COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: October 24, 2012

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Field Study Session for a project involving the expansion, reconfiguration, and upgrade of an existing 39-space parking lot with amenities, which serves the Fitzgerald Marine Reserve on a 32,306 sq. ft. parcel located in the unincorporated Moss Beach area of San Mateo County.

County File Number: PLN 2012-00126 (San Mateo County Department of Public Works and Parks)

PROPOSAL

The applicant proposes to reconfigure the existing parking lot to add six additional parking spaces, three bus parking spaces, create a semicircle vehicle entrance and exit from California Avenue, relocate the vehicle entrance and exit on Nevada Avenue to the southern end of the parcel, add new walkways and trails, and relocate the existing ranger's station. The project as proposed involves re-grading the site and removing all of the existing paving including the portion of North Lake Street (between California Avenue and Nevada Avenue) in order to alter the topography to accommodate new stormwater management measures along with the increased number of parking spaces. The initial design involves the removal of five significant trees.

RECOMMENDATION

Receive staff's and the applicant's presentations regarding the proposed project and provide feedback and recommendations for consideration prior to a resubmittal by the applicant.

BACKGROUND

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

Applicant: San Mateo County Department of Public Works and Parks

Owner: San Mateo County

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

APN: 037-113-080

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

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

General Plan Designation: Public Recreation

Existing Land Use: Parking Lot/Rest Area

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

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

Flood Zone: The southern end of the project site is partially located in Flood Zone A-2 as defined by FEMA (Community Panel Number 060311-0094B, dated July 5, 1984), which is an area with 100-year flood potential with base flood elevations and flood hazards determined for flooding. The remainder of the parcel is located in Zone C, which is defined as an area of minimal flood risk.

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

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

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan and Zoning Regulations

Pursuant to Section 53091 of the California Government Code, projects undertaken by County departments, including the County Department of Public Works and Parks, are exempt from review under the County's

General Plan. However, given that the County's Zoning Regulations were adopted as part of the LCP, they are applicable to this project. The subject property is zoned R-1/S-17/DR/CD (Single-Family Residential/5,000 sq. ft. minimum parcel size/Design Review/Coastal District) and parks are an allowed use in R-1 zoning districts. The improvements associated with this project do not result in the construction of any new buildings which require setback confirmation. However, while not a new structure, the proposed relocation of the ranger's station does adhere to the required S-17 development standards in regard to setbacks, height, lot coverage, and floor area ratio.

2. Conformance with the Local Coastal Program

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

a. Locating and Planning New Development Component

A previous trail improvement project (PLN 2010-00093) located on the Reserve property identified a prehistoric archaeological site in close proximity to the southern end of the project site. The archaeological report submitted for the previous project does not address the specific project site areas that are the subject of this project. However, given the close proximity of this project site to the identified resources, there is the potential for archaeological resources. The project would be in compliance with Policy 1.24 (*Protection of Archaeological/Paleontological Resources*), as long as standard conditions of approval were included.

b. Sensitive Habitats Component

The LCP defines sensitive habitats, outlines protections and permitted uses, and permit conditions for development within and adjacent to sensitive habitats.

The submitted Biological Resource Assessment, prepared by Patrick Kobernus of Coast Ridge Ecology, has evaluated the project site and the proposal for potential impacts to non-sensitive and sensitive plant and wildlife habitats, and has recommended conditions to ensure there are no significant impacts to these identified resources.

Sensitive Habitats

LCP Policy 7.1 defines Sensitive Habitats as 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 intermitted 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 habitats include, but are not limited to, riparian corridors, wetlands, marine habitats, sand dunes, sea cliffs, and habitats supporting rare, endangered and unique species.*

The project site is located within an identified sensitive habitat area due to its proximity to San Vicente Creek and its riparian corridor. Further, as discussed previously, the biologist report identified the potential for special status plants and/or animal species to occur in the area. Specifically, the San Francisco garter snake (SFGS) and the California red-legged frog (CRLF) have been found within approximately 1.5 miles of the study area for the project. The study area may also provide habitat for bats, the San Francisco dusky-footed woodrat, saltmarsh common yellowthroat, and nesting raptors are also possibly found within the project vicinity. Compliance with standard best management practices will ensure the project's compliance with the applicable LCP policies.

The Biological Resources Assessment identified a patch of California wild strawberry, which is a protected species within one-half mile of the coast (Policy 7.49 (*California Wild Strawberry*)). Parking lot improvements will permanently impact the small 140 sq. ft. patch that is located within a vegetated strip at the north side of the parking lot. While the proposed project includes a replanting plan to include 46 native wild strawberry plants, the report does not include the required assessment as detailed in Policy 7.49. Therefore, a condition will be added that requires that the applicant either revise the plans to avoid the strawberry patch or to have the plants assessed by a professional to determine their value and whether relocation is warranted.

Riparian Corridors

Policy 7.9 defines very explicit permitted uses within riparian corridors. Specifically, these are defined as:

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

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

Further, the LCP requires a 50-foot riparian buffer zone from perennial streams and provides further specificity regarding what is allowed to occur in the buffer zone. Policy 7.12 details permitted uses as follows:

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

Trails on public lands and pipelines are permitted uses within riparian corridors and riparian buffer zones (Policies 7.9 (*Permitted Uses in Riparian Corridors*) and 7.12 (*Permitted Uses in Buffer Zones*)) provided certain performance standards are observed (Policies 7.10 (*Performance Standards in Riparian Corridors*) and 7.13 (*Performance Standards in Riparian Buffer Zones*)). Performance standards include replanting with native plant species, conformance to natural topography to minimize erosion potential, and prevention of toxic substance discharge.

The submitted biologist's report identified the limit of riparian vegetation and mapped at the edge of the pavement of North Lake Street (see Attachment E). The biologist also demarcated the required 50-foot buffer zone with a portion of North Lake Street (between California and Nevada Avenues) and the southerly portion of the existing parking lot largely falling within the required buffer zone (Attachment F). The initial project as proposed would result in the removal of all of the existing paving in the parking lot, as well as the removal of paving for what currently serves as North Lake Street (between California and Nevada Avenues). The parking lot would be reconfigured to adjust the traffic flow so that a one-way entrance and a one-way exit would be created on California Avenue in a semicircular configuration. The shared entrance and exit on Nevada Avenue is proposed for relocation from the northern end of the parcel to the southern end of the parcel. In addition, the reconfigured layout would result in the addition of six additional parking spaces, three bus parking spaces, the addition of walking trails that connect directly to the marine reserve, and a new bioswale and bioretention gardens for water treatment purposes. The trails and bioswale are considered to be consistent with the performance standards in riparian buffer zones. However, the reconfigured entrance at California Avenue, the entry/exit at Nevada Avenue, portions of two of the bus parking spaces, and approximately nine parking spaces fall within the required buffer zone and do not comply with the criteria for allowed uses within a buffer zone. Considering the entire scope of the project, the work exceeds what would be considered "repair or maintenance" given that the site will be entirely cleared of the existing paving, the topography altered (in order to accommodate the stormwater management measures), and the increase in the size of the parking lot. Given this, it was Planning staff's belief that there is an opportunity to redesign the project to restore the buffer, adhere to the performance standards of riparian corridors and buffer zones, while providing further protections for San Vicente Creek are available.

An alternative design could utilize portions of the circular open space area which is located outside of the buffer zone to provide additional parking. This would reduce some space that is utilized for guest orientation and picnic space and could result in the loss of additional mature trees. However, educational uses (i.e., guest orientation and welcome) would be allowed in the riparian buffer therefore offsetting the loss of the existing area. The developable site area is further limited by the location of the existing bathroom. Lastly, while no formal plans have been submitted, the Department of Public Works and Parks indicated that a portion of the undeveloped area adjacent to the bathroom could be utilized for the construction of an interpretive center.

c. Visual Resources Component

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

The existing pavement for the parking lot and a portion of North Lake Street roadway will be removed for a total of approximately 1,200 cubic yards of material off haul. The project site will then be graded for a total of 613 cubic yards of cut and 266 cubic yards of fill to occur over the entire project site. This will alter the topography in inches in some locations to a few feet in others in an effort to direct water runoff to stormwater treatment measures including planting islands, bioretention rain gardens, and bioswale. The improvements will aid in filtering stormwater from the site in order to improve its quality before it enters San Vicente Creek. An extensive landscaping plan has been provided which includes native plants and trees to be planted throughout the site.

Five trees are proposed for removal in the proposed improvement areas. Three of the trees are located along the northern property line where newly configured parking will be located. One tree is located along the eastern property line fronting California Avenue as it is in the general location of the proposed driveway exit. The last tree is located adjacent to the existing trash enclosure and is in close proximity to a proposed walkway that will connect to the trails that serve the Fitzgerald Marine Reserve. The remaining trees are to be preserved and will be protected with tree protection measures.

d. Hazards Component

Both the Seal Cove Fault and floodplain are present at the southern end of the project site as it abuts the Reserve. The area in and around San Vicente Creek is located within FEMA Zone A2 (areas of 100-year flood) where the base flood elevation occurs at 33.6 feet above mean sea level. While the project is located in close proximity to the Seal Cove Fault (Policy 9.3 (*Regulation of Geological Hazard Areas*)), no structures intended for human habitation are proposed to be located in these areas.

e. Recreation/Visitor Serving Facilities Component

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

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

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

B. PLANNING COMMISSION GUIDANCE

Based on Planning staff's interpretation of the applicable LCP policies and the scope of the project, staff is seeking the Planning Commission's guidance regarding the expansion, reconfiguration, and upgrades to the Fitzgerald Marine Reserve's parking lot in order for the applicant to resubmit a compliant project.

