COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: January 13, 2021

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit to allow the demolition and removal of an abandoned oil facility including above-ground storage tanks, oil production piping, and associated facilities and structures. The project is located on undeveloped farmland northeast of the intersection of Cabrillo Highway and Verde Road. This project is appealable to the California Coastal Commission.

County File Number: PLN 2020-00263 (Burke)

PROPOSAL

The San Mateo County Community College District (CSM) is proposing the removal and remediation of an abandoned oil facility located on its property at the corner of Cabrillo Highway and Verde Road. The project involves the demolition and removal of an abandoned oil facility including an oil derrick, and well shaft, manifold, associated production piping, and three above-ground storage tanks. In addition, the existing access road and the area surrounding the oil well may need to be mowed (for fire protection) at the time of abandonment. Closure of the well shaft includes removing any liquids or gases (if present) and filling the well with concrete or similar material. Pipes may be removed or capped and left in place. Additionally, disturbed areas will be re-contoured and re-vegetated to match the surrounding environment. All oil well facility abandonment activities will be performed in conformance with California Geologic Energy Management Division (CalGEM) standards, through the approval of a separate State permit issued by CalGEM.

RECOMMENDATION

Approve the Coastal Development Permit, County File Number PLN 2020-00263, by adopting the required findings and conditions of approval contained in Attachment A.

SUMMARY

Staff has completed a review of the project and all submitted documents and reports in order to determine the project's conformity to applicable General Plan and Local Coastal Program policies. Potential impacts to special status species and water quality were identified. Conditions of approval to mitigate these potential impacts have been included in Attachment A of this report. For the purposes of compliance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption, specifically Category Four (Minor Alterations of Land) and Category Thirty-three, which pertains to small cleanup actions to stabilize, mitigate, or prevent the release of hazardous waste. Planning staff has reviewed the project and concluded that the project, as conditioned, complies with the County's General Plan and Local Coastal Program.

MJS:cmc – MJSEE0445_WCU.DOCX

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: January 13, 2021

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, to allow the demolition and removal of an abandoned oil facility including above-ground storage tanks, oil production piping, and associated facilities and structures. The project is located on undeveloped farmland northeast of the intersection of Cabrillo Highway and Verde Road. This project is appealable to the California Coastal Commission.

County File Number: PLN 2020-00263 (Burke)

PROPOSAL

The San Mateo County Community College District (CSM) is proposing the removal and remediation of an abandoned oil facility located on its property at the corner of Cabrillo Highway and Verde Road. The project involves the demolition and removal of an abandoned oil facility including an oil derrick, and well shaft, manifold, associated production piping, and three above-ground storage tanks. In addition, the existing access road and the area surrounding the oil well may need to be mowed (for fire protection) at the time of abandonment. Closure of the well shaft includes removing any liquids or gases (if present) and filling the well with concrete or similar material. Pipes may be removed or capped and left in place. Additionally, disturbed areas will be re-contoured and re-vegetated to match the surrounding environment. All oil well facility abandonment activities will be performed in conformance with California Geologic Energy Management Division (CalGEM) standards, through the approval of a separate State permit issued by CalGEM.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, County File No. PLN 2020-00263, by adopting the required findings and conditions of approval contained in Attachment A.

BACKGROUND

Report Prepared By: Michael Schaller, Senior Planner

Applicant: Kerry Burke (Burke Land Use Consulting)

Owner: San Mateo County Community College District

Location: Cabrillo Highway and Verde Road

APN(s): 066-180-040

Size: 180 acres

Existing Zoning: PAD/CD (Planned Agricultural District/Coastal Development District)

General Plan Designation: Agriculture, Rural

Local Coastal Plan Designation: Agriculture
Williamson Act: N/A

Existing Land Use: Agriculture and Open Space

Flood Zone: Zone X (Areas of minimal flood hazard). FEMA Community Panels 06081C0268, and -0266; effective August 2, 2017.

Environmental Evaluation: The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Guidelines Section 15304, which exempts minor trenching and backfilling where the surface will be restored and Section 15330 for small or medium cleanup actions to stabilize, mitigate, or prevent the release of hazardous waste at a cost of $1,000,000 or less in valuation.

Setting: The project site is a 180-acre agricultural parcel located east of Cabrillo Highway. Verde Road bounds the parcel on its southern end. Approximately two thirds of the parcel are under agricultural production with the remainder as open space. There is an agricultural pond on the parcel approximately 300 feet north of Verde Road. Two of the metal storage tanks to be removed are located between the pond and Verde Road. There is an existing ranch road which is accessed from Verde Road which will be utilized for this project. The well, associated equipment and one of the metal storage tanks are located on a small flat mesa, approximately 1,200 feet northeast of the pond. The manifold is located in the farm center which includes sheds and containers for the on-going agricultural operations.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Staff has reviewed the project and found it to be in compliance with the policies of the General Plan. The relevant policies are discussed below.

a. Vegetative, Water, Fish and Wildlife Resources

Policy 1.28 (*Regulate Development to Protect Sensitive Habitats*) regulates land uses and development activities within and adjacent to sensitive habitats in order to protect critical vegetative, water, fish and wildlife resources; protect rare, endangered and unique plants and animals from reduction in their range or degradation of their environment; and protect and maintain the biological productivity of important plant and animal habitats. According to the California Natural Diversity Database (CNDDB), the subject site does not contain habitat for protected species; however, the site is within a mile of known Monarch butterfly overwintering habitat.

The applicant has submitted a biological reconnaissance report (Attachment E), prepared by Sol Ecology. The biologist found that vegetation in the area immediately adjacent to the oil well consists of coyote brush scrub and non-native annual grassland species. Most of the underground line is located under an existing unpaved access road and an existing agricultural field. The two lower tanks are surrounded by a constructed berm (created to contain any spillage though none observed or noted by the leaseholder for the past 40 years) and more non-native annual grassland habitat.

There are two intermittent drainages adjacent to the oil well. One drainage is northwest, and one drainage is southeast of the oil well which drain into a large man-made pond located to the east of the underground line, and north of the two lower tanks. Both intermittent drainages are within approximately 100 feet of the oil well. The two drainage features are associated with riparian corridors, a sensitive community defined in the Local Coastal Program. The riparian habitat is dominated by arroyo willow. No wetland or riparian habitat is present surrounding the pond. No work is proposed within the riparian habitat.

Field surveys by the consulting biologist indicate that there is a moderate potential for nesting birds and raptors protected under the Migratory Bird Treaty Act and/or California Department of Fish and

Game Code, to be present both on and adjacent to the Project Area. No tree or vegetation removal is proposed. All areas within the project footprint will be mowed prior to removal activities. As such, the biologist concluded that there is little potential for impacts to nesting birds.

Two special status mammals, the American badger and San Francisco dusky-footed woodrat (SFDW), may potentially be present primarily in the coyote brush scrub habitat located near the oil derrick and tank. A single woodrat nest was observed within the riparian habitat associated with the northern drainage near the access road. Additionally, a single foraging den (potentially badger den) was observed between the derrick and tank. No other dens or nests were found. The Project Area will be mowed prior to work activities. Given the lack of dens in the area, natal dens are not likely to be present.

California red-legged frog (CRLF), a federal threatened species, may potentially disperse onto the site but is not likely to breed due to the absence of emergent vegetation in ponds and drainages on the site, though such habitats do provide suitable non-breeding aquatic habitat. Because no work is proposed in any sensitive habitat area, impacts would only potentially occur if the frog were present in refugia (e.g., small mammal burrows, stockpiled materials, dense vegetation) following a dispersal event. Within the Project Area, the only suitable refugia is located near the two lower tanks next to Verde Road. The Project is not likely to affect CRLF; however, the biologist has recommended measures to ensure that “take” does not occur.

Monarch butterfly, a special status invertebrate, is known to over-winter in the eucalyptus stand south of the Project Area. Wintering habitat is typically occupied between late October and early February. The biologist has determined that vehicle access through the Verde Road gate is not likely to impact roosting monarch butterflies given existing vehicle use on this road. Furthermore, tank removal activity will occur approximately 100 feet from the nearest suitable roost habitat. Based on these conditions, the biologist has determined that impacts to monarch butterfly are unlikely to occur and no measures are prescribed.

In order to reduce potential impacts to the above listed species, the biologist is recommending several measures including a pre-construction survey for badgers and SFDW, wildlife exclusion fencing, and a prohibition on ground disturbing activities between October 31 and April 31. These recommended measures have been included as conditions of approval Nos. 8-16 in Attachment A.

b. Soil Resource Policies

Policy 2.2 (*Prevention of Soil Contamination*) aims to prevent soil contamination through the appropriate disposal of toxic substances. The applicant has stated that there is no visible evidence of oil contamination in the soil in and around the well site and tanks. However, the County's Certified Unified Program Agency (CUPA), which is responsible for enforcing the California Aboveground Petroleum Storage Act (APSA), will make the determination as to whether soil testing will be required. Removal of the tanks and associated piping will be performed under a permit from the CUPA which adheres to the requirements of the Aboveground Petroleum Storage Act.

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) aims to minimize soil erosion and sedimentation by minimizing the removal of vegetative cover, ensuring stabilization of disturbed areas, protecting and enhancing natural plant communities and nesting and feeding areas of fish and wildlife. Disturbed areas will be backfilled with native material, compacted, and seeded with a native seed mix to minimize soil erosion. Existing access roads and farm roads are sufficient to support all equipment needed for excavation. To minimize project-related erosion, a condition has been added (Condition No. 3) which requires the applicant to submit an erosion and sediment control plan prior to the beginning of demolition activities.

2. Conformance with the Local Coastal Program

Staff has reviewed the project and found it to be in compliance with the policies of the Local Coastal Program. The relevant policies are discussed below.

a. Agriculture Component

Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) outlines the uses permitted by right on agricultural lands and those which can be conditionally permitted. Onshore oil and gas exploration, production, and storage is a conditionally permitted use, subject to the issuance of a CDP. County records indicate that a CDP was approved for this oil well in 1983. It is unknown how much oil was extracted from this well over time, but a visual analysis of the site indicates that it has not been operative for many years. Removal of the oil well and associated equipment will remove a physical impediment to full utilization of the parcel for agriculture, if the owner chooses to maximize their cultivated land.

b. Sensitive Habitats Component

Policy 7.1 (*Definition of Sensitive Habitats*) defines sensitive habitats as any area in which plant or animal life or their habitats are either rare or especially valuable and includes riparian corridors. As discussed above, there are two riparian corridors on either side of the existing oil well site. Each are approximately 100 feet away from the well and outside the required 30-foot buffer for intermittent streams (*Policy 7.11 – Establishment of Buffer Zones (for Riparian Corridors)*). Also as discussed above, the general project area could provide limited habitat for the San Francisco Dusky Footed woodrat and the California red-legged frog. Recommended conditions have been included in Attachment A which are intended to reduce the potential for negative impacts to both species during the demolition and removal process.

c. Visual Resources Component

Policy 8.31 (*Regulation of Scenic Corridors in Rural Areas*) regulates development within scenic corridors in rural areas of the Coastal Zone. The project site is located within the Cabrillo Highway (Highway 1) State Scenic Corridor. However, due to the limited time frame of the site cleanup, intervening vegetation along Highway 1, the rolling topography of the site and the viewing distance from the roadway (over 1,900 feet), the project will not be readily visible from the roadway.

3. Compliance with the County Zoning Regulations

The project site is zoned Planned Agricultural Development (PAD), and while non-agricultural development in this district usually requires the issuance of a PAD permit, in this instance the proposed activity is exempt from this requirement. The primary purpose of the PAD zoning regulations is to:

"(P)reserve and foster existing and potential agricultural operations in San Mateo County in order to keep the maximum amount of prime agricultural land and all other lands suitable for agriculture in agricultural production".

As discussed previously, the removal of the previously permitted oil well will allow for the potential utilization of this land for cultivation, thus increasing agricultural production on the parcel. Conversion of this land back into an agricultural status is consistent with the intent of the PAD regulations.

B. ENVIRONMENTAL REVIEW

The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15304(f) (*Minor Alterations to Land*), which exempts minor trenching and backfilling where the surface will be restored and Section 15330 for small or medium size cleanup actions to stabilize, mitigate, or prevent the release of hazardous waste at a cost of $1,000,000 or less in valuation. The applicant has estimated the project cost at approximately $90,000.

C. REVIEWING AGENCIES

Building Inspection Section
Environmental Health Services
Geotechnical Section
Cal-Fire
California Coastal Commission
California Department of Fish and Wildlife
California Historical Resources Information System Northwest Information Center

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Location Map
C. Site Plan
D. Demolition and Remediation Work Plan
E. Biological Resources Report

MJS:cmc – MJSEE0446_WCU.DOCX

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2020-00263 Hearing Date: January 13, 2021

Prepared By: Michael Schaller, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15304(f) (*Minor Alterations to Land*), which exempts minor trenching and backfilling where the surface will be restored and Section 15330 for small or medium size cleanup actions to stabilize, mitigate, or prevent the release of hazardous waste as a cost of $1,000,000 or less in valuation.

Regarding the Coastal Development Permit, Find:

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

3. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program relating to Agriculture, Sensitive Habitats, and Visual Resources. The project incorporates conditions to protect sensitive habitats by requiring the applicant to conduct pre-disturbance surveys no more than 30 days prior to demolition and grading, operating outside of critical breeding seasons, keeping ground disturbance to a minimum, and restoring vegetation.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on January 13,

2021. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.

