COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: May 24, 2017

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, pursuant to Section 6328 of the County Zoning Regulations, for the expansion of an existing railcar bridge, crossing Pomponio Creek. The property is located at 1906 Pomponio Creek Road in the unincorporated San Gregorio area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN 2016-00425 (Cook/Burke)

PROPOSAL

The applicant proposes a width expansion of an existing 12-ft. wide 88-ft. long railcar bridge, crossing Pomponio Creek, by installing an additional railcar of the same size adjacent to the existing bridge (total expanded bridge dimensions 24-ft. wide by 88-ft. long). Two new abutments and a retaining wall (12 ft. in length) to support the expansion are proposed for construction within Pomponio Creek; 45 cubic yards of earthwork is proposed. The bridge expansion will provide improved access for the existing on-site agricultural activities and will satisfy fire access requirements. No trees will be removed as part of this project.

RECOMMENDATION

That the Planning Commission certify the Mitigated Negative Declaration (MND) and approve the Coastal Development Permit, County File Number PLN 2016-00425, by making the required findings and adopting the conditions of approval listed in Attachment A.

SUMMARY

The proposed railcar bridge expansion is located on a 100-acre parcel. The parcel and adjacent properties are part of Cypress Tree Ranch, a four (4) parcel agriculture operation (total 409 acres), used for cattle grazing and hay production. Pomponio Creek runs parallel to Pomponio Creek Road. Pomponio Creek Road is located approximately 150 feet south of the creek and the project site. The parcel is developed with three existing barns and the subject bridge. Surrounding parcels are of similar topography and size, or larger, and used for grazing. No ground disturbance is proposed other than the limited excavation for construction of the abutments and retaining wall.

General Plan and Zoning Regulations Conformance

The project complies with the General Plan Policies regarding Vegetative, Water, Fish and Wildlife Resources; Soil Resources; Visual Quality; and Agricultural related uses. The project complies with the Planned Agriculture District. The PAD District permits non-residential development customarily considered accessory to the agricultural uses. The railcar bridge expansion is an accessory to an existing agricultural use. The area surrounding the railcar bridge expansion is agriculturally unsuitable for grazing. The project site is in an area that will not be used for agricultural operations. Conversion of the soils, approximately 4,500 sq. ft., is not a significant area given the majority of the land remains available for grazing.

Local Coastal Program Conformance

The project complies with Local Coastal Program (LCP) Policies for Visual Resources, Sensitive Habitats, and Land Use in that the railcar bridge location is in an already disturbed area. WRA, Environmental Consultants, identified one sensitive biological community (riparian corridor/riparian corridor buffer of 50 feet) and six special status wildlife species that have a moderate potential to occur within the riparian and poison oak scrub habitat. Suitable nesting habitat is present in the trees and shrubs in the riparian corridor within the study area for the loggerhead shrike, yellow warbler, San Francisco common yellowthroat, and San Francisco dusky-footed woodrat. All four species have a moderate potential for occurrence within the study area. No wetland or pond habitats are within the study area for the San Francisco garter snake (SFGS), however, the creek does provide a dispersal corridor. Trimming of riparian vegetation (within the 50-ft. ESHA area) and removal of minor vegetation (on approach to the bridge) will be necessary for the bridge installation, but it will be limited to the minimum necessary to complete the work. No riparian vegetation will be removed as part of the project. Mitigation Measures included as Conditions of Approval will minimize potential impacts to less than significant levels in conformance with LCP policies.

Williamson Act Compliance

The parcel is under an active Williamson Act Contract (AP66-40/PLN 2011-00342) that underwent a compliance review in 2014; the parcel was found to be compliant with the contract.

Environmental Review

An Initial Study/Mitigated Negative Declaration was prepared and circulated for this project, and concluded that the project, as proposed and mitigated, will not generate any significant environmental impacts. All mitigation measures from the MND have been included as conditions of approval in Attachment A of this staff report.

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RECOMMENDATION

That the Planning Commission adopt the Mitigated Negative Declaration and approve the Coastal Development Permit, County File Number PLN 2016-00425, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Olivia Boo, Project Planner, Telephone 650/363-1818

Applicant: Kerry Burke

Owner: Scott Cook Trust

Location: 1906 Pomponio Creek Road, San Gregorio

APN: 087-180-170

Size: 100 acres

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

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: The parcel is under an active contract (File No. AP66-40/PLN 2011-00342)

Existing Land Use: Commercial grazing operation and three barns.

Water Supply: Spring, domestic well, and riparian water rights. The railcar bridge expansion does not require water service.

Sewage Disposal: N/A (related to the railcar bridge expansion)

Flood Zone: The project site is located within Flood Hazard Zone A (1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage; no depths or base flood elevations identified).

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration were issued, with a public review period from April 19, 2017 through May 18, 2017, for the railcar bridge expansion.

Setting: The project parcel is accessed via Pomponio Creek Road. Pomponio Creek is located on the south side of the property approximately 150 feet from the roadway. The proposed area of development is relatively flat with other areas of the parcel containing steep slopes. Vegetation consists of brush and riparian along the creek. The parcel and adjacent properties are part of Cypress Tree Ranch and are used for a commercial cattle grazing operation consisting of 300 head of cattle on a rotating basis (other parcels: 087-180-180; -160; and -150, cumulative 409 acres).

