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ENVIRONMENTAL REGULATORY CONSULTANTS

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May 13, 2021

Sent Via Email

Mr. Andrew Peters
3039 Judah Street
San Francisco, CA 94122

Subject: Revised Biological Site Assessment for APN 172-041-04, Woodacre, Marin County, California

Dear Mr. Peters:

Huffman-Broadway Group, Inc. (HBG) has completed a Revision to a Biological Site Assessment report related to your due diligence on Accessor Parcel Number (APN) 172-041-04 located in Woodacre in Marin County, California. This Revised Biological Site Assessment is a revision of a prior reports submitted on August 2, 2019 and January 14, 2021, updates the evaluation based on a new site plan for the project dated May 12, 2021. The evaluation complies with requirements of Item #36, Biological Site Assessment, in Marin County's list of project application materials, County guidelines as spelled out in the document "Preparation of Biological Site Assessments."

As stated in the Marin County guidelines for preparation of Biological Site Assessments, the objective of this study was to (1) determine whether there are any sensitive biological resources such as wetlands, streams, or habitats for special status species in proximity to a proposed project; (2) accurately map any biological constraints on a site plan for the Project; and (3) to determine whether the proposed Project would result in potentially significant adverse biological impacts pursuant to the California Environmental Quality Act (CEQA). Our analysis included: (1) a review of the habitat characteristics of the site and species of plants and animals expected to utilize the site; (2) review of the California Natural Diversity Data Base (CNDDB) to determine if any populations of endangered, threatened, or rare species have occurred historically or are currently known to exist in the Project vicinity; (3) a field survey of the site by an HBG biologist, and (4) an evaluation of whether the proposed Project has the potential to result in impacts to sensitive habitats or special status species. The study included a general reconnaissance of the site by wetland biologist Robert Perrera and wildlife biologist Gary Deghi on April 15, 2019, and again on July 31, 2019 by Robert Perrera.

PROPOSED PROJECT

The subject property is an approximately 4.8-acre site (APN 172-041-04) located in Woodacre in Marin County, California. The location of the property is shown in Figure 1. The applicant proposes the development of a single-family residence in the northeastern portion of the site adjacent to Fire Road. This location within the property was chosen as the only location where

a residence could be constructed in compliance with the stream setback requirements of the Marin Countywide Plan. The Project is the development of a traditional single-family home including a residence, garage, access road, and landscaped yard. The proposed construction includes a 3,480 square foot residence with associated grading, landscaping, and engineering. Given the site topography, the construction of the residence will require cuts totaling 4,824 cubic yards of material and fills of 707 cubic yards, with the need to off-haul approximately 4,117 cubic yards. The site plan for the residence is shown in Figure 2. The Project includes development of a new septic system that includes a recirculating sand filter, septic tank, compartment pump chamber, and new leachfield, all located west of and adjacent to the residence.

PROPOSED PROJECT SITE

The subject property is an approximately 4.8-acre site (APN 172-041-04) located in Woodacre in Marin County, California. The location of the property is shown in Figure 1. The property is bound by Elm Avenue and Pine Avenue to the south and Fire Road to the north. The property can be accessed from either Pine Avenue or Fire Road. Streams with riparian vegetation run on adjacent properties both west and east of the site, and a small drainage passes through the middle of the proposed site. Elevations on the property range from 720 feet msl at the northern high elevation end of the property to about 505 feet msl along Pine Street. Soil types throughout the hillslope are Tocaloma-Saurin association, very steep complex, 30 to 50% slopes (USDA 2018) (see soil map in Figure 3). The upper elevation end of the site is Saurin-Bonnydoon complex, 15 to 30 percent slopes. The Tocaloma, Saurin and Bonnydoon soil series are well-drained soils derived from parent material consisting of residuum weathered from sandstone and shale. HBG's review of the site revealed no evidence of erosion within the property that could pose problems of siltation in streams downstream of the property.

EXISTING BIOLOGICAL SETTING

The description of the biological setting for the property is based on a field visit to the site by HBG Wetland Regulatory Scientist Robert Perrera and HBG Senior Environmental Scientist Gary Deghi on April 15, 2019, and a second visit by Robert Perrera on July 31, 2019. The survey on these dates included observations of the composition and distribution of plant species, wildlife observations, identification of sensitive habitats and a comparison of site characteristics for similarity to sites known to support special status species within the area.

Plant Communities

Vegetation communities and habitats at the project site were identified based on the currently accepted List of Vegetation Alliances and Associations (or Natural Communities List) (CDFW 2010). The list is based on A Manual of California Vegetation, Second Edition (Sawyer et al 2009), which is the National Vegetation Classification applied to California. Habitat types on the property included Non-native Grassland, planted Monterey Pine Forest, and Central Coast Live Oak Riparian Forest.

The majority of the site is composed of non-native grassland vegetated with a mixture of primarily non-native grasses and ruderal weedy herbaceous species. Plants within the non-

native grassland noted in the field reconnaissance conducted on April 15, 2019 included non-native grass species such as wild oats (*Avena fatua*), ryegrass (*Festuca perennis*), hare barley (*Hordeum murinum leporinum*), rip-gut brome (*Bromus diandrus*), common cheat grass (*Bromus hordaceus*). Common non-native herbaceous plants included black mustard (*Brassica nigra*), redstem filaree (*Erodium cicutarium*), broadleaf filaree (*Erodium botrys*), spring vetch (*Vicia sativa*), bur clover (*Medicago polymorpha*), bull mallow (*Malva nicaeensis*), bull thistle (*Cirsium vulgare*), broadleaf geranium (*Geranium dissectum*), scarlet pimpernel (*Anagallis arvensis*), plantain (*Plantago* sp.), among others. An area at the lower end of the property is planted with non-native prickly-pear cactus (*Opuntia* sp.).

The hillslopes on the property support a variety of native wildflower species including California buttercup (*Ranunculus californicus*), blue dicks (*Dichelostemma capitatum*), California poppy (*Eschscholzia californica*), California blue-eyed grass (*Sisyrinchium bellum*), Henderson's shooting star (*Dodecatheon hendersonii*), checkerbloom (*Sidalcea* sp.), lupines (*Lupinus* sp.), and others. Dudleya (*Dudleya* sp.) were observed growing on some rock outcrops and the native purple needlegrass (*Stipa pulchra*) was observed along the hillslope.

A drainage passing through the central portion of the property supported some riparian vegetation, particularly at the southern lower elevation end of the stream. Where present, riparian canopy vegetation consisted of a variety of trees known from riparian systems including Coast live oak (*Quercus agrifolia*), California buckeye (*Aesculus californica*), California bay (*Umbellularia californica*) and arroyo willow (*Salix lasiolepis*). Additional streamside vegetation included native coyote brush (*Baccharis pilularis*), California blackberry (*Rubus ursinus*), poison oak (*Toxicodendron diversilobum*), bracken fern (*Pteridium aquilinum*), and western hounds tongue (*Cynoglossum grande*), as well as non-native French broom (*Genista monspessulana*) and poison hemlock (*Conium maculatum*).

Animal Populations

The habitats on site and in the immediately surrounding area support a number of wildlife species, mostly those typically found in disturbed forested environments in this part of Marin County. Trees and other vegetation on the property and within the adjacent riparian corridor provide nesting and roosting sites for birds, and cover and foraging habitat for species of birds, mammals, reptiles, and amphibians. A number of wildlife species were documented at the site during the field review conducted by Gary Deghi of HBG on April 15, 2019. Nearly all species documented are common to abundant in the region and would be expected in the habitats present at the site.

Bird species documented at the site during the April 15, 2019 field review included wild turkey (*Meleagris gallopavo*), Nuttall's woodpecker (*Dryobates nuttallii*), California scrub-jay (*Aphelocoma californica*), American crow (*Corvus brachyrhynchos*), violet-green swallow (*Tachycineta thalassina*), Wilson's warbler (*Cardellina pusilla*), dark-eyed junco (*Junco hyemalis*), and house finch (*Haemorhous mexicanus*). Amphibians were not observed but would be expected to include California slender salamander (*Batrachoseps attenuatus*), arboreal salamander (*Aneides lugubris*), Pacific treefrog (*Pseudacris regilla*), and western toad (*Bufo*

boreas). Reptiles would likely include western fence lizard (*Sceloporus occidentalis*), northern alligator lizard (*Gerrhonotus coeruleus*), gopher snake (*Pituophis melanoleucus*), ringneck snake (*Diadophis punctatus*), and common garter snake (*Thamnophis sirtalis elegans*). Mammals were not observed but evidence of mammals included observance of either burrows or dens of California ground squirrel (*Otospermophilus beecheyi*), California vole (*Microtus californicus*), and Botta's pocket gopher (*Thomomys bottae*). Other possible mammals would include dusky-footed woodrat (*Neotoma fuscipes*) and mammals adapted to disturbed environments such as California mule deer (*Odocoileus hemionus*), Virginia opossum (*Didelphis virginiana*), deer mouse (*Peromyscus maniculatus*), striped skunk (*Mephitis mephitis*) and raccoon (*Procyon lotor*).

Sensitive Habitats

Regulatory Requirements

Sensitive habitats are those habitats which have been identified by local, state, or federal agencies as areas which provided special functions or values. These habitats are subject to regulation under various local, state, and federal regulations such as the following:

Waters of the United States. The Department of the Army, acting through the U.S. Army Corps of Engineers (Corps), has the authority to permit the discharge of dredge or fill material in waters of the U.S. under Section 404 of the Clean Water Act (CWA). Waters of the U.S. include both wetlands and “other waters of the U.S.” Wetlands and other waters of the U.S. are described by U.S. Environmental Protection Agency (EPA) and Corps regulations (40 CFR § 230.3(s) and 33 CFR § 328.3(a), respectively). EPA and the Corps define wetlands as “*...those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions*” (EPA regulations at 40 CFR § 230.3(t); Corps regulations at 33 CFR § 328.3(b)). Both natural and manmade wetlands and other waters (not vegetated by a dominance of rooted emergent vegetation) are subject to regulation. The geographic extent of wetlands is defined by the collective presence of a dominance of wetland vegetation, wetland hydrology conditions, and wetland soil conditions as determined following the USACE’ 1987 Wetlands Delineation Manual (1987 Manual); the USACE’ 2008 Regional Supplement to Corps of Engineers Wetland Delineation Manual: Arid West, Version 2.0 (Arid West Regional Supplement); and supporting guidance documents. The geographic extent of other waters of the U.S. is defined by an ordinary high water mark (OHWM) in non-tidal waters (33 CFR. §328.3(e)) and by the High Tide Line within tidal waters (33 CFR. §328.3(d)).

In 2020, the Trump Administration obtained approval of the Navigable Waters Protection Rule (NWPR) that altered the reach of the nation’s Clean Water Act. The NWPR has four categories of jurisdictional waters and twelve categories of excluded waters/features. There is no standalone interstate waters category and no case-specific significant nexus analysis. Key changes were made for defining tributary, adjacent wetland, ditches, lakes, ponds and impoundments. New definitions for defining typical year versus normal, perennial, intermittent,

ephemeral, snowpack, and ditches. No change was made to the definition of wetlands or the methodology for defining wetlands. Under the NWPR WOTUS includes 1) territorial seas and traditional navigable waters; 2) tributaries; 3) lakes and ponds, and impoundments of jurisdictional waters; and 4) adjacent wetlands.