2. This permit shall be valid for one (1) year from the date of approval in which time site disturbance associated with this project shall have commenced. Any extension of the permits shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

3. Prior to any demolition or grading activities, the applicant shall submit an erosion and sediment control plan to the Planning Department for review and approval. Upon approval, said plan shall be implemented before ground disturbing activities are initiated. Photos of the installed measures shall be submitted to the Planning Department for review and approval. Erosion control measure deficiencies, as they occur, shall be immediately corrected.
4. Unless approved in writing, by the Community Development Director, no grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion. The applicant shall submit a letter to the Planning Department, a minimum of two (2) weeks prior to commencement of any grading activity, stating the date when grading will begin if grading is proposed during this time.

5. Prior to final approval of the demolition permit, photos of the revegetated areas (once seeds have sprouted) shall be submitted to the Planning Department for review and approval. Deficiencies, as they occur, shall be immediately corrected. All non-biodegradable erosion measures shall be removed.

6. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” outlined below:

    a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.

    b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.

    c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.

e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.

g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

h. Performing clearing and earth-moving activities only during dry weather.

i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilizing designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.

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

8. A pre-construction survey is required within 2 weeks prior to mowing of the project site to determine the location of any active San Francisco Dusky Footed Woodrat (SFDW) nest or badger den; nest or dens shall be flagged for avoidance.

9. If a potentially active den cannot be avoided, the biologist shall consult with the California Department of Fish and Wildlife to exclude any badger from the den prior to activities commencing. Such exclusion may involve installing a one-way door with monitoring to allow the badger to leave the den prior to collapsing the den.

10. If an active SFDW nest is found and cannot be avoided, the biologist shall supervise dismantling of the nest by hand. If young are found, material shall be setback on the house and the house avoided for a minimum of 3 weeks to allow

young to wean and leave the nest. Following completion of the dismantling, nest material shall be placed in nearby habitat where it can be completely avoided.

11. To prevent impacts to dispersing California Red-Legged Frog (CRLF) during proposed activities, no ground-disturbing work shall be performed between October 31 and April 31, when frogs are most likely to disperse across the site between aquatic habitats.

12. Wildlife exclusion fencing shall be installed around all stockpiling areas and/or staging areas to prevent CRLF from accessing these areas. Exclusion fencing shall include escape funnels every 100 feet and the lower edge of the fence shall be buried at least 4 inches below grade to prevent burrowing animals from tunneling under the fence. A preconstruction survey shall be performed following fence installation and prior to work in areas where refugia is present (e.g., the lower tank area primarily).

13. Trenches and holes shall be covered and inspected daily for stranded animals. Trenches and holes deeper than one foot shall contain escape ramps at a maximum slope of 2:1 to allow trapped animals to escape.

14. If proposed work will be initiated during the nesting bird season (between February 1 and August 31), then a pre-construction nesting bird survey is required within 10 days of the start of activities in all suitable nesting habitat within 500 feet of the project footprint.

15. If nests are found, a no-disturbance buffer shall be placed around the nest until young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer may be determined by the biologist based on species and proximity to activities but should generally be between 50 to 100 feet for songbirds and up to 500 feet for nesting raptors.

16. All work sites to be restored to original contours and revegetated with native seed mix.

<u>Building Inspection Section</u>

17. A demolition permit shall be obtained prior to the removal of any structure.

<u>Environmental Health Services</u>

18. The applicant must obtain all necessary approvals from San Mateo County Certified Unified Program Agency (CUPA) for the removal of hazardous materials.

MJS:cmc – MJSEE0446_WCU.DOCX

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: January 13, 2021

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit to allow the demolition and removal of an abandoned oil facility including above-ground storage tanks, oil production piping, and associated facilities and structures. The project is located on undeveloped farmland northeast of the intersection of Cabrillo Highway and Verde Road. This project is appealable to the California Coastal Commission.

County File Number: PLN 2020-00263 (Burke)

PROPOSAL

The San Mateo County Community College District (CSM) is proposing the removal and remediation of an abandoned oil facility located on its property at the corner of Cabrillo Highway and Verde Road. The project involves the demolition and removal of an abandoned oil facility including an oil derrick, and well shaft, manifold, associated production piping, and three above-ground storage tanks. In addition, the existing access road and the area surrounding the oil well may need to be mowed (for fire protection) at the time of abandonment. Closure of the well shaft includes removing any liquids or gases (if present) and filling the well with concrete or similar material. Pipes may be removed or capped and left in place. Additionally, disturbed areas will be re-contoured and re-vegetated to match the surrounding environment. All oil well facility abandonment activities will be performed in conformance with California Geologic Energy Management Division (CalGEM) standards, through the approval of a separate State permit issued by CalGEM.

RECOMMENDATION

Approve the Coastal Development Permit, County File Number PLN 2020-00263, by adopting the required findings and conditions of approval contained in Attachment A.

SUMMARY

Staff has completed a review of the project and all submitted documents and reports in order to determine the project's conformity to applicable General Plan and Local Coastal Program policies. Potential impacts to special status species and water quality were identified. Conditions of approval to mitigate these potential impacts have been included in Attachment A of this report. For the purposes of compliance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption, specifically Category Four (Minor Alterations of Land) and Category Thirty-three, which pertains to small cleanup actions to stabilize, mitigate, or prevent the release of hazardous waste. Planning staff has reviewed the project and concluded that the project, as conditioned, complies with the County's General Plan and Local Coastal Program.

MJS:cmc – MJSEE0445_WCU.DOCX

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: January 13, 2021

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, to allow the demolition and removal of an abandoned oil facility including above-ground storage tanks, oil production piping, and associated facilities and structures. The project is located on undeveloped farmland northeast of the intersection of Cabrillo Highway and Verde Road. This project is appealable to the California Coastal Commission.

County File Number: PLN 2020-00263 (Burke)

PROPOSAL

The San Mateo County Community College District (CSM) is proposing the removal and remediation of an abandoned oil facility located on its property at the corner of Cabrillo Highway and Verde Road. The project involves the demolition and removal of an abandoned oil facility including an oil derrick, and well shaft, manifold, associated production piping, and three above-ground storage tanks. In addition, the existing access road and the area surrounding the oil well may need to be mowed (for fire protection) at the time of abandonment. Closure of the well shaft includes removing any liquids or gases (if present) and filling the well with concrete or similar material. Pipes may be removed or capped and left in place. Additionally, disturbed areas will be re-contoured and re-vegetated to match the surrounding environment. All oil well facility abandonment activities will be performed in conformance with California Geologic Energy Management Division (CalGEM) standards, through the approval of a separate State permit issued by CalGEM.

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, County File No. PLN 2020-00263, by adopting the required findings and conditions of approval contained in Attachment A.

BACKGROUND

Report Prepared By: Michael Schaller, Senior Planner

Applicant: Kerry Burke (Burke Land Use Consulting)

Owner: San Mateo County Community College District

Location: Cabrillo Highway and Verde Road

APN(s): 066-180-040

Size: 180 acres

Existing Zoning: PAD/CD (Planned Agricultural District/Coastal Development District)

General Plan Designation: Agriculture, Rural

Local Coastal Plan Designation: Agriculture
Williamson Act: N/A

Existing Land Use: Agriculture and Open Space

Flood Zone: Zone X (Areas of minimal flood hazard). FEMA Community Panels 06081C0268, and -0266; effective August 2, 2017.

Environmental Evaluation: The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Guidelines Section 15304, which exempts minor trenching and backfilling where the surface will be restored and Section 15330 for small or medium cleanup actions to stabilize, mitigate, or prevent the release of hazardous waste at a cost of $1,000,000 or less in valuation.

Setting: The project site is a 180-acre agricultural parcel located east of Cabrillo Highway. Verde Road bounds the parcel on its southern end. Approximately two thirds of the parcel are under agricultural production with the remainder as open space. There is an agricultural pond on the parcel approximately 300 feet north of Verde Road. Two of the metal storage tanks to be removed are located between the pond and Verde Road. There is an existing ranch road which is accessed from Verde Road which will be utilized for this project. The well, associated equipment and one of the metal storage tanks are located on a small flat mesa, approximately 1,200 feet northeast of the pond. The manifold is located in the farm center which includes sheds and containers for the on-going agricultural operations.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Staff has reviewed the project and found it to be in compliance with the policies of the General Plan. The relevant policies are discussed below.

a. Vegetative, Water, Fish and Wildlife Resources

Policy 1.28 (*Regulate Development to Protect Sensitive Habitats*) regulates land uses and development activities within and adjacent to sensitive habitats in order to protect critical vegetative, water, fish and wildlife resources; protect rare, endangered and unique plants and animals from reduction in their range or degradation of their environment; and protect and maintain the biological productivity of important plant and animal habitats. According to the California Natural Diversity Database (CNDDB), the subject site does not contain habitat for protected species; however, the site is within a mile of known Monarch butterfly overwintering habitat.

The applicant has submitted a biological reconnaissance report (Attachment E), prepared by Sol Ecology. The biologist found that vegetation in the area immediately adjacent to the oil well consists of coyote brush scrub and non-native annual grassland species. Most of the underground line is located under an existing unpaved access road and an existing agricultural field. The two lower tanks are surrounded by a constructed berm (created to contain any spillage though none observed or noted by the leaseholder for the past 40 years) and more non-native annual grassland habitat.

There are two intermittent drainages adjacent to the oil well. One drainage is northwest, and one drainage is southeast of the oil well which drain into a large man-made pond located to the east of the underground line, and north of the two lower tanks. Both intermittent drainages are within approximately 100 feet of the oil well. The two drainage features are associated with riparian corridors, a sensitive community defined in the Local Coastal Program. The riparian habitat is dominated by arroyo willow. No wetland or riparian habitat is present surrounding the pond. No work is proposed within the riparian habitat.

Field surveys by the consulting biologist indicate that there is a moderate potential for nesting birds and raptors protected under the Migratory Bird Treaty Act and/or California Department of Fish and

Game Code, to be present both on and adjacent to the Project Area. No tree or vegetation removal is proposed. All areas within the project footprint will be mowed prior to removal activities. As such, the biologist concluded that there is little potential for impacts to nesting birds.

Two special status mammals, the American badger and San Francisco dusky-footed woodrat (SFDW), may potentially be present primarily in the coyote brush scrub habitat located near the oil derrick and tank. A single woodrat nest was observed within the riparian habitat associated with the northern drainage near the access road. Additionally, a single foraging den (potentially badger den) was observed between the derrick and tank. No other dens or nests were found. The Project Area will be mowed prior to work activities. Given the lack of dens in the area, natal dens are not likely to be present.

California red-legged frog (CRLF), a federal threatened species, may potentially disperse onto the site but is not likely to breed due to the absence of emergent vegetation in ponds and drainages on the site, though such habitats do provide suitable non-breeding aquatic habitat. Because no work is proposed in any sensitive habitat area, impacts would only potentially occur if the frog were present in refugia (e.g., small mammal burrows, stockpiled materials, dense vegetation) following a dispersal event. Within the Project Area, the only suitable refugia is located near the two lower tanks next to Verde Road. The Project is not likely to affect CRLF; however, the biologist has recommended measures to ensure that “take” does not occur.

Monarch butterfly, a special status invertebrate, is known to over-winter in the eucalyptus stand south of the Project Area. Wintering habitat is typically occupied between late October and early February. The biologist has determined that vehicle access through the Verde Road gate is not likely to impact roosting monarch butterflies given existing vehicle use on this road. Furthermore, tank removal activity will occur approximately 100 feet from the nearest suitable roost habitat. Based on these conditions, the biologist has determined that impacts to monarch butterfly are unlikely to occur and no measures are prescribed.

In order to reduce potential impacts to the above listed species, the biologist is recommending several measures including a pre-construction survey for badgers and SFDW, wildlife exclusion fencing, and a prohibition on ground disturbing activities between October 31 and April 31. These recommended measures have been included as conditions of approval Nos. 8-16 in Attachment A.

b. Soil Resource Policies

Policy 2.2 (*Prevention of Soil Contamination*) aims to prevent soil contamination through the appropriate disposal of toxic substances. The applicant has stated that there is no visible evidence of oil contamination in the soil in and around the well site and tanks. However, the County's Certified Unified Program Agency (CUPA), which is responsible for enforcing the California Aboveground Petroleum Storage Act (APSA), will make the determination as to whether soil testing will be required. Removal of the tanks and associated piping will be performed under a permit from the CUPA which adheres to the requirements of the Aboveground Petroleum Storage Act.

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) aims to minimize soil erosion and sedimentation by minimizing the removal of vegetative cover, ensuring stabilization of disturbed areas, protecting and enhancing natural plant communities and nesting and feeding areas of fish and wildlife. Disturbed areas will be backfilled with native material, compacted, and seeded with a native seed mix to minimize soil erosion. Existing access roads and farm roads are sufficient to support all equipment needed for excavation. To minimize project-related erosion, a condition has been added (Condition No. 3) which requires the applicant to submit an erosion and sediment control plan prior to the beginning of demolition activities.

2. Conformance with the Local Coastal Program

Staff has reviewed the project and found it to be in compliance with the policies of the Local Coastal Program. The relevant policies are discussed below.

a. Agriculture Component

Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) outlines the uses permitted by right on agricultural lands and those which can be conditionally permitted. Onshore oil and gas exploration, production, and storage is a conditionally permitted use, subject to the issuance of a CDP. County records indicate that a CDP was approved for this oil well in 1983. It is unknown how much oil was extracted from this well over time, but a visual analysis of the site indicates that it has not been operative for many years. Removal of the oil well and associated equipment will remove a physical impediment to full utilization of the parcel for agriculture, if the owner chooses to maximize their cultivated land.

b. Sensitive Habitats Component

Policy 7.1 (*Definition of Sensitive Habitats*) defines sensitive habitats as any area in which plant or animal life or their habitats are either rare or especially valuable and includes riparian corridors. As discussed above, there are two riparian corridors on either side of the existing oil well site. Each are approximately 100 feet away from the well and outside the required 30-foot buffer for intermittent streams (*Policy 7.11 – Establishment of Buffer Zones (for Riparian Corridors)*). Also as discussed above, the general project area could provide limited habitat for the San Francisco Dusky Footed woodrat and the California red-legged frog. Recommended conditions have been included in Attachment A which are intended to reduce the potential for negative impacts to both species during the demolition and removal process.

c. Visual Resources Component

Policy 8.31 (*Regulation of Scenic Corridors in Rural Areas*) regulates development within scenic corridors in rural areas of the Coastal Zone. The project site is located within the Cabrillo Highway (Highway 1) State Scenic Corridor. However, due to the limited time frame of the site cleanup, intervening vegetation along Highway 1, the rolling topography of the site and the viewing distance from the roadway (over 1,900 feet), the project will not be readily visible from the roadway.

3. Compliance with the County Zoning Regulations

The project site is zoned Planned Agricultural Development (PAD), and while non-agricultural development in this district usually requires the issuance of a PAD permit, in this instance the proposed activity is exempt from this requirement. The primary purpose of the PAD zoning regulations is to:

"(P)reserve and foster existing and potential agricultural operations in San Mateo County in order to keep the maximum amount of prime agricultural land and all other lands suitable for agriculture in agricultural production".

As discussed previously, the removal of the previously permitted oil well will allow for the potential utilization of this land for cultivation, thus increasing agricultural production on the parcel. Conversion of this land back into an agricultural status is consistent with the intent of the PAD regulations.

B. ENVIRONMENTAL REVIEW

The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15304(f) (*Minor Alterations to Land*), which exempts minor trenching and backfilling where the surface will be restored and Section 15330 for small or medium size cleanup actions to stabilize, mitigate, or prevent the release of hazardous waste at a cost of $1,000,000 or less in valuation. The applicant has estimated the project cost at approximately $90,000.

C. REVIEWING AGENCIES

Building Inspection Section
Environmental Health Services
Geotechnical Section
Cal-Fire
California Coastal Commission
California Department of Fish and Wildlife
California Historical Resources Information System Northwest Information Center

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Location Map
C. Site Plan
D. Demolition and Remediation Work Plan
E. Biological Resources Report

MJS:cmc – MJSEE0446_WCU.DOCX

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2020-00263 Hearing Date: January 13, 2021

Prepared By: Michael Schaller, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15304(f) (*Minor Alterations to Land*), which exempts minor trenching and backfilling where the surface will be restored and Section 15330 for small or medium size cleanup actions to stabilize, mitigate, or prevent the release of hazardous waste as a cost of $1,000,000 or less in valuation.

Regarding the Coastal Development Permit, Find:

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

3. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program relating to Agriculture, Sensitive Habitats, and Visual Resources. The project incorporates conditions to protect sensitive habitats by requiring the applicant to conduct pre-disturbance surveys no more than 30 days prior to demolition and grading, operating outside of critical breeding seasons, keeping ground disturbance to a minimum, and restoring vegetation.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on January 13,

2021. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.

2. This permit shall be valid for one (1) year from the date of approval in which time site disturbance associated with this project shall have commenced. Any extension of the permits shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

3. Prior to any demolition or grading activities, the applicant shall submit an erosion and sediment control plan to the Planning Department for review and approval. Upon approval, said plan shall be implemented before ground disturbing activities are initiated. Photos of the installed measures shall be submitted to the Planning Department for review and approval. Erosion control measure deficiencies, as they occur, shall be immediately corrected.
4. Unless approved in writing, by the Community Development Director, no grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion. The applicant shall submit a letter to the Planning Department, a minimum of two (2) weeks prior to commencement of any grading activity, stating the date when grading will begin if grading is proposed during this time.

5. Prior to final approval of the demolition permit, photos of the revegetated areas (once seeds have sprouted) shall be submitted to the Planning Department for review and approval. Deficiencies, as they occur, shall be immediately corrected. All non-biodegradable erosion measures shall be removed.

6. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” outlined below:

    a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.

    b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.

    c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.

e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.

g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

h. Performing clearing and earth-moving activities only during dry weather.

i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilizing designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.

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

8. A pre-construction survey is required within 2 weeks prior to mowing of the project site to determine the location of any active San Francisco Dusky Footed Woodrat (SFDW) nest or badger den; nest or dens shall be flagged for avoidance.

9. If a potentially active den cannot be avoided, the biologist shall consult with the California Department of Fish and Wildlife to exclude any badger from the den prior to activities commencing. Such exclusion may involve installing a one-way door with monitoring to allow the badger to leave the den prior to collapsing the den.

10. If an active SFDW nest is found and cannot be avoided, the biologist shall supervise dismantling of the nest by hand. If young are found, material shall be setback on the house and the house avoided for a minimum of 3 weeks to allow

young to wean and leave the nest. Following completion of the dismantling, nest material shall be placed in nearby habitat where it can be completely avoided.

11. To prevent impacts to dispersing California Red-Legged Frog (CRLF) during proposed activities, no ground-disturbing work shall be performed between October 31 and April 31, when frogs are most likely to disperse across the site between aquatic habitats.

12. Wildlife exclusion fencing shall be installed around all stockpiling areas and/or staging areas to prevent CRLF from accessing these areas. Exclusion fencing shall include escape funnels every 100 feet and the lower edge of the fence shall be buried at least 4 inches below grade to prevent burrowing animals from tunneling under the fence. A preconstruction survey shall be performed following fence installation and prior to work in areas where refugia is present (e.g., the lower tank area primarily).

13. Trenches and holes shall be covered and inspected daily for stranded animals. Trenches and holes deeper than one foot shall contain escape ramps at a maximum slope of 2:1 to allow trapped animals to escape.

14. If proposed work will be initiated during the nesting bird season (between February 1 and August 31), then a pre-construction nesting bird survey is required within 10 days of the start of activities in all suitable nesting habitat within 500 feet of the project footprint.

15. If nests are found, a no-disturbance buffer shall be placed around the nest until young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer may be determined by the biologist based on species and proximity to activities but should generally be between 50 to 100 feet for songbirds and up to 500 feet for nesting raptors.

16. All work sites to be restored to original contours and revegetated with native seed mix.

<u>Building Inspection Section</u>

17. A demolition permit shall be obtained prior to the removal of any structure.

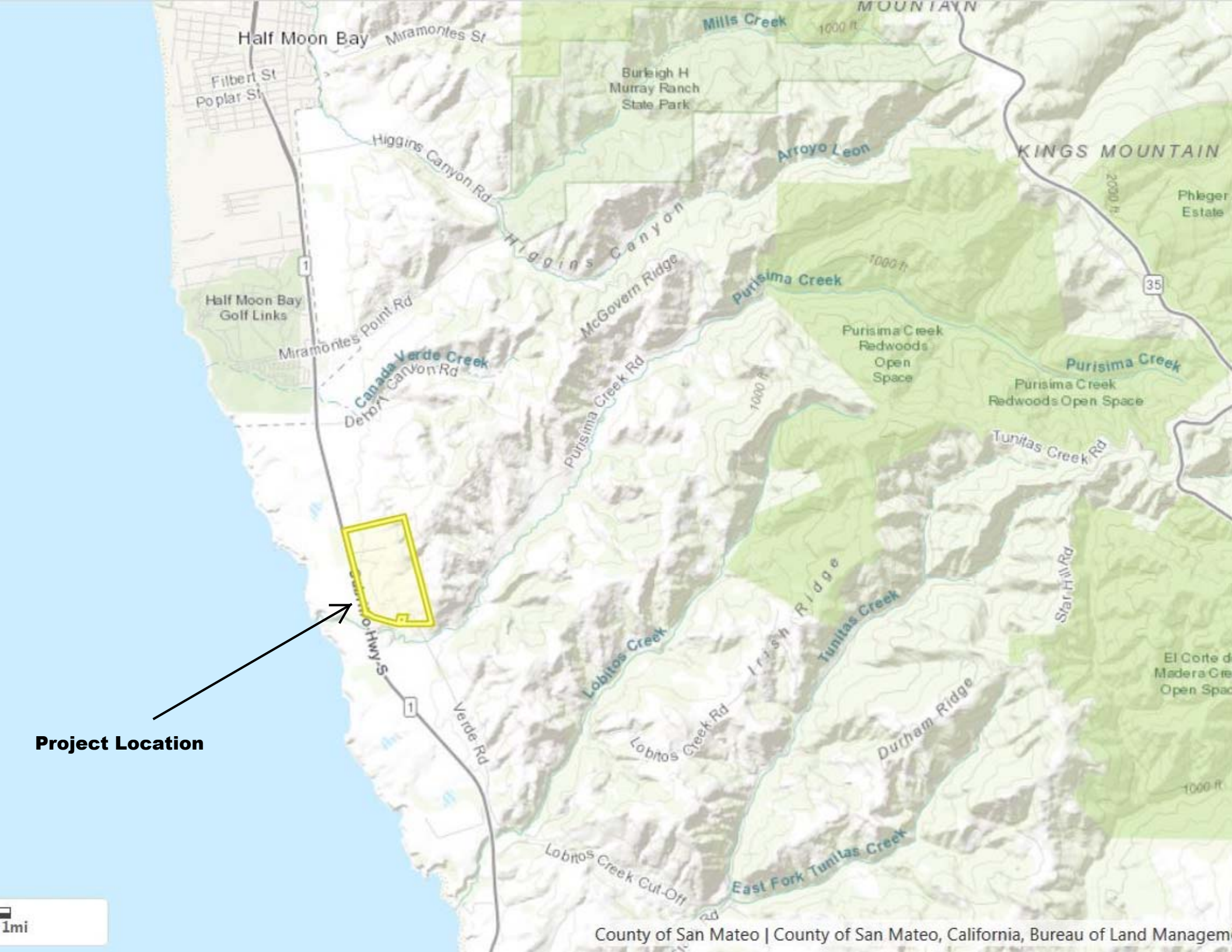
<u>Environmental Health Services</u>

18. The applicant must obtain all necessary approvals from San Mateo County Certified Unified Program Agency (CUPA) for the removal of hazardous materials.

MJS:cmc – MJSEE0446_WCU.DOCX

County of San Mateo - Planning and Building Department

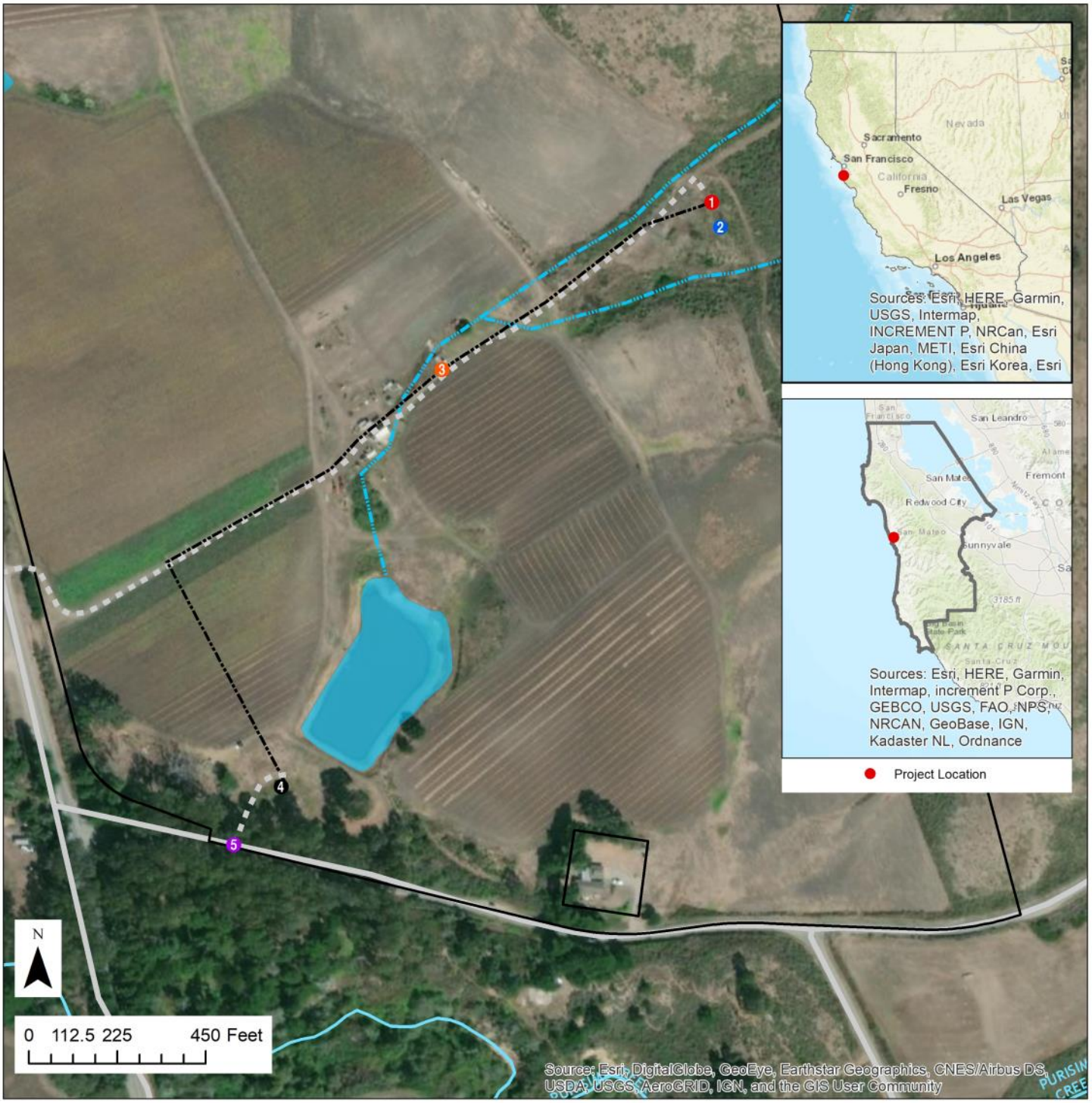
ATTACHMENT B


Project Location
Half Moon Bay
Miramontes St
Filbert St
Poplar St
Mills Creek
1000 ft
Burleigh H Murray Ranch State Park
Higgins Canyon Rd
Arroyo Leon
KINGS MOUNTAIN
2000 ft
Phleger Estate
Higgins Canyon
McGovern Ridge
Purisima Creek
1000 ft
35
Half Moon Bay Golf Links
Miramontes Point Rd
Canada Verde Creek
Deboa Canyon Rd
Purisima Creek Rd
Purisima Creek Redwoods Open Space
Purisima Creek
Purisima Creek Redwoods Open Space
Tunitas Creek Rd
Star Hill Rd
Cabrillo Hwy S
1
Verde Rd
Lobitos Creek
Irish Ridge
Tunitas Creek
Lobitos Creek Rd
Durham Ridge
El Corte de Madera Cre Open Spac
1000 ft
Lobitos Creek Cut-Off
East Fork Tunitas Creek
1mi
County of San Mateo | County of San Mateo, California, Bureau of Land Managem

County of San Mateo - Planning and Building Department

ATTACHMENT C

Figure 1: Oil Well Abandonment Project
CSM Half Moon Bay (APN# 066-180-040), Half Moon Bay, CA



Date: 7-23-2020
Data: Sol Ecology Inc., San Mateo Co., USGS

Base: San Mateo Co.
GIS: AJG2031

SOL ECOLOGY
solecology.com

County of San Mateo - Planning and Building Department

ATTACHMENT D

CSM Demolition and Site Clean Up Project

Highway One and Verde Road, Half Moon Bay - 066-180-040

Item # 1	Structure	Presite work	Demolition/ Restoration
	Well, derrick and associated equipment No visible evidence of oil on soil	Preconstruction bio survey If evidence found of nest or dens per BAR contact Sol Ecology	No ground disturbance work between October 31 and April 31 Install exclusion fencing Daily trench inspection, ramps if needed Meet all requirements of SMC and CalGEM –clean, plug and remove facility Re-contour and reseed with native mix
Item # 2	Upland metal tank No visible evidence of oil on soil	Preconstruction bio survey If evidence found of nest or dens per BAR contact Sol Ecology	No ground disturbance work between October 31 and April 31 Install exclusion fencing Re-contour and reseed with native mix Meet all requirements of SMC and CalGEM – remove to approved facility
Item # 3	Pipe manifold area No visible evidence of oil on soil Leasehold for 40 years - No evidence of oil in pipes	Preconstruction bio survey If evidence found of nest or dens per BAR contact Sol Ecology	No ground disturbance work between October 31 and April 31 Install exclusion fencing Daily trench inspection, ramps if needed Remove and cap pipe at creek crossing Re-contour and reseed with native mix Meet all requirements of SMC and CalGEM– remove to approved facility
Item #4	2 metal tanks No visible evidence of oil on soil	Preconstruction bio survey If evidence found of nest or dens per BAR contact Sol Ecology	No ground disturbance work between October 31 and April 31 Install exclusion fencing Re-contour and reseed with native mix Meet all requirements of SMC and CalGEM – remove to approved facility

County of San Mateo - Planning and Building Department

ATTACHMENT E

SOL ECOLOGY

P.O. Box 5214
Petaluma, CA 94955
(707) 241-7718
www.solecology.com

July 31, 2020

Thomas Lo
San Mateo Junior College
3401 CSM Drive
San Mateo, CA 94402

Re: Coastal Biological Resources Review for the College of San Mateo (CSM) parcel located at Highway One and Verde Road (APN 066-180-040), Half Moon Bay, California

Dear Mr. Lo,

The purpose of this letter report is to provide the results of an assessment of the natural communities, sensitive habitats, and special status species potentially present at APN 066-180-040 in Half Moon Bay, San Mateo County, California (Project Area; Attachment A, Figure 1). This assessment is required for a new Coastal Development Permit by the San Mateo County Planning Department. The proposed project includes the abandonment of an oil well constructed in the early 1980s and the removal of metal storage tanks and associated equipment.

The purpose of the assessment is to complete a review of potential impacts to sensitive habitats from development of the proposed Project Area, under the guidelines of the San Mateo County Local Coastal Plan (LCP). This report describes the results of the site and impact assessment and provides recommendations for avoidance and minimization measures for any sensitive habitats and/or species protected by local, state, and federal laws and regulations present on or in the immediate vicinity of the Project Area.

Project Description

The project involves the demolition and removal of an abandoned oil facility including an oil derrick, and well shaft, manifold, associated production piping, and three above-ground storage tanks. In addition, the existing access road(s) and the area surrounding the oil well may need to be mowed (for fire protection) at the time of abandonment. Closure of the well shaft includes removing any liquids or gases (if present) and filling the well with concrete or similar material. Pipes may be removed or capped and left in place. Additionally, disturbed areas will be recontoured and re-vegetated to match the surrounding environment. All oil well facility abandonment activities will be performed in conformance with local and state regulatory standards by an appropriate contractor

Methods

Prior to a site visit, the Web Soil Survey,[1] Google Earth aerial images, U.S. Geological Survey (USGS) topographic quadrangle maps, and *A Manual of California Vegetation*[2] were reviewed to assess the potential for sensitive biological communities and special status species to occur on the Project Area. In addition, database searches of the California Natural Diversity Database (CNDDB)[3] and the California Native Plant Society's (CNPS) Inventory of Rare and Endangered Plants[4] were performed for known occurrences of special status species near the Project Area; these searches focused on the Half Moon Bay 7.5-minute USGS quadrangle and the five surrounding quadrangles.

On May 14, and July 9, 2020, Sol Ecology biologists conducted a biological resources study and reconnaissance-level surveys for sensitive natural habitat communities as defined in the LCP on and adjacent to the Project Area. The focus of the surveys was to identify whether suitable habitat elements for special status species documented in the surrounding vicinity are present on the Project Area or not and whether the project would have the potential to result in impacts to any of these species and/or their habitats either on- or off-site. The Project Area was also evaluated for sensitive habitats protected under federal and state regulation, including wetlands and/or non-wetland waters of the United States, as well as those habitats listed as environmentally sensitive habitat areas (ESHAs) under the LCP. Any ESHAs were mapped with the appropriate setback as defined in the LCP.

The Project Area was also evaluated to determine if any coastal wetland (one-parameter rule) is present, or if a riparian corridor is present. Coastal wetlands are defined as an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants that normally are found to grow in water or wet ground (also known as hydrophytic); in either case, hydrology must be present also. Hydrophytic plants commonly found in wetlands in San Mateo County include cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bulrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least a 50 percent cover of some

[1] U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS). 2019. Web Soil Survey. Web application. Last updated: July 31, 2019. Available at: https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm. Most recently accessed: June 2020.
[2] California Native Plant Society. 2020. A Manual of California Vegetation, Online Edition. Available at: http://www.cnps.org/cnps/vegetation/. Most recently accessed: June 2020.
[3] California Department of Fish and Wildlife (CDFW). 2020. California Natural Diversity Database. Wildlife and Habitat Data Analysis Branch, Sacramento, CA.
[4] CNPS, Rare Plant Program. 2020. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Available at: http://www.rareplants.cnps.org. Most recently accessed: June 2020.

combination of these plants, unless it is a mudflat. Riparian corridors were identified as areas along streams that naturally support native vegetation and wetlands. These areas filter runoff, provide runoff protection, and facilitate groundwater recharge. Setbacks for wetlands is 100 feet. For perennial streams, the LCP requires a buffer of 50 feet outward from the limit of riparian vegetation, or 30 feet outward for intermittent streams. No setbacks are required for ephemeral waters.

Results

Biological communities present on the Project Area were classified based on existing plant community descriptions described in *A Manual of California Vegetation*. Sensitive habitats are those habitats defined as sensitive under the Mid-Coast LCP Section 7.1. and are described below if found. Overall, the project site consists of the main access road, upper area surrounding the oil well (derrick) and an empty tank, lower area surrounding two tanks that appeared to contain standing water, an underground pipeline and above ground manifold. There are six soil map units within APN 066-180-040. Soils present immediately adjacent to the oil derrick are Colma loam, steep, eroded, and Colma loam, very steep, eroded. Colma loam soil is well drained and usually occurs in terraces. The soil parent material is marine sediments. Colma loam is not listed as hydric. Elevation of the site ranges from 60 to 110 meters (approximately 200-360 feet). Photographs of the Project Area are provided in Attachment B.

The area immediately adjacent to the oil well consists of coyote brush scrub. Coyote brush (*Baccharis pilularis*) is the dominant plant species in the shrub layer and the herbaceous layer consists of non-native annual grassland species including ripgut grass (*Bromus diandrus*), rye grass (*Festuca perennis)*, and slender wild oat (Avena barbata). Common forb species observed include bristly ox-tongue (*Helmintotheca echioides*), curly dock (*Rumex crispus*), poison hemlock (*Conium maculatum*), radish (*Raphanus sativus*), and western blue-eyed-grass (*Sisyrinchium bellum*).

Most of the underground line is located under an existing unpaved access road and existing agricultural field. The two lower tanks are surrounded by a constructed berm (created to contain any spillage though none observed or noted by the leaseholder for the past 40 years) and annual grassland habitat dominated by ripgut grass, rye grass, and slender wild oat. Common forb species observed include bristly ox-tongue, curly dock, poison hemlock, black mustard (*Brassica nigra*), and Pacific blackberry (*Rubus ursinus*). Also present between the two tanks is a single elderberry shrub (*Sambucus nigra*). The lower access road consists of a grassy, compacted road leading from a gate on Verde Road. The gate is located within a stand of E*ucalyptus spp.* trees on the southern boundary of the parcel.

Sensitive Habitats

There are two intermittent drainages adjacent to the oil well. One drainage is northwest, and one drainage is southeast of the oil well which drain into a large man-made pond located to the east of the underground line, and north of the two lower tanks. Both intermittent drainages are within approximately 100 feet of the oil well. The two drainage features are associated with riparian corridors, a sensitive community defined in the LCP. Riparian habitat was dominated by arroyo willow (*Salix lasiolepis*). No wetland or riparian habitat is present surrounding the pond. No work is proposed with the riparian habitat.

Special Status Species

Special status species include those plants and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the Federal Endangered Species Act (ESA) or California Endangered Species Act (CESA). These acts afford protection to both listed species and those that are formal candidates for listing. Plant species on the California Native Plant Society's Rare and Endangered Plant Inventory with California Rare Plant Ranks of 1 and 2 are also considered special status plant species. California Department of Fish and Wildlife (CDFW) Species of Special Concern (SSC), CDFW California Fully Protected species, U.S. Fish and Wildlife Service (USFWS) Birds of Conservation Concern (BCC), and CDFW special status invertebrates (SSI) are all considered special status species. Furthermore, California Department Fish and Game (CDFG) Code and the Migratory Bird Treaty Act (MBTA) prohibits the take of actively nesting birds as well as common bats and their roosts (CDFG Code only). Lastly, special status species in this report include all rare or unique species listed in the LCP.

A total of 46 special status plants have been documented within a 9-quad search of the Project Area, of which five (5) of these plants have been documented within five miles (Attachment A, Figure 2 and Attachment C, CNDDB Summary Table). No special status plants are likely to be present inside the Project Area because there is no suitable habitat (e.g. mesic coastal scrub, coastal marshes, seeps, coastal dunes, serpentine soils, woodland, chaparral). Furthermore, floristic surveys performed in May 2020 yielded negative findings for any special status plant. Therefore, no impacts to specials status plants are likely to occur.

A total of 44 special status animal (wildlife) species have been documented within a 9-quad search of the Project Area, of which 12 have been documented within 5 miles (Attachment A, Figure 3, and Attachment C, CNDDB Summary Table). Of these, 5 have a moderate potential to be present in the Project Area as described in Table 1 below. The Project Area also has the potential to support nesting birds and raptors protected under the MBTA and CDFG Code.

Table 1. Special Status Wildlife Potentially Present in the Project Area

Species Name	Status	Habitat	Potential for Occurrence
San Francisco dusky-footed woodrat *Neotoma fuscipes annectens*	SSC	Forest (including riparian) habitats of moderate canopy and moderate to dense understory. Also occurs in chaparral habitats. Constructs nests of shredded grass, leaves, and other material.	**Low:** Suitable habitat is limited to the willow scrub habitat located adjacent to the oil derrick. A single nest was observed in this area.
American badger *Taxidea taxus*	SSC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Requires friable soils and open, uncultivated ground. Preys on burrowing rodents.	**Low:** Suitable habitat is limited to coyote scrub habitat surrounding the oil derrick. A single potential (foraging) den was observed.
California red-legged frog *Rana draytonii*	FT, SSC	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby, or emergent riparian vegetation. Requires 11 to 20 weeks of permanent water for larval development. Associated with quiet perennial to intermittent ponds, stream pools and wetlands. Prefers shorelines with extensive vegetation. Disperses through upland habitats after rains.	**Moderate:** No breeding habitat onsite. CRLF may disperse across site during periods of wet weather between aquatic habitats.
wrentit *Chamaea fasciata*	BCC	Lives in chaparral, oak woodlands, and scrub habitat. Often in areas with thick vegetation; nests on the ground.	**High**: This species may be present and/or nest in coyote scrub habitat near the oil derrick.
monarch butterfly *Danaus plexippus*	SSI	Winter roost sites extend along the coast of California. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, Monterey cypress), with nectar and water sources nearby.	**High**: This species is documented in the eucalyptus grove south of the Project Area.

FE/FT – Federal Endangered/Threatened SSC – Special status species

SE/ST – State Endangered/Threatened
FCT/SCT – State Candidate
SSI – Special status invertebrate
BCC – Bird of Conservation Concern

The remaining species documented in the region are unlikely to occur in the Project Area due to the absence of suitable habitat such as perennial streams, coniferous forest, riparian forest, coastal scrub, coastal marsh, and/or structures/trees that would support roosting bats. Intermittent streams on site do not likely contain sufficient water for federal endangered San Francisco garter snake.

Discussion and Recommendations

Two intermittent drainages and their associated riparian habitat are present within the Project Area. Both drainages are more than 50 feet away from the oil derrick and tanks; only the existing access road, manifold and underground piping are in close proximity to these sensitive habitats. No work is currently proposed within the riparian habitat corridor. Best management practices (i.e. silt fencing, wattles, erosion controls etc.) should be utilized during all construction related activities to avoid any secondary or indirect impacts. To extent feasible any piping below the drainage should be capped and abandoned in place to avoid impacts to sensitive habitats. No special status plants are likely to be present within the Project Area.

There is a moderate potential for nesting birds and raptors protected under the MBTA and/or CDFG Code including **wrentit**, a special status species to be present both on and adjacent to the Project Area. No tree or vegetation removal is proposed. All areas will be mowed prior to removal activities. As such there is little potential for impact to nesting birds.

Two special status mammals, **American badger, and San Francisco dusky-footed woodrat (SFDW)** may potentially be present primarily in the coyote brush scrub habitat located near the oil derrick and tank. A single woodrat nest was observed within the riparian habitat associated with the northern drainage near the access road. Additionally, a single foraging den (potentially badger den) was observed between the derrick and tank. No other dens or nests were found. The Project Area will be mowed prior to work activities. Given the lack of dens in the area, natal dens are not likely to be present.

California red-legged frog (CRLF), a federal threatened species may potentially disperse onto the site but is not likely to breed due to the absence of emergent vegetation in ponds and drainages on the site, though such habitats do provide suitable non-breeding aquatic habitat. Because no work is proposed in any sensitive habitat area, impacts would only potentially occur if the frog were present in refugia (e.g. small mammal burrows, stockpiled materials, dense vegetation) following a dispersal event. Within the Project Area, the only suitable refugia is located near the

two lower tanks next to Verde Road. The Project is not likely to affect CRLF; however, measures are provided to ensure take does not occur.

Monarch butterfly, a special status invertebrate is documented to over-winter in the eucalyptus stand south of the Project Area. Wintering habitat is typically occupied between late October and early February. Vehicle access through the Verde Road gate is not likely to impact roosting monarch butterflies given existing vehicle use on this road. Furthermore, tank removal activity will occur approximately 100 feet from the nearest suitable roost habitat. Based on these conditions, impacts to monarch butterfly are unlikely to occur and no measures are prescribed.

To ensure impacts to SFDW, American badger, CRLF and nesting birds and raptors resulting from to visual and noise disturbances does not occur, the following work plan conditions are recommended:

1. A pre-construction survey is recommended within 2 weeks prior to mowing to determine the location of any active SFDW nest or badger den; nest or dens shall be flagged for avoidance.

    a. If a potentially active den cannot be avoided, the biologist shall consult with CDFW to exclude any badger from the den prior to activities commencing. Such exclusion may involve installing a one-way door with monitoring to allow the badger to leave the den prior to collapsing the den.

    b. If an active SFDW nest is found and cannot be avoided, the biologist shall supervise dismantling of the nest by hand. If young are found, material shall be setback on the house and the house avoided for a minimum of 3 weeks to allow young to wean and leave the nest. Following completion of the dismantling, nest material shall be placed in nearby habitat where it can be completely avoided.

2. To prevent impacts to dispersing CRLF during proposed activities, no ground-disturbing work should be performed between October 31 and April 31, when frogs are most likely to disperse across the site between aquatic habitats.

3. Wildlife exclusion fencing shall be installed around all stockpiling areas and/or staging areas to prevent CRLF from accessing these areas. Exclusion fencing shall include escape funnels every 100 feet and the lower edge of the fence shall be buried at least 4 inches below grade to prevent burrowing animals from tunneling under the fence. A pre-construction survey should be performed following fence installation and prior to work in areas where refugia is present (e.g. the lower tank area primarily).

4. Trenches and holes should be covered and inspected daily for stranded animals. Trenches and holes deeper than one foot should contain escape ramps at a maximum slope of 2:1 to allow trapped animals to escape.

5. If proposed work will be initiated during the nesting bird season (between February 1 and August 31), then a pre-construction nesting bird survey is recommended within 10 days of the start of activities in all suitable nesting habitat within 500 feet of the project footprint.

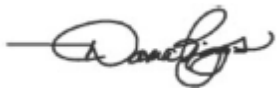
    a. If nests are found, a no-disturbance buffer should be placed around the nest until young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer may be determined by the biologist based on species and proximity to activities but should generally be between 50 to 100 feet for songbirds and up to 500 feet for nesting raptors.

6. All work sites to be restored to original contours and revegetated with native seed mix.

Implementation of the above conditions as part of the work plan will ensure impacts to sensitive habitats and species are avoided.

Please do not hesitate to contact me with any questions.

Sincerely,



Dana Riggs,
Principal Biologist

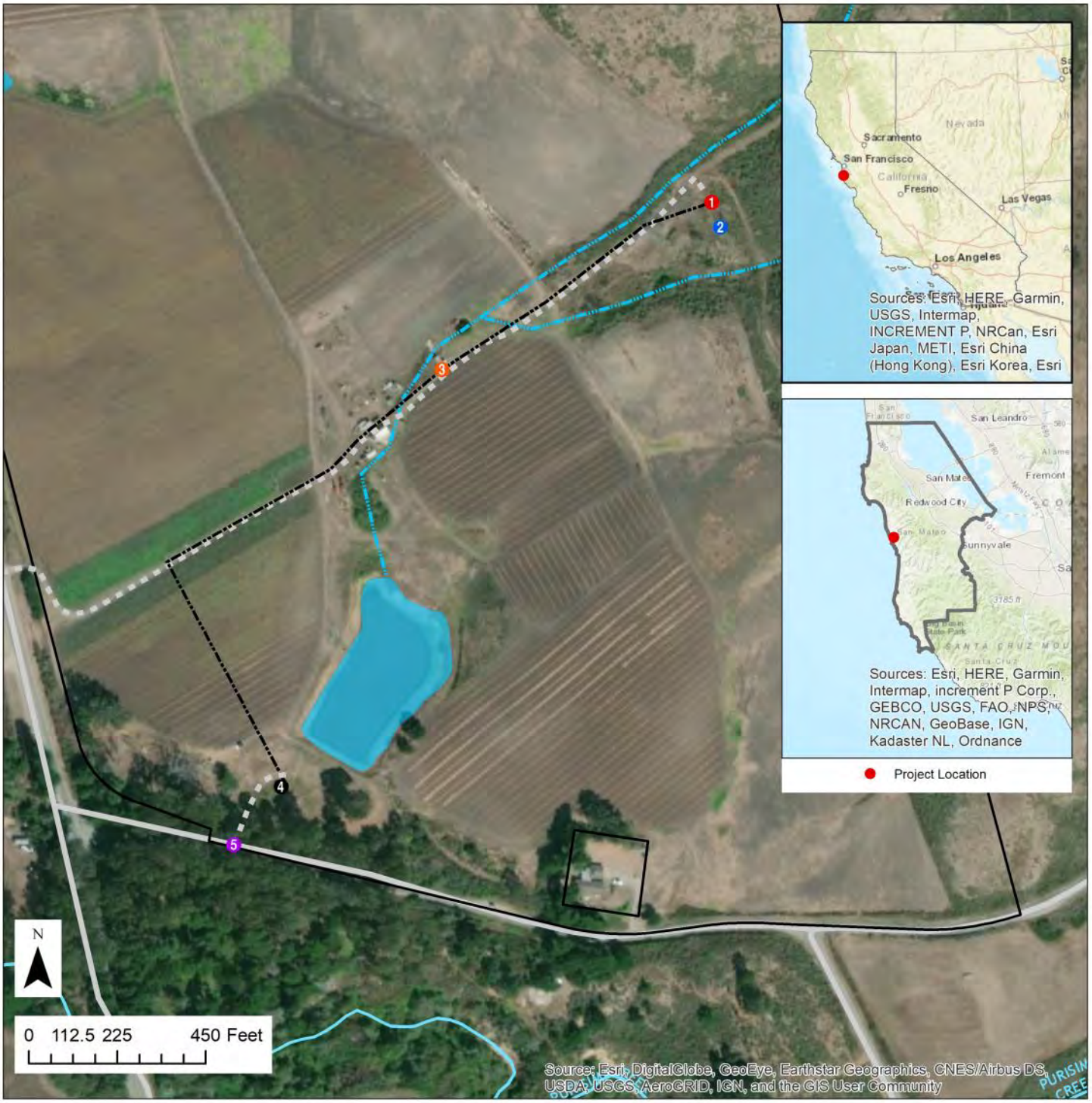
Attachments (3): Project Figures, Site Photographs, Summary of Statewide Database Results

ATTACHMENT A

PROJECT FIGURES: SITE LOCATION MAP AND CNDDB DATABASE RESULTS

Figure 1: Oil Well Abandonment Project

CSM Half Moon Bay (APN# 066-180-040), Half Moon Bay, CA

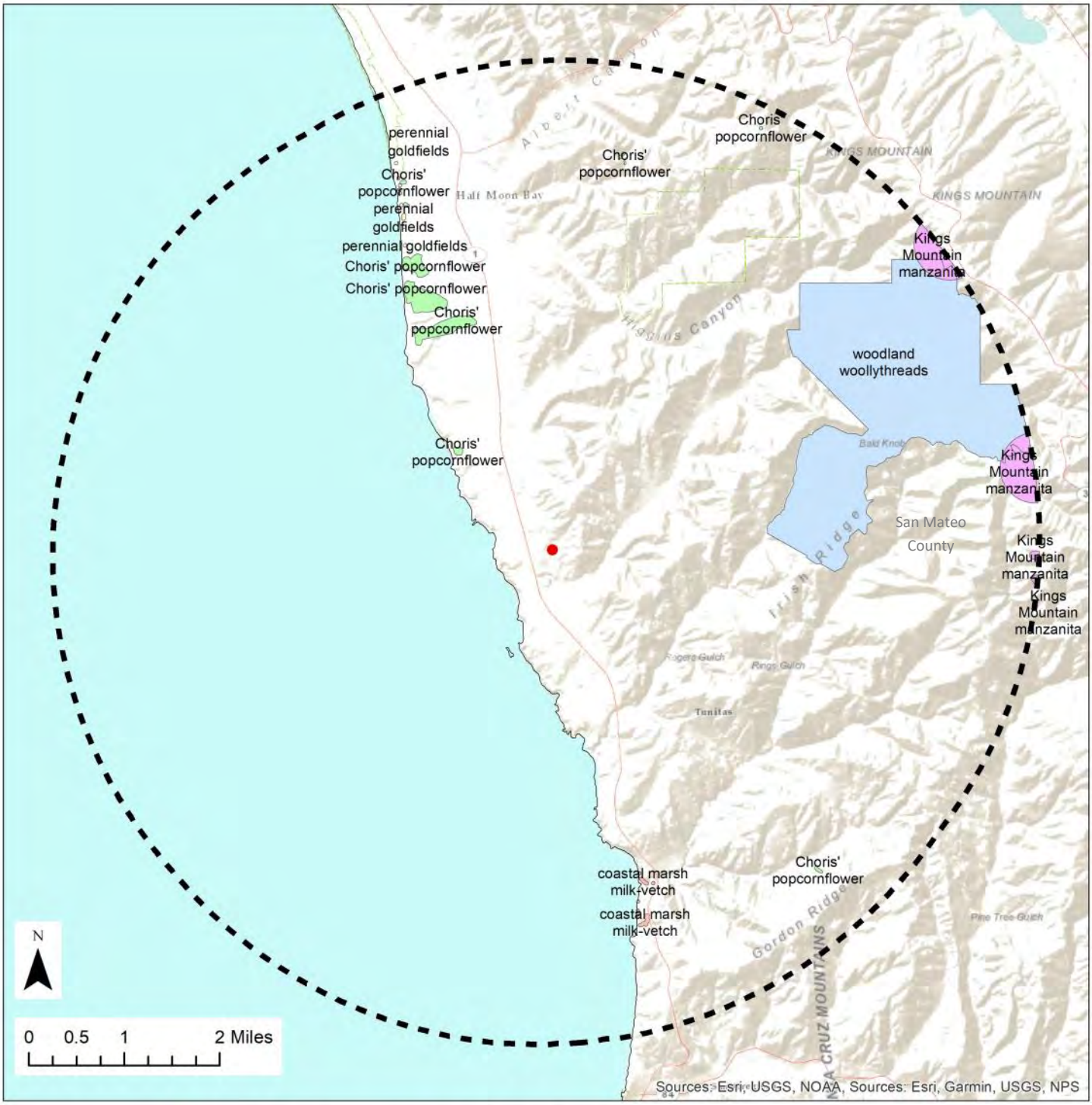


Date: 7-23-2020
Data: Sol Ecology Inc., San Mateo Co., USGS

Base: San Mateo Co.
GIS: AJG2031

SOL ECOLOGY
solecology.com

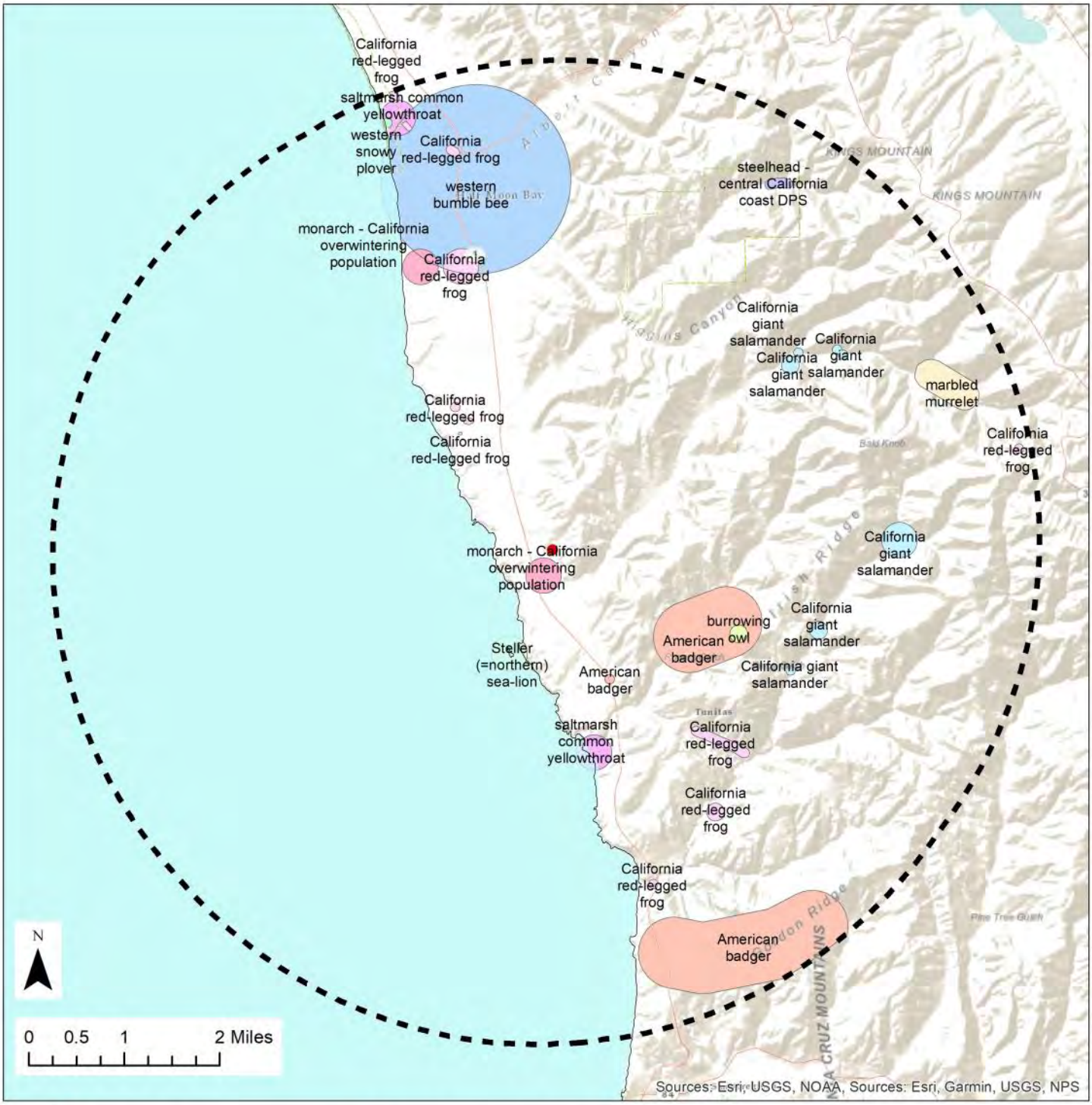
Figure 2: Special Status Plant Species within 5 Miles of the Project Site
CSM Half Moon Bay (APN# 066-180-040), Half Moon Bay, CA



Date: 7-23-2020
Data: Sol Ecology Inc., San Mateo Co. CDFW
Base: San Mateo Co.
GIS: AJG2031

SOL ECOLOGY
solecology.com

Figure 3: Special Status Animal Species within 5 Miles of the Project Site
CSM Half Moon Bay (APN# 066-180-040), Half Moon Bay, CA



- Project Location
- 5-Mile Buffer
- American badger (3)
- California giant salamander (4)
- California red-legged frog (8)
- Steller (=northern) sea-lion (1)
- burrowing owl (1)
- marbled murrelet (1)
- monarch - California overwintering population (2)
- saltmarsh common yellowthroat (2)
- steelhead - central California coast DPS (1)
- western bumble bee (1)
- western snowy plover (1)
- San Francisco gartersnake (19)

Date: 7-23-2020
Data: Sol Ecology Inc., San Mateo Co., CDFW

Base: San Mateo Co.
GIS: AJG2031

SOL ECOLOGY
solecology.com

ATTACHMENT B

SITE PHOTOGRAPHS

Photo 1. Oil derrick surrounded by coyote brush scrub.

Photo 2. Single empty tank near oil derrick surrounded by coyote brush scrub.

Photo 3. Pipe manifold located next to main access road.

Photo 4. Lower area tanks and access road surrounded by grassland and eucalyptus trees.

ATTACHMENT C

CNPS, CNDDB, AND USFWS IPAC DATABASE RESULTS

CNPS California Native Plant Society

*The database used to provide updates to the Online Inventory is under construction. View updates and changes made since May 2019 here.

Plant List

48 matches found. *Click on scientific name for details*

Search Criteria

California Rare Plant Rank is one of [1A, 1B, 2A, 2B], Found in Quads 3712254, 3712253, 3712244, 3712243 3712234 and 3712233;

Modify Search Criteria Export to Excel Modify Columns Modify Sort Display Photos

Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Rank	Global Rank
Acanthomintha duttonii	San Mateo thorn-mint	Lamiaceae	annual herb	Apr-Jun	1B.1	S1	G1
Agrostis blasdalei	Blasdale's bent grass	Poaceae	perennial rhizomatous herb	May-Jul	1B.2	S2	G2
Allium peninsulare var. franciscanum	Franciscan onion	Alliaceae	perennial bulbiferous herb	(Apr)May-Jun	1B.2	S2	G5T2
Amsinckia lunaris	bent-flowered fiddleneck	Boraginaceae	annual herb	Mar-Jun	1B.2	S3	G3
Arctostaphylos andersonii	Anderson's manzanita	Ericaceae	perennial evergreen shrub	Nov-May	1B.2	S2	G2
Arctostaphylos montaraensis	Montara manzanita	Ericaceae	perennial evergreen shrub	Jan-Mar	1B.2	S1	G1
Arctostaphylos regismontana	Kings Mountain manzanita	Ericaceae	perennial evergreen shrub	Dec-Apr	1B.2	S2	G2
Astragalus pycnostachyus var. pycnostachyus	coastal marsh milk-vetch	Fabaceae	perennial herb	(Apr)Jun-Oct	1B.2	S2	G2T2
Centromadia parryi ssp. parryi	pappose tarplant	Asteraceae	annual herb	May-Nov	1B.2	S2	G3T2
Chloropyron maritimum ssp. palustre	Point Reyes bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	Jun-Oct	1B.2	S2	G4?T2
Chorizanthe cuspidata var. cuspidata	San Francisco Bay spineflower	Polygonaceae	annual herb	Apr-Jul(Aug)	1B.2	S1	G2T1
Cirsium andrewsii	Franciscan thistle	Asteraceae	perennial herb	Mar-Jul	1B.2	S3	G3
Cirsium fontinale var. fontinale	Crystal Springs fountain thistle	Asteraceae	perennial herb	(Apr)May-Oct	1B.1	S1	G2T1
Collinsia multicolor	San Francisco	Plantaginaceae	annual herb	(Feb)Mar-	1B.2	S2	G2

	collinsia			May			
Dirca occidentalis	western leatherwood	Thymelaeaceae	perennial deciduous shrub	Jan-Mar(Apr)	1B.2	S2	G2
Eriophyllum latilobum	San Mateo woolly sunflower	Asteraceae	perennial herb	May-Jun	1B.1	S1	G1
Fissidens pauperculus	minute pocket moss	Fissidentaceae	moss		1B.2	S2	G3?
Fritillaria biflora var. ineziana	Hillsborough chocolate lily	Liliaceae	perennial bulbiferous herb	Mar-Apr	1B.1	S1	G3G4T1
Fritillaria lanceolata var. tristulis	Marin checker lily	Liliaceae	perennial bulbiferous herb	Feb-May	1B.1	S2	G5T2
Fritillaria liliacea	fragrant fritillary	Liliaceae	perennial bulbiferous herb	Feb-Apr	1B.2	S2	G2
Hesperevax sparsiflora var. brevifolia	short-leaved evax	Asteraceae	annual herb	Mar-Jun	1B.2	S2	G4T3
Hesperolinon congestum	Marin western flax	Linaceae	annual herb	Apr-Jul	1B.1	S1	G1
Horkelia cuneata var. sericea	Kellogg's horkelia	Rosaceae	perennial herb	Apr-Sep	1B.1	S1?	G4T1?
Horkelia marinensis	Point Reyes horkelia	Rosaceae	perennial herb	May-Sep	1B.2	S2	G2
Hypogymnia schizidiata	island rock lichen	Parmeliaceae	foliose lichen (null)		1B.3	S1	G2
Lasthenia californica ssp. macrantha	perennial goldfields	Asteraceae	perennial herb	Jan-Nov	1B.2	S2	G3T2
Leptosiphon croceus	coast yellow leptosiphon	Polemoniaceae	annual herb	Apr-Jun	1B.1	S1	G1
Leptosiphon rosaceus	rose leptosiphon	Polemoniaceae	annual herb	Apr-Jul	1B.1	S1	G1
Lessingia arachnoidea	Crystal Springs lessingia	Asteraceae	annual herb	Jul-Oct	1B.2	S2	G2
Lilium maritimum	coast lily	Liliaceae	perennial bulbiferous herb	May-Aug	1B.1	S2	G2
Limnanthes douglasii ssp. ornduffii	Ornduff's meadowfoam	Limnanthaceae	annual herb	Nov-May	1B.1	S1	G4T1
Malacothamnus aboriginum	Indian Valley bush-mallow	Malvaceae	perennial deciduous shrub	Apr-Oct	1B.2	S3	G3
Malacothamnus arcuatus	arcuate bush-mallow	Malvaceae	perennial evergreen shrub	Apr-Sep	1B.2	S2	G2Q
Malacothamnus davidsonii	Davidson's bush-mallow	Malvaceae	perennial deciduous shrub	Jun-Jan	1B.2	S2	G2
Malacothamnus hallii	Hall's bush-mallow	Malvaceae	perennial evergreen shrub	(Apr)May-Sep(Oct)	1B.2	S2	G2
Microseris paludosa	marsh microseris	Asteraceae	perennial herb	Apr-Jun(Jul)	1B.2	S2	G2
Monolopia gracilens	woodland woolythreads	Asteraceae	annual herb	(Feb)Mar-Jul	1B.2	S3	G3
Pedicularis dudleyi	Dudley's lousewort	Orobanchaceae	perennial herb	Apr-Jun	1B.2	S2	G2
Pentachaeta bellidiflora	white-rayed	Asteraceae	annual herb	Mar-May	1B.1	S1	G1

	pentachaeta						
Plagiobothrys chorisianus var. chorisianus	Choris' popcornflower	Boraginaceae	annual herb	Mar-Jun	1B.2	S1	G3T1Q
Polemonium carneum	Oregon polemonium	Polemoniaceae	perennial herb	Apr-Sep	2B.2	S2	G3G4
Potentilla hickmanii	Hickman's cinquefoil	Rosaceae	perennial herb	Apr-Aug	1B.1	S1	G1
Senecio aphanactis	chaparral ragwort	Asteraceae	annual herb	Jan-Apr(May)	2B.2	S2	G3
Silene scouleri ssp. scouleri	Scouler's catchfly	Caryophyllaceae	perennial herb	(Mar-May)Jun-Aug(Sep)	2B.2	S2S3	G5T4T5
Silene verecunda ssp. verecunda	San Francisco campion	Caryophyllaceae	perennial herb	(Feb)Mar-Jun(Aug)	1B.2	S1	G5T1
Trifolium hydrophilum	saline clover	Fabaceae	annual herb	Apr-Jun	1B.2	S2	G2
Triphysaria floribunda	San Francisco owl's-clover	Orobanchaceae	annual herb	Apr-Jun	1B.2	S2?	G2?
Triquetrella californica	coastal triquetrella	Pottiaceae	moss		1B.2	S2	G2

Suggested Citation

California Native Plant Society, Rare Plant Program. 2020. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Website http://www.rareplants.cnps.org [accessed 24 June 2020].

Search the Inventory
Simple Search
Advanced Search
Glossary

Information
About the Inventory
About the Rare Plant Program
CNPS Home Page
About CNPS
Join CNPS

Contributors
The Calflora Database
The California Lichen Society
California Natural Diversity Database
The Jepson Flora Project
The Consortium of California Herbaria
CalPhotos

Questions and Comments
rareplants@cnps.org

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Montara Mountain (3712254) OR San Mateo (3712253) OR Half Moon Bay (3712244) OR Woodside (3712243) OR San Gregorio (3712234) OR La Honda (3712233))
 AND Taxonomic Group IS (Dune OR Scrub OR Herbaceous OR Marsh OR Riparian OR Woodland OR Forest OR Alpine OR Inland Waters OR Marine OR Estuarine OR Riverine OR Palustrine OR Ferns OR Gymnosperms OR Monocots OR Dicots OR Lichens OR Bryophytes OR Fungi)

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Acanthomintha duttonii San Mateo thorn-mint	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_UCBBG-UC Berkeley Botanical Garden	170 600	5 S:5	0	1	0	1	2	1	4	1	3	1	1
Agrostis blasdalei Blasdale's bent grass	G2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_UCSC-UC Santa Cruz	50 50	62 S:1	0	0	0	1	0	0	0	1	1	0	0
Allium peninsulare var. franciscanum Franciscan onion	G5T2 S2	None None	Rare Plant Rank - 1B.2	20 1,025	25 S:15	2	6	1	0	0	6	4	11	15	0	0
Amsinckia lunaris bent-flowered fiddleneck	G3 S3	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_UCBBG-UC Berkeley Botanical Garden SB_UCSC-UC Santa Cruz	220 475	93 S:4	0	2	1	0	0	1	1	3	4	0	0
Arctostaphylos andersonii Anderson's manzanita	G2 S2	None None	Rare Plant Rank - 1B.2 SB_RSABG-Rancho Santa Ana Botanic Garden SB_UCSC-UC Santa Cruz	950 1,622	64 S:3	0	0	0	2	0	1	1	2	3	0	0
Arctostaphylos montaraensis Montara manzanita	G1 S1	None None	Rare Plant Rank - 1B.2 SB_RSABG-Rancho Santa Ana Botanic Garden SB_USDA-US Dept of Agriculture	1,000 1,500	4 S:3	2	0	1	0	0	0	1	2	3	0	0
Arctostaphylos regismontana Kings Mountain manzanita	G2 S2	None None	Rare Plant Rank - 1B.2	586 2,100	17 S:15	1	3	3	3	0	5	3	12	15	0	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Astragalus pycnostachyus var. pycnostachyus coastal marsh milk-vetch	G2T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_RSABG-Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden SB_UCBBG-UC Berkeley Botanical Garden	10 500	25 S:9	0	5	1	0	0	3	3	6	9	0	0
Centromadia parryi ssp. parryi pappose tarplant	G3T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	10 23	39 S:2	0	0	0	1	0	1	1	1	2	0	0
Chloropyron maritimum ssp. palustre Point Reyes salty bird's-beak	G4?T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	5 5	76 S:1	0	0	0	0	1	0	1	0	0	1	0
Chorizanthe cuspidata var. cuspidata San Francisco Bay spineflower	G2T1 S1	None None	Rare Plant Rank - 1B.2		17 S:1	0	0	0	0	0	1	1	0	1	0	0
Cirsium andrewsii Franciscan thistle	G3 S3	None None	Rare Plant Rank - 1B.2	200 450	31 S:2	0	0	0	0	0	2	2	0	2	0	0
Cirsium fontinale var. fontinale fountain thistle	G2T1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_RSABG-Rancho Santa Ana Botanic Garden	400 600	5 S:3	0	1	1	0	1	0	1	2	2	1	0
Collinsia multicolor San Francisco collinsia	G2 S2	None None	Rare Plant Rank - 1B.2 SB_RSABG-Rancho Santa Ana Botanic Garden SB_UCSC-UC Santa Cruz	100 700	36 S:11	0	5	0	0	0	6	3	8	11	0	0
Dirca occidentalis western leatherwood	G2 S2	None None	Rare Plant Rank - 1B.2 SB_RSABG-Rancho Santa Ana Botanic Garden	255 1,800	71 S:23	6	6	3	0	0	8	6	17	23	0	0
Eriophyllum latilobum San Mateo woolly sunflower	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_RSABG-Rancho Santa Ana Botanic Garden	100 900	8 S:7	1	2	1	0	1	2	1	6	6	1	0
Fissidens pauperculus minute pocket moss	G3? S2	None None	Rare Plant Rank - 1B.2 USFS_S-Sensitive	250 250	22 S:1	0	0	0	0	0	1	0	1	1	0	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Fritillaria biflora var. ineziana Hillsborough chocolate lily	G3G4T1 S1	None None	Rare Plant Rank - 1B.1 SB_RSABG-Rancho Santa Ana Botanic Garden SB_UCBBG-UC Berkeley Botanical Garden SB_USDA-US Dept of Agriculture	550 550	2 S:2	0	1	0	0	0	1	1	1	2	0	0
Fritillaria liliacea fragrant fritillary	G2 S2	None None	Rare Plant Rank - 1B.2 SB_RSABG-Rancho Santa Ana Botanic Garden USFS_S-Sensitive	295 800	82 S:7	0	5	0	0	0	2	3	4	7	0	0
Grindelia hirsutula var. maritima San Francisco gumplant	G5T1Q S1	None None	Rare Plant Rank - 3.2 SB_UCSC-UC Santa Cruz	200 200	15 S:1	0	0	0	0	0	1	1	0	1	0	0
Hesperevax sparsiflora var. brevifolia short-leaved evax	G4T3 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	400 400	56 S:1	0	0	0	0	0	1	1	0	1	0	0
Hesperolinon congestum Marin western flax	G1 S1	Threatened Threatened	Rare Plant Rank - 1B.1 SB_RSABG-Rancho Santa Ana Botanic Garden SB_UCBBG-UC Berkeley Botanical Garden	200 700	27 S:9	0	5	2	0	2	0	2	7	7	2	0
Horkelia cuneata var. sericea Kellogg's horkelia	G4T1? S1?	None None	Rare Plant Rank - 1B.1 SB_UCSC-UC Santa Cruz USFS_S-Sensitive	600 600	58 S:2	0	0	0	0	0	2	2	0	2	0	0
Horkelia marinensis Point Reyes horkelia	G2 S2	None None	Rare Plant Rank - 1B.2	300 300	36 S:1	0	0	0	0	0	1	1	0	1	0	0
Hypogymnia schizidiata island tube lichen	G2G3 S2	None None	Rare Plant Rank - 1B.3	1,290 1,780	10 S:3	2	0	0	0	0	1	0	3	3	0	0
Lasthenia californica ssp. macrantha perennial goldfields	G3T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	40 350	59 S:4	0	1	1	1	0	1	0	4	4	0	0
Leptosiphon croceus coast yellow leptosiphon	G1 S1	None Endangered	Rare Plant Rank - 1B.1 SB_UCBBG-UC Berkeley Botanical Garden	50 50	1 S:1	0	0	0	1	0	0	0	1	1	0	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Leptosiphon rosaceus rose leptosiphon	G1 S1	None None	Rare Plant Rank - 1B.1	70 70	31 S:4	0	1	0	0	2	1	2	2	2	2	0
Lessingia arachnoidea Crystal Springs lessingia	G2 S2	None None	Rare Plant Rank - 1B.2 SB_RSABG-Rancho Santa Ana Botanic Garden	300 550	11 S:8	2	2	1	0	0	3	0	8	8	0	0
Limnanthes douglasii ssp. ornduffii Ornduff's meadowfoam	G4T1 S1	None None	Rare Plant Rank - 1B.1 SB_UCSC-UC Santa Cruz	30 50	2 S:2	0	0	0	0	1	1	0	2	1	1	0
Malacothamnus arcuatus arcuate bush-mallow	G2Q S2	None None	Rare Plant Rank - 1B.2 SB_RSABG-Rancho Santa Ana Botanic Garden	10 700	30 S:10	0	1	1	1	1	6	6	4	9	0	1
Microseris paludosa marsh microseris	G2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_SBBG-Santa Barbara Botanic Garden SB_UCSC-UC Santa Cruz	40 40	38 S:1	0	0	0	0	1	0	1	0	0	0	1
Monolopia gracilens woodland woollythreads	G3 S3	None None	Rare Plant Rank - 1B.2	640 675	68 S:6	0	1	0	0	0	5	3	3	6	0	0
N. Central Coast Calif. Roach/Stickleback/Steelhead Stream N. Central Coast Calif. Roach/Stickleback/Steelhead Stream	GNR SNR	None None		130 200	2 S:2	0	2	0	0	0	0	2	0	2	0	0
North Central Coast Steelhead/Sculpin Stream North Central Coast Steelhead/Sculpin Stream	GNR SNR	None None		160 160	1 S:1	0	1	0	0	0	0	1	0	1	0	0
Northern Coastal Salt Marsh Northern Coastal Salt Marsh	G3 S3.2	None None		15 15	53 S:3	0	0	0	0	0	3	3	0	3	0	0
Northern Maritime Chaparral Northern Maritime Chaparral	G1 S1.2	None None		1,000 1,400	17 S:2	1	0	0	0	0	1	2	0	2	0	0
Pentachaeta bellidiflora white-rayed pentachaeta	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_UCBBG-UC Berkeley Botanical Garden	500 520	14 S:3	1	0	0	0	1	1	2	1	2	0	1

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Plagiobothrys chorisianus var. chorisianus Choris' popcornflower	G3T1Q S1	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_UCSC-UC Santa Cruz	35 1,250	42 S:18	1	9	4	0	0	4	2	16	18	0	0
Polemonium carneum Oregon polemonium	G3G4 S2	None None	Rare Plant Rank - 2B.2		16 S:1	0	0	0	0	0	1	1	0	1	0	0
Potentilla hickmanii Hickman's cinquefoil	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1	25 240	4 S:2	0	1	0	0	1	0	1	1	1	0	1
Sacramento-San Joaquin Coastal Lagoon Sacramento-San Joaquin Coastal Lagoon	GNR SNR	None None		10 10	2 S:2	0	2	0	0	0	0	2	0	2	0	0
Senecio aphanactis chaparral ragwort	G3 S2	None None	Rare Plant Rank - 2B.2 SB_CRES-San Diego Zoo CRES Native Gene Seed Bank SB_RSABG-Rancho Santa Ana Botanic Garden	640 640	98 S:1	0	0	0	0	0	1	1	0	1	0	0
Serpentine Bunchgrass Serpentine Bunchgrass	G2 S2.2	None None		500 720	22 S:4	2	1	1	0	0	0	4	0	4	0	0
Silene scouleri ssp. scouleri Scouler's catchfly	G5T4T5 S2S3	None None	Rare Plant Rank - 2B.2	800 1,025	23 S:4	0	0	0	0	0	4	1	3	4	0	0
Silene verecunda ssp. verecunda San Francisco campion	G5T1 S1	None None	Rare Plant Rank - 1B.2 SB_RSABG-Rancho Santa Ana Botanic Garden SB_UCSC-UC Santa Cruz	375 1,500	20 S:3	0	1	0	0	1	1	2	1	2	1	0
Trifolium hydrophilum saline clover	G2 S2	None None	Rare Plant Rank - 1B.2		56 S:1	0	0	0	0	0	1	1	0	1	0	0
Triphysaria floribunda San Francisco owl's-clover	G2? S2?	None None	Rare Plant Rank - 1B.2	5 450	50 S:5	0	0	0	0	1	4	5	0	4	0	1
Triquetrella californica coastal triquetrella	G2 S2	None None	Rare Plant Rank - 1B.2 USFS_S-Sensitive	1,180 1,180	13 S:1	0	0	0	0	0	1	0	1	1	0	0
Usnea longissima Methuselah's beard lichen	G4 S4	None None	Rare Plant Rank - 4.2 BLM_S-Sensitive	590 590	206 S:1	0	0	0	0	1	0	1	0	0	1	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Valley Needlegrass Grassland	G3	None		400	45	1	0	0	0	0	1	2	0	2	0	0
Valley Needlegrass Grassland	S3.1	None		1,000	S:2											

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Montara Mountain (3712254) OR San Mateo (3712253) OR Half Moon Bay (3712244) OR Woodside (3712243) OR San Gregorio (3712234) OR La Honda (3712233))
 AND Taxonomic Group IS (Fish OR Amphibians OR Reptiles OR Birds OR Mammals OR Mollusks OR Arachnids OR Crustaceans OR Insects)

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Ambystoma californiense California tiger salamander	G2G3 S2S3	Threatened Threatened	CDFW_WL-Watch List IUCN_VU-Vulnerable	400 400	1262 S:1	0	0	0	0	1	0	1	0	0	1	0
Aneides niger Santa Cruz black salamander	G3 S3	None None	CDFW_SSC-Species of Special Concern	534 1,487	78 S:3	0	0	0	0	0	3	2	1	3	0	0
Antrozous pallidus pallid bat	G5 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive WBWG_H-High Priority	40 420	420 S:4	0	0	0	0	0	4	4	0	4	0	0
Ardea herodias great blue heron	G5 S4	None None	CDF_S-Sensitive IUCN_LC-Least Concern	5 5	156 S:1	0	0	0	0	0	1	1	0	1	0	0
Athene cunicularia burrowing owl	G4 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	5 842	1989 S:3	0	1	0	0	0	2	0	3	3	0	0
Bombus caliginosus obscure bumble bee	G4? S1S2	None None	IUCN_VU-Vulnerable	40 500	181 S:6	0	0	0	0	0	6	6	0	6	0	0
Bombus occidentalis western bumble bee	G2G3 S1	None Candidate Endangered	USFS_S-Sensitive XERCES_IM-Imperiled	40 100	279 S:5	0	0	0	0	0	5	5	0	5	0	0
Brachyramphus marmoratus marbled murrelet	G3G4 S1	Threatened Endangered	CDF_S-Sensitive IUCN_EN-Endangered NABCI_RWL-Red Watch List	200 800	110 S:6	0	0	0	0	0	6	3	3	6	0	0
Calicina minor Edgewood blind harvestman	G1 S1	None None		400 560	2 S:2	0	0	0	0	0	2	2	0	2	0	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Callophrys mossii bayensis San Bruno elfin butterfly	G4T1 S1	Endangered None	XERCES_CI-Critically Imperiled	600 1,882	6 S:4	2	0	0	0	0	2	0	4	4	0	0
Charadrius alexandrinus nivosus western snowy plover	G3T3 S2S3	Threatened None	CDFW_SSC-Species of Special Concern NABCI_RWL-Red Watch List USFWS_BCC-Birds of Conservation Concern	10 17	138 S:3	1	0	0	0	0	2	2	1	3	0	0
Corynorhinus townsendii Townsend's big-eared bat	G3G4 S2	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive WBWG_H-High Priority	190 2,170	635 S:7	0	0	0	1	0	6	2	5	7	0	0
Danaus plexippus pop. 1 monarch - California overwintering population	G4T2T3 S2S3	None None	USFS_S-Sensitive	40 150	383 S:5	0	1	1	0	2	1	5	0	3	2	0
Dicamptodon ensatus California giant salamander	G3 S2S3	None None	CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened	300 1,400	234 S:11	1	2	0	0	0	8	7	4	11	0	0
Dipodomys venustus venustus Santa Cruz kangaroo rat	G4T1 S1	None None		42 42	29 S:1	0	0	0	0	1	0	1	0	0	1	0
Emys marmorata western pond turtle	G3G4 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable USFS_S-Sensitive	21 949	1385 S:12	1	10	1	0	0	0	0	12	12	0	0
Eucyclogobius newberryi tidewater goby	G3 S3	Endangered None	AFS_EN-Endangered CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable	15 20	127 S:2	0	1	0	0	0	1	2	0	2	0	0
Euphydryas editha bayensis Bay checkerspot butterfly	G5T1 S1	Threatened None	XERCES_CI-Critically Imperiled	300 640	30 S:4	0	1	0	0	3	0	3	1	1	2	1
Falco columbarius merlin	G5 S3S4	None None	CDFW_WL-Watch List IUCN_LC-Least Concern	65 65	37 S:1	0	1	0	0	0	0	0	1	1	0	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Falco peregrinus anatum American peregrine falcon	G4T4 S3S4	Delisted Delisted	CDF_S-Sensitive CDFW_FP-Fully Protected USFWS_BCC-Birds of Conservation Concern	5 5	56 S:1	0	0	0	0	0	1	0	1	1	0	0
Geothlypis trichas sinuosa saltmarsh common yellowthroat	G5T3 S3	None None	CDFW_SSC-Species of Special Concern USFWS_BCC-Birds of Conservation Concern	10 480	112 S:12	1	2	2	0	0	7	11	1	12	0	0
Hydrochara rickseckeri Ricksecker's water scavenger beetle	G2? S2?	None None		35 280	13 S:2	0	0	0	0	0	2	2	0	2	0	0
Ischnura gemina San Francisco forktail damselfly	G2 S2	None None	IUCN_VU-Vulnerable	26 75	7 S:2	0	0	0	0	0	2	2	0	2	0	0
Lasiurus cinereus hoary bat	G5 S4	None None	IUCN_LC-Least Concern WBWG_M-Medium Priority		238 S:6	0	0	0	0	0	6	6	0	6	0	0
Laterallus jamaicensis coturniculus California black rail	G3G4T1 S1	None Threatened	BLM_S-Sensitive CDFW_FP-Fully Protected IUCN_NT-Near Threatened NABCI_RWL-Red Watch List USFWS_BCC-Birds of Conservation Concern	5 5	303 S:1	0	0	0	1	0	0	1	0	1	0	0
Lichnanthe ursina bumblebee scarab beetle	G2 S2	None None		15 15	8 S:1	0	0	0	0	0	1	1	0	1	0	0
Melospiza melodia pusillula Alameda song sparrow	G5T2? S2S3	None None	CDFW_SSC-Species of Special Concern USFWS_BCC-Birds of Conservation Concern	10 42	38 S:3	0	0	0	0	0	3	3	0	3	0	0
Microcina edgewoodensis Edgewood Park micro-blind harvestman	G1 S1	None None		600 600	1 S:1	0	0	0	0	0	1	1	0	1	0	0
Myotis thysanodes fringed myotis	G4 S3	None None	BLM_S-Sensitive IUCN_LC-Least Concern USFS_S-Sensitive WBWG_H-High Priority	500 500	86 S:1	0	1	0	0	0	0	0	1	1	0	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Neotoma fuscipes annectens San Francisco dusky-footed woodrat	G5T2T3 S2S3	None None	CDFW_SSC-Species of Special Concern	270 522	42 S:7	0	2	0	0	0	5	0	7	7	0	0
Nyctinomops macrotis big free-tailed bat	G5 S3	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern WBWG_MH-Medium-High Priority	150 150	32 S:1	0	0	0	0	0	1	1	0	1	0	0
Oncorhynchus mykiss irideus pop. 8 steelhead - central California coast DPS	G5T2T3Q S2S3	Threatened None	AFS_TH-Threatened	100 550	44 S:6	0	2	0	0	0	4	4	2	6	0	0
Phalacrocorax auritus double-crested cormorant	G5 S4	None None	CDFW_WL-Watch List IUCN_LC-Least Concern	30 30	39 S:1	0	0	0	0	0	1	1	0	1	0	0
Plebejus icarioides missionensis Mission blue butterfly	G5T1 S1	Endangered None	XERCES_CI-Critically Imperiled	500 700	14 S:2	0	0	0	0	0	2	2	0	2	0	0
Rallus obsoletus obsoletus California Ridgway's rail	G5T1 S1	Endangered Endangered	CDFW_FP-Fully Protected NABCI_RWL-Red Watch List	0 15	99 S:4	0	1	1	0	1	1	2	2	3	1	0
Rana boylii foothill yellow-legged frog	G3 S3	None Endangered	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened USFS_S-Sensitive	192 878	2468 S:8	0	1	0	0	2	5	8	0	6	0	2
Rana draytonii California red-legged frog	G2G3 S2S3	Threatened None	CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable	6 4,005	1543 S:71	11	20	15	0	0	25	14	57	71	0	0
Reithrodontomys raviventris salt-marsh harvest mouse	G1G2 S1S2	Endangered Endangered	CDFW_FP-Fully Protected IUCN_EN-Endangered	2 2	144 S:1	0	0	0	0	0	1	1	0	1	0	0
Riparia riparia bank swallow	G5 S2	None Threatened	BLM_S-Sensitive IUCN_LC-Least Concern		298 S:1	0	0	0	0	0	1	1	0	1	0	0
Speyeria zerene myrtleae Myrtle's silverspot butterfly	G5T1 S1	Endangered None	XERCES_CI-Critically Imperiled	20 60	17 S:3	0	0	0	0	3	0	3	0	0	0	3
Spirinchus thaleichthys longfin smelt	G5 S1	Candidate Threatened		0 20	46 S:2	0	0	0	0	0	2	2	0	2	0	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Taxidea taxus	G5	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	187	592	0	0	0	0	0	9	1	8	9	0	0
American badger	S3	None		1,599	S:9											
Thamnophis sirtalis tetrataenia	G5T2Q	Endangered	CDFW_FP-Fully Protected	5	66	5	11	4	0	1	16	21	16	36	0	1
San Francisco gartersnake	S2	Endangered		1,355	S:37											
Tryonia imitator	G2	None	IUCN_DD-Data Deficient	3	39	0	1	0	0	0	1	1	1	2	0	0
mimic tryonia (=California brackishwater snail)	S2	None		40	S:2											

IPaC resource list

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

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

Location

San Mateo County, California

Local office

Sacramento Fish And Wildlife Office

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

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

Endangered species

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

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

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

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

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

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

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

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

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

Mammals

NAME	STATUS

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

Birds

NAME	STATUS
California Least Tern Sterna antillarum browni No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8104	Endangered
Marbled Murrelet Brachyramphus marmoratus There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/4467	Threatened
Short-tailed Albatross Phoebastria (=Diomedea) albatrus No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/433	Endangered
Western Snowy Plover Charadrius nivosus nivosus There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/8035	Threatened

Reptiles

NAME	STATUS
Green Sea Turtle Chelonia mydas No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6199	Threatened
San Francisco Garter Snake Thamnophis sirtalis tetrataenia No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/5956	Endangered

Amphibians

NAME	STATUS
California Red-legged Frog Rana draytonii There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/2891	Threatened

Fishes

NAME	STATUS
Delta Smelt Hypomesus transpacificus There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/321	Threatened
Tidewater Goby Eucyclogobius newberryi There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/57	Endangered

Insects

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

Critical habitats

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

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

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

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

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

Additional information can be found using the following links:

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

- Nationwide conservation measures for birds
  http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

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

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

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)
Allen's Hummingbird Selasphorus sasin This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9637	Breeds Feb 1 to Jul 15
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Jan 1 to Aug 31

Black Oystercatcher Haematopus bachmani — Breeds Apr 15 to Oct 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9591

Black Scoter Melanitta nigra — Breeds elsewhere

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

Black Turnstone Arenaria melanocephala — Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Black-legged Kittiwake Rissa tridactyla — Breeds elsewhere

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

Bonaparte's Gull Chroicocephalus philadelphia — Breeds elsewhere

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

Brown Pelican Pelecanus occidentalis — Breeds Jan 15 to Sep 30

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/6034

Clark's Grebe Aechmophorus clarkii — Breeds Jan 1 to Dec 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Common Loon gavia immer — Breeds Apr 15 to Oct 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/4464

Common Murre Uria aalge — Breeds Apr 15 to Aug 15

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

Common Yellowthroat Geothlypis trichas sinuosa — Breeds May 20 to Jul 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/2084

Double-crested Cormorant phalacrocorax auritus — Breeds Apr 20 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/3478

Golden Eagle Aquila chrysaetos — Breeds Jan 1 to Aug 31

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

Herring Gull Larus argentatus — Breeds Apr 20 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

Lawrence's Goldfinch Carduelis lawrencei — Breeds Mar 20 to Sep 20

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9464

Long-billed Curlew Numenius americanus — Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/5511

Marbled Godwit Limosa fedoa — Breeds elsewhere

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

Nuttall's Woodpecker Picoides nuttallii — Breeds Apr 1 to Jul 20

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9410

Oak Titmouse Baeolophus inornatus — Breeds Mar 15 to Jul 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9656

Parasitic Jaeger Stercorarius parasiticus — Breeds elsewhere

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

Red Phalarope Phalaropus fulicarius — Breeds elsewhere

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

Red-breasted Merganser Mergus serrator — Breeds elsewhere

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

Red-necked Phalarope Phalaropus lobatus — Breeds elsewhere

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

Red-throated Loon Gavia stellata — Breeds elsewhere

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

Ring-billed Gull Larus delawarensis — Breeds elsewhere

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

Rufous Hummingbird selasphorus rufus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8002	Breeds elsewhere
Short-billed Dowitcher Limnodromus griseus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Song Sparrow Melospiza melodia This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Feb 20 to Sep 5
Spotted Towhee Pipilo maculatus clementae This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/4243	Breeds Apr 15 to Jul 20
Surf Scoter Melanitta perspicillata This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds elsewhere
Tricolored Blackbird Agelaius tricolor This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3910	Breeds Mar 15 to Aug 10
Whimbrel Numenius phaeopus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9483	Breeds elsewhere
White-winged Scoter Melanitta fusca This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds elsewhere
Willet Tringa semipalmata This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere

Wrentit Chamaea fasciata — Breeds Mar 15 to Aug 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Probability of Presence Summary

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

Probability of Presence (▪)

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

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

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

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

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

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

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

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

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