Chronology:

Date		Action
October 6, 2016	-	Application Received
February 15, 2017	-	Deemed Complete
April 19, 2017	-	Circulation of the Mitigated Negative Declaration (Public Review Period: April 19, 2017 through May 18, 2017)
May 24, 2017	-	Planning Commission Public Hearing

DISCUSSION

A. KEY ISSUES

1. Conformity with the General Plan

Staff has reviewed and determined that the project complies with all applicable General Plan policies, including the following:

a. Vegetative, Water, Fish and Wildlife Resources

Policy 1.23 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*) and Policy 1.27 (*Protect Fish and Wildlife Resources*) seek to regulate land uses and development activities to prevent, and/or mitigate to the extent possible, significant adverse impacts on vegetative, water, fish and wildlife resources and to ensure that development will minimize the disruption of fish and wildlife and their habitats.

The railcar bridge expansion will be installed adjacent to the existing single railcar bridge that crosses Pomponio Creek. The applicant has submitted a biological assessment from WRA, Environmental Consultants, for the project/study area which has identified one sensitive biological community (riparian corridor/riparian corridor buffer of 50 feet) and six special status wildlife species that have a moderate potential to occur within the riparian and poison oak scrub habitat. These species include: the loggerhead shrike (Species of Special Concern), yellow warbler (Species of Special Concern), San Francisco saltmarsh common yellowthroat (Species of Special Concern), San Francisco dusky-footed woodrat (Species of Special Concern), California red-legged frog (Species of Special Concern), and San Francisco garter snake (Federal/State Endangered). Pomponio Creek was not identified for steelhead habitat, and no wildlife was observed during the site assessment.

Suitable nesting habitat is present in the trees and shrubs in the riparian corridor within the study area for the loggerhead shrike, yellow warbler, San Francisco common yellowthroat, and San Francisco dusky-footed woodrat. All four species have a moderate potential for occurrence within the study area. No aquatic breeding habitat is within the study area to accommodate the California red-legged frog (CRLF), however, Pomponio Creek does provide non-breeding aquatic habitat and a dispersal corridor. No wetland or pond habitats are within the study area for the San Francisco garter snake (SFGS), however, the creek does provide a dispersal corridor.

Installation of the bridge will require construction of abutments and a retaining wall near the top of the creek bank above the ordinary high

water mark. Trimming of riparian vegetation and removal of minor ground vegetation on approach to the bridge will be necessary for the bridge installation and access, but it will be limited to the minimum necessary to complete the work. The disturbed area consists of mowed/graded weedy areas (bull mallow, dooryard knotweed, Italian ryegrass, and big heron bill. No riparian vegetation will be removed as part of the project, only trimmed, as stated by the WRA biologist.

Due to the potential for impacts to sensitive species and habits, the biologist has recommended mitigation measures including pre-construction surveys (habitat and nesting season), wildlife exclusion fencing, dry season only construction, reduced construction noise levels (not to exceed 45 dBA in the riparian buffer zone), and an erosion and sediment control plan, among other measures. Implementation of these measures will ensure that the project will not alter the condition of any of the physical or biological features for the CRLF or SFGS, will not create a barrier to dispersal, result in any loss in cover within the riparian corridor, or adversely impact other identified sensitive species and habitats as stated in the biologist report. As proposed and conditioned, the project is compliant with these General Plan policies.

b. Soil Resources

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) regulates development to minimize soil erosion and sedimentation including, but not limited to, measures which consider the effects of slope, minimize removal of vegetative cover, ensure stabilization of disturbed areas, and protect and enhance natural plant communities and nesting and feeding areas of fish and wildlife.

The bridge expansion will require the construction of a 12-ft. long retaining wall on the north side of the creek and abutments near the top of the bank, and will require 45 cubic yards of earthwork for construction. Ground disturbance for the bridge will be minimal (only that necessary for construction), and the project is conditioned to incorporate the biologist's recommendations to minimize the potential for erosion and sedimentation, including a moratorium on earthwork during a rain event, erosion control measures to be installed prior to construction activities, and delineation and protection of environmentally sensitive areas. No riparian vegetation will be removed, only minor trimming to accommodate the installation of the railcar bridge via crane.

Policy 2.21 (*Protect Productive Soil Resources Against Soil Conversion*) regulates land use of productive soil resources and encourages appropriate management practices to protect against soil

conversion. Regulations should place priorities according to the relative productive characteristics of the resource.

As mapped, the parcel is designated Soils with Agricultural Capability on the General Plan Productive Soils Resources map. These are areas where soils may support vegetation feasible for grazing or where soils have good characteristics for producing agricultural products, among other soil values (soils of statewide importance, etc.). The project site contains the creek, grasses, and a gravel drive on approach to the bridge from the north and south directions. The parcel is used for grazing purposes, but the lands grazed are located on the north side of the creek. Approximately 2,000 sq. ft. of ground disturbance on the south of the creek and approximately 2,500 sq. ft. of disturbance on the north side of the creek will occur to widen the gravel approach to the expanded bridge. The relatively small area of soil conversion totaling approximately 4,500 sq. ft. for the installation of the expanded bridge will provide better access for farming/ranching equipment and a safe cattle crossing for the grazing tenant while meeting County Fire bridge width and load requirements.

c. Visual Quality

Policy 4.25 (*Location of Structures*) regulates the location, siting and design of structures and paved areas to carefully conform with the natural vegetation, landforms, and topography of the site so that their presence is compatible with the pre-existing character of the site. Policy 4.26 (*Earthwork Operations*) discusses keeping grading or earth-moving operations to a minimum and, where grading is necessary, make graded areas blend with adjacent landforms through the use of contour grading rather than harsh cutting or terracing of the site.

Forty-five cubic yards of earthwork (40 cu/yards of cut; 5 cu/yards of fill) is proposed primarily for construction of the abutments and retaining wall; minor earthwork will occur for the gravel approach to the expanded bridge. No terracing, harsh cutting, or alteration of the creek is proposed or anticipated. The railcar bridge will be placed on top of the abutments and retaining wall and will not require topographic modifications, thus, conforming to these policies.

Policy 4.27 (*Water Bodies*) discourages structures which would adversely impact the appearance of a stream and associated riparian habitat and discourages the alteration of streams and other natural drainage systems which would affect their appearance, reduce underground water recharge, or cause drainage, erosion or flooding problems.

The railcar bridge is a flat design bridge constructed of timber and steel girders placed on concrete abutments; the bridge will include metal railings for safety. As proposed and conditioned, the project will not alter the creek or negatively impact the natural appearance of the creek and surrounding area nor will the project cause flooding issues or result in erosion/sedimentation within the creek as conditioned.

d. Rural Land Use

Policy 9.28 (*Encourage Existing and Potential Agricultural Activities*) and Policy 9.30 (*Development Standards to Minimize Land Use Conflicts with Agriculture*) encourage the continuance of existing agricultural and agriculturally-related activities and to locate non-agricultural activities in areas of agricultural parcels which cause the least disturbance to feasible agricultural activities.

The subject parcel has a General Plan land use designation of "Agriculture" and has an ongoing commercial grazing operation on the north side of the creek. The location of the bridge expansion, adjacent to the existing bridge, will minimize potential impacts to agriculture and agricultural lands by utilizing the existing access road in lieu of creating a new road where a new bridge would be constructed at a different location along the creek. Minor ground disturbance will be required for the widened approach on the north and south sides of the creek, but this disturbance is relatively small in comparison to the acreage used for the grazing operation. The location of the approach will not adversely impact the cattle operation and, instead, provide an improved/safe access for the cattle tenant to access the grazing lands.

e. Natural Hazards

Policy 15.43 (*Determination of the Existence of a Flooding Hazard*), when reviewing development proposals, determines the general location of flooding hazard areas using, but not limited to, the Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency. Policy 15.47 (*Review Criteria for Locating Development in Areas of Special Flood Hazard*) states that, when development is proposed in areas of special flood hazards, it requires any structure to be safely elevated above the base flood elevations and not to contribute to the flooding hazard to surrounding structures.

The project site is a FEMA mapped Special Flood Hazard Area Zone A (1% annual chance flood (100 year flood)) where no base flood elevations have been determined. For floodplain management purposes, FEMA defines a structure as a *walled and roofed building, including a gas or liquid storage tank that is principally above ground,*

as well as a manufactured home[1]. Since the bridge does not meet this definition, base flood elevations and flood proofing are not required. To ensure that the project does not increase flood heights, a FEMA No-rise Certification will be required upon building permit submittal (this will require an engineering analysis with supporting technical data prepared and signed by a registered professional engineer certifying that the project will not increase flood heights), thus complying with these policies.

2. Conformity with the Local Coastal Program

Policy 1.1 of San Mateo County's Local Coastal Program (LCP) requires a Coastal Development Permit (CDP) for all development in the Coastal Zone. The project is consistent with applicable LCP Policies as discussed below:

a. Land Use Component

Policy 1.8 (*Land Uses and Development Densities in Rural Areas*) allows new development in rural areas if it is demonstrated that the development will not: (1) have significant adverse impacts, either individually or cumulatively on coastal resources and (2) diminish the ability to keep all prime agricultural land and other lands suitable for agriculture in agricultural production.

The railcar bridge expansion will have a minimal impact on coastal resources including sensitive wildlife species, riparian corridors, and scenic views as previously discussed and as conditioned. The expanded railcar bridge will be clustered in an area with the existing barns and will be accessed by Pomponio Creek Road; no new road access is required and minimal ground vegetation removal is proposed for the bridge approach.

There are no agricultural activities occurring in the areas where the railcar bridge expansion will occur. All lands currently used for grazing will continue to be utilized and will not be negatively impacted by the project, thus maintaining agricultural lands in agricultural production.

b. Agriculture Component

Policy 5.1 (*Definition of Prime Agricultural Lands*) defines Prime Agricultural Land as land which supports livestock for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U.S. Department of Agriculture. Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) allows non-residential development customarily considered accessory to agricultural uses.

[1] Definition of Structure from FEMA website: https://www.fema.gov/structure.

The property is defined as Lands Suitable for Agriculture and not Prime Agricultural Lands because a total of 15 animal units annually graze the 100 acre parcel, thus not meeting the one animal unit per acre (this assumes that each cow weighs 1,000 pounds which is, generally, the equivalent of one animal unit). The parcel does not contain Class I, II, or III (rated for Brussel sprouts or artichokes) soils or soils rated Grade 1 as mapped by the Natural Resources Conservation Service.

Policy 5.10 (*Conversion of Land Suitable for Agriculture Designed as Agriculture*) prohibits the conversion of lands suitable for agriculture within a parcel to conditionally permitted uses unless all of the following can be demonstrated:

(1) All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable.

The majority of the parcel (north of the creek) is used for the grazing operation and developed with a barn. The southern portion of the property is developed with three barns and the open field is not grazed but is available for grazing. Agriculturally unsuitable/developed areas consist of the creek, existing driveway, and barn sites. The project is located in an area that will not be utilized for agricultural operations. Conversion of the soils for the bridge approach, approximately 4,500 sq. ft., is not significant given that the majority of the land is available for grazing and the remaining undevelopable area is the creek.

(2) Continued or renewed agricultural use of the soils is not feasible as defined by Section 30108 of the Coastal Act.

The majority of the bridge approach (both north and south sides) will occur within the riparian buffer zone. Grazing activities are permitted uses in buffer zones provided that they are consistent with Policy 7.9 (*Permitted Uses in Riparian Corridors*). Policy 7.9 conditionally permits agricultural uses when no feasible or practicable alternative exists. It would not be practicable to direct cattle into the buffer zone when other larger grazing areas are available. For this environmental reason, it would not be feasible to either continue or renew agricultural uses in the riparian buffer zone. Similarly, there is a small portion of the approach on the north side of the creek that is beyond the buffer zone that would not be ideal to direct cattle to graze given the small area in comparison to the acres of forage available elsewhere on the parcel. As proposed, the project retains the largest amount of agricultural soils available/in operation as possible.

(3) Clearly defined buffer areas are developed between agricultural and non-agricultural uses.

The bridge is an accessory to the existing agricultural use and will be used by the grazing tenant to provide vehicular access for the cattle operation. All uses/structures on the property are agricultural uses; no non-agricultural uses are present on the parcel. The area of the expanded railcar bridge has not been used for agricultural productivity for some time, therefore, the agricultural viability will not be diminished.

(4) The productivity of any adjacent agricultural lands is not diminished.

The two parcels adjacent to the subject property are under the same ownership and used for the overall commercial grazing operation of 300 head of cattle annually. The parcel adjacent and to the north of the subject parcel is farmed. There is no expectation that this project would adversely impact the agricultural uses on adjacent lands.

c. Sensitive Habitats Component

Policy 7.3 (*Protection of Sensitive Habitats*) prohibits any land use or development which would have significant adverse impacts on sensitive habitat areas and that development in areas adjacent to sensitive habitats shall be sited and designed to prevent impacts that could significantly degrade the sensitive habitats. All uses shall be compatible with the maintenance of biologic productivity of the habitats. Policy 7.5 (*Permit Conditions*), as part of the development review process, requires the applicant to demonstrate that there will be no significant impacts on sensitive habitats and, when it is determined that significant impacts may occur, requires mitigation measures.

As discussed in Section A1, above, six special status wildlife species have a moderate potential to occur within the riparian corridor and poison oak scrub habitat. The project was visited by WRA biologists who confirmed and mapped the riparian corridor and 50-ft. buffer area along Pomponio Creek. No wetlands were identified in the project area and no wildlife was observed during the site visit. All ground disturbance will occur above the ordinary high water mark. Abutment construction will occur near the top of the creek bank. Minor excavation may occur just below the top of the bank. The project is conditioned to require the applicant to notify the California Department of Fish and Wildlife of the project, secure applicable permits (Lake and Streambed Alteration Agreement), and submit copies of the permits to the Planning Department. As proposed and conditioned, the project

will not result in significant permanent impacts to the riparian corridor habitat as stated in the biologist report, thus, complying with Policies 7.3 and 7.5.

Impacts to riparian vegetation will be minimal in that only minor vegetation trimming is proposed for the installation of the railcar bridge via crane. As conditioned, the applicant is required to have a biologist conduct pre-construction surveys for sensitive species and is required to conduct the project during the dry season and outside of the nesting season to reduce potential significant impacts. As conditioned, the applicant will be required to submit for a Section 401 or 404 permit with the Regional Water Quality Control Board should the RWQCB determine that these permits are required in order to ensure that water quality is not diminished as a result of the project. Additional mitigation measures recommended by the biologist have been included in Attachment A.

Riparian Corridors

Policy 7.9(b) (*Permitted Uses in Riparian Corridors*) permits bridges when supports are not in significant conflict with corridor resources, provided no existing riparian vegetation is removed, and no soil is allowed to enter stream channels, if no feasible or practicable alternative exists.

The location of the project, adjacent to the existing railcar bridge, is the most practical and feasible location. The project area is already developed with the existing railcar bridge and used for agricultural vehicles as well as ongoing agricultural activities. If the bridge was proposed in a different area, the construction of a new 24-ft. wide bridge would likely require the removal of riparian vegetation and would adversely impact sensitive species. No riparian vegetation will be removed, and the project is conditioned to require an erosion and sediment control plan to ensure that no soil enters the creek. There is no location on the parcel where access could be created without spanning the creek.

Policy 7.10 (*Performance Standards in Riparian Corridors*) requires development permitted in corridors to: (1) minimize removal of vegetation, (2) minimize land exposure during construction and use temporary vegetation or mulching to protect critical areas, (3) minimize erosion, sedimentation, and runoff by appropriately grading and replanting modified areas, (4) use only adapted native or non-invasive exotic plant species when replanting, (5) provide sufficient passage for native and anadromous fish as specified by the State Department of Fish and Wildlife, (6) minimize adverse effects of waste water discharges and entrainment, (7) prevent depletion of groundwater supplies and substantial interference with surface and subsurface

waterflows, (8) encourage waste water reclamation, (9) maintain natural vegetation buffer areas that protect riparian habitats, and (10) minimize alteration of natural streams.

The biologist report has identified five plant species within the riparian corridor: the creek dogwood, arroyo willow, poison oak, California blackberry, and common horsetail rush. Pomponio Creek is identified as a perennial creek and a sensitive riparian habitat on Local Coastal Program maps. Minor vegetation trimming is proposed but no riparian vegetation will be removed, as conditioned. Approximately 4,500 sq. ft. of soil will be disturbed to create the gravel approach to the bridge. In areas where appropriate, a condition is recommended for the disturbed areas to be replanted with native non-invasive exotics; fertilizers and pesticides are not permitted. Erosion and sediment control measures, as conditioned, include tightly woven fiber netting or similar material to reduce erosion and sedimentation while ensuring that the CRLF and SFGS are not trapped. No alteration to the stream is proposed or anticipated as a result of the project.

It is not expected, given the location of the abutments near the top of the bank and above the ordinary high water mark, that the project will create a barrier to fish passage or present a blockage. No waste water will be generated by the project, and groundwater supplies and surface waterflows will be unaffected by the project.

Riparian Corridor Buffer Zones

Policy 7.11 (*Establishment of Buffer Zones*), Policy 7.12 (*Permitted Uses in Buffer Zones*), and Policy 7.13 (*Performance Standards in Buffer Zones*) identify 50-ft. buffer zones for perennial streams and conditionally allow those uses, permitted in riparian corridors, also in buffer zones. In addition to the identified performance standards for riparian corridors of Policy 7.10 discussed above, Policy 7.13 identifies additional standards including a maximum motorized machinery sound limit of 45 dBA, prevention of discharge or toxic substances into the riparian corridor, and replanting with native and non-invasive exotics.

The biologist report has identified the riparian corridor and the 50-ft. buffer zone as required for the perennial creek. Additionally, the biologist has recommended a restricted noise limit of 45 dBA within the buffer zone and requires a plan to identify the method of control for potential spills, litter, fuels, and other hazardous materials in conformance with these performance standards. Policy 7.12 allows for those uses allowed within a riparian corridor to be allowed within riparian corridor buffer zones. As discussed under Policy 7.9(b) above, bridges are conditionally allowed within both riparian corridors and buffer zones provided the supports are not in significant conflict

with corridor resources. As proposed and conditioned, the project will not significantly impact the creek or sensitive habitats.

d. Visual Resources Component

Policy 8.5 (*Location of Development*) requires that new development be located on a portion of a parcel where the development: (1) is least visible from State Scenic Roads; (2) is least likely to impact views from public view points; and (3) best preserves the visual and open space qualities of the parcel overall.

The proposed railcar bridge expansion will be minimally visible from the Pomponio Creek Road public right-of-way, as it is 150 ft. from the road and is not an elevated bridge. The additional bridge expansion is flat and will be installed at ground level crossing Pomponio Creek.

e. Compliance with the Williamson Act

The parcel is under an active Williamson Act Contract (AP66-40 / PLN 2011-00342) that underwent a compliance review in 2014; the parcel was found to be complaint with the contract. The project does not conflict with the County's Williamson Act Program because the development is a compatible use as defined under the Program, and the structures utilized in conjunction with the commercial grazing operation are excepted from a Determination of Compatibility requirement, provided that the project does not significantly reduce the amount of land being used for agricultural purposes or interfere with existing agricultural activities. Installation of the bridge will provide greater access for the cattle grazing tenant and will not significantly reduce the usable grazing area.

3. Conformity with the Planned Agricultural District (PAD) Zoning Regulation

The proposed bridge does not conflict with the Planned Agricultural District Zoning District because the use is considered non-residential development accessory to the ongoing agriculture use of the parcel. The proposed railcar bridge expansion is compliant with the PAD development standards as shown below:

Development Standards	Allowed	Proposed
Minimum Front Yard	50 ft.	100+ ft.
Minimum Right Side Yard	20 ft.	>300 ft.
Minimum Left Side Yard	20 ft.	>300 ft.
Minimum Rear Yard	20 ft.	>1,000 ft.
Maximum Height of Structure	36 ft.	0 ft.

4. California Coastal Commission Review

The California Coastal Commission provided comments in a letter dated February 7, 2017. The California Coastal Commission's comments are outlined below followed by staff's response.

a. *We suggest that the County require the applicant to more clearly state the purpose of the proposed project. The project description should describe the purpose of, or need for, the project, i.e., the reason the applicant finds it necessary to increase the size of the bridge*.

The applicant has provided this response:

The purpose of the project is to bring the existing bridge into conformance with the County standards that will provide an adequately wide bridge to allow farm equipment on the north side of the ranch. The existing single railcar bridge has no railings and is a safety concern for people, livestock, and equipment. Approval of the proposed bridge will allow certification to meet the CalFire weight bearing and width requirements. Cypress Tree Ranch has an on-going agricultural operation of cattle grazing and a Williamson Act Contract that requires commercial agricultural operations to utilize at least 75% of the property. Stock trucks, tractors, and other farm-related equipment are needed to augment the ongoing agricultural operation on this agricultural zoned property. The bulk of the property is on the north side of Pomponio Creek, and the farming/ranching equipment is needed to service the operation on the north side of Pomponio Creek.

b. *LCP Policy 7.3 prohibits any development or land use that would have a significant, adverse, impact on sensitive habitat areas. This policy also requires that development be sited and designed to prevent impacts that could significantly degrade sensitive habitat. We recommend that the County require the applicant to conduct a biological assessment of the project area and identify the project's potential impacts on Pomponio Creek and associated biological resources*.

The applicant has submitted the required biological assessment and, as discussed in this staff report, the project will not adversely impact sensitive habitats as proposed and conditioned.

c. *The proposed project must be evaluated for its consistency with LCP Policy 7.9, which allows for bridges as a permitted use when no feasible or practicable alternative exists and when the bridge supports are not in conflict with corridor resources*.

Staff has addressed this issue in Section C of this staff report.

d. *LCP Policy 7.10 provides performance standards for permitted uses in riparian corridors. The proposed new bridge must be consistent with these standards*.

Staff has addressed this issue in Section C of this staff report.

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration was issued, with a public review period from April 19, 2017 through May 18, 2017, for the railcar bridge expansion. As of the publication of this staff report, no comments have been received on this document.

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
CalFire
Environmental Health Division
California Coastal Commission
California Fish and Wildlife
Committee for Green Foothills

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Vicinity Map
C. Site Plan
D. Section Drawing
E. WRA Biologist Report
F. Geotechnical Report
G. Mitigated Negative Declaration
H. California Coastal Commission Comment Letter
I. Photos

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Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2016-00425 Hearing Date: May 24, 2017

Prepared By: Olivia Boo
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Mitigated Negative Declaration, Find:

1. That the Planning Commission does hereby find that this Mitigated Negative Declaration reflects the independent judgment of San Mateo County.

2. That the Mitigated Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines.

3. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.

4. That the mitigation measures in the Mitigated Negative Declaration and agreed to by the applicant and placed as conditions on the project have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with California Public Resources Code Section 21081.6.

Regarding the Coastal Development Permit, Find:

5. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program as described in Section A2 of the staff report dated May 24, 2017.

6. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program as described in Section A.2 of the staff report dated May 24, 2017.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission at the May 24, 2017 meeting. Minor revisions or modifications may be approved by the Community Development Director if they are 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 final approval. 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. This permit does not allow for the removal of any trees. Removal of any tree with a circumference of 55 inches or greater, as measured 4.5 feet above the ground, shall require additional review by the Community Development Director prior to removal. Only the minimum vegetation necessary shall be removed.

4. The project is subject to the Department of Fish and Game California Environmental Quality Act (CEQA) filing fees per Fish and Game Section 711.4. The applicant shall pay to the San Mateo County Recorder's Office an amount of $2,216.25 plus the applicable recording fee of $50 at the time of filing of the Notice of Determination by the County Planning and Building Department staff within five (5) business days of the approval.

5. The applicant shall reseed or replant, where appropriate, using a native non-invasive exotics in areas of disturbed soils resulting from the project. Any reseeding/replanting shall be shown on a plan; fertilizers or pesticides shall not be used.

6. No riparian vegetation shall be removed as a result of this project. Should any plants be removed, the applicant shall receive direction from the WRA Biologist regarding appropriate replanting.

7. The disturbance or removal of native ground vegetation shall not exceed the minimum necessary to construct the widened bridge approach.

8. **Mitigation Measure 1:** All work shall occur during the dry season (April 15-October 31).

9. **Mitigation Measure 2:** Wildlife exclusion fencing shall be erected and maintained between the proposed bridge expansion construction activities (abutments) and the Pomponio Creek riparian habitat on both sides of Pomponio Creek. The purpose of the exclusion fence is to prevent the SFGS and CRLF from dispersing from Pomponio Creek onto the Project Site. Fencing should extend a minimum of 36 inches above ground level and be buried 4 inches to 6 inches below ground.

Upon completion of the Project, all fencing material will be removed from the site and disposed of properly.

10. **Mitigation Measure 3:** Pre-construction surveys shall be performed immediately prior to the start of any ground breaking activities by a qualified biologist. If the CRLF and SFGS are found within the Study Area, all work shall cease until the individual(s) have been allowed to leave the Study Area on their own and the fence has been repaired, if necessary. If the CRLF or SFGS individual(s) cannot passively leave the Study Area, work will cease and the USFWS will be contacted to determine the appropriate course of action.

11. **Mitigation Measure 4:** If ground disturbing activities are to take place below the top of the bank or within the riparian corridor, and an exclusion fence cannot be properly installed because of the steep banks, a qualified biologist shall monitor ground disturbing activities below the top of the bank and/or within the riparian habitat. If the CRLF or SFGS are found within the Study Area, all work shall cease until the individual(s) have been allowed to leave the Study Area on their own. If the CRLF or SFGS individual(s) cannot passively leave the Study Area, work will cease and the USFWS will be contacted to determine the appropriate course of action.

12. **Mitigation Measure 5:** Tightly woven fiber netting or similar material shall be used for erosion control or other purposes at the Project to ensure that the CRLF and SFGS do not get trapped. This limitation shall be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products, or similar material shall not be used because the CRLF, SFGS, and other species may become entangled or trapped in it.

13 **Mitigation Measure 6:** Because dusk and dawn are often the times when the CRLF are most active and dispersing, all construction activities shall cease one half hour before sunset and shall not begin prior to one half hour after sunrise.

14. **Mitigation Measure 7:** No work shall occur during rain events (defined as greater than 0.25 inches within a 24-hour period) when either species is most likely to disperse.

15. **Mitigation Measure 8:** If work is to be initiated during the nesting season (March 1 - August 31), a pre-construction nesting bird survey shall be performed no more than 14 days prior to initial ground disturbance to avoid impacting nests, eggs, and/or young.

16. **Mitigation Measure 9:** If the survey identifies any active nests, an exclusion buffer shall be established for protection of the nest and young. Buffer distance will vary based on species and conditions at the site, but typically ranges between 25 feet up to 600 feet. The buffer should be maintained until all young have fledged. Impacts to nesting birds can be avoided if potential activities are initiated outside of the nesting season (September 1 - February 28).

17 **Mitigation Measure 10:** A pre-construction survey within the riparian habitat shall be conducted to identify and mark for avoidance all existing San Francisco dusky-footed woodrat houses in the work area.

18. **Mitigation Measure 11:** Woodrat houses which cannot be avoided shall be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material should be placed back on the house and the house will remain undisturbed for two to three weeks in order to give the young enough time to mature and leave the house. After two to three weeks, the nest dismantling process may begin again. Nest material will be moved to suitable adjacent areas (riparian woodland, scrub) that will not be impacted.

19. **Mitigation Measure 12:** In the event that cultural, paleontological, or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

20. **Mitigation Measure 13:** The applicant shall provide an erosion and sediment control plan as part of the building permit submittal for review by the Planning Department. The plan shall identify/note the following: (1) a moratorium on grading during a rain event, (2) erosion control measures to be installed prior to construction activities, (3) limiting the area of soil disturbance to the amount of acreage that can be protected prior to a forecasted rain event and to the minimum area needed to complete the proposed action, (4) delineation and protection of environmentally sensitive areas to prevent construction impacts, (5) location of fiber rolls and other measures as appropriate to control sediment and erosion, (6) identifying method of control for spills, litter, fuels, and other hazardous materials, and (7) notation on the preservation of existing vegetation whenever feasible.

21. **Mitigation Measure 14:** The applicant shall implement the following basic construction measures at all times:

    a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

22. **Mitigation Measure 15:** The applicant shall submit a FEMA No-Rise/No Impact Certification to the Building Department as part of the building permit submittal.

23 **Mitigation Measure 16:** If it is determined that a Section 401 or 404 permit is required by the Regional Water Quality Control Board, the applicant shall file for said permit and a copy of the permit shall be submitted to the Planning Department prior to building permit issuance.

24. **Mitigation Measure 17:** The applicant shall notify the California Department of Fish and Wildlife of the project and secure all applicable permits. Copies of these permits shall be submitted to the Planning Department prior to building permit issuance.

25. **Mitigation Measure 18:** 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). Noise levels produced by construction activities within the riparian buffer zone shall not exceed the 45-dBA level at any one moment. Construction noise not occurring within the buffer zone shall not exceed 80 dBA at any one moment.

Building Inspection Section

26. A building permit is required and shall be applied for and obtained prior to the commencement of any construction or staging activities.

27. A "no rise" form from FEMA shall be completed and submitted to the Planning and Building Department upon permit application.

Department of Public Works

28. The project shall comply with the San Mateo County Drainage Policy and the San Mateo Countywide National Pollution Discharge Elimination System (NPDES) permit. Prior to the issuance of the Building permit, the applicant shall submit a plan with construction details and a drainage analysis, including a narrative and calculations showing that the bridge structure is above the high water line, for review and approval by the Department of Public Works.

Geotechnical Section

29. The building plans and geotechnical report will be reviewed at the building permit stage.

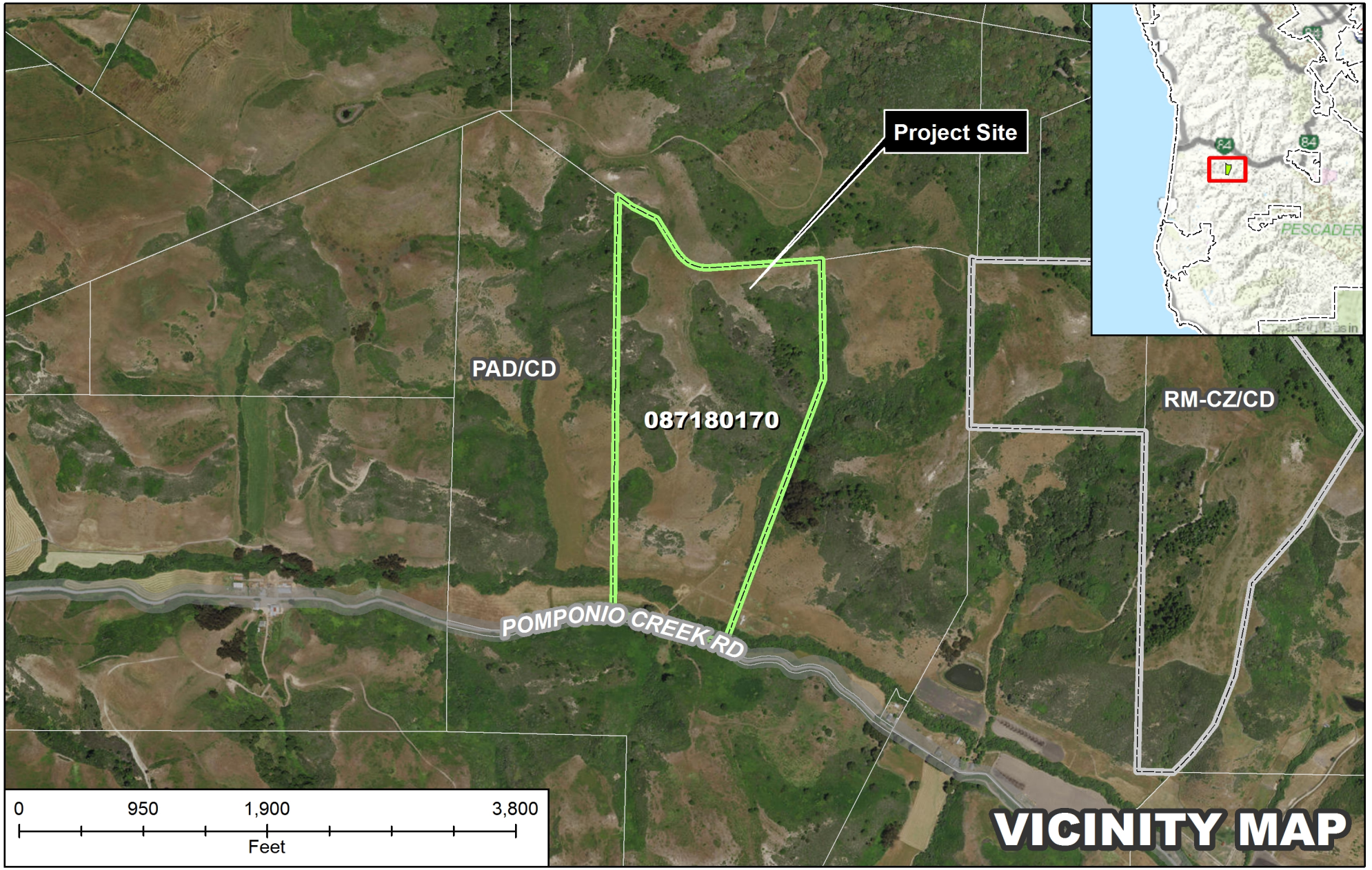
CalFire

30. All bridges must be rated and designed to support an imposed load supporting a fire apparatus of 75,000 lbs. The maximum rated bridge weight must be posted at each end of the bridge, and the lettering must be a minimum of 4 inches in height with a minimum stroke of 1/2 inch. Letters should be white in color with a dark background for good contrast at night and addresses must be posted at the bridge entrance.

31. Width: All bridges must be a minimum of 20 ft. clear width. The Fire Marshal may allow the width to be reduced for a bridge providing access to R-3, U-1, or U-2 occupancies. One-way bridges require a turnout at both ends of the bridge.

32. Certification: Every private bridge providing a fire apparatus access hereinafter, constructed or re-constructed, shall be engineered by a licensed civil or structural engineer and approved by the Fire Marshal. Certification that the bridge complies with the design standards, required in sub-section (a) of this section, must be provided by the design engineer to the Fire Chief. Re-certification: Every private bridge shall be re-certified every ten (10) years or whenever deemed necessary by the Fire Marshal. An approved turnout is required on both sides of the bridge.

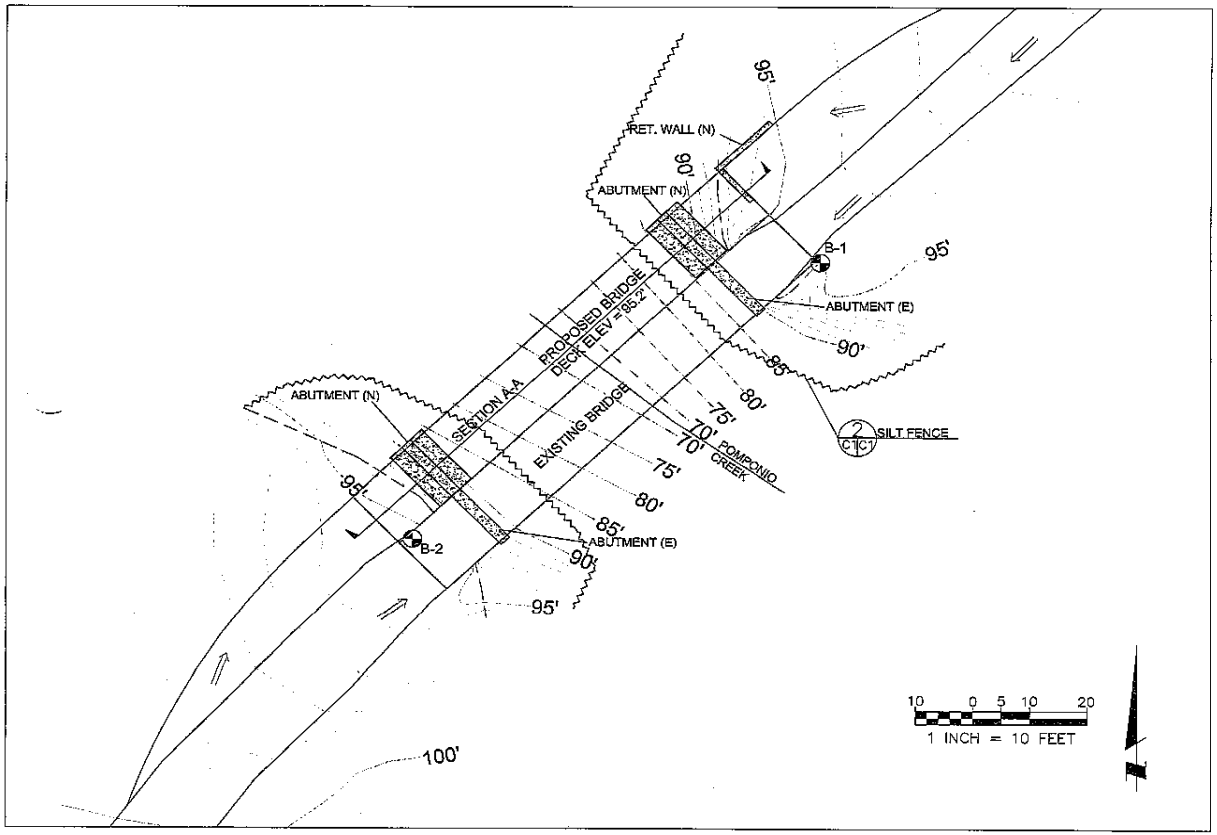
OSB:jlh – OSBBB0226_WJU.DOCX



San Mateo County Planning Commission Meeting

Owner/Applicant: **Cook/Burke** Attachment: **B**

File Numbers: **PLN2016-00425**



LEGEND

EXISTING CONTOURS

DIRECTION OF SURFACE DRAINAGE FLOW

(E) EXISTING

(N) NEW, PROPOSED

GENERAL NOTES

1. SURVEY AND TOPOGRAPHY BY SIGMA PRIME. SURVEYED JANUARY 2016.
2. ELEVATION DATUM ASSUMED.
3. THE BRIDGE, AS SHOWN, IS A CONCEPTUAL DESIGN. SEE STRUCTURAL PLANS FOR ACTUAL BRIDGE AND FOUNDATION DESIGNS.

GRADING NOTES

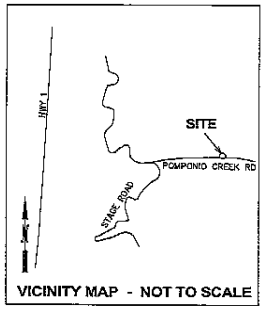
CUT VOLUME : 40 CY
FILL VOLUME: 5 CY

ABOVE VOLUMES ARE APPROXIMATE.

1. ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
2. FILL MATERIAL SHