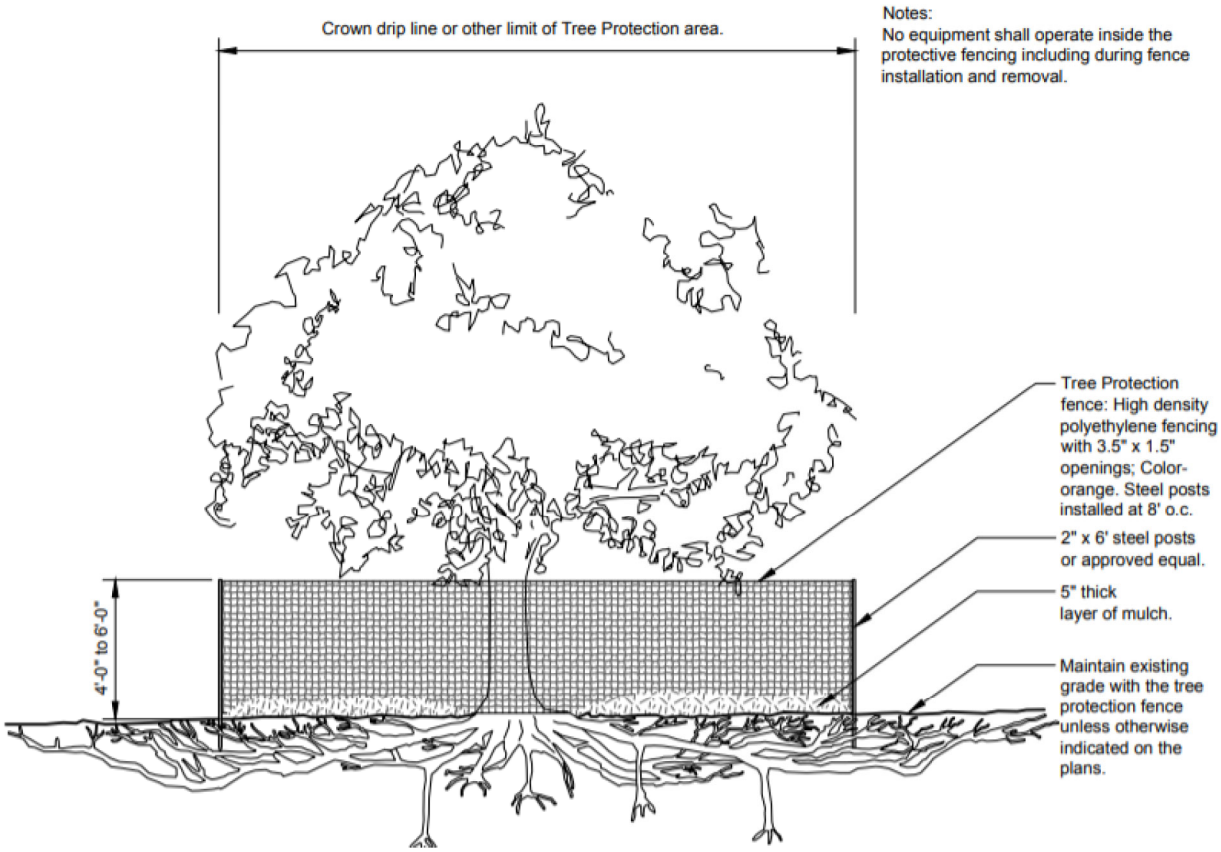
Application for Permit to Remove Tree(s) #PLN2020-00369

PLN 2020-00369 Updated 09January2021

Attachment 1 to SMC application for permit - 507 El Granada Blvd APN 047-152-240
Danny Terwey 650-515-5375

Erosion Control Plan:
Prior to all other work, the single heritage tree in the work vicinity, a 14" pine, will be fenced (see Diagram 1 and Diagram 2) to prevent damage to roots from falling debris and ground traffic. There are no other heritage trees, no other trees 12" or larger that will remain, and no additional fencing. During eucalyptus removal, all branches will be shredded to mulch and all mulch left on the ground for additional erosion control. Equipment will be limited to one shredder. All logs will be removed to trucks on the street (El Granada Blvd) via street-side crane or cut into rounds and rolled downhill to Avenue Portola, or left in place to keep debris removal to established roads. Stumps will be wrapped to prevent regrowth.

Diagram 1: Heritage tree fencing will extend to full crown driplines with all noted features.