ATTACHMENTS

A. Location Map
B. Existing Site Plan
C. Proposed Development Plans
D. Riparian Buffer Zone Delineation
E. Biological Resources Assessment
F. San Mateo County Parks Summary of Issues

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County of San Mateo - Planning and Building Department

ATTACHMENT A

VICINITY MAP

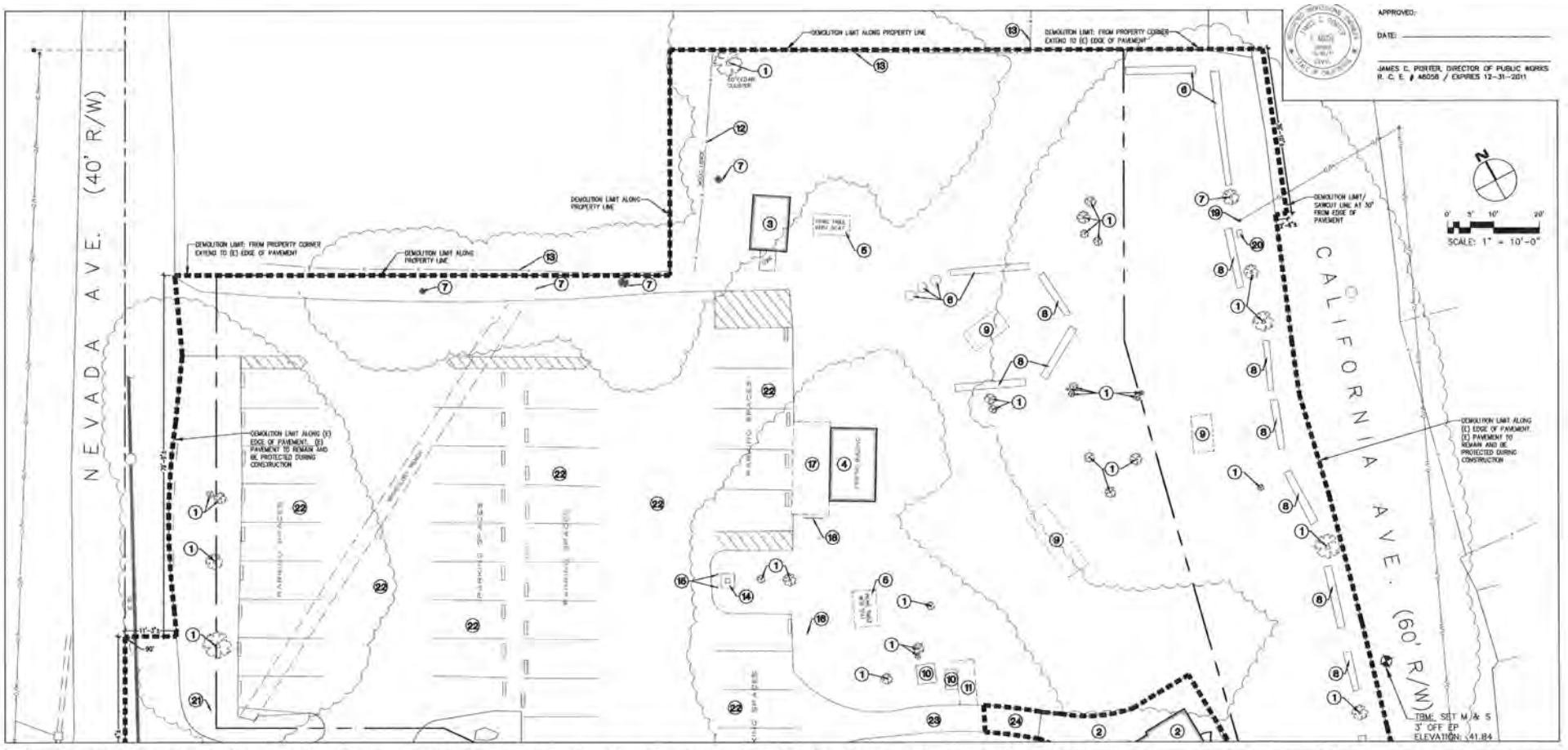
San Mateo County Planning Commission Meeting

Owner/Applicant: SMC/FITZGERALD MARINE RESERVE Attachment: A

File Numbers: PLN2012-00126

County of San Mateo - Planning and Building Department

ATTACHMENT B



KEYNOTES:

1. (E) TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. INSTALL TREE PROTECTION FENCE PER DETAIL 13 SHEET C17. REMOVE FENCE AT THE COMPLETION OF CONSTRUCTION.
2. (E) RESTROOM BUILDING AND THE ASSOCIATED CONCRETE PAVEMENT TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
3. (E) TOOL SHED BUILDING TO BE RELOCATED. SEE SHEET C10 – SITE PLAN – NORTH FOR NEW LOCATION. REMOVE ANY FOUNDATIONS, SUPPORTS OR SLABS.
4. (E) RANGER STATION BUILDING TO BE RELOCATED. SEE SHEET C10 – SITE PLAN – NORTH FOR NEW LOCATION. REMOVE ANY FOUNDATIONS, SUPPORTS OR SLABS.
5. REMOVE (E) PICNIC TABLE WITH SEATS. STORE (E) PICNIC TABLE WITH SEATS PER OWNER'S DIRECTION FOR RE-USE OR RE-INSTALLATION.
6. REMOVE (E) TREE LOG WHERE INTERFERES WITH NEW IMPROVEMENTS. COORDINATE WITH OWNER TO DETERMINE WHETHER THE TREE LOG TO BE DISPOSED OR RELOCATED.
7. REMOVE (E) TREE.
8. (E) TREE LOG TO REMAIN AND BE PROTECTED DURING CONSTRUCTION, EXCEPT WHERE INTERFERES WITH NEW IMPROVEMENTS
9. (E) PICNIC TABLE WITH SEATS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION, TEMPORARILY RELOCATE IF INTERFERES WITH CONSTRUCTION.
10. (E) CONCRETE PAD TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
11. (E) GRAVEL PAD TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
12. REMOVE (E) WOOD FENCE.
13. (E) FENCE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
14. REMOVE (E) CONCRETE PAD AND DONATION COLLECTION BOX. STORE BOX AT THE COUNTY'S DIRECTION.
15. REMOVE (E) BOLLARDS.
16. REMOVE (E) ACCESSIBLE PARKING SIGN.
17. REMOVE (E) WOOD DECK, TO BE RELOCATED. SEE SHEET C10–SITE PLAN NORTH FOR NEW LOCATION.
18. REMOVE (E) PARK SIGN. STORE (E) SIGN PER OWNER'S DIRECTION FOR RE-USE OR RE-INSTALLATION.
19. (E) JOINT POLE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
20. (E) ELECTRICAL VAULT TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
21. (E) STREET SIGN TO BE RELOCATED. SEE SITE PLAN (SHEET C10 & C11) FOR NEW LOCATION.
22. REMOVE (E) AC PAVEMENT SECTION AND CONCRETE WHEEL STOPS WHERE DEMOLITION LIMIT, TYP. SALVAGE WHEEL STOPS THAT ARE IN GOOD CONDITION AND STORE AT THE COUNTY ENGINEER'S DIRECTION.
23. REMOVE PORTION OF (E) AC WALKWAY.
24. PORTION OF (E) AC WALKWAY TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.

LEGEND:

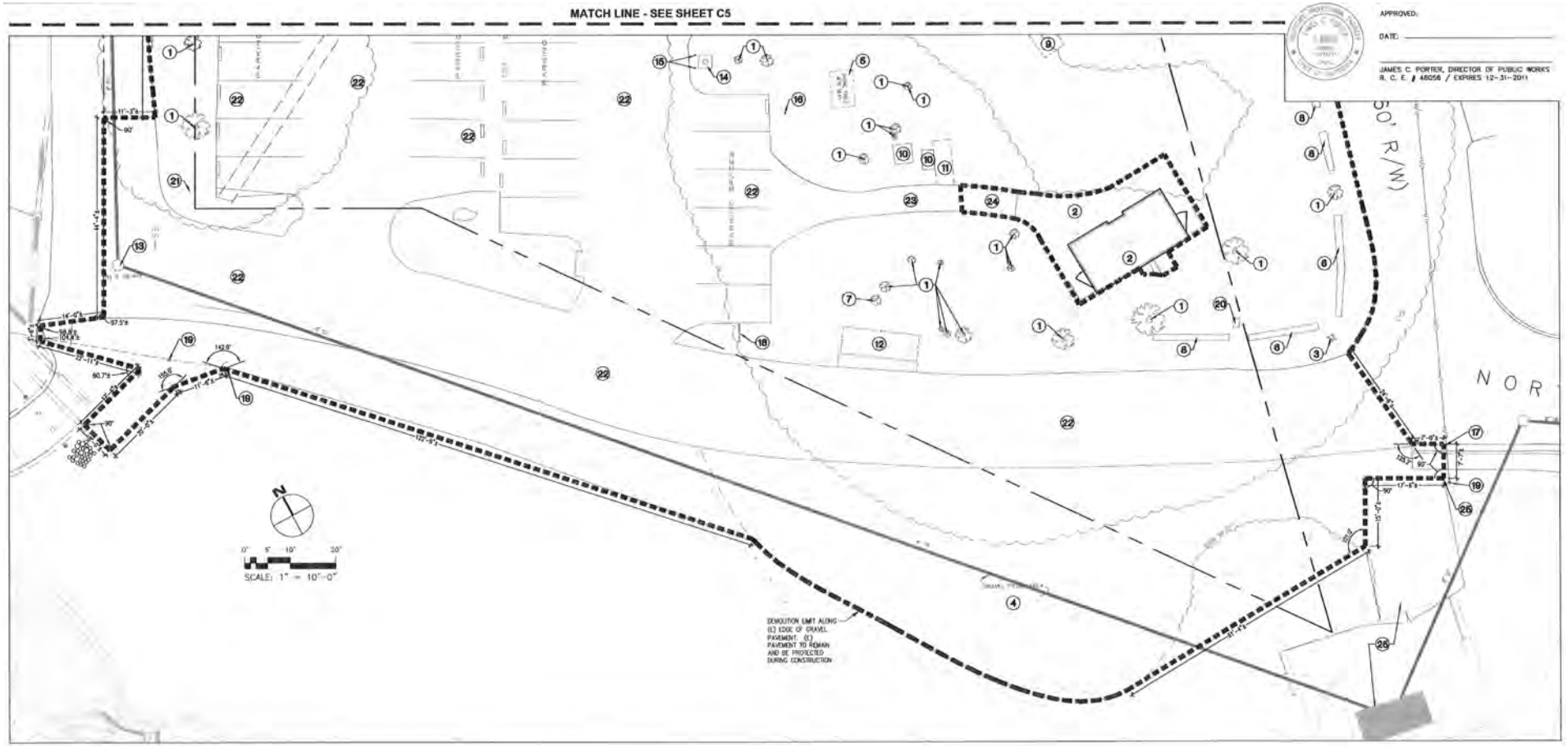
AREA TO BE DEMOLISHED:
EXISTING ASPHALT PAVEMENT SECTION, CONCRETE PAVEMENT, TREES AND GROUND COVER VEGETATION, THAT INTERFERE WITH NEW CONSTRUCTION IS OTHER SUCH MATERIAL WITHIN THE DEMOLITION BOUNDARY TO BE SAWCUT AND REMOVED WHERE NECESSARY FOR THE CONSTRUCTION OF NEW IMPROVEMENTS, UNLESS NOTED OTHERWISE.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

San Mateo County Planning Commission Meeting

Owner/Applicant: SMC/FITZGERALD MARINE RESERVE

Attachment: B

File Numbers: PLN2012-00126



KEYNOTES:

1. (E) TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. INSTALL TREE PROTECTION FENCE PER DETAIL 15 SHEET C17. REMOVE FENCE AT THE COMPLETION OF CONSTRUCTION.
2. (E) RESTROOM BUILDING TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
3. (E) FIRE HYDRANT TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
4. REMOVE (E) GRAVEL PAVED AREA.
5. REMOVE (E) PICNIC TABLE WITH SEATS. STORE (E) PICNIC TABLE WITH SEATS PER OWNER'S DIRECTION FOR RE-USE OR RE-INSTALLATION.
6. REMOVE (E) TREE LOG WHERE INTERFERES WITH NEW IMPROVEMENTS. COORDINATE WITH OWNER TO DETERMINE WHETHER THE TREE LOG TO BE DISPOSED OR RELOCATED.
7. REMOVE (E) TREE.
8. (E) TREE LOG TO REMAIN AND BE PROTECTED DURING CONSTRUCTION, EXCEPT WHERE INTERFERES WITH NEW IMPROVEMENTS.
9. (E) PICNIC TABLE WITH SEATS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
10. (E) CONCRETE PAD TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
11. (E) GRAVEL PAD TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
12. REMOVE (E) TRASH ENCLOSURE.
13. (E) SIGN TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
14. REMOVE (E) CONCRETE PAD AND DONATION BOX. STORE AT OWNER'S DIRECTION.
15. REMOVE (E) BOLLARDS.
16. REMOVE (E) ACCESSIBLE PARKING SIGN.
17. SAWCUT (E) CONCRETE SIDEWALK, CURB AND GUTTER AT THE NEAREST JOINT.
18. REMOVE (E) PARK SIGN. STORE (E) SIGN PER OWNER'S DIRECTION FOR RE-USE OR RE-INSTALLATION.
19. (E) JOINT POLE / GUY POLE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
20. (E) WATER METER TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
21. (E) STREET SIGN TO BE RELOCATED. SEE SITE PLAN (SHEET C10 & C11) FOR NEW LOCATION
22. REMOVE (E) AC PAVEMENT AND CONCRETE WHERE STOPS WITHIN DEMOLITION LIMIT. TYP.
23. REMOVE PORTION OF (E) AC WALKWAY.
24. PORTION OF (E) AC WALKWAY TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
25. (E) TSUNAMI SIGN TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
26. (E) SANITARY SEWER PUMP STATION AND DRIVEWAY TO REMAIN AND BE ACCESSIBLE AT ALL TIMES.

LEGEND:

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

APPROVED DATE:	
, CITY ENGINEER	
CITY OF	
R.C.E. # / EXPIRES	

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

REGISTERED PROFESSIONAL ENGINEER — CHRISTOPHER T. BOYLE — No. 40163 EXP. 9-30-12 — CIVIL — STATE OF CALIFORNIA

COUNTY OF SAN MATEO — PUBLIC WORKS

REVISION	DATE

BOR PACKAGE	06/11/2012
DESIGNED BY:	EC
CHECKED BY:	CB
DRAWN BY:	EC

JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS
SAN MATEO COUNTY

555 COUNTY CENTER, 5th FLOOR
REDWOOD CITY, CALIFORNIA 94063

DEMOLITION PLAN - SOUTH
COUNTY OF SAN MATEO, DIVISION OF PARKS
FITZGERALD MARINE RESERVE PARKING LOT

SCALE: 1"=10'
DATE: 06/11/2012
FILE NO.:

C6
SHEET 6 OF 20

San Mateo County Planning Commission Meeting

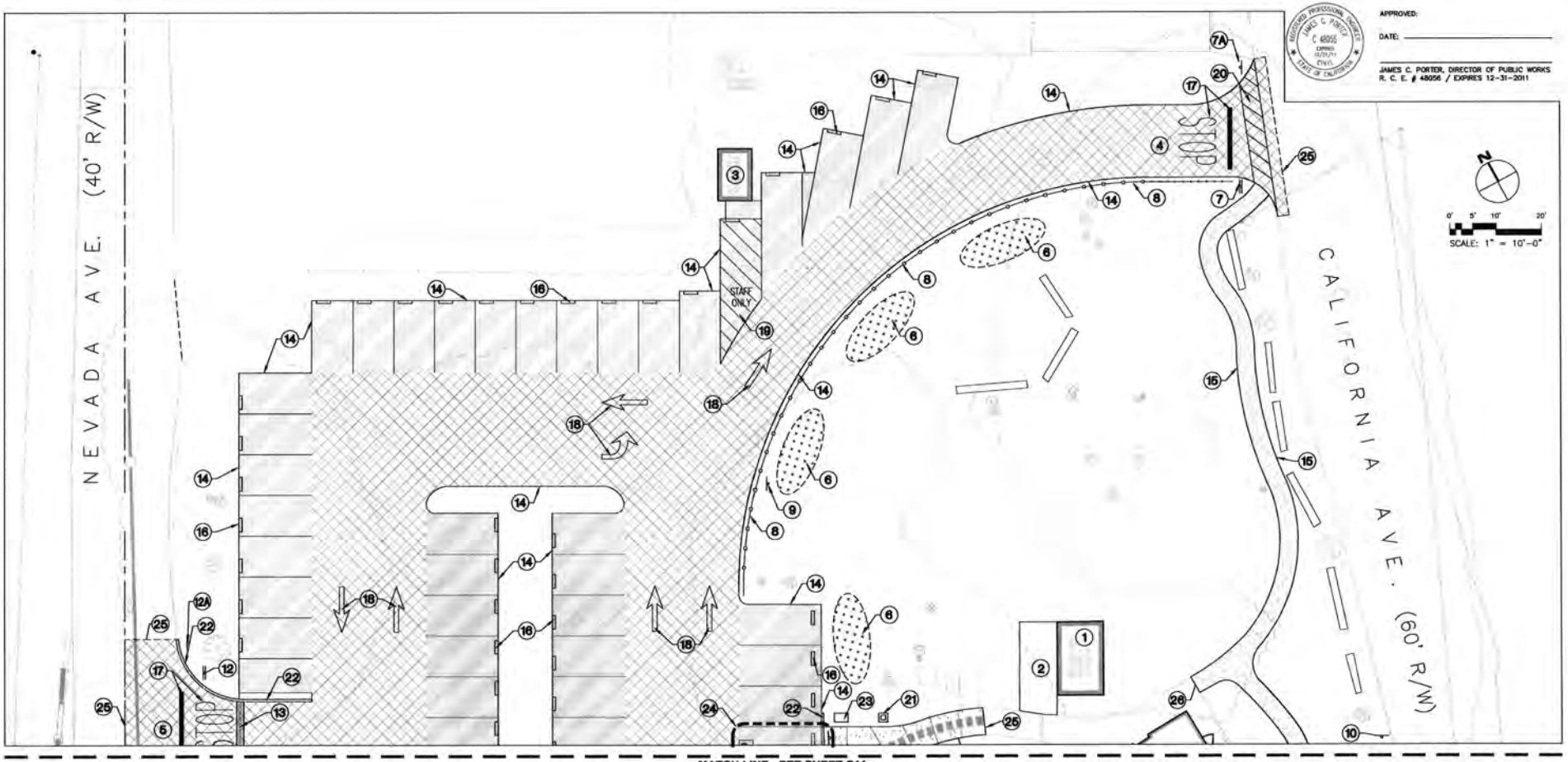
Owner/Applicant: SMC/FITZGERALD MARINE RESERVE

Attachment: B

File Numbers: PLN2012-00126

County of San Mateo - Planning and Building Department

ATTACHMENT C



KEYNOTES:

1. RELOCATED RANGER STATION.
2. INSTALL RELOCATED WOOD DECK.
3. RELOCATED TOOL SHED.
4. EXIT ONLY DRIVEWAY.
5. TWO-WAY TRAFFIC ENTRY/EXIT DRIVEWAY.
6. PROPOSED MICRO BIO RETENTION RAIN GARDEN. SEE LANDSCAPE PLAN FOR DETAILS.
7. INSTALL SIGN POST PER DETAIL 09 SHEET C17. INSTALL R5-1 "DO NOT ENTER" SIGN FACING CALIFORNIA AVE., AND R1-1 "STOP" SIGN FACING ONSITE PER CALIFORNIA MUTCD.
7A. INSTALL SIGN POST PER DETAIL 09 SHEET C17. INSTALL R5-1 "DO NOT ENTER" SIGN FACING CALIFORNIA AVE.
8. INSTALL SPLIT RAIL WOOD FENCE PER DETAIL 08 SHEET C17.
9. INSTALL SIGN POST PER DETAIL 09 SHEET C17 WITH R6-1 "ONE WAY" SIGN PER CALIFORNIA MUTCD AND ANOTHER STATING "EXIT TO HWY 1".
10. INSTALL SIGN POST PER DETAIL 09 SHEET C17 WITH SIGN STATING "SLOW TRAIL CROSSING AHEAD" (SIMILAR TO W16(CA)) SIGN PER CALIFORNIA MUTCD.
11. INSTALL SIGN POST PER DETAIL 09 SHEET C17, WITH SIGN STATING "PARKING RESERVED FOR COUNTY STAFF".
12. INSTALL SIGN POST PER DETAIL 09 SHEET C17, WITH SIGN STATING THE PARKING HOURS FOR THIS FACILITY FACING NEVADA AVE, AND R1-1 "STOP" SIGN PER CALIFORNIA MUTCD FACING ONSITE.
12A. RELOCATED STREET NAME SIGN.
13. INSTALL TRENCH DRAIN AND STORM DRAIN PIPE OUTLET. SEE GRADING AND DRAINAGE PLAN (SHEET C14 & C15) FOR DETAILS.
14. INSTALL HEADBOARD PER DETAIL 11 SHEET C17 AT EDGE OF ALL ASPHALT WHERE NO PROPOSED CURB, TYP.
15. INSTALL HEADBOARD AND DECOMPOSED GRANITE PATH PER DETAIL 11 AND 12 SHEET C17.
16. INSTALL 3' LONG PRECAST WHEEL STOP PER DETAIL 13 SHEET C18 (TYPICAL FOR ALL PARKING SPACES NOT ADJACENT TO A CURB). USE SALVAGED WHEEL STOPS IF FEASIBLE.
17. INSTALL 12" WIDE STOP BAR PAVEMENT MARKING (IN WHITE) AND "STOP" PAVEMENT MARKING PER CALIFORNIA MUTCD (AS SHOWN ON SHEET C16).
18. INSTALL ARROWS PAVEMENT MARKING PER CALIFORNIA MUTCD, TYP. (AS SHOWN ON SHEET C16).
19. RESTRICTED PARKING AREA – 4" WIDE WHITE STRIPE CROSS HATCHING AT 3' ON CENTER WITH 4" WIDE WHITE BORDER, AND 12" HIGH WHITE LETTERING.
20. CROSSWALK STRIPING – 4" WIDE WHITE DIAGONAL STRIPE AT 3' ON CENTER WITH 4" WIDE WHITE BORDER.
21. INSTALL CONCRETE PAD AND ATTACH EXISTING DONATION BOX TO IT.
22. INSTALL CONCRETE VERTICAL CURB (A1-6 CURB) PER DETAIL D-3 SHEET C18.
23. INSTALL INTERPRETIVE SIGNS.
24. INSTALL ACCESSIBLE PARKING STALLS AND ACCESSORIES PER DETAIL 06 SHEET C18.
25. SAWCUT LINE, CONFORM (P) AC PAVEMENT TO (E) AC PAVEMENT PER DETAIL 02 SHEET C18, TYP.
26. TOP OF PAVEMENT ELEVATION OF THE (P) DECOMPOSED GRANITE PATH CONFORM TO TOP OF PAVEMENT ELEVATION OF (E) AC.

NOTE:

1. SEE SHEET C2 FOR HORIZONTAL CONTROL NOTES.
2. CONTRACTOR/SURVEYOR TO INFORM COUNTY ENGINEER OF ANY DIMENSIONAL DISCREPANCIES ON THIS PLAN PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS TO FACE OF CURB U.N.O.
4. ALL PARKING SPACE STRIPES TO BE 4" PAINTED WHITE STRIPES.
5. TOTAL PARKING SPACES: 43 REGULAR PARKING SPACES + 2 ACCESSIBLE PARKING SPACES + 3 BUS PARKING SPACES
6. ALL VEGETATION TO BE NATIVE. NO PERMANENT IRRIGATION IMPROVEMENTS.

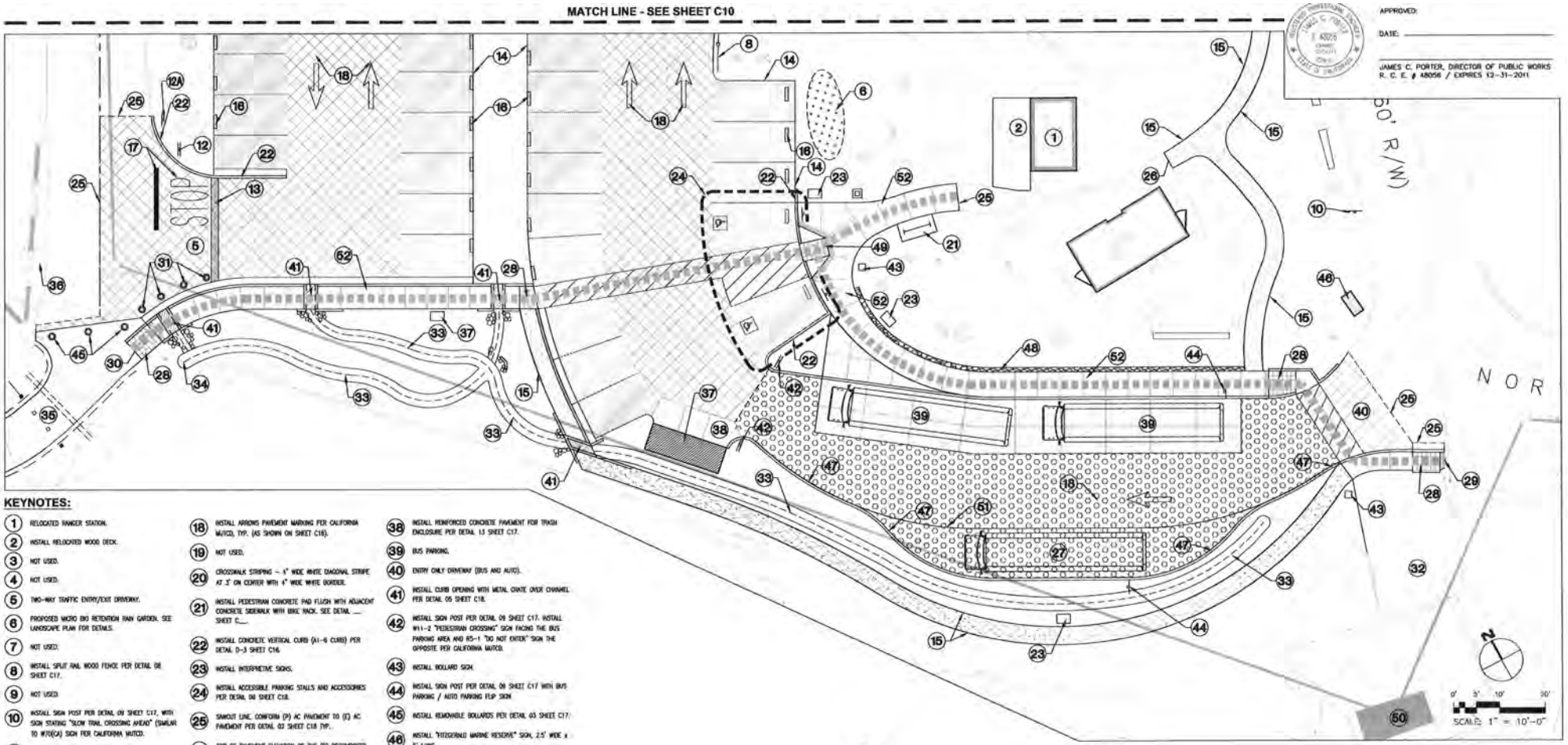
LEGEND

- (SOLID LINES) PROPOSED INFORMATION
- (DOTTED LINES) EXISTING INFORMATION
- STRIPED CROSSWALK
- PAVEMENT MARKING
- HMA PAVEMENT SECTION 2.5" MIN. OVER 8" MIN. CL 2 BASE (SI OR)
- ADA PATH OF TRAVEL
- HMA PAVEMENT SECTION 3.5" MIN. OVER 10.5" MIN. CL 2 BASE (SI OR)
- PEDESTRIAN CONCRETE WALK: 4" MIN. CLASS B CONCRETE OVER 4" MIN. COMPACTED CLASS 2 AGGREGATE BASE (SI OR)
- DECOMPOSED GRANITE PATH: 4" MIN. DECOMPOSED GRANITE OVER 3.5" MIN. COMPACTED CLASS 2 AGGREGATE BASEROCK. (SI OR)
- SPLIT RAIL WOOD FENCE (SI OR)
- MICRO BIO RETENTION RAIN GARDEN WITH VEGETATION OVER SANDY LOAM. SEE LANDSCAPE PLAN FOR DETAILS.

San Mateo County Planning Commission Meeting

Owner/Applicant: SMC/FITZGERALD MARINE RESERVE Attachment: C

File Numbers: PLN2012-00126



KEYNOTES:

1. RELOCATED RANGER STATION.
2. INSTALL RELOCATED WOOD DECK.
3. NOT USED.
4. NOT USED.
5. TWO-WAY TRAFFIC ENTRY/EXIT DRIVEWAY.
6. PROPOSED MICRO BIO RETENTION RAIN GARDEN. SEE LANDSCAPE PLAN FOR DETAILS.
7. NOT USED.
8. INSTALL SPLIT RAIL WOOD FENCE PER DETAIL 08 SHEET C17.
9. NOT USED.
10. INSTALL SIGN POST PER DETAIL 09 SHEET C17, WITH SIGN STATING "SLOW TRAIL CROSSING AHEAD" (SIMILAR TO W70(CA) SIGN PER CALIFORNIA MUTCD.
11. NOT USED.
12. INSTALL SIGN POST PER DETAIL 09 SHEET C17, WITH SIGN STATING THE PARKING HOURS FOR THIS FACILITY FACING NEVADA AVE, AND R1-1 "STOP" SIGN PER CALIFORNIA MUTCD FACING ONSITE.
12A. RELOCATED STREET NAME SIGN.
13. INSTALL TRENCH DRAIN AND 4" STORM DRAIN PIPE OUTLET. SEE GRADING AND DRAINAGE PLAN (SHEET C14 & C15) FOR DETAILS.
14. INSTALL HEADBOARD PER DETAIL 11 SHEET C17 AT EDGE OF ALL ASPHALT WHERE NO PROPOSED CURB, TYP.
15. INSTALL HEADBOARD AND DECOMPOSED GRANITE PATH PER DETAIL 11 AND 12 SHEET C17.
16. INSTALL 3' LONG PRECAST WHEEL STOP PER DETAIL 13 SHEET C18 (TYPICAL FOR ALL PARKING SPACES NOT ADJACENT TO A CURB). USE SALVAGED WHEEL STOPS IF FEASIBLE.
17. INSTALL 12" WIDE STOP BAR PAVEMENT MARKING (IN WHITE) AND "STOP" PAVEMENT MARKING PER CALIFORNIA MUTCD (AS SHOWN ON SHEET C16).
18. INSTALL ARROWS PAVEMENT MARKING PER CALIFORNIA MUTCD, TYP. (AS SHOWN ON SHEET C16).
19. NOT USED.
20. CROSSWALK STRIPING – 6" WIDE WHITE DIAGONAL STRIPE AT 3' ON CENTER WITH 4" WIDE WHITE BORDER.
21. INSTALL PEDESTRIAN CONCRETE PAD FLUSH WITH ADJACENT CONCRETE SIDEWALK WITH BIKE RACK. SEE DETAIL ___ SHEET C___.
22. INSTALL CONCRETE VERTICAL CURB (A1-6 CURB) PER DETAIL D-3 SHEET C16.
23. INSTALL INTERPRETIVE SIGNS.
24. INSTALL ACCESSIBLE PARKING STALLS AND ACCESSORIES PER DETAIL 06 SHEET C18.
25. SAWCUT LINE. CONFORM (P) AC PAVEMENT TO (E) AC PAVEMENT PER DETAIL 02 SHEET C18 TYP..
26. TOP OF PAVEMENT ELEVATION OF THE (P) DECOMPOSED GRANITE PATH CONFORM TO TOP OF PAVEMENT ELEVATION OF (E) AC.
27. OVERFLOW RV/BUS PARKING AREA.
28. INSTALL CURB RAMP PER DETAIL D-4A SHEET C16.
29. CONNECT TO (E) CURB AND SIDEWALK PER DETAIL 07 & 08 SHEET C18.
30. CONFORM TO (E) GRADE.
31. INSTALL PERMANENT BOLLARDS PER DETAIL 07 SHEET C17.
32. (E) DRIVEWAY TO ALLOW ACCESS TO (E) PUMP STATION.
33. INSTALL BIOSWALE PER DETAIL 10 & 11 SHEET C18. WATER TREATMENT DEMONSTRATION / EDUCATION AREA.
34. END OF (P) BIOSWALE.
35. CONNECTION TO BEACH ACCESS PATH (SEPARATE PERMIT AND PLANS BY OTHERS).
36. (E) DRIVEWAY TO 201 NEVADA AVE TO REMAIN ACCESSIBLE.
37. NEW 12' x 8' TRASH ENCLOSURE WITH ROOF, SLAB, WALLS AND DOORS (DESIGN-BUILD).
38. INSTALL REINFORCED CONCRETE PAVEMENT FOR TRASH ENCLOSURE PER DETAIL 13 SHEET C17.
39. BUS PARKING.
40. ENTRY ONLY DRIVEWAY (BUS AND AUTO).
41. INSTALL CURB OPENING WITH METAL GRATE OVER CHANNEL PER DETAIL 05 SHEET C18.
42. INSTALL SIGN POST PER DETAIL 09 SHEET C17. INSTALL W11-2 "PEDESTRIAN CROSSING" SIGN FACING THE BUS PARKING AREA AND R5-1 "DO NOT ENTER" SIGN THE OPPOSITE PER CALIFORNIA MUTCD.
43. INSTALL BOLLARD SIGN.
44. INSTALL SIGN POST PER DETAIL 09 SHEET C17 WITH BUS PARKING / AUTO PARKING FLIP SIGN
45. INSTALL REMOVABLE BOLLARDS PER DETAIL 03 SHEET C17.
46. INSTALL "FITZGERALD MARINE RESERVE" SIGN, 2.5' WIDE x 5' LONG.
47. INSTALL FLUSH CURB PER DETAIL 09 SHEET C18.
48. INSTALL 1" WIDE DRAIN ROCK AND PERFORATED PIPE ADJACENT TO SIDEWALK. SEE DETAIL 05 SHEET C17.
49. INSTALL CURB RAMP PER DETAIL 04 SHEET C17.
50. EXISTING SANITARY PUMP STATION AND DRIVEWAY TO REMAIN AND BE ACCESSIBLE AT ALL TIMES.
51. 4" WHITE PAINTED STRIPE ALONG EDGE OF DRIVE AISLE.
52. INSTALL CURB, GUTTER, SIDEWALK PER DETAIL D-3 SHEET C16.

NOTE:

1. SEE SHEET C2 FOR HORIZONTAL CONTROL NOTES.
2. CONTRACTOR/SURVEYOR TO INFORM COUNTY ENGINEER OF ANY DIMENSIONAL DISCREPANCIES ON THIS PLAN PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS TO FACE OF CURB U.N.O.
4. ALL PARKING SPACE STRIPES TO BE 4" PAINTED WHITE STRIPES.
5. TOTAL PARKING SPACES: 43 REGULAR PARKING SPACES + 2 ACCESSIBLE PARKING SPACES + 3 BUS PARKING SPACES
6. ALL VEGETATION TO BE NATIVE. NO PERMANENT IRRIGATION IMPROVEMENTS.

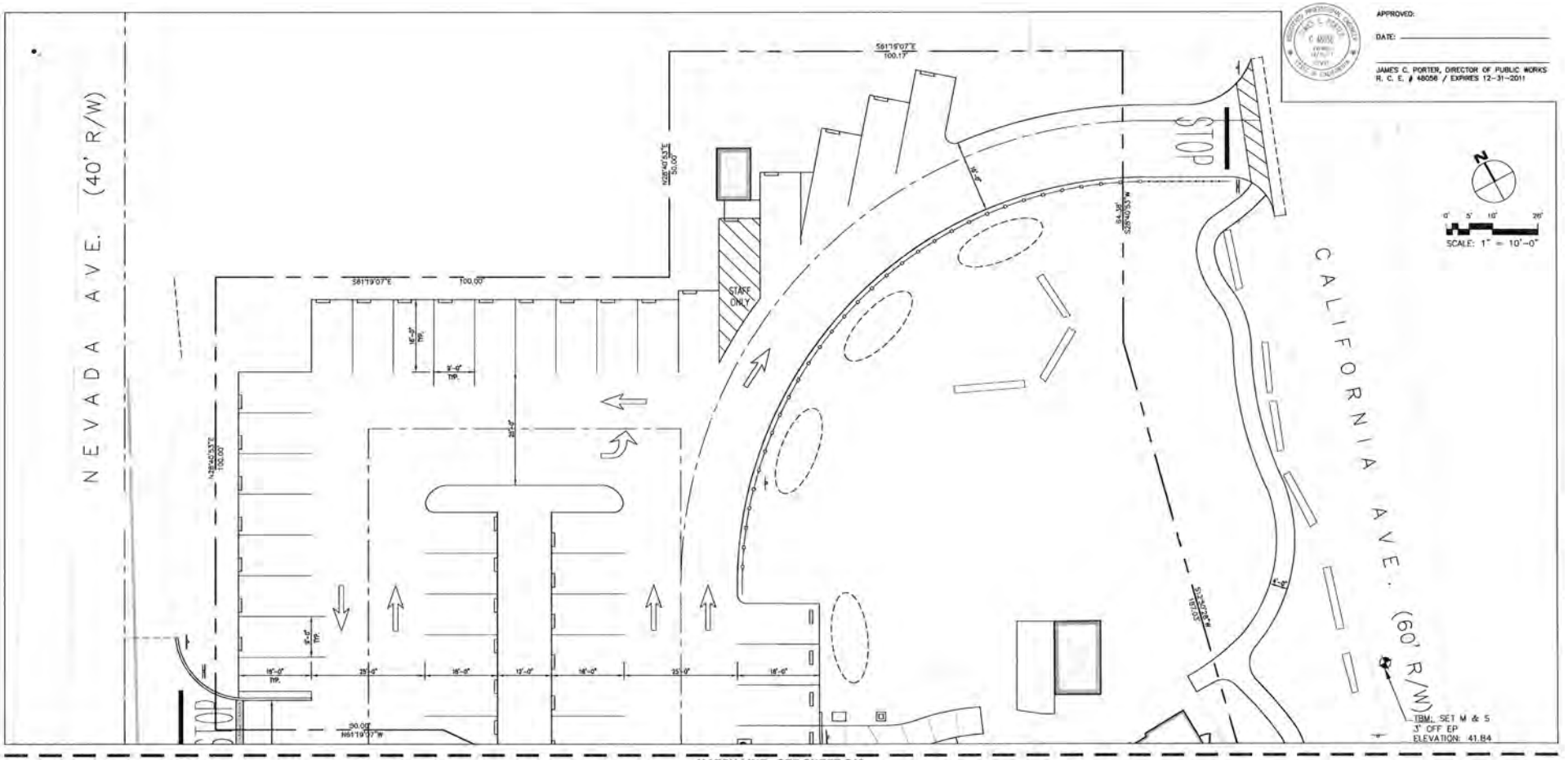
LEGEND

- (SOLID LINES) PROPOSED INFORMATION
- (SCREENED LINES) EXISTING INFORMATION
- ADA PATH OF TRAVEL
- STRIPED CROSSWALK
- PAVEMENT MARKING
- HMA PAVEMENT SECTION 2.5" MIN. OVER 8" MIN. CL 2 BASE (P1 C07)
- HMA PAVEMENT SECTION 3.5" MIN. OVER 10.5" MIN. CL 2 BASE
- PERMEABLE AC: 3" AC OVER 1.5" FILTER COURSE (¾" to ¾" ROCK) OVER 12" BASE WITH SUB-DRAIN & FILTER FABRIC (P2 C07)
- VEHICULAR REINFORCED-CONCRETE SLAB: 6" MIN. CONCRETE OVER 6" MIN. COMPACTED CLASS 2 AGGREGATE BASEROCK WITH #4 BARS 18" O.C. EACH WAY. SEE SHEET C13 FOR SCORE JOINTS. (P3 C07)
- PEDESTRIAN CONCRETE WALK: 4" MIN. CLASS II CONCRETE OVER 4" MIN. COMPACTED CLASS 2 AGGREGATE BASE (P4 C07)
- DECOMPOSED GRANITE PATH: 4" MIN. DECOMPOSED GRANITE OVER 3.5" MIN. COMPACTED CLASS 2 AGGREGATE BASEROCK. (P5 C07)
- BIO-SWALE – VEGETATION OVER SANDY LOAM OVER SUBDRAIN (BIOSWALE C07)
- SPLIT RAIL WOOD FENCE (P8 C07)
- MICRO BIO RETENTION RAIN GARDEN WITH VEGETATION OVER SANDY LOAM. SEE LANDSCAPE PLAN FOR DETAILS.

San Mateo County Planning Commission Meeting

Owner/Applicant: SMC/FITZGERALD MARINE RESERVE Attachment: C

File Numbers: PLN2012-00126



NOTE:

1. SEE SHEET C2 FOR HORIZONTAL CONTROL NOTES.
2. CONTRACTOR/SURVEYOR TO INFORM COUNTY ENGINEER OF ANY DIMENSIONAL DISCREPANCIES ON THIS PLAN PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS TO FACE OF CURB U.N.O.

San Mateo County Planning Commission Meeting

Owner/Applicant: SMC/FITZGERALD MARINE RESERVE Attachment: C

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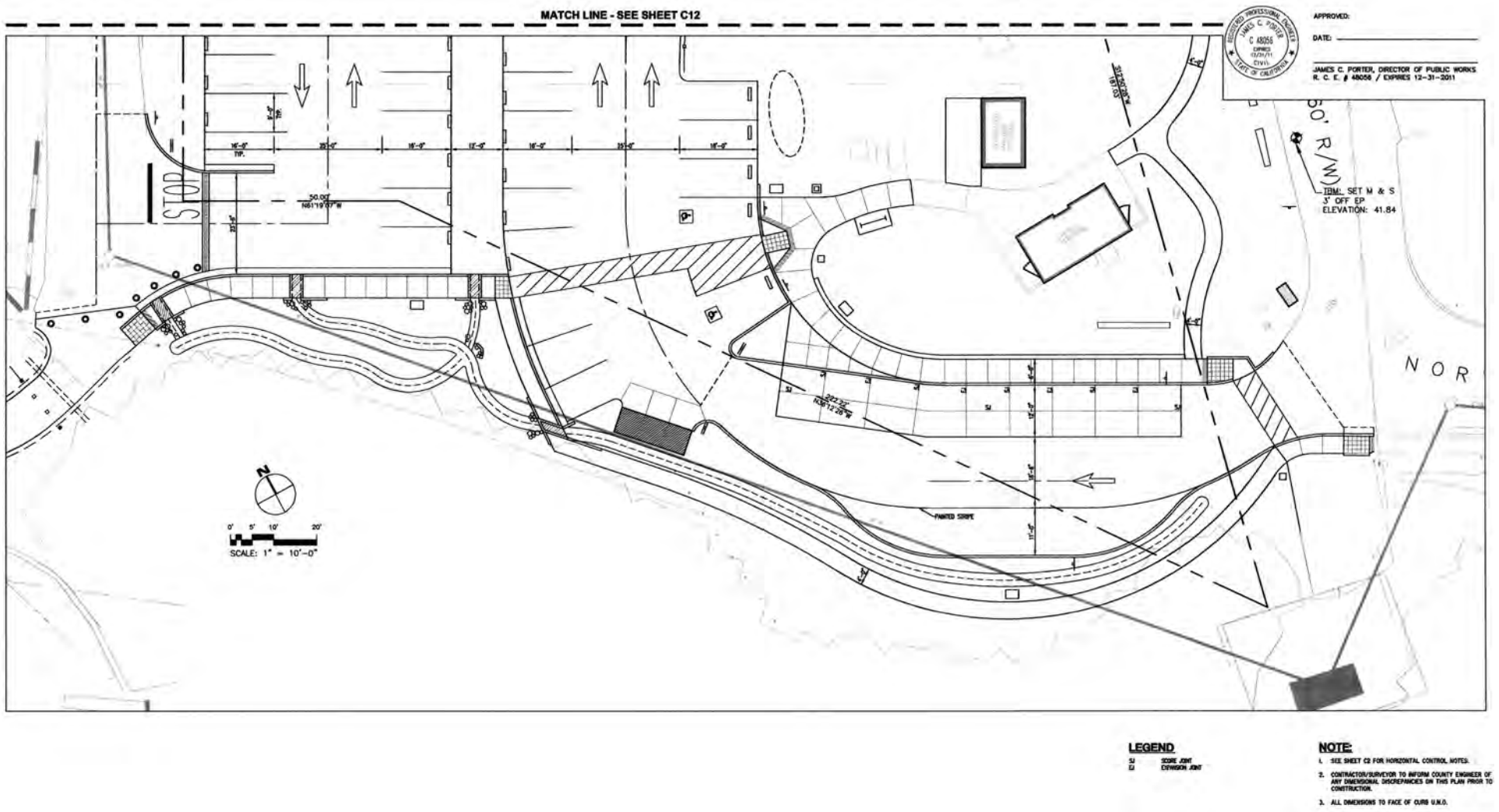
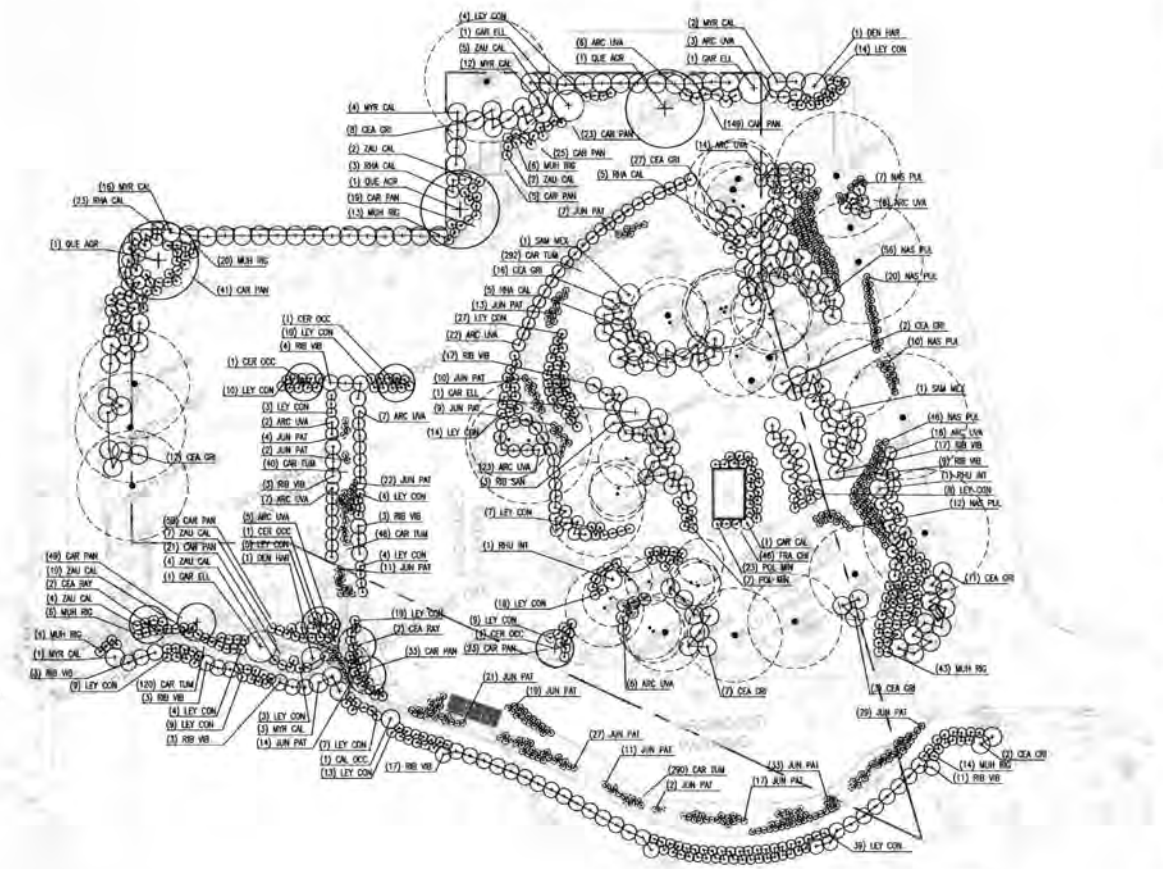


San Mateo County Planning Commission Meeting

Owner/Applicant: SMC/FITZGERALD MARINE RESERVE Attachment: C

File Numbers: PLN2012-00126

Proposed Landscaping Plan



APPROVED:

DATE: _____

JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS
R. C. E. # 48056 / EXPIRES 12-31-2011

PLANT LIST:

TREES

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTES
CEA RAY	Ceanothus 'Ray Hartman'	Ceanothus	24-box	4	Standard
CER OCC	Cercis occidentalis	Western Redbud	24-box	5	Multi-trunked
QUE AGR	Quercus agrifolia	Coast Live Oak	24-box	3	Standard
	Existing Tree				

SHRUBS

KEY	BOTANICAL NAME	COMMON NAME	SIZE		NOTES
CAL OCC	Calycanthus occidentalis	Spice Bush	5-gal	1	--
CAR CAL	Carpenteria californica	Bush Anemone	5-gal	1	--
DEN HAR	Dendromecon harfordii	Island Bush Poppy	5-gal	2	--
GAR ELL	Garrya elliptica 'James Roof'	Coast Silktassel	15-gal	3	--
MYR CAL	Myrica californica	Pacific Wax Myrtle	5-gal	25	--
POL MUN	Polystichum munitum	Western Sword Fern	5-gal	30	--
RHA CAL	Rhamnus californica 'Eve Case'	Coffeeberry	5-gal	36	--
RHU INT	Rhus integrifolia	Lemonade Berry	5-gal	2	--
RIB SAN	Ribes sanguineum	Pink flowering Currant	5-gal	3	--
RIB VIB	Ribes viburnifolium	Catalina Perfume	1-gal	90	--
SAM MEX	Sambucus n. mexicana	Elderberry	5-gal	2	--
ZAU CAL	Zauschneria californica	California Fuchsia	1-gal	34	--

GRASSES

KEY	BOTANICAL NAME	COMMON NAME	SIZE		NOTES
CAR PAN	Carex pansa	California Meadow Sedge	4"	423	18" o.c., tri. sp.
CAR TUM	Carex tumulicola	Berkeley Sedge	4"	790	24" o.c., tri. sp.
JUN PAT	Juncus patens	California Gray Rush	1-gal	251	24" o.c., tri. sp.
LEY CON	Leymus c. 'Canyon Prince'	Wild Rye	1-gal	240	36" o.c., tri. sp.
MUH RIG	Muhlenbergia rigens	Deer Grass	1-gal	106	36" o.c., tri. sp.
NAS PUL	Nasella pulchra	Purple Needle Grass 1-gal	4"	151	24" o.c., tri. sp.

GROUNDCOVER

KEY	BOTANICAL NAME	COMMON NAME	SIZE		NOTES
ARC UVA	Arctostaphylos u. 'Point Reyes'	Manzanita	1-gal	119	4' o.c., tri. sp.
CEA GRI	Ceanothus g. 'Anchor Bay'	Ceanothus	1-gal	88	6' o.c., tri. sp.
FRA CHI	Fragaria chiloensis	Sand Strawberry	4"	46	12" o.c., tri. sp.

PLANTING NOTES:

1. PLANTING PLAN IS DIAGRAMMATIC. SOME ADJUSTMENTS TO PLANT MATERIAL PLACEMENT MAY BE REQUIRED DUE TO OBSTRUCTIONS OR ELEMENTS NOT SHOWN ON PLANTING PLAN. ADJUSTMENTS ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT. PLANT QUANTITIES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL GRAPHICALLY SHOWN PLANT MATERIAL.
2. SEE SPECIFICATIONS AND DETAILS FOR ADDITIONAL PLANTING REQUIREMENTS, PROCEDURES AND SOIL PREPARATION.
3. ALL TREES SHALL BE PRE-TAGGED AT NURSERY PRIOR TO DELIVERY. GENERAL CONTRACTOR SHALL COORDINATE TAGGING A MINIMUM OF SIX MONTHS PRIOR TO SCHEDULED INSTALLATION OR CONFIRMATION OF TAGGING OF TREES SHALL BE FORWARDED TO LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT TO REVIEW SPECIMEN SIZE.
4. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF PLANT UNAVAILABILITY WITHIN THIRTY DAYS AFTER BID AWARD. CITY TO APPROVE SUBSTITUTIONS PRIOR TO PLANTING.
5. TOP DRESS ALL NON-TURF AREAS WITH 3" DEPTH, 3/4" REDWOOD BARK MULCH. SUBMIT SAMPLE.
6. LANDSCAPE ARCHITECT SHALL APPROVE ALL PROPOSED PLANT SUBSTITUTIONS PRIOR TO DELIVERY OF NURSERY STOCK. CITY TO APPROVE SUBSTITUTIONS PRIOR TO PLANTING.
7. TO ENSURE AVAILABILITY AND TIMELY DELIVERY OF SHRUBS AND GROUNDCOVER, CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR CONTRACT GROWING OF AFOREMENTIONED PLANT MATERIAL.
8. PLANT MATERIALS THAT SPREAD WITH A RHIZOMATOUS HABIT MUST BE CONTROLLED BY THE USE OF HEADER BOARDS. REFER TO LAYOUT PLAN FOR PLANTING AREA DEFINITIONS.
9. CONTRACTOR WILL LAYOUT PLANTING CONTROL LINES AND HEADERS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH PLANTING OPERATIONS.
10. DO NOT LOCATE TREES IN THE FOLLOWING LISTED AREA:

PUBLIC STREET INTERSECTIONS
LESS THAN 10' FROM A SEWAGE LINE
LESS THAN 5' FROM A FIRE HYDRANT, WATER METER OR GAS METER
LESS THAN 10' FROM A UTILITY POLE OR LIGHT STANDARD
LESS THAN 20' FROM ANOTHER TREE (DEPENDING ON SPECIES)
WHERE WATER, GAS, OR UTILITY LINES ARE DIRECTLY BELOW TREE

11. CARE TO BE TAKEN WHEN WORKING AROUND EXISTING SURFACE UTILITIES. ANY DAMAGE TO SURFACE UTILITIES SHALL BE REPAIRED BY CONTRACTOR.

N

0' 10' 20' 40'
SCALE: 1" = 20'-0"

San Mateo County Planning Commission Meeting

Owner/Applicant: SMC/FITZGERALD MARINE RESERVE

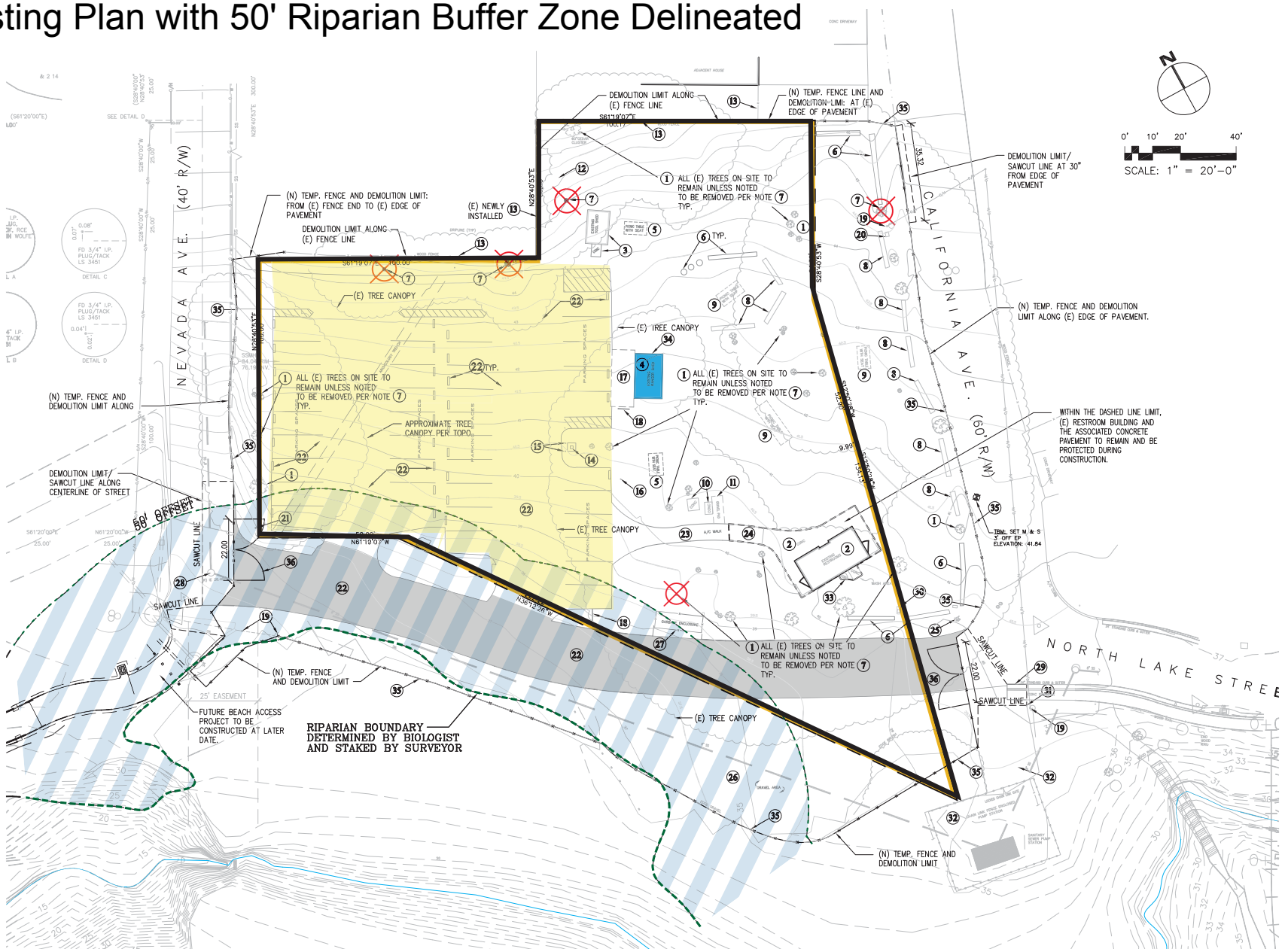
Attachment: C

File Numbers: PLN2012-00126

County of San Mateo - Planning and Building Department

ATTACHMENT D

Existing Plan with 50' Riparian Buffer Zone Delineated



San Mateo County Planning Commission Meeting

Owner/Applicant: SMC/FITZGERALD MARINE RESERVE

Attachment: D

File Numbers: PLN2012-00126

Proposed Plan with 50' Buffer Zone Delineated

San Mateo County Planning Commission's Meeting

Owner/Applicant: **SMC/FITZGERALD MARINE RESERVE**

Attachment: **D**

File Numbers: **PLN2012-00126**

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County of San Mateo - Planning and Building Department

ATTACHMENT E

Attachment E

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

For compliance with San Mateo County
Local Coastal Program Policies

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

Prepared by:

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

July 2012

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

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

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

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

Assessor's Parcel Number and any applicable Planning Permit numbers
APN 037-113-080

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

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

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

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

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

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

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

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

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

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

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

Figure 1. Project Site Location
Map produced by Coast Ridge Ecology. Base map source: Nat Geo Maps.

Figure 2. Project Site and Sensitive Biological Resources

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

1072 Geneva Avenue, San Francisco CA 94112 • Ph: 415-404-6757 • Cell: 650-269-3894 • Fax: 415-404-6097
E-mail: CRecology@gmail.com • www.CRecology.com

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

Project

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

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

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

Land use

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

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

Water Resources

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

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

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

Soils

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

Regulatory Setting

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

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

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

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

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

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

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

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

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

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

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

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

Food chain resources

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

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

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

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

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

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

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

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

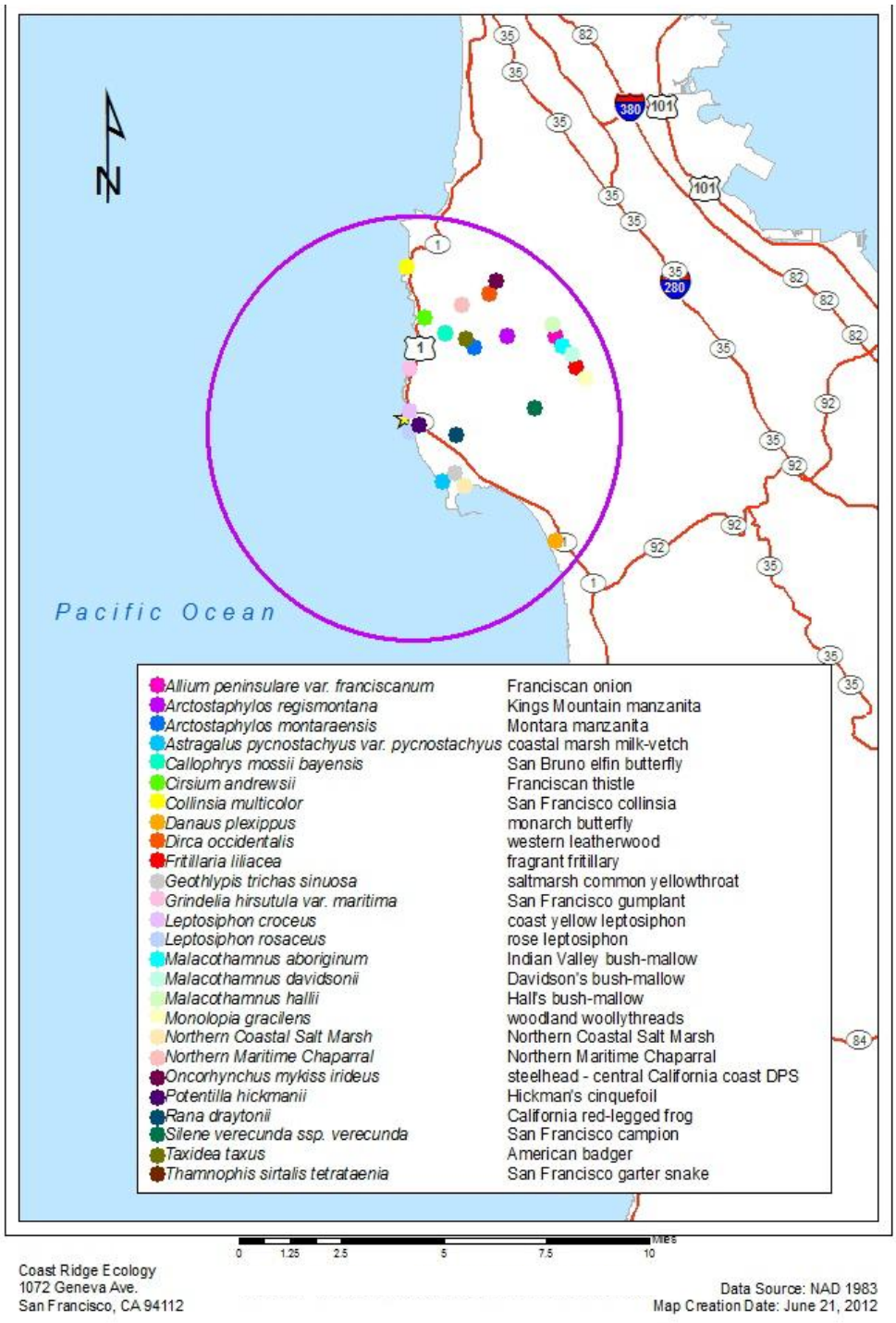
No significant animal trails were found to occur through the site, and the project site is not likely to be a significant wildlife corridor area. Raccoons and other wildlife likely utilize the riparian/scrub habitat along the southern boundary of the property, and this area is within public open space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

Potential Impacts

1) Construction activities could have an indirect negative impact upon California red-legged frog, San Francisco garter snake, salt marsh common yellow throat, nesting birds including raptors, and roosting bats if appropriate mitigation measures are not followed.

2) The project as proposed will have beneficial impacts to the adjacent San Vicente Creek through the control of stormwater runoff and reduction in stormwater pollutants entering the stream and the Pacific Ocean.

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



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

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

Special Status Plants

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

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

Wild Strawberry

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

Monarch Butterfly

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

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

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

California Red-legged Frog

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

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

<u>Avoidance and Minimization Measures for CRF</u>

1) An exclusion fence at least 3 feet in height should be installed along the property's southern (creekside) boundary. The fence should be installed so that there are no openings or gaps through which a frog could move.

2) A pre-construction survey for CRF should be conducted no less than 48 hours prior to the start of project activities.

3) A worker education program should be conducted in which all crews to be working on site are trained on CRF identification, penalties for harming the species or its habitat, and the protocol to be followed should a frog be encountered. The worker education program should be offered by a qualified biologist and include color photocards of CRF that remain on the project site.

4) Following the start of project activities, the qualified biologist or a trained biological monitor should monitor the site every day to check for CRF, monitor the integrity of the exclusionary fence, confirm the limit of work and equipment is within project boundaries, and assess the overall project adherence to mitigation measures.

San Francisco Garter Snake

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

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

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

<u>Avoidance and Minimization Measures for SFGS</u>

1) An exclusion fence at least 3 feet in height should be installed along the property's southern (creekside) boundary. The fence should be installed so that there are no openings or gaps through which an SFGS could move.

2) A pre-construction survey for SFGS should be conducted no less than 48 hours prior to the start of project activities.

3) A worker education program should be conducted in which all crews to be working on site are trained on SFGS identification, penalties for harming the species or its habitat, and the protocol to be followed should a snake be encountered. The worker education program should be offered by a qualified biologist and include color photocards of SFGS that remain on the project site.

4) Following the start of project activities, the qualified biologist or a trained biological monitor should monitor the site every day to check for SFGS, monitor the integrity of the exclusionary fence, confirm the limit of work and equipment is within project boundaries, and assess the overall project adherence to mitigation measures.

Steelhead (Central California Coast ESU)

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

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

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

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

Salt Marsh Common Yellowthroat

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

<u>Avoidance and Minimization Measures for Salt Marsh Common Yellowthroat</u>

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

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

San Francisco Dusky-footed Woodrat

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

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

Special Status Bats

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

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

Avoidance and Minimization Measures for Roosting Bats

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

Nesting Raptors and Birds Protected Under the MBTA

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

Avoidance and Minimization Measures for Nesting birds, Including Raptors

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

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

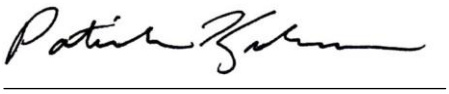
6. Tabulate by significant impact all feasible mitigation measures proposed to reduce the level of impact and explain how such measures will be successful.

Table 3. Impacts and Proposed Mitigation Measures to Reduce Impacts

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

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

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



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Appendix A. Representative Photos of the Property, June 2012

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

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

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

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

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

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

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

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

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

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

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

[1] **Explanation of State and Federal Listing Codes**

Federal listing codes:

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

California listing codes:

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

ABC The American Bird conservancy maintains a Green List of all the highest priority birds for conservation in the continental United States and Canada. Based off the species assessments prepared by Partners in Flight (PIF) and has been expanded to include shorebirds, waterbirds and waterfowl.

AFS American Fisheries Society identifies marine, estuarine and diadromous fish species that are at risk of extinction in North America. The AFS has designated the following four classifications in order of conservation importance E – Endangered, T – Threatened, V – Vulnerable, and CD – Conservation Dependent.

Audubon Audubon Watchlist: RED: species in this category are declining rapidly, have very small populations or limited ranges and face major conservation threats. These typically are species of global conservation concern. YELLOW: this category includes those species that are also declining but at a slower rate than those in the red category. These typically are species of national conservation concern. GREEN: species in this category are not declining, have unknown trends, or have very large population sizes; and are not included on the Watchlist.

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

County of San Mateo - Planning and Building Department

ATTACHMENT F

SAN MATEO COUNTY PARKS

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October 17, 2012

To: Angela Chavez, Planner, Planning

From: Sam Herzberg, Senior Planner, Parks SH

Subject: Summary of Issues of Concern re: Fitzgerald Marine Reserve Parking Lot for Planning Commission Meeting October 24, 2012

Background

- Total acreage managed at the Reserve is 562 acres.
  - Fitzgerald Marine Reserve is 402 acres and 3 miles long. 370 acres are inter and sub tidal and 32 acres are coastal bluff.
  - Pillar Point Marsh is 41 acres.
  - Pillar Point Bluffs are 119 acres and features a 10 car parking lot, bathroom and loop trails.

- 148,000 annual visitors in 2011

- Designated an Area of Special Biological Significance by State Water Resources Control Board to protect offshore waters from on land sources (i.e. drainage from watersheds).

- Designated by CA Department of Fish and Game as a Marine Managed Area by CA Department of Fish and Game is a State Marine Reserve (highest protection/no take area).

- First Master Plan ever was completed for Reserve in 2004 and a number of capital projects have been completed and a number are proposed (including this project).

Parking Lot Redesign

Objectives of the project:

- Replace 40 year old existing parking lot (39 car parking spaces 1 ADA) and three bus parking spaces).

- Improve congestion management and traffic flow
- Safe trail use from Coastal Trail to Beach Access Trail (future ADA improvements project) and improve safety for school kids
- Meet ASBS water quality objectives to treat parking lot runoff before it reaches San Vicente Creek
- Educate public about benefits of the parking lot storm water improvements
- Additional ADA parking space
- Support future 2000 sq ft max Interpretive Center

Public Process to Date

- May 2004 – Project was proposed in 2004 Master Plan, which involved 16 public meetings (including Program EIR).
- December 2004 - Refined in Conceptual Plan for Interpretation
- March 26, 2012 – Public Workshop in Moss Beach on parking lot alternatives
- April 6, 2012 – Park and Recreation Commission on alternatives and preferred alternative.
- July 12, 2012 – Park and Recreation Commission hearing on 60% Design Plans
- September 12, 2012 – Planning Commission hearing on 90% Design Plans, but item withdrawn.

Constraints to Design Parking Lot

- Current runoff is collected at southwest end at Nevada and drains directly to San Vicente Creek.
- Nevada Road constraints (40' ROW) and exit points adjacent to homes (i.e. don't want cars to be side swiped by buses).
- Buses currently back up and turnaround at California and North Lake Street (safety problem).
- Public asked for parking not to encroach into open area adjacent to California Street and impact those residences.
- Concerns about removal of Cypress trees
- Reducing number of parking spaces pushes cars into the neighborhood.
- Buses have parked in riparian buffer for 40 years.
- Pervious pavement is limited by fat clay and poor drainage, slope and weight classification of bus parking).
- Riparian buffer eliminates 9 parking spaces, 2 bus parking spaces and North Lake Street.
- Eliminating parking spaces pushes parking impacts into neighborhood on daily basis in addition to low tide and weekend days.
- Grant funding has limitations for increased costs of doing project.
- Concerns cost increases make project cost prohibitive.

- 3 Significant trees to be removed.

Opportunities to Design Parking Lot

- Grant funding
- Two one way accesses off of California (60' ROW) allow traffic to flow back to Highway 1.
- Controlling storm water drainage through vegetated swales and pervious paving will benefit water quality of San Vicente Creek.
- Improve safe passage for trail users from Coastal Trail to Beach Access Trail.
- Avoid school kids crossing North Lake Street where they currently cross the staging area where cars are entering and buses are backing up.
- Increased number of ADA and parking spaces reduces neighborhood impacts.
- Xeroscape of the parking lot with drought tolerant and native plants.
- 12 24" box trees to be installed to make up for 3 significant trees to be removed.
- Visitor Center is anticipated to move forward after parking lot completed when funding becomes available.

Alternatives

A) Minor alterations to existing 90% Plans.
B) Implement buffer which removes North Lake Street access between California and Nevada, and eliminates a large number of parking spaces.
C) Implement buffer which moves North Lake Street access between California and Nevada across Park property and relocates parking from parking lot to open space adjacent to California, which is staging area for school kids and future site of Interpretive Center.
D) Make no parking lot improvements, which:
    a. Does not address congestion management needs.
    b. Does not improve pedestrian safety.
    c. Does not improve storm water management of parking lot and enhances San Vicente Creek.
    d. Eliminates educational opportunities about retrofitting an existing parking lot for storm water benefits.
    e. Provide additional ADA parking space as currently required.
    f. 3 grants are jeopardized.