Waters of the State. Waters of the State are defined more broadly than “waters of the US” to mean “any surface water or groundwater, including saline waters, within the boundaries of the state” (Water Code section 13050(e)). Examples include, but are not limited to, rivers, streams, lakes, bays, marshes, mudflats, unvegetated seasonally ponded areas, drainage swales, sloughs, wet meadows, natural ponds, vernal pools, diked baylands, seasonal wetlands, and riparian woodlands. Waters of the State include all waters within the state’s boundaries, whether private or public, including waters in both natural and artificial channels. They include all “waters of the United States”; all surface waters that are not “waters of the United States, e.g. non-jurisdictional wetlands; groundwater; and the territorial seas. The State Water Quality Control Board (SWQCB) and its Regional Boards, including the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB), routinely rely on the USACE/US EPA jurisdictional determinations as they have no adopted methodology for the identification and delineation of wetlands or other waters of the State. However, as a matter of policy the SWQCB/SFBRWQCB consider wetlands and waters determined non-jurisdictional by the USACE/USEPA under *SWANCC* or *Rapanos* guidance to remain jurisdictional as waters of the State subject to SWQCB/SFBRWQCB jurisdiction.

California Department of Fish and Wildlife Regulations. The California Department of Fish and Wildlife (CDFW) regulates lakes and streams under Section of 1602 of the California Fish and Game Code (FGC). CDFW’s regulations implementing the FGC define the relevant rivers, streams and lakes over which the agency has jurisdiction to constitute “all rivers, streams, lakes, and streambeds in the State of California, including all rivers, streams and streambeds which have intermittent flows of water.” (Title 14 *California Code of Regulations* [CCR] § 720). The CDFW takes jurisdiction under its Lake and Streambed Alteration Agreement Program for any work undertaken in or near a river, stream, or lake that flows at least intermittently through a bed or channel. The CDFW does not have a methodology for the identification and delineation of the jurisdictional limits of streams except for the general guidance provided in *A Field Guide to Lake and Streambed Alteration Agreements, Section 1600-1607 California Fish and Game Code* (CDFG 1994). In making jurisdictional determinations, CDFW staff typically rely on field observation of physical features that provide evidence of water flow through a bed and channel such as observed flowing water, sediment deposits and drift deposits and that the stream supports fish or other aquatic life. Riparian habitat is not specifically defined by the FGC but CDFW takes jurisdiction over areas within the flood plain of a body of water where the vegetation (grass, sedges, rushes, forbs, shrubs, and trees) is supported by the surface or subsurface flow.

Sensitive plant communities are those natural plant communities identified in local or regional plans, policies, ordinances, regulations, or by the CDFW which provide special functions or values. The CDFW natural plant communities considered sensitive are those CDFW ranks as ‘threatened’ or ‘very threatened’ and keeps records of occurrences of these sensitive

communities in the CNDDB. All known occurrences of sensitive habitats are mapped onto 7.5-minute USGS topographic quadrangle maps maintained by the CNDDB. Sensitive plant communities are also identified by CDFW on their List of California Natural Communities Recognized by the CNDDB. Impacts to sensitive natural communities must be considered and evaluated under CEQA.

Marin County Requirements. Marin Countywide Plan requirements pertaining to sensitive habitats, particularly requirements associated with the presence of Stream Conservation Areas (SCAs) and Wetland Conservation Areas (WCAs), are applicable countywide. The most recent Marin Countywide Plan was approved in 2007 (Marin County 2007), however, due to ongoing litigation, this Plan does not apply to the San Geronimo Valley. The Marin Countywide Plan applicable to the project site in Woodacre and the San Geronimo Valley is the Plan approved in 1994 (Marin County 1994, as amended).

Policies of the 1994 Marin Countywide Plan related to Stream Conservation Areas include the establishment buffer zones called Stream Conservation Areas (SCA) for the protection of riparian systems, streams, and related habitats. An SCA consists of a "watercourse itself between the tops of banks and a strip of land extending laterally from the top of both banks to a width of 100 feet on each side." Only certain uses are allowed in SCAs such as necessary water supply and flood control projects, improvements to fish and wildlife habitat, grazing, agriculture, maintenance of channels for erosion control, water monitoring installations, and trails. Prohibited uses include but are not limited to roads and utility lines (except at crossings), confinement of livestock, dumping, use of motorized vehicles, and new structures. If the proposed use is not one of the permitted uses in the SCA but is allowed under the existing zoning, an applicant can apply for a development permit if the parcel either (1) falls entirely within the Stream Conservation Area; or (2) development on any other portion of the parcel (outside of the SCA) would have greater impacts on water quality.

The Marin Countywide Plan states that an SCA is established to protect the active channel, water quality and flood control functions and associated fish and wildlife habitat value along streams. SCAs can be established along perennial, intermittent, and ephemeral streams, and is to encompass jurisdictional wetlands or unvegetated other waters within the stream channel. The Plan indicates that development shall be set back to protect the stream and provide an upland buffer. The 1994 Marin Countywide Plan indicates that ephemeral streams should be subject to policies within Stream Conservation Areas if it supports riparian vegetation for a length of 100 feet or more. Best management practices are to be adhered to in all designated SCAs.

Marin County Code Section 22.20.040. Marin County Code Sections require procedures to protect roosting bats, nesting birds, and the state and federally listed Northern spotted owl. In areas where a Biological Site Assessment identifies a high probability for the presence roosting bats, Code Section 22.20.040(E) requires a two-step process for removal of trees with potential bat habitat during certain times of the year. If a Biological Site Assessment identifies areas with a high probability of the presence of nesting birds and the project requires tree removal, grading, or other site disturbances during the nesting season, Code Section 22.20.040(F)

requires pre-construction bird nesting surveys and, if nesting birds are found, establishment of appropriate buffer zones and installation of exclusion fencing to ensure no disturbance to active nests until young have fledged. In addition, Marin County Code Section 22.20.040(G) requires special conditions to protect Northern spotted owl be implemented if a Biological Site Assessment identifies a Northern spotted owl nest within 500 feet of proposed outdoor construction activity involving tree removal, grading, or other site disturbances.

Sensitive Habitat Findings

Aquatic Resource Delineation Method. The focus of HBG's investigation was to identify and map aquatic resource features meeting the definition of wetlands and other waters of the United States and State (creeks, streams, bays etc.).

Prior to initiating field survey work, existing landforms onsite that would likely contain potential aquatic resources, including wetlands, were identified by reviewing: (1) Marin Map; (2) USGS topographic mapping, (3) digital imagery¹, and (4) NRCS soils mapping. Detailed field studies were conducted on January April 15, 2019 and August 1, 2019 to (1) determine the presence or absence of vegetation, hydric soil, and hydrology indicators of wetland conditions, and (2) within any drainage found, determine if indicators of an Ordinary High Water Mark (OHWM) are present and determine if the aquatic feature is ephemeral, seasonal, or perennial in nature.

The entire parcel was walked, and aquatic features were memorialized as point or line features using hand-held Trimble Geo XH Global Positioning System (GPS) unit with sub-meter accuracy after geoprocessing. GPS data were incorporated into a Geographic Information System (GIS) and georeferenced in overlay fashion onto an aerial imagery (refer to Figure 4). These aquatic features were used to assist in determining potential ecological constraints, and potential buffer zones that may be required by the County's *Marin Stream Conservation Area Ordinance*.

Aquatic Resource Findings. On the basis of the field data, technical analysis, and best professional judgment, two ephemeral creeks were observed within the parcel boundary and one was observed within 100 feet of the parcel on the adjacent property to the northwest and two were observed on the adjacent parcel to the southeast.

Starting from the bottom of the property on Pine Avenue, HBG walked up the parcel to the beginning of a small ephemeral creek (EC-1) which ran along the southeastern boundary. The EC-1 started under a thicket of poison oak and coyote brush and continued downslope until it reached Pine Avenue. From Pine Avenue EC-1 was captured within a roadside ditch and entered a culvert at the confluence of Elm Avenue and Pine Avenue. Ponded water was observed in the upper portion, however the lower portion was completely dry and no flowing surface water was observed. Based on these characteristics HBG determined EC-1 to have an ephemeral hydrological regime. The section of EC-1 which runs along the road did not support riparian vegetation and appeared to be capturing surface water from the adjacent hillside and stormwater runoff from the road. An OHWM in the form of scour and a bed and bank was

¹ Source of imagery from Google Earth Pro

observed. Further up the hillside within the Project Site, the lower end of EC-1 supports a healthy riparian canopy of typical riparian trees (bay, Coast live oak, buckeye, willow) for approximately 150 linear feet. The remaining 505 linear feet do not support riparian habitat. The average width of EC-1 was approximately 1 foot from top-of-bank to top-of-bank.

A second ephemeral creek (EC-2) on the adjacent property to the northwest was also mapped. HBG obtained verbal permission from the property owner to enter the property and map EC-2. The upstream end of EC-2 starts approximately 20 feet downslope from Fire Road. EC-2 continues downslope before entering a subsurface culvert near the southern corner of the adjacent property owner's car garage. EC-2 daylights approximately 30 feet from the garage, enters a second culvert under a 20-foot-wide driveway and continues southwest until it enters a third subsurface culvert. EC-2 supports a healthy riparian canopy of typical riparian trees (bay, Coast live oak, buckeye, willow) along the majority of the 622 linear foot reach.

Ephemeral creek 3 (EC-3) mapped on the parcel to the southeast is a tributary to ephemeral creek 5 (EC-5). EC-3 exhibited an OHWM in the form of scour and a bed and bank was observed. EC-3 is approximately 1-foot wide from top-of-bank to top-of-bank and extends for approximately 25 linear feet from the confluence of EC-5. Ephemeral creek 4 (EC-4) is also a tributary to EC-5, is approximately 1-foot wide from top-of-bank to top-of-bank, and extends for approximately 220 linear feet from the confluence of EC-5. Approximately 30 linear feet of the upstream end of EC-4 extends into the property as shown on Figure 4. EC-4 supports riparian vegetation from the confluence of EC-5 approximately 100 feet upstream. EC-5, located on the southeast parcel, is approximately 3-feet wide from top-of-bank to top-of-bank and supports riparian vegetation throughout the entire reach mapped on Figure 4². EC-5 discharges into a roadside culvert on Pine Avenue and continues south downstream. No surface water was observed during the July 31, 2019 site visit on EC-3, EC-4 or EC-5.

Ponded water was observed in the upper portion of EC-1 and EC-2 during the April 15, 2019 site visit, however the lower portions of both creeks were completely dry, and no flowing surface water was observed. Based on these characteristics HBG determined EC-1 and EC-2 had an ephemeral hydrological regime. No ponded water was observed in EC-3, EC-4 or EC-5 during the July 31, 2019 site visit. Based on the similar physical characteristics and topographic position to EC-1 and EC-2 HBG determined EC-3, EC-4 and EC-5 are ephemeral in nature. An OHWM in the form of scour and a bed and bank on all ephemeral creeks were observed.

Refer to Exhibit 2 for photographs of EC-1 and EC-4, Exhibit 3 Figure 4 for the location and extent of aquatic resources and below for a table of aquatic resources delineated.

² For the purpose of this report the entire upper reach of EC-5 was not mapped.

Table 1. Aquatic Resources	
Ephemeral Creek (EC#)	Linear Feet/Width of OHWM
EC-1	655 Linear Feet / 1 Foot Wide
EC-2	622 Linear Feet / 2 Feet Wide
EC-3	25 Linear Feet / 1 Foot Wide
EC-4	220 Linear Feet / 1 Foot Wide
EC-5	400 Linear Feet / 3 Feet Wide

According to the 1994 Marin Countywide Plan, the unnamed ephemeral streams would be subject to SCA criteria because they support riparian vegetation for a length of 100 feet or more. HBG assumes that the project area would be considered as Inland Rural riparian corridor, where the required setback would be the greater of 100 feet from the top of bank or 50 feet from the outer edge of woody riparian vegetation. Figure 4 shows the location of the 100-foot setback from the stream.

During the field review, HBG also conducted an initial reconnaissance of the project area to evaluate the presence of wetlands and other “waters of the U.S.” potentially subject to federal jurisdiction under the Clean Water Act or state or local jurisdiction under the Porter-Cologne Act. The review included an investigation of existing landforms, vegetation, hydrology, and soil conditions, but consisted of a preliminary review of the area for wetland habitats. The only areas that were found that would be considered wetlands or waters pursuant to state Porter-Cologne Act criteria were within the unnamed drainages running through the property. Under the new Navigable Waters Protection Rule these ephemeral streams would not be subject to federal protection.

Special Status Species

Sensitive species include those species listed by the federal and state governments as endangered, threatened, or rare or candidate species for these lists. Endangered or threatened species are protected by the federal Endangered Species Act of 1973 as amended, the California Native Plant Protection Act of 1977, and the California Endangered Species Act of 1970. The California Environmental Quality Act (CEQA) provides additional protection for unlisted species that meet the “rare” or “endangered” criteria defined in Title 14, California Code of Regulations Section 15380.

CDFW maintains records for the distribution and known occurrences of sensitive species and habitats in the California Natural Diversity Database (CNDDB). The CNDDB is organized into map areas based on 7.5-minute topographic maps produced by the US Geological Survey. All known occurrences of sensitive species and important natural communities are mapped on the quadrangle maps. The database gives further detailed information on each occurrence, including specific location of the individual, population, or habitat (if possible) and the presumed current state of the population or habitat. The project site is located in the southeast corner of the San Geronimo 7.5-minute quadrangle. A search of the CNDDB for records of

occurrence of special status animals and plants and natural communities within this quadrangle indicated that a number of special status species have been known known to occur in the immediate vicinity of the project site.

Exhibit 1, Table 1 presents a list of special status animals and plants that have been reported in the project vicinity. The table includes an evaluation of the potential for sensitive species to occur at the site.

Special Status Plant Species

A list of special status plants with potential to occur on the property was developed from the CDFW's California Natural Diversity Data Base. A complete list of special status plant species occurring in the vicinity of the property is included in Exhibit 1, Table 1.

The table includes all plant species mentioned in the CNDDDB within approximately ten miles of the site. Special status plant species include: (i) species that are listed or proposed for listing as threatened or endangered under the federal Endangered Species Act; (ii) species that are listed, or proposed for listing by the state of California as threatened or endangered under the California Endangered Species Act; (iii) plants considered by the California Native Plant Society (CNPS) to be rare, threatened, or endangered in California and elsewhere; and (iv) plant species that meet the definition of rare or endangered under CEQA.

Most of the special status plant species noted in Table 1 are species that occur in habitats and soil types that do not occur on the subject property. These include forested habitats, chaparral, alkali flats and alkali wetlands, salt and brackish marshes, claypan vernal pools, coastal dunes and coastal bluff scrub, or serpentine soils, all of which are not found on the property. The soil series found on the property are derived from parent material consisting of sandstone and shale and are not serpentine in nature. It is not likely that any of the plant species listed in Table 1 would be found on the subject property.

Special Status Animal Species

Animal species noted in the CNDDDB as occurring within a 5 to 10-mile radius of the site, or that are known to occur in the general vicinity based on the knowledge of HBG biologists, are discussed in Exhibit 1, Table 1. The special status species of animal noted in the CNDDDB from near the subject property are California giant salamander (*Dicamptodon ensatus*), foothill yellow-legged frog (*Rana boylii*), and possibly nesting Northern spotted owl (*Strix occidentalis caurina*). These species are discussed in greater detail below. None of the other animal species discussed in the table have the potential to occur on the site. This finding is made based on the habitat requirements of species listed in the table, field review of habitats present at the site and the immediate vicinity, and an evaluation of the suitability of on-site habitats to support these species.

California Giant Salamander. The California giant salamander (*Dicamptodon ensatus*) is a designated species of special concern in California. Adult California giant salamander can be between 6.7 and 12 inches in total length. The California giant salamander is endemic to

Northern California and lives up to 6,500 feet in wet coastal forests near streams and seeps from Mendocino County south to Monterey County and east to Napa County. These salamanders move from terrestrial habitats to breed in streams. The aquatic larvae are found in cold, clear streams, and occasionally in lakes and ponds. Adults are found in wet forests under rocks and logs near streams and lakes. The ephemeral stream running through the project site would not be considered suitable habitat to support this species.

Foothill Yellow-legged Frog. The foothill yellow-legged frog (*Rana boylii*) is also a designated species of special concern in California. Foothill yellow-legged frogs can be found in a variety of habitat types but require partly-shaded, shallow streams and riffles with a rocky substrate. The frogs require at least some cobble-sized substrate for egg-laying. The larvae need at least 15 weeks to attain metamorphosis. The ephemeral stream running through the project site would not be considered suitable habitat to support this species.

Northern Spotted Owl. The Northern spotted owl is listed as a threatened species pursuant to the federal Endangered Species Act and by the state of California pursuant to the California Endangered Species Act. Northern spotted owls reach the southern limit of their range in Marin County, California. Nesting Northern spotted owls have been found throughout forested habitats in Marin County and use a variety of tree species for nesting. In the northern portion of their range, Northern spotted owls are typically found in mature coniferous forests usually from 150 to 200 years old. In Marin County they reside in second growth Douglas-fir (*Pseudotsuga menziesii*), coast redwood (*Sequoia sempervirens*), bishop pine (*Pinus muricata*), mixed conifer-hardwood and evergreen hardwood forests with a nearly closed canopy and moderate to heavy undergrowth and much woody debris. This owl species does not construct a nest so existing nest structures or cavities must be available. Most of these owl territories in Marin are in canyon bottoms or mid slope locations on the more mesic north-facing slopes or the leeward slope of ridges where there is higher precipitation, protection from onshore wind and weather, and fairly dense vegetative cover (Evens 2008). The nesting season for Northern spotted owl is considered to include the period between February 1 and July 15. Dusky-footed woodrat is the preferred prey for Northern spotted owl in Marin and Sonoma Counties (Shuford 1993, Evens 2008).

According to CDFW, disturbances in the vicinity of nest sites may reach the level of “take” when at least one of the following conditions occur: (i) project-generated sound exceeds ambient nesting conditions by 20 to 25 decibels (dB), (ii) project-generated sound, when added to ambient sounds, exceeds 90 dB, or (iii) human activities occur within a visual line-of-sight distance of 40 meters (approximately 130 feet) from a nest. If nesting Northern spotted owl is known to occur within 0.25 miles of construction, a project applicant can either conduct construction operations during the non-nesting season or conduct nesting-season protocol surveys that definitively demonstrate that owls are not nesting in the vicinity of the construction operations. If construction work must be completed during the nesting season and Northern spotted owls are nesting within 0.25 miles of the site, CDFW may require that the applicant obtain an Incidental Take Permit (ITP) pursuant to CESA. In addition, application of

USFWS models (USFWS 2006) generate distances at which impacts to nesting Northern spotted owl could occur for various land uses and types of construction operations.

HBG conducted a review of National Park Service and USFWS data regarding known spotted owl nesting territories in the vicinity of the project and data available from the CNDDDB. The data indicates the location of known activity centers for nesting pairs of the species and locations in the vicinity of the nest sites where occurrences of Northern spotted owl individuals have been documented. This information revealed that the nearest activity center of known territories of Northern spotted owl occur about 2,500 feet (0.47) miles from the property; the nearest sighting of an individual Northern spotted owl foraging away from the nest has been documented approximately 1,800 feet (0.34) miles from the property.

BIOLOGICAL EVALUATION

Standards of Significance

According to CEQA Guidelines (Appendix G), the project would be considered to have a significant impact on biological resources if it would:

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

Evaluation

1) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

The Project would not result in any significant adverse impacts on special-status plant or animal species. The Project would not substantially reduce the number or restrict the range of a rare, endangered, or threatened species of fauna. None of the plant or animal species discussed in Exhibit 1, Table 1 have the potential to occur at the construction site. Therefore, no impacts to special status species of animal would occur due to construction proposed at the site.

Additional detail on key species is provided below.

California giant salamander. No impacts would occur to California giant salamander as it is unlikely that this species is found at the Project site.

Foothill Yellow-legged Frog. No impacts would occur to foothill yellow-legged frog as it is unlikely that this species is found at the Project site.

Northern spotted owl. The nearest activity center of known territories of Northern spotted owl occurs about 2,500 feet (0.47) miles from the property, and the nearest sighting of an individual Northern spotted owl foraging away from the nest has been documented approximately 1,800 feet (0.34) miles from the property. Based on information available from National Park Service and USFWS data, construction would take place beyond the distances predicted by the USFWS models within which harassment of nesting owls could occur (for residential construction in areas similar to the project site, nesting owls would generally need to be approximately 100m away for significant impacts to occur). Construction would also not violate CDFW guidelines to prevent disturbance to nesting Northern spotted owls. No nests are known from within 0.25 miles of the site. Construction activities would not affect nesting Northern spotted owls according to review criteria of USFWS or CDFW. No Northern spotted owl nests are known from within 500 feet of proposed improvements, so construction would also be in compliance with Marin County Code Section 22.20.040(G).

Special status plants. Although some native vegetation occurs on the property, most of the vegetation at the site is non-native (also some landscape and ornamental species) and does not provide habitat for special status plant species. All of the species mentioned in Exhibit 1, Table 1 require habitat conditions (forested habitats, chaparral, alkali flats and alkali wetlands, salt and brackish marshes, claypan vernal pools, coastal dunes or coastal bluff scrub, or serpentine soils) that are not found at the site. No significant impacts to special status plant species would occur as a result of a development at the site.

2) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

An ephemeral unnamed creek, EC-1, runs through the Project site, a small section of EC-4 begins on the site before draining into EC-5 on the adjacent parcel to the south, and an additional ephemeral creek, EC-2, runs through the adjacent parcel to the north. Though ephemeral, the streams would be subject to SCA requirements of the Marin Countywide Plan (1994) due to the presence of a canopy of riparian trees for a length of at least 100 feet. The Project area would be considered as an Inland Rural riparian area, in which case the project would require a 100-foot setback from the stream (the setback would be defined as “the greater of 100 feet from the top of bank or 50 feet from the outer edge of woody riparian vegetation.”) The required setbacks from streams running through the Project Site and adjacent parcels are shown in Figure 4.

As shown in Figure 2, the residence has been proposed in the upper elevation area of the site adjacent to Fire Road in an area that is more than 100 feet from any of the ephemeral streams and beyond the limits of SCAs found on the property. The septic system, to include the sand filter, septic tank, pump chamber, and leachfield, are all proposed to be located behind the residence and also beyond the SCA as shown in Figure 2.

3) Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

With the exception of EC-1 and a short stretch of EC-4, no wetlands are found on the property or within 100 feet of the property boundary. Ephemeral streams are present, but the Project is proposed for the upper elevation end of the property more than 100 feet away from any of the ephemeral streams found on the property as shown in Figure 2. The Project would not require work within any areas that would be subject to jurisdiction of federal agencies including the Clean Water Act jurisdiction of the USACE, state jurisdiction of the Porter-Cologne Act, or local regulations including the Marin Countywide Plan.

4) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Although a number of bird and other animal species were observed on the property during the brief field survey, construction within the property would not result in substantial change to animal populations at the site. The project would be constructed in an area with no native trees, therefore with little impact on nesting birds and no impacts to habitat for roosting bats. Although valuable habitats for various species can be found in nearby ephemeral drainages, these drainages would be protected within SCAs that include setbacks as required by the Marin Countywide Plan.

Although construction of the residence will require some movement of soil within the site (2,817 cubic yards of cut and 1,553 cubic yards of fill), there is no chance that sediments resulting from site erosion during construction or other contaminants in runoff during the life of the project would result in any pollution in downstream areas. The landowner will require the contractor to follow all applicable Best Management Practices from the California Stormwater

Quality Best Management Practices Handbook for Construction Activities. The proposed implementation of Best Management Practices will ensure that no migration of soil occurs into the waters downstream of the site. With the proposed erosion control measures, there would be no possibility of siltation within stormwater runoff that could have an effect on the water quality of downstream waterways or result in an impact to animal populations living there. The Project will not cause a fish or wildlife population to drop below self-sustaining levels.

5) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The Project is in compliance with the riparian setback requirements of the Marin Countywide Plan. The Project at the site could be accomplished without requiring removal of any native trees. The Project would not have impacts to nesting birds, roosting bats, or nesting activity of Northern spotted owl, therefore, the Project is in compliance with Marin County Code Section 22.20.040 regarding outside construction activities.

6) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

There is no adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan applicable to the Project site.

As a result of this Biological Site Assessment, we find that the proposed development could occur at the upper elevation end of the property and such development could be accomplished without causing significant biological impacts. If you have any questions regarding this Biological Site Assessment report for APN 172-041-04 in Woodacre, Marin County, California, please call Gary Deghi at 650-208-8711 or Robert Perrera at 415-925-2000.

Sincerely,

Gary Deghi

Gary Deghi
Vice President/Senior Environmental Scientist

Enclosure/s:

Exhibit 1. Table 1. Special Status Animal and Plant Species Documented in the Project Vicinity

Exhibit 2. Site Photographs

Exhibit 3. Figures 1-4

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Exhibit 1

Special Status Animal and Plant Species Documented in the Project Vicinity

Table 1. Special Status Animal and Plant Species Documented in the Project Vicinity

SPECIES	STATUS ² FED/STATE/CNPS	HABITAT	OCCURRENCE ON THE PROJECT SITE
ANIMALS			
INVERTEBRATES			
Tomales isopod (<i>Caecidotea tomalensis</i>)	-/-	Inhabits localized freshwater ponds or streams with still or near-still water in several Bay Area Counties. Occurs in Glenbrook Creek.	Not present. Suitable habitat is not present at the site.
Obscure bumble bee (<i>Bombus caliginosus</i>)	--/--	Found in Coastal areas from Santa Barbara County north to Washington State. Food plant genera include <i>Baccharis</i> , <i>Cirsium</i> , <i>Lupinus</i> , <i>Lotus</i> , <i>Grindelia</i> and <i>Phacelia</i> .	This uncommon species could occur almost anywhere in the general area of the site and is included in the CNDB due to a general decline in bee populations in recent years.
Western Bumble Bee (<i>Bombus occidentalis</i>)	--/--	This species was once common and widespread, but the species has declined precipitously from Central California to Southern British Columbia, perhaps from disease.	This widespread and once common species could occur almost anywhere in the general area of the site and is included in the CNDB due to a general decline in bee populations in recent years.
Sandy beach tiger beetle (<i>Cicindela hirticollis gravida</i>)	--/--	Inhabits areas adjacent to non-brackish water along the coast of California from San Francisco Bay northern Mexico. Found in clean, dry, light-colored sand in the upper zone, and subterranean larvae prefer moist sand not affected by wave action.	Not present. Suitable habitat not present at the site.
Ricksecker's water scavenger beetle (<i>Hydrochara rickseckeri</i>)	--/--	Known from aquatic habitats in the San Francisco Bay Area.	Not present. Suitable habitat not present at the site.

Table 1. Special Status Animal and Plant Species Documented in the Project Vicinity

SPECIES	STATUS ² FED/STATE/CNPS	HABITAT	OCCURRENCE ON THE PROJECT SITE
Tiburon micro-blind harvestman (<i>Microcina tubruona</i>)	--/--	Open hilly grassland habitat in areas of serpentine. Found on the undersides of serpentine rocks near permanent springs.	Not present. Restricted range not likely to include the project site.
Marin Blind Harvestman (<i>Calicina diminua</i>)	--/--	Known only from the type locality on Mount Burdell. Serpentine endemic.	Not present. Restricted range not likely to include the project site.
Robust walker (<i>Pomatiopsis binneyi</i>)	--/--	Found in freshwater habitats. Believed to occur in the area, but no specific records based on collected or observed specimens in the CNDB.	Not present. Suitable habitat not present on site.
Ubick's Gnaphosid Spider (<i>Talanites ubicki</i>)	--/--	Known only from the type locality on Mount Burdell. Serpentine endemic.	Not present. Suitable habitat not present at the site.
Monarch butterfly (<i>Danaus plexippus</i>)	Rare	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress) with nectar and water sources nearby.	Not present. Winter roosting sites are not present at the site. Trees in the area may provide suitable winter sites.
Marin elfin butterfly (<i>Incisalia mossii</i>)	--/--	Found only in redwood forests in Marin County. Larvae collected and reared on broadleaf stonecrop (<i>Sedum spathulifolium</i>).	Not present. Suitable habitat not present at the site.
Opler's Longhorn Moth (<i>Adela oplerella</i>)	FSC/--	Serpentine grassland; larva feed on <i>Platystemon californicus</i> .	Not present. Suitable habitat not present at the site.
California Freshwater Shrimp (<i>Syncaris pacifica</i>)	FE/CE	Found in low elevation, low gradient streams where riparian cover is moderate to heavy. Prefers shallow pools removed from the main flow. In winter, prefers undercut banks with exposed roots; in summer low flows, clings to submerged	Not present. Suitable habitat not present at the site.

Table 1. Special Status Animal and Plant Species Documented in the Project Vicinity

SPECIES	STATUS ² FED/STATE/CNPS	HABITAT	OCCURRENCE ON THE PROJECT SITE
		portions of overhanging tree shrub branches. Known from Lagunitas Creek.	
California brackishwater snail or mimic tryonia <i>(Tryonia imitator)</i>	--/--	Permanently submerged areas of coastal lagoons, estuaries and salt marshes, from Sonoma County to San Diego County.	Not present. Suitable habitat not present at the site.
Marin hesperian <i>(Vespericola marinensis)</i>	-/-	Found in moist spots in coastal brush fields and chaparral vegetation in Marin County. Found under leaves of cow-parsnip, around spring seeps, in leaf mold along streams and in alder woods and mixed evergreen forest.	Not present. Suitable habitat not present at the site.
FISH			
Tomales Roach <i>(Lavinia symmetricus ssp.)</i>	--/CSC	Tributaries to Tomales Bay, Lagunitas Creek.	Not present. Suitable habitat not present at the site.
Tidewater goby <i>(Eucyclogobius newberryi)</i>	FE/--	Brackish water habitats along the California Coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels. Has occurred in Lagunitas Creek, also Walker Creek near Tomales.	Not present. Suitable habitat is not present at the site.
Longfin smelt <i>(Spirinchus thaleichthys)</i>	FC/CE,CSC	Found in open waters of estuaries, mostly in the middle or bottom of the water column. Euryhaline, nektonic and anadromous. Prefers salinities of 15030 ppt but can be found in both freshwater and seawater. Has been detected in Tomales Bay.	Not present. Suitable habitat is not present at the site.

Table 1. Special Status Animal and Plant Species Documented in the Project Vicinity

SPECIES	STATUS ² FED/STATE/CNPS	HABITAT	OCCURRENCE ON THE PROJECT SITE
Coho salmon – central California ESU (<i>Oncorhynchus kisutch</i>)	FE/CE	Requires beds of loose, silt-free, coarse gravel for spawning. Also need cover, cool water and sufficient dissolved oxygen. Nearest spawning streams are San Geronimo and Lagunitas Creeks.	Not present. Suitable habitat not present at the site.
Steelhead – Central CA Coast ESU (<i>Oncorhynchus mykiss</i>)	FT/CSC	Well-oxygenated streams with riffles; loose, silt-free gravel substrate Pine Gulch Creek to the north. Nearest spawning streams are San Geronimo and Lagunitas Creeks.	Not present. Suitable habitat not present at the site.
AMPHIBIANS			
California giant salamander (<i>Dicamptodon ensatus</i>)	--/CSC	Known from wet coastal forests near streams and seeps from Mendocino County south to Monterey County and east to Napa County. Aquatic larvae are found in cold, clear streams, occasionally in lakes and ponds. Adults are found in wet forests under rocks and logs near streams and lakes.	Not present. Suitable habitat not present at the site.
California red-legged frog (<i>Rana draytonii</i>)	FT/CSC	Mostly found in lowlands and foothills in/near permanent sources of deep water but will disperse far during and after rain. Prefers shorelines with extensive vegetation. Requires 11-20 weeks of permanent water for larval development and requires access to aestivation habitat.	Not present. Suitable habitat not present at the site.
Foothill Yellow-legged Frog (<i>Rana boylii</i>)	--/CSC	Partly-shaded, shallow streams and riffles with a rocky substrate in a variety of habitats. Need at least some cobble-sized substrate for egg-laying; larvae need at least 15 weeks to attain metamorphosis.	Not present. Suitable habitat not present at the site.

Table 1. Special Status Animal and Plant Species Documented in the Project Vicinity

SPECIES	STATUS ² FED/STATE/CNPS	HABITAT	OCCURRENCE ON THE PROJECT SITE
REPTILES			
Western pond turtle (<i>Emys marmorata</i>)	--/CSC	Aquatic turtle of ponds, marshes, rivers, streams, and irrigation ditches with aquatic vegetation. Needs basking sites and suitable upland habitat for egg-laying (sandy banks or grassy open fields).	Not present. Suitable habitat not present at the site.
BIRDS			
Great blue heron (<i>Ardea herodias</i>) (Rookery)	-/-	Colonial nester in tall trees, cliff sides, and sequestered spots on marshes. Rookery sites in close proximity to foraging areas: marshes, lake margins, tide-flats, rivers and streams, wet meadows.	Not present. Suitable habitat for a rookery is not present at the site.
Great egret (<i>Ardea alba</i>) (Rookery)	-/-	Colonial nester in tall trees, cliff sides, and sequestered spots on marshes. Rookery sites in close proximity to foraging areas: marshes, lake margins, tide-flats, rivers and streams, wet meadows.	Not present. Suitable habitat for a rookery is not present at the site.
Snowy Egret (<i>Egretta thula</i>) [Rookery]	--/--	Colonial nester, with nest sites situated in protected beds of dense tules. Rookery sites situated close to foraging areas: marshes, tidal-flats, streams, wet meadows, and borders of lakes.	Not present. Suitable habitat for a rookery is not present at the site.
Black-crowned night-heron (<i>Nycticorax nycticorax</i>) [Nesting]	--/--	Colonial nester, usually in trees but occasionally in tule patches. Rookery sites are located adjacent to foraging areas including lake margins, mud-bordered bays and marshy spots.	Rookery not present. Suitable nesting habitat not present on site.

Table 1. Special Status Animal and Plant Species Documented in the Project Vicinity

SPECIES	STATUS ² FED/STATE/CNPS	HABITAT	OCCURRENCE ON THE PROJECT SITE
Northern harrier (<i>Circus cyaneus</i>) [Nesting]	-/CSC	Coastal salt marsh and freshwater marsh; nests and forages in grasslands; nests on ground in shrubby vegetation, usually at marsh edge.	Not present. Suitable habitat not present at the site.
White-tailed kite (<i>Elanus caeruleus</i>) [nesting]	-/CFP	Open grassland and agricultural areas throughout Central California.	Not present. Suitable habitat not present at the site.
Cooper's hawk (<i>Accipiter cooperii</i>) [nesting]	-/WL	Nests primarily in deciduous riparian forests; forages in open woodlands.	Not present. Suitable habitat not present on site. Species likely forages on or near the site, especially in winter.
Osprey (<i>Pandion haliaetus</i>) [Nesting]	--/WL	Breeds in northern California from the Cascade Ranges south to Lake Tahoe, and along the coast south to Marin County. Associated strictly with large, fish-bearing waters, primarily in Ponderosa pine through mixed conifer habitats.	Not present. Suitable habitat not present at the site.
Peregrine Falcon (<i>Falco peregrinus</i>)	Delisted,BCC/Delisted, FP	Nests in woodland, forest and coastal habitats, on cliffs or banks, and usually near wetlands, lakes, rivers, sometimes on human-made structure. In non-breeding seasons found in riparian areas and coastal and inland wetlands.	Not present. Suitable habitat not present at the site.
Northern Spotted Owl (<i>Strix occidentalis caurina</i>)	FT/-	In Marin County Northern spotted owls reside in second growth Douglas-fir, coast redwood, bishop pine, mixed conifer-hardwood, and evergreen hardwood forests. Nesting Northern spotted owls have been found throughout forested habitats in Marin and use a variety of tree species for nesting.	No impact. Present in the vicinity but known activity centers are sufficient distance such that impacts on nesting birds not possible.

Table 1. Special Status Animal and Plant Species Documented in the Project Vicinity

SPECIES	STATUS ² FED/STATE/CNPS	HABITAT	OCCURRENCE ON THE PROJECT SITE
Ridgway's (California clapper) Rail <i>(Rallus obsoletus)</i>	FE/CE,FP	Found in saltwater marshes traversed by tidal sloughs in the vicinity of San Francisco Bay; associated with abundant growths of pickleweed; feeds on mollusks obtained from mud-bottomed sloughs.	Not present. Suitable habitat not present at the site.
California Black Rail <i>(Laterallus jamaicensis coturniculus)</i>	BCC/CT,FP	Mainly inhabits salt-marshes bordering larger bays. Occurs in tidal salt marsh with dense growths of pickleweed; also occurs in freshwater and brackish marshes.	Not present. Suitable habitat not present at the site.
Western snowy plover <i>(Charadrius alexandrinus nivosus)</i> [nesting]	FT,BCC/CSC	Found on sandy beaches or marine and estuarine shores; also salt pond levees and shores of large alkali lakes; requires sandy, gravelly or friable soil substrate for nesting. Has nested on Tomales Bay shoreline near Inverness.	Not present. Suitable nesting habitat is not present at the site.
Burrowing Owl <i>(Athene cunicularia)</i>	BCC/CSC	Found in open dry annual or perennial grasslands, deserts and scrublands characterized by low growing vegetation. This species is a subterranean nester, dependent upon burrowing mammals, most notably the California ground squirrel.	Not present. Suitable habitat not present at the site.
Black swift <i>(Cypseloides niger)</i>	BCC/CSC	Breeds in small colonies on cliffs behind or adjacent to waterfalls in deep canyons and sea bluffs above the surf. Forages widely.	Not present. Suitable habitat not present at the site.
Saltmarsh common yellowthroat <i>(Geothlypis trichas sinuosa)</i>	BCC/CSC	Requires thick continuous cover down to water surface for foraging; tall grasses, tule patches, willows for nesting.	Not present. Suitable habitat not present at the site.

Table 1. Special Status Animal and Plant Species Documented in the Project Vicinity

SPECIES	STATUS ² FED/STATE/CNPS	HABITAT	OCCURRENCE ON THE PROJECT SITE
Yellow Warbler (<i>Dendroica petechia</i>) [nesting]	BCC/CSC	Breeds in deciduous riparian woodlands, widespread during fall migration.	Not present. Suitable nesting habitat is not present at the site. May occur in fall migration.
San Pablo Song Sparrow (<i>Melospiza melodia samuelis</i>)	BCC/CSC	Tidal, brackish or salt marshes, San Pablo Bay.	Not present. Suitable habitat is not present at the site.
MAMMALS			
Point Reyes mountain beaver (<i>Aplodontia rufa phaea</i>)	--/CSC	Coastal area of Point Reyes in areas of springs or seepages. North facing slopes of hills and gullies in areas overgrown with sword ferns and thimbleberries. Known to occur historically at Lagunitas, though this population may be extirpated.	Not present. Suitable habitat is not present at the site.
American badger (<i>Taxidea taxus</i>)	--/CSC	Drier open stages of most shrub, forest, and herbaceous habitats; needs sufficient food, friable soils and open, uncultivated ground.	Not present. Suitable habitat not present at the site.
Silver-haired bat (<i>Lasionycteris noctivagans</i>)	--/--	Coastal and montane forests. Feeds over streams, ponds and open bushy areas, roosts in hollow trees.	Not present. Suitable habitat not present at the site.
Pallid bat <i>Antrozous pallidus</i>	--/CSC	Roosts primarily in oak woodland and ponderosa pine habitats; forages in open areas.	Not present. Suitable habitat not present at the site.
Hoary bat (<i>Lasurus cinereus</i>)	--/--	Prefers open habitats with access to trees for cover and open areas or habitat edges for feeding. Roosts in dense foliage of medium to large trees.	Not present. Suitable habitat not present at the site.

Table 1. Special Status Animal and Plant Species Documented in the Project Vicinity

SPECIES	STATUS ² FED/STATE/CNPS	HABITAT	OCCURRENCE ON THE PROJECT SITE
Western red bat (<i>Lasiurus blossevillii</i>)	--/CSC	Roosting habitat includes forests and woodlands from sea level up through mixed conifer forests. Feeds over a wide variety of habitats including grasslands, shrublands, open woodlands and forests, and croplands.	Not present. Suitable habitat not present at the site.
Townsend's Big-eared Bat (<i>Corynorhinus townsendii</i>)	--/CCT,CSC	Found in desert scrub and coniferous forests. Roost in caves or abandoned mines and occasionally are found to roost in buildings.	Not present. Suitable habitat not present at the site.
Salt Marsh Harvest Mouse (<i>Reithrodontomys raviventris</i>)	FE/CE,FP	Inhabits saline emergent wetlands in the San Francisco Bay and its tributaries. Pickleweed is the primary habitat.	Not present. Suitable habitat not present at the site.
PLANTS			
Sonoma alopecurus (<i>Alopecurus aequalis</i> var. <i>sonomensis</i>)	FE/--/1B.1	Occurs in wet areas, marshes and riparian banks with other wetland species in freshwater marshes and swamps, and riparian scrub. 5-360m.	Not present. Suitable habitat is not found at the site.
Napa false indigo (<i>Amorpha californica</i> var. <i>napensis</i>)	--/-/1B.2	Broadleafed upland forest, chaparral, cismontane woodland. Openings in forest or woodland or in chaparral. 150-2000m.	Not present. Suitable habitat is not found at the site.
Bent-flowered fiddleneck (<i>Amsinckia lunaris</i>)	--/-/1B.2	Cismontane woodland, valley and foothill grassland. 5-500m	Not present. Suitable habitat is not found at the site.
Mt. Tamalpais manzanita (<i>Arctostaphylos montana</i>)	--/-/1B	Chaparral, valley and foothill grassland. Known from fewer than 20 occurrences in the Mt. Tamalpais area, Marin County. Serpentine slopes in chaparral and grassland: 160-760 m.	Not present. Suitable habitat is not found at the site.

Table 1. Special Status Animal and Plant Species Documented in the Project Vicinity

SPECIES	STATUS ² FED/STATE/CNPS	HABITAT	OCCURRENCE ON THE PROJECT SITE
Marin manzanita (<i>Arctostaphylos virgata</i>)	--/--/1B.2	Broadleafed upland forest, closed-cone coniferous forest, chaparral, north coast coniferous forest. Only known from about 20 sites in Marin County. On sandstone or granitic soil 60–700 m.	Not present. Suitable habitat is not found at the site.
Coastal marsh milk-vetch (<i>Astragalus pycnostachyus</i> var. <i>pycnostachyus</i>)	--/--/1B.2	Found in mesic sites in dunes or along streams in coastal dunes and coastal salt marshes. 0-30m.	Not present. Suitable habitat is not found at the site.
Thurber's Reed Grass (<i>Calamagrostis crassiglumis</i>)	--/--/2B.1	Usually found in marshy swales surrounded by grassland or coastal scrub. 10-45m.	Not present. Suitable habitat is not found at the site.
Tiburon mariposa-lily (<i>Calochortus tiburonensis</i>)	FT/CT/1B.1	Serpentine slopes in Valley and Foothill Grassland. Found on open rocky slopes 50-150 m.	Not present. Suitable habitat is not found at the site.
Seaside bittercress (<i>Cardamine angulata</i>)	--/--/2B.2	Found in wet areas and streambanks within North coast coniferous forest and lower montane coniferous forest. 5-515 M.	Not present. Suitable habitat is not found at the site.
Lyngbye's sedge (<i>Carex lyngbyei</i>)	--/--/2B.2	Marshes and swamps (brackish or freshwater) at sea level.	Not present. Suitable habitat is not found at the site.
Tiburon paintbrush (<i>Castilleja affinis</i> ssp. <i>neglecta</i>)	FE/ST/1B.2	Rocky serpentine sites within valley and foothill grassland. 75-400m.	Not present. Suitable habitat is not found at the site.
Nicasio ceanothus (<i>Ceanothus decornutus</i>)	--/--/1B.2	Found on serpentine, rocky, or sometimes clay soils in chaparral and maritime chaparral. 235-290 M.	Not present. Suitable habitat is not found at the site.
Mason's ceanothus (<i>Ceanothus masonii</i>)	--/Rare/1B.2	Chaparral. Endemic to Marin County. Serpentine ridges or slopes in chaparral or transition zone. 180–460.	Not present. Suitable habitat is not found at the site.
San Francisco Bay spineflower (<i>Chorizanthe cuspidata</i> <i>cuspidata</i>)	--/--/1B.1	Found on sandy soil on terraces and slopes within coastal bluff scrub, coastal dunes, coastal prairie and coastal scrub. 5-550m.	Not present. Suitable habitat is not found at the site.

Table 1. Special Status Animal and Plant Species Documented in the Project Vicinity

SPECIES	STATUS ² FED/STATE/CNPS	HABITAT	OCCURRENCE ON THE PROJECT SITE
Bolander's water-hemlock (<i>Cicuta maculata</i> var. <i>bolanderi</i>)	-/-/2B.1	Fresh or brackish water marshes. 0-200m. Documented in 1954 at Olema Marsh.	Not present. Suitable habitat is not present at the site.
Mt. Tamalpais thistle (<i>Cirsium hydrophilum</i> var. <i>vaseyi</i>)	--/--/1B.2	Broadleafed upland forest, chaparral. Endemic to Marin County. Serpentine seeps and streams in chaparral and woodland. 265–620 m.	Not present. Suitable habitat is not found at the site.
Round-headed Chinese houses (<i>Collinsia corymbosa</i>)	----1B.2	Coastal dunes. 0-30 M.	Not present. Suitable habitat is not found at the site.
Points Reyes salty bird's beak (<i>Cordylanthus maritimus</i> <i>palustris</i>)	--/--/1A	Usually in coastal salt marsh with <i>Salicornia</i> , <i>Distichlis</i> , <i>Jaumea</i> , <i>Spartina</i> , etc. 0-15m.	Not present. Suitable habitat is not found at the site.
Western leatherwood (<i>Dirca occidentalis</i>)	--/--/1B.2	On brushy slopes and mesic sites mostly in mixed evergreen and foothill woodland communities. 30-500 m.	Not present. Suitable habitat is not found at the site.
Koch's cord moss (<i>Entosthodon kochii</i>)	--/--/1B.3	Grows on river banks in cismontane woodland. 185-365 M.	Not present. Suitable habitat is not found at the site.
Tiburon buckwheat (<i>Eriogonum luteolum</i> var. <i>caninum</i>)	--/--/1B.2	Found in serpentine soils in sandy to gravelly sites within chaparral, valley and foothill grassland, cismontane woodland and coastal prairie. 0-700 M.	Not present. Suitable habitat is not found at the site.
Bluff wallflower (<i>Erysimum concinnum</i>)	--/--/1B.2	Occurs in coastal dunes, coastal bluff scrub and coastal prairie. 0-185m.	Not present. Suitable habitat is not found at the site.
Minute pocket moss (<i>Fissidens pauperculus</i>)	--/--/1B.2	Found in North Coast coniferous forest. This moss grows on damp soil along the Coast and found in dry streambeds and on stream banks. 10-1024 m.	Not present. Suitable habitat is not found at the site.

Table 1. Special Status Animal and Plant Species Documented in the Project Vicinity

SPECIES	STATUS ² FED/STATE/CNPS	HABITAT	OCCURRENCE ON THE PROJECT SITE
Marin checker lily (<i>Fritillaria lanceolata</i> var. <i>tristulis</i>)	--/--/1B.1	Coastal bluff scrub, coastal scrub, coastal prairie. Endemic to Marin County. Occurrences reported from canyons and riparian areas as well as rock outcrops; often on serpentine. 30–300 m.	Not present. Suitable habitat is not found at the site.
Fragrant fritillary (<i>Fritillaria liliacea</i>)	--/--/1B.2	Coastal scrub, valley and foothill grassland, coastal prairie. Often on serpentine; various soils reported though usually clay, in grassland. 3-410m.	Not present. Suitable habitat is not found at the site.
Blue coast gilia (<i>Gilia capitata</i> ssp. <i>chamissonis</i>)	--/--/1B.1	Coastal dunes and coastal scrub. 2-200m.	Not present. Suitable habitat is not found at the site.
Woolly-headed gilia (<i>Gilia capitata</i> ssp. <i>tomentosa</i>)	-/-/1B.1	Coastal bluff scrub. Rocky outcrops on the coast. 15–155 m. Has occurred 6 miles north of Bolinas.	Not present. Suitable habitat not present at the site.
Dark-eyed gilia (<i>Gilia millefoliata</i>)	--/--/1B	Coastal dunes. 2-20m.	Not present. Suitable habitat is not found at the site.
Diablo helianthella (<i>Helianthella castanea</i>)	--/--/1B.2	Broadleaved upland forest, chaparral, cismontane woodland, coastal scrub, riparian woodland, valley and foothill grassland. Usually in chaparral/oak woodland interface in rocky, azonal soils. Often in partial shade. 25-1150m.	Not present. Suitable habitat is not found at the site.
Congested-headed hayfield tarplant (<i>Hemizonia congesta</i> ssp. <i>congesta</i>)	--/--/1B.2	Found in valley and foothill grassland, grassy valleys and hills, often in fallow fields and sometime along roadsides. 20-560 M.	Not present. Suitable habitat is not found at the site.
Marin western flax (<i>Hesperolinon congestum</i>)	FT/CT/1B.1	Chaparral, valley and foothill grassland. Found in serpentine barrens and serpentine grassland and chaparral. 30-365 m.	Not present. Suitable habitat is not found at the site.

Table 1. Special Status Animal and Plant Species Documented in the Project Vicinity

SPECIES	STATUS ² FED/STATE/CNPS	HABITAT	OCCURRENCE ON THE PROJECT SITE
Santa Cruz tarplant (<i>Holocarpha macradenia</i>)	FT/CE/1B	Sandy soil or sandy clay in coastal prairie and valley and foothill grassland. 10-260m.	Not present. Suitable habitat is not found at the site.
Thin-lobed horkelia (<i>Horkelia tenuiloba</i>)	--/--/1B.2	Coastal scrub, chaparral. Sandy soils, mesic openings. 45–500 m.	Not present. Suitable habitat is not found at the site.
Small groundcone (<i>Kopsiopsis hookeri</i>)	--/--/2B.3	North Coast coniferous forest. Found in open woods and shrubby places, generally on <i>Gaultheria shallon</i> . 120-1435 m.	Not present. Suitable habitat is not present at the site.
Perennial goldfields (<i>Lasthenia californica</i> ssp. <i>macrantha</i>)	-/-/1B.2	Coastal bluff scrub, coastal dunes, coastal scrub. 5-520m.	Not present. Suitable habitat is not present at the site.
Tamalpais lessingia (<i>Lessingia micradenia</i> var. <i>micradenia</i>)	-/--/1B.2	Chaparral, valley and foothill grassland. Endemic to Marin County. Usually on serpentine, in serpentine grassland or serpentine chaparral. Often on roadsides. 100–305 m.	Not present. Suitable habitat is not found at the site.
Pitkin Marsh lily (<i>Lilium pardalinum</i> ssp. <i>pitkinense</i>)	FE/CE/1B.1	Saturated, sandy soils with grasses and shrubs in Cismontane woodland, meadows and seeps, and freshwater marsh. 35-65m.	Not present. Suitable habitat is not found at the site.
Marsh microseris (<i>Microseris paludosa</i>)	--/--/1B.2	Closed-cone coniferous forest, cismontane woodland, coastal scrub, valley and foothill grassland. 5-300m.	Not present. Suitable habitat is not found at the site.
Elongate copper moss (<i>Mielichhoferia elongata</i>)	--/--/4.3	Found in cismontane woodland. This moss grows on very acidic, metamorphic rock or substrate, usually in higher portions in fens. Often found on substrates naturally enriched with heavy metals such as copper. 500-1300 m.	Not present. Suitable habitat is not present at the site.

Table 1. Special Status Animal and Plant Species Documented in the Project Vicinity

SPECIES	STATUS ² FED/STATE/CNPS	HABITAT	OCCURRENCE ON THE PROJECT SITE
Baker's navarretia (<i>Navarretia leucocephala</i> ssp. <i>bakeri</i>)	--/--/1B.1	Cismontane woodland, meadows and seeps, vernal pools, valley and foothill grassland, lower montane coniferous forest. Vernal pools and swales; adobe or alkaline soils at 5-1740m.	Not present. Suitable habitat is not found at the site.
Marin County navarretia (<i>Navarretia rosulata</i>)	--/--/1B.2	Closed-cone coniferous forest, chaparral. Known only from Marin and Napa Counties. Dry, open rocky places; can occur on serpentine. 200–635 m.	Not present. Suitable habitat is not found at the site.
White-rayed pentachaeta (<i>Pentachaeta bellidiflora</i>)	FE/CE/1B.1	Mostly on soils derived from serpentine bedrock or open, dry rocky slopes and grassy areas of valley and foothill grassland. 35-620m.	Not present. Suitable habitat is not found at the site.
Hairless popcornflower (<i>Plagiobothrys glaber</i>)	--/--/1A	Found in meadows and seeps, marshes and swamps. Coastal salt marshes and alkaline meadows. 5-125m.	Not present. Suitable habitat is not found at the site.
North Coast semaphore grass (<i>Pleuropogon hooverianus</i>)	--/CT/1B.1	Broadleafed upland forest, meadows and seeps, north coast coniferous forest. Wet grassy, usually shady areas, sometimes freshwater marsh; associated with forest environments. 10–1150 m.	Not present. Suitable habitat is not found at the site.
Marin knotweed (<i>Polygonum marinense</i>)	--/--/3.1	Coastal salt marshes and brackish marshes. 0-10m.	Not present. Suitable habitat is not found at the site.
Tamalpais oak <i>Quercus parvula</i> var. <i>tamalpaisensis</i>	-/-/1B.3	Lower montane coniferous forest. 100-750m.	Not present. Suitable habitat is not found at the site.
Sanford's arrowhead (<i>Sagittaria sanfordii</i>)	--/--/1B.2	Occurs in shallow, freshwater marshes and swamps (0-650m).	Not present. Suitable habitat is not found at the site.

Table 1. Special Status Animal and Plant Species Documented in the Project Vicinity

SPECIES	STATUS ² FED/STATE/CNPS	HABITAT	OCCURRENCE ON THE PROJECT SITE
Point Reyes checkerblooms (<i>Sidalcea calycosa</i> ssp. <i>rhizomata</i>)	--/--/1B.2	Freshwater marshes and swamps near the coast. 5-75m.	Not present. Suitable habitat is not found at the site.
Marin checkerblooms (<i>Sidalcea hickmanii</i> ssp. <i>viridis</i>)	--/--/1B.1	Found in serpentine or volcanic soils in chaparral. Sometimes appears after burns. 1-425 M.	Not present. Suitable habitat is not found at the site.
Santa Cruz microseris (<i>Stebbinsoseris decipiens</i>)	--/--/1B	Found in broadleaved upland forest, closed-cone coniferous forest, chaparral, coastal prairie and coastal scrub. Occurs in open areas on seaward slopes in loose or disturbed soil, usually derived from sandstone, shale or serpentine. 10-500m.	Not present. Suitable habitat is not found at the site.
Tamalpais jewel-flower (<i>Streptanthus batrachopus</i>)	--/--/1B.3	Closed-cone coniferous forest, chaparral. Endemic to Marin County. Talus serpentine outcrops. 410-650 m.	Not present. Suitable habitat is not found at the site.
Mt. Tamalpais bristly jewelflower (<i>Streptanthus glaudulosus</i> spp. <i>pulchellus</i>)	--/--/1B.2	Serpentine slopes in chaparral and valley and foothill grassland. 125-670 M.	Not present. Suitable habitat is not found at the site.
Two-fork clover (<i>Trifolium amoenum</i>)	FE/--/1B.1	Valley and foothill grassland, coastal bluff scrub, sometimes on serpentine soil. 5-560m.	Not present. Suitable habitat is not found at the site.
Coastal triquetrella (<i>Triquetrella californica</i>)	--/--/1B.2	Coastal bluff scrub and coastal scrub. 10-100m.	Not present. Suitable habitat is not found at the site.

1. Source: California Natural Diversity Data Base, Natural Heritage Division, California Department of Fish and Wildlife for the San Geronimo 7.5 Minute Quadrangle Map and surrounding areas, July 2019.

2. Status Codes:

FE Federal-listed Endangered
 FT Federal-listed Threatened
 FPE Federally Proposed Endangered
 FPT Federally Proposed Threatened

CE California State-listed Endangered
 CT California State-listed Threatened
 CR California Rare
 FP California Fully Protected

Table 1. Special Status Animal and Plant Species Documented in the Project Vicinity

BCC USFWS Bird Species of Conservation Concern

CSC CDFW Species of Special Concern

WL CDFW Watch List Species

California Rare Plant Rank 1A: Plants presumed extirpated in California and either rare or extinct elsewhere.

California Rare Plant Rank 1B: Plants rare, threatened, or endangered in California and elsewhere.

California Rare Plant Rank 2A: Plants presumed extirpated in California, but more common elsewhere.

California Rare Plant Rank 2B: Plants rare, threatened, or endangered in California, but more numerous elsewhere.

California Rare Plant Rank 3: Plants about which more information is needed – a review list.

California Rare Plant Rank 4: Plants of limited distribution – a watch list.

CNPS Threat Ranks

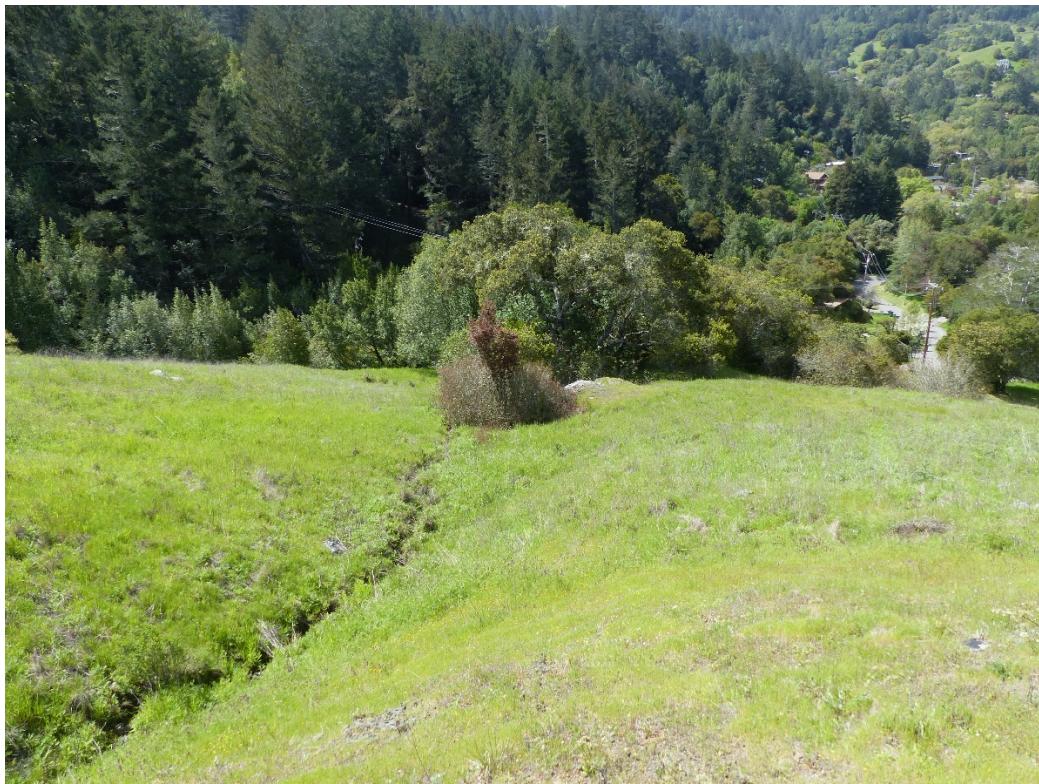
0.1-Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)

0.2-Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)

0.3-Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

Exhibit 2

Site Photographs



EC-1 looking downstream toward riparian canopy and Pine Avenue.

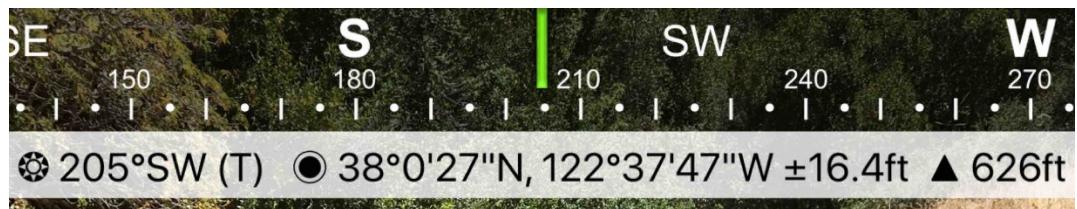


Portion of EC-1 along Pine Avenue roadside ditch looking toward culvert.



Your Watermark - See Settings
EC-4 looking upstream.

31 Jul 2019, 14:36:53



Your Watermark - See Settings

31 Jul 2019, 14:37:01

EC-4 Looking downstream.

Exhibit 3

Figures 1-4

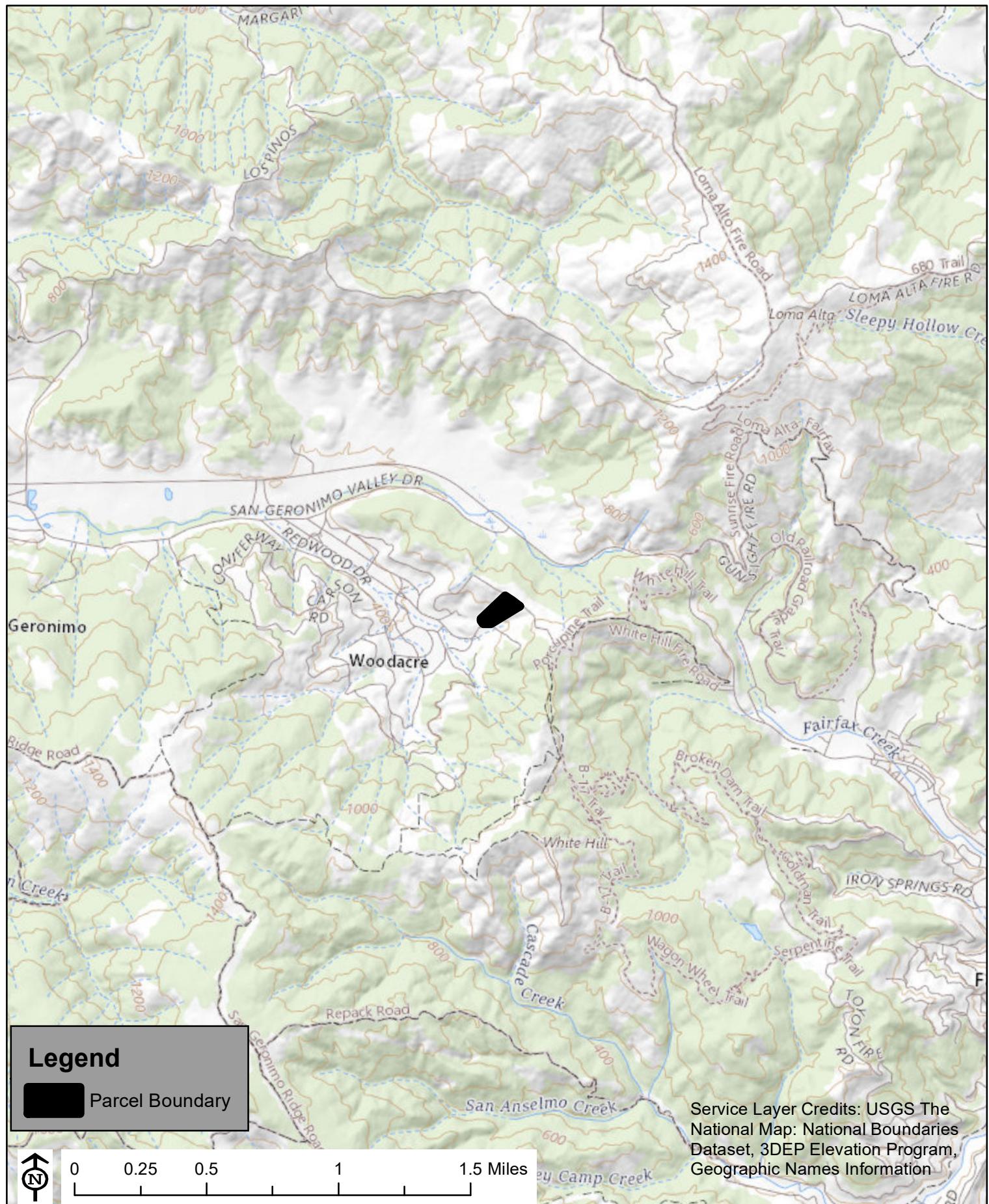


Figure 1. Location Map

4.8-Acre Woodacre Parcel APN 172-041-04
Woodacre, Marin County, California

Huffman-Broadway Group, Inc.
ENVIRONMENTAL REGULATORY CONSULTANTS

PETERS RESIDENCE

APN 172-041-04, WOODACRE, CA 94973

PROJECT APPLICATION #



DRAWING SET TITLE

SITE PLAN REVIEW

DATE

5/12/2021 5:33:46 PM

REVISIONS

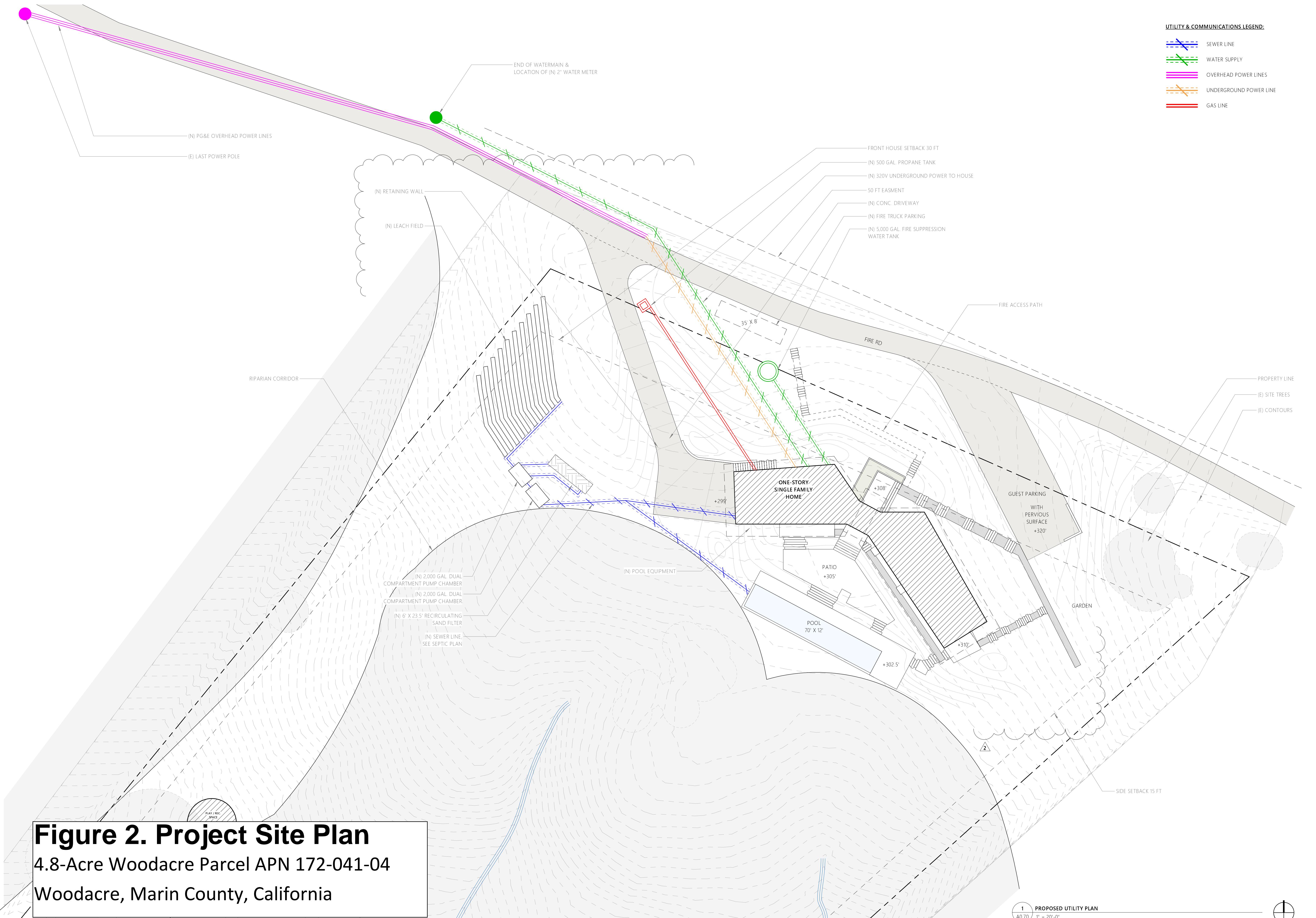
△ PLANNING RESPONSE 10/22/20

△ PLANNING RESPONSE 05/17/21

SCALE
0'-0" 20'-0" 50'-0"

PROPOSED UTILITY
PLAN

A0.70



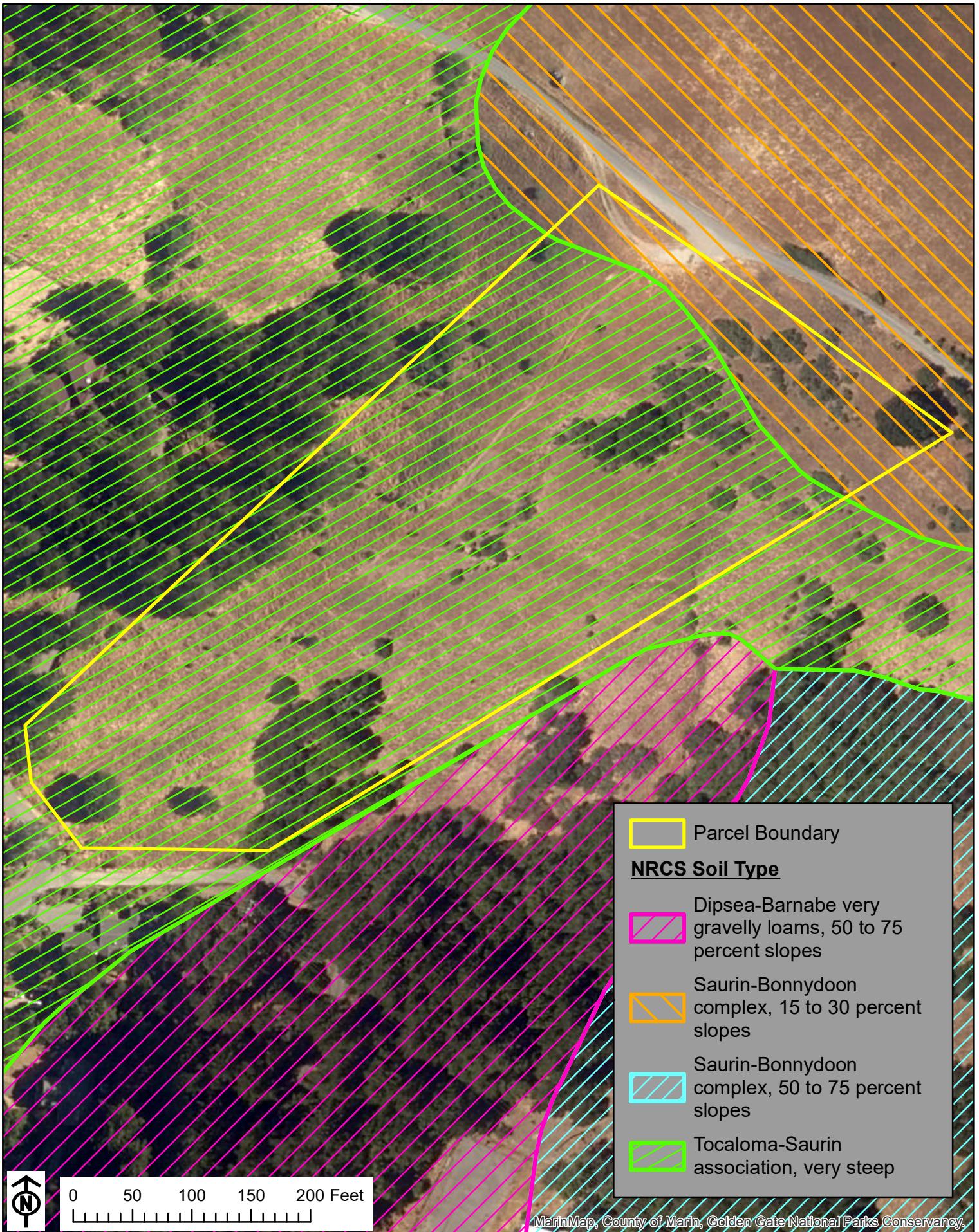


Figure 3. Soils Map

4.8-Acre Woodacre Parcel APN 172-041-04
Woodacre, Marin County, California

Huffman-Broadway Group, Inc.
ENVIRONMENTAL REGULATORY CONSULTANTS

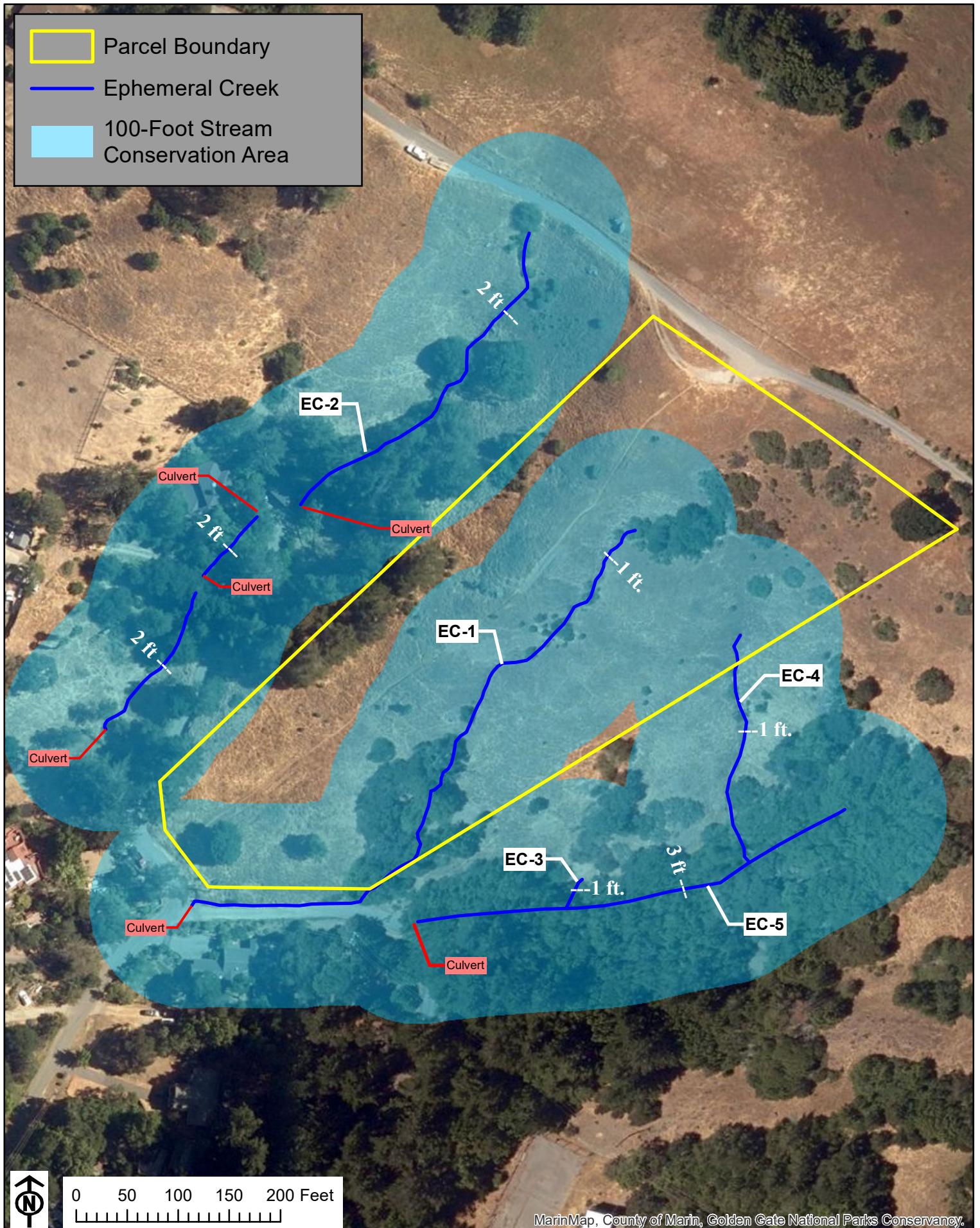


Figure 4. Aquatic Resource Delineation

4.8-Acre Woodacre Parcel APN 172-041-04
Woodacre, Marin County, California

Huffman-Broadway Group, Inc.
ENVIRONMENTAL REGULATORY CONSULTANTS