Removal Plan:
All eucalyptus (RED circles) will be removed, with no impact to the only heritage tree in the vicinity, a 14” pine (GREEN circle) on the property.

Tree#	Size	Species
1	16”	eucalyptus
2	12”	eucalyptus
3	14”	eucalyptus
4	24”	eucalyptus
5	24”	eucalyptus
6	24”	eucalyptus
7	20”	eucalyptus
8	40”	eucalyptus
9	20”	eucalyptus

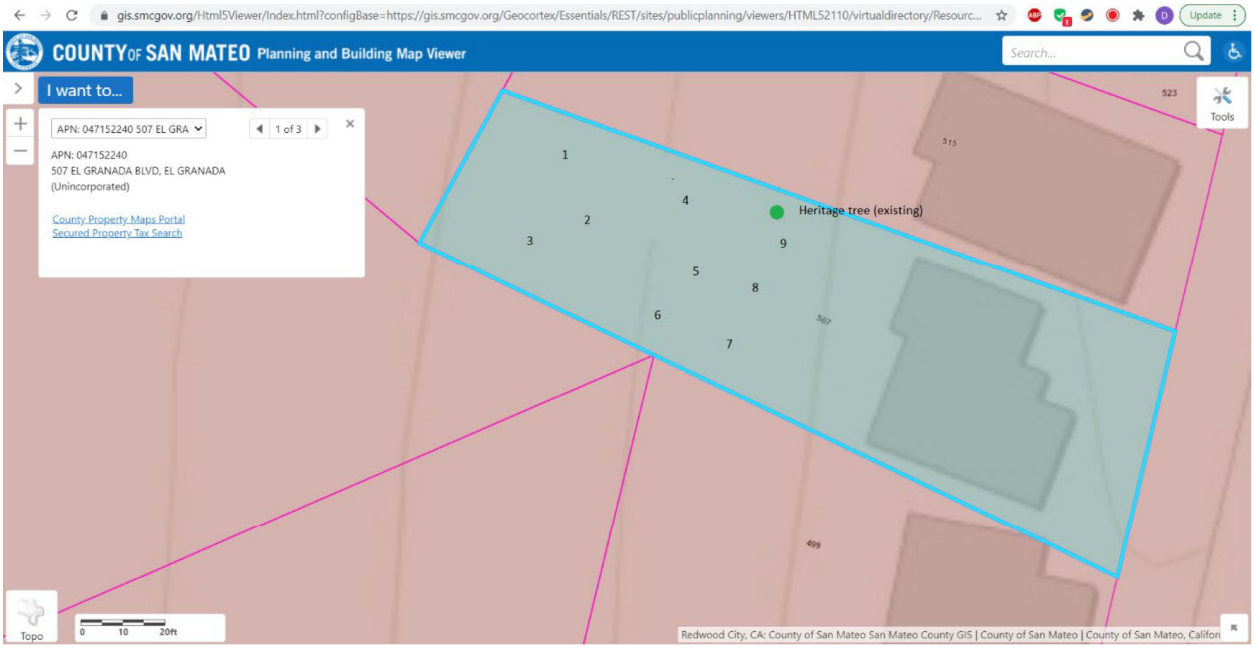
Diagram 2: Heritage tree with fencing, ley lines, and eucalyptus to be removed

Replanting Plan:

Existing shrubbery will be left in place, to prevent barren space. Replanting will be on a 1:1 scale, with a 5-gallon tree replacing each significant tree removed. The new trees will be indigenous fire safe trees, including evergreen Pacific wax myrtle (Myrica californica), red oak, red maple, western red cedar:

Tree#	Size	Species
1	5-gallon	Pacific wax myrtle
2	5-gallon	red maple
3	5-gallon	red oak
4	5-gallon	western red cedar
5	5-gallon	red maple
6	5-gallon	red oak
7	5-gallon	western red cedar
8	5-gallon	red maple
9	5-gallon	red oak

Diagram 3: Replanting locations



PLN 2020-00369
Attachment 2 to SMC application for permit – adding 515 El Granada Blvd APN 047-152-350

January 10th, 2021

To San Mateo County Planning Department;

We understand that we can include our eucalyptus removal application with our neighbor's application (**PLN 2020-00369**), with submission of this site plan. We are requesting permit for removal of (4) significant eucalyptus on our property, all with 100 feet of our home. There are two heritage trees on the property that will be preserved, also shown in the site plan below. Please let us know if there is any additional information you need from us in order to process the application. We are very eager to be able to reduce the available fuel before the next fire season.

Thank you,

David Oliphant and
Christopher Childers
515 El Granada Blvd.
650-445-8145

Erosion Control Plan:
See Diagram 1 and Diagram 2 for removal and replanting plans. There are two heritage trees on the property that will be preserved, and neither is in the vicinity of the eucalyptus to be removed or related groundwork. During eucalyptus removal, all branches will be shredded to mulch and all mulch left on the ground for additional erosion control. Equipment will be limited to one shredder. All large logs will be removed to trucks on the street (El Granada Blvd) via street-side crane, cut into rounds and rolled downhill to Avenue Portola, or left in place to keep debris removal to established roads. Stumps will be wrapped to prevent regrowth.

Removal Plan:

All eucalyptus (RED circles) will be removed. All are within 100 feet of our home structure. All heritage trees (GREEN) will be preserved. There are no ley line interactions between the heritage trees and there will be no ground work in the vicinity of the heritage trees. As a result, there is no need for fencing for preservation.

Tree#	Size	Species
1	24”	eucalyptus
2	15”	eucalyptus
3	30”	eucalyptus
4	30”	eucalyptus

Diagram 1: Eucalyptus to be removed

Replanting Plan:

Existing shrubbery will be left in place, to prevent barren space. Replanting will be on a 1:1 scale, with a 5-gallon tree replacing each significant tree removed. The new trees will be indigenous fire safe trees, including evergreen Pacific wax myrtle (Myrica californica), red oak, red maple, western red cedar:

New Tree#	Size	Species
1	5-gallon	Pacific wax myrtle
2	5-gallon	red maple
3	5-gallon	red oak
4	5-gallon	western red cedar

Diagram 2: Replanting locations

PLN 2020-00369
Attachment 3 to SMC application for permit – adding 491 El Granada Blvd APN 047-152-260

January 15th, 2021

To San Mateo County Planning Department;

We understand that we can include our eucalyptus removal application with our neighbor's application (**PLN 2020-00369**), with submission of this site plan. We are requesting permit for removal of (9) significant eucalyptus on our property, all with 100 feet of our home. There are four heritage trees on the property (and a 5th just across the property line) that will be preserved as shown in the site plan below. Please let us know if there is any additional information you need from us in order to process the application. We are very eager to be able to reduce the available fuel before the next fire season.

Thank you,

Richard and Nancy Brady
491 El Granada Blvd.
650-823-3174

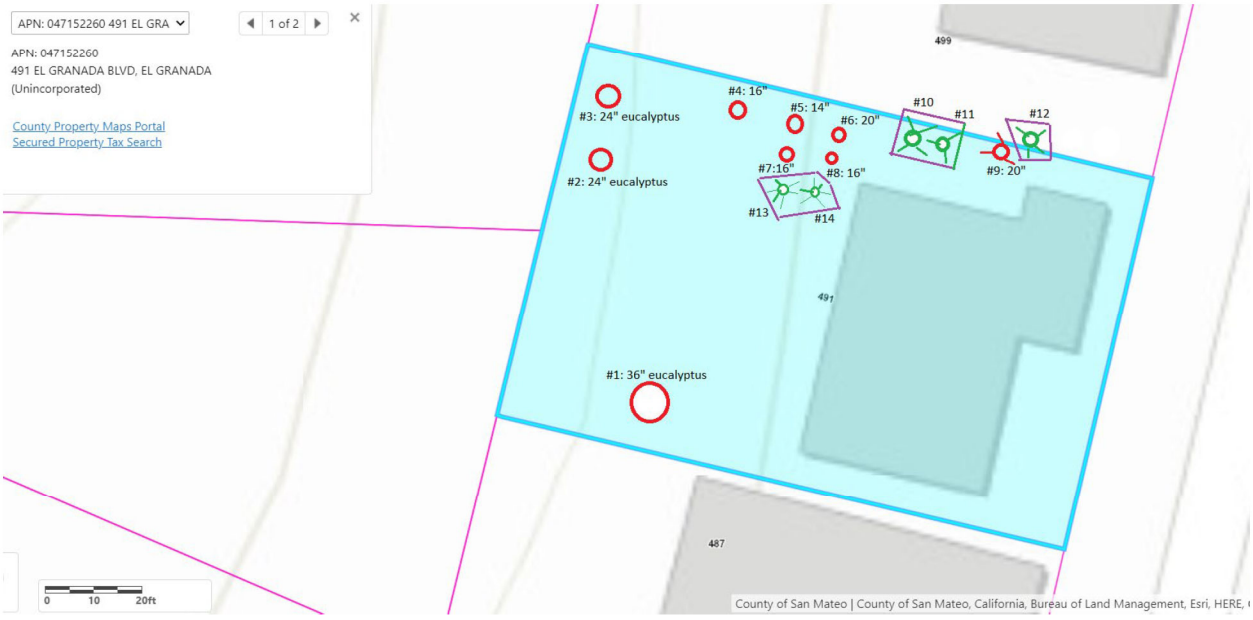
Erosion Control Plan:
Prior to all other work, all heritage trees in the work vicinity will be fenced (see Diagram 1 and Diagram 2 for removal and replanting plans) to prevent damage to roots from falling debris and ground traffic. During eucalyptus removal, all branches will be shredded to mulch and all mulch left on the ground for additional erosion control. Equipment will be limited to one shredder. All logs will be removed to trucks on the street (El Granada Blvd) via street-side crane or cut into rounds and rolled downhill to Avenue Portola, or left in place to keep debris removal to established roads. Stumps will be wrapped to prevent regrowth.

Removal Plan:

All eucalyptus (RED circles) will be removed. All are within 100 feet of our home structure. All heritage trees (GREEN) will be preserved. There are no ley line interactions between the heritage trees and eucalyptus, and fencing will prevent ground work in the vicinity of the heritage trees.

Tree#	Size	Species
1	36”	eucalyptus
2	24”	eucalyptus
3	24”	eucalyptus
4	16”	eucalyptus
5	14”	eucalyptus
6	20”	eucalyptus
7	16”	eucalyptus
8	16”	eucalyptus
9	20”	eucalyptus
10	20”	pine – fenced and preserved
11	16”	pine – fenced and preserved
12	18”	pine – fenced and preserved
13	10”	redwood – fenced and preserved
14	8”	redwood – fenced and preserved

Diagram 1: Heritage trees with fencing, ley lines, and eucalyptus to be removed



Replanting Plan:

Existing shrubbery will be left in place, to prevent barren space. Replanting will be on a 1:1 scale, with a 5-gallon tree replacing each significant tree removed. The new trees will be indigenous fire safe trees, including evergreen Pacific wax myrtle (Myrica californica), red oak, red maple, western red cedar:

New Tree#	Size	Species
1	5-gallon	Pacific wax myrtle
2	5-gallon	red maple
3	5-gallon	red oak
4	5-gallon	western red cedar
5	5-gallon	Pacific wax myrtle
6	5-gallon	red maple
7	5-gallon	red oak
8	5-gallon	western red cedar
9	5-gallon	Pacific wax myrtle

Diagram 2: Replanting locations

PLN 2020-00369
Attachment 4 to SMC application for permit – adding 499 El Granada Blvd APN 047-152-330

January 18th, 2021

To San Mateo County Planning Department;

We request to include our eucalyptus removal application with our neighbor's application (**PLN 2020-00369**), with submission of this site plan. We are requesting permit for removal of (9) significant eucalyptus on our property, all with 100 feet of our home. There are two heritage trees on the property that will be preserved as shown in the site plan below. Please let us know if there is any additional information you need from us in order to process the application. We are very eager to be able to reduce the available fuel before the next fire season.

Thank you,

Colby Williamson
Kristy Jordan
499 El Granada Blvd.
971-276-1283

Colby K. Williamson
Colby K. Williamson
1-18-2021

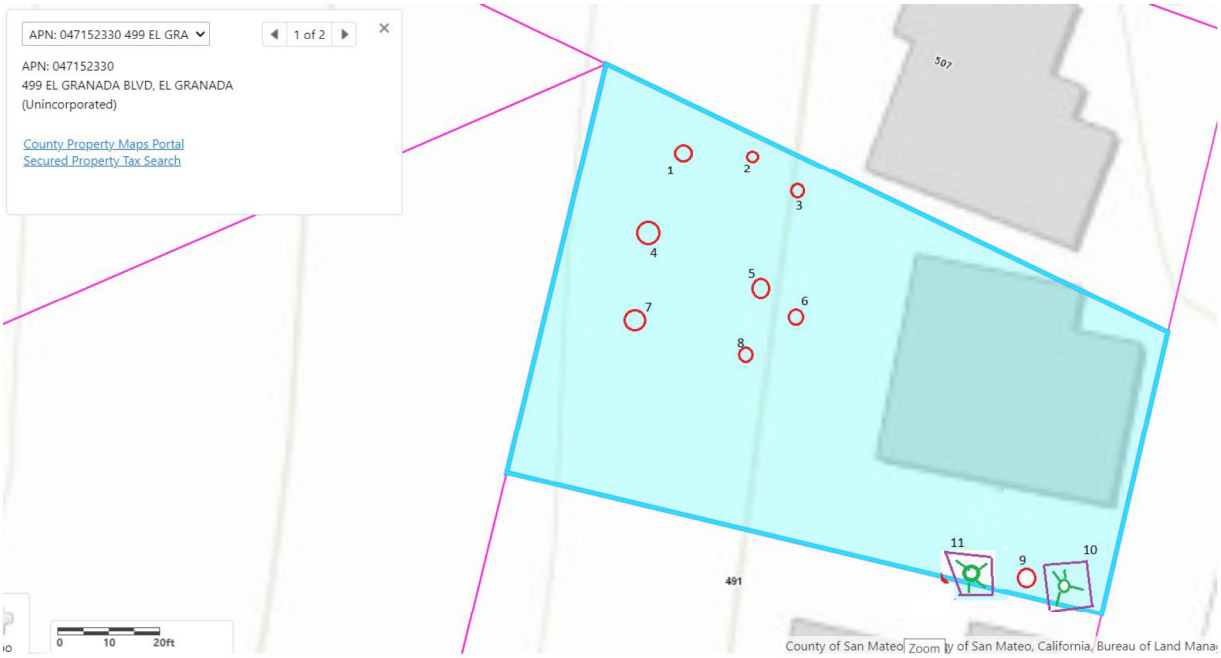
Erosion Control Plan:
Prior to all other work, all heritage trees in the work vicinity will be fenced (see Diagram 1 and Diagram 2 for removal and replanting plans) to prevent damage to roots from falling debris and ground traffic. During eucalyptus removal, all branches will be shredded to mulch and all mulch left on the ground for additional erosion control. Equipment will be limited to one shredder. All logs will be removed to trucks on the street (El Granada Blvd) via street-side crane or cut into rounds and rolled downhill to Avenue Portola, or left in place to keep debris removal to established roads. Stumps will be wrapped to prevent regrowth.

Removal Plan:

All eucalyptus (RED circles) will be removed. All are within 100 feet of our home structure. All heritage trees (GREEN circles) will be preserved. There are no ley line interactions between the heritage trees and eucalyptus, and fencing will prevent ground work in the vicinity of the heritage trees.

Tree#	Size	Species
1	28”	eucalyptus
2	16”	eucalyptus
3	24”	eucalyptus
4	30”	eucalyptus
5	30”	eucalyptus
6	24”	eucalyptus
7	28”	eucalyptus
8	24”	eucalyptus
9	24”	eucalyptus
10	12”	pine – fenced and preserved
11	20”	pine – fenced and preserved

Diagram 1: Heritage trees with fencing, ley lines, and eucalyptus to be removed

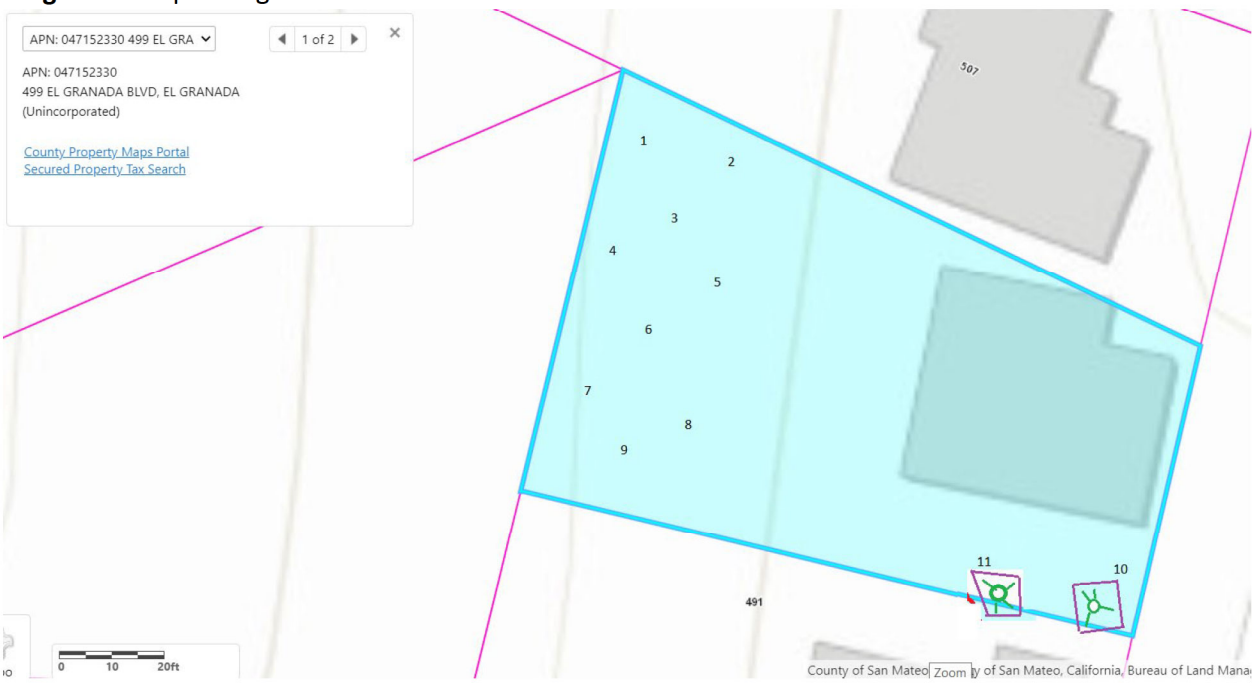


Replanting Plan:

Existing shrubbery will be left in place, to prevent barren space. Replanting will be on a 1:1 scale, with a 5-gallon tree replacing each significant tree removed. The new trees will be indigenous fire safe trees, including evergreen Pacific wax myrtle (Myrica californica), red oak, red maple, western red cedar:

New Tree#	Size	Species
1	5-gallon	Pacific wax myrtle
2	5-gallon	red maple
3	5-gallon	red oak
4	5-gallon	western red cedar
5	5-gallon	Pacific wax myrtle
6	5-gallon	red maple
7	5-gallon	red oak
8	5-gallon	western red cedar
9	5-gallon	Pacific wax myrtle

Diagram 2: Replanting locations



Temporary Right of Entry Agreement, Indemnification, & Hold Harmless
Avenue Portola Parcels

Effective March 1, 2021 and for a period of twelve (12) months thereafter, the undersigned property owner(s)/co-owner(s) hereby grants permission to the undersigned neighboring property owners and their representatives and personnel (collectively, "**Neighbors**") to enter the parcels listed below (collectively, the "**Property**") for the purpose of Neighbors' vegetation reduction on Neighbors' adjoining property.

APN 047152030 (Dennis Doherty and Calafort Holdings LLC co-owners)

Permission is granted based on the following conditions:

1) Neighbors are responsible for removing any debris and repairing any significant damage created on the Property by Neighbors' work.
2) Neighbors are responsible for obtaining any permits or providing notices required by San Mateo County or other applicable agencies for Neighbors' work.
3) To the fullest extent permitted by law, Neighbors will defend, indemnify and hold harmless any and all owners/co-owners of the Property, whether a signatory to this Agreement or not, and their officers, employees, and affiliates (collectively "**Owner**") from any and all loss or liability arising from or related to activities by or on behalf of Neighbors in connection with this Agreement.
4) Permission granted under this Agreement may be revoked upon fifteen (15) days written notice to Neighbors.

This Agreement entered by the parties below may be executed in counterparts. It may be amended/extended by written agreement of the parties.

Owner:	**Neighbors**:
Name: Calafort Holdings LLC by:	Name: Colby K. Williamson
Date: 1/25/2021	Date: 1-23-2021
Address: APN 047-152-030	Address: 499 El Granada BLVD Half Moon Bay, CA 94019
DANNY DERWEY	
Name: 01/23/21	Name:
Date: 507 el granada blvd	Date: 1/23/2021
Address: HMB CA 94019	Address: 515 El Granada Blvd Half Moon Bay, CA 94019

NAME: Richard Brady
DATE: 1-23-21
ADDRESS: 491 El Granada Blvd
Hmb. Ca 94019

APPENDIX B

Representative Site Photographs


(Left and Right) Eucalyptus stand with underlying native and non-native shrub cover. Monterey pine stand can be seen in distance on the far right. Facing south.


(Left) Proximity of eucalyptus stand to residential homes. Monterey pine can be seen in mid-left of picture. Facing southeast (Right) Access dirt road to project area. Facing north.


(Left and Right) Presence of young eucalyptus, English ivy and Cape ivy in project area. Facing (left) northeast and (right) southeast.

APPENDIX C

U.S. Fish and Wildlife Service's IPaC Resourse List

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

San Mateo County, California

Local office

Sacramento Fish And Wildlife Office

(916) 414-6600
(916) 414-6713

Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS

Salt Marsh Harvest Mouse Reithrodontomys raviventris — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/613

Southern Sea Otter Enhydra lutris nereis — Threatened
Marine mammal
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/8560

Birds

NAME	STATUS

California Clapper Rail Rallus longirostris obsoletus — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/4240

California Least Tern Sterna antillarum browni — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/8104

Marbled Murrelet Brachyramphus marmoratus — Threatened
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/4467

Short-tailed Albatross Phoebastria (=Diomedea) albatrus — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/433

Western Snowy Plover Charadrius nivosus nivosus — Threatened
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/8035

Reptiles

NAME	STATUS

Green Sea Turtle Chelonia mydas — Threatened
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/6199

San Francisco Garter Snake Thamnophis sirtalis tetrataenia — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/5956

Amphibians

NAME	STATUS
California Red-legged Frog Rana draytonii	Threatened

Wherever found
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/2891

Fishes

NAME	STATUS
Delta Smelt Hypomesus transpacificus	Threatened

Wherever found
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/321

Tidewater Goby Eucyclogobius newberryi — Endangered
Wherever found
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/57

Insects

NAME	STATUS
Mission Blue Butterfly Icaricia icarioides missionensis	Endangered

Wherever found
There is **proposed** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/6928

Myrtle's Silverspot Butterfly Speyeria zerene myrtleae — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/6929

San Bruno Elfin Butterfly Callophrys mossii bayensis — Endangered
Wherever found
There is **proposed** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/3394

Flowering Plants

NAME	STATUS

Hickman's Potentilla Potentilla hickmanii — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/6343

San Mateo Woolly Sunflower Eriophyllum latilobum — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/7791

White-rayed Pentachaeta Pentachaeta bellidiflora — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/7782

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)
Allen's Hummingbird Selasphorus sasin This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9637	Breeds Feb 1 to Jul 15
Ashy Storm-petrel Oceanodroma homochroa This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/7237	Breeds May 1 to Jan 15

Bald Eagle Haliaeetus leucocephalus — Breeds Jan 1 to Aug 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1626

Black Oystercatcher Haematopus bachmani — Breeds Apr 15 to Oct 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9591

Black Skimmer Rynchops niger — Breeds May 20 to Sep 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/5234

Black Turnstone Arenaria melanocephala — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Burrowing Owl Athene cunicularia — Breeds Mar 15 to Aug 31
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9737

Clark's Grebe Aechmophorus clarkii — Breeds Jan 1 to Dec 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Common Yellowthroat Geothlypis trichas sinuosa — Breeds May 20 to Jul 31
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/2084

Golden Eagle Aquila chrysaetos — Breeds Jan 1 to Aug 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

Lawrence's Goldfinch Carduelis lawrencei — Breeds Mar 20 to Sep 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9464

Long-billed Curlew Numenius americanus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/5511

Marbled Godwit Limosa fedoa — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9481

Nuttall's Woodpecker Picoides nuttallii — Breeds Apr 1 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9410

Oak Titmouse Baeolophus inornatus — Breeds Mar 15 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9656

Rufous Hummingbird selasphorus rufus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/8002

Short-billed Dowitcher Limnodromus griseus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9480

Song Sparrow Melospiza melodia — Breeds Feb 20 to Sep 5
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Spotted Towhee Pipilo maculatus clementae — Breeds Apr 15 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/4243

Tricolored Blackbird Agelaius tricolor — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3910

Whimbrel Numenius phaeopus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9483	Breeds elsewhere
Willet Tringa semipalmata This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
Wrentit Chamaea fasciata This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 10

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to

confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Marine mammals

Marine mammals are protected under the Marine Mammal Protection Act. Some are also protected under the Endangered Species Act[1] and the Convention on International Trade in Endangered Species of Wild Fauna and Flora[2].

The responsibilities for the protection, conservation, and management of marine mammals are shared by the U.S. Fish and Wildlife Service [responsible for otters, walruses, polar bears, manatees, and dugongs] and NOAA Fisheries[3] [responsible for seals, sea lions, whales, dolphins, and porpoises]. Marine mammals under the responsibility of NOAA Fisheries are **not** shown on this list; for additional information on those species please visit the Marine Mammals page of the NOAA Fisheries website.

The Marine Mammal Protection Act prohibits the take (to harass, hunt, capture, kill, or attempt to harass, hunt, capture or kill) of marine mammals and further coordination may be necessary for project evaluation. Please contact the U.S. Fish and Wildlife Service Field Office shown.

1. The Endangered Species Act (ESA) of 1973.
2. The Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES) is a treaty to ensure that international trade in plants and animals does not threaten their survival in the wild.
3. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following marine mammals under the responsibility of the U.S. Fish and Wildlife Service are potentially affected by activities in this location:

NAME

Southern Sea Otter Enhydra lutris nereis
https://ecos.fws.gov/ecp/species/8560

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

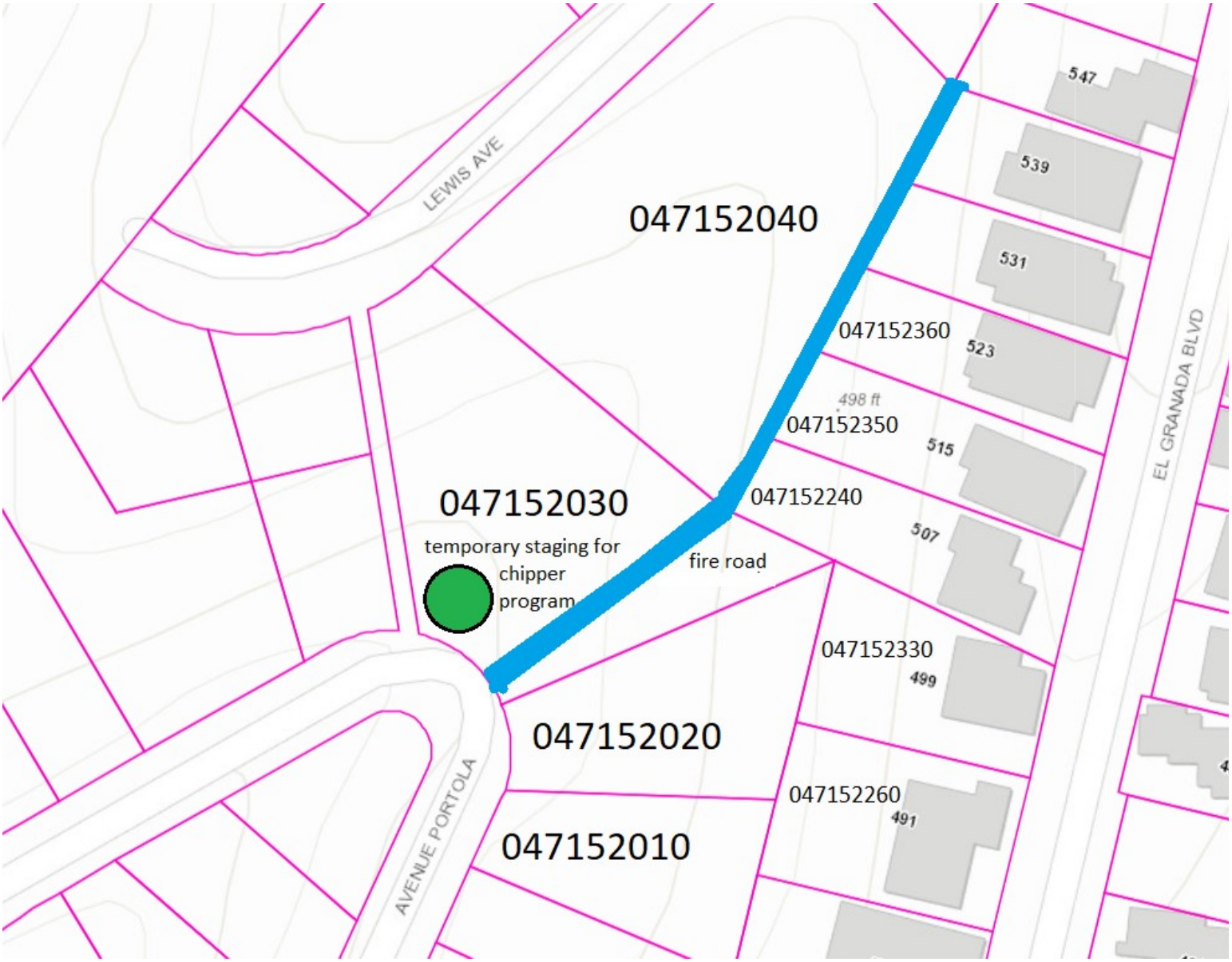
Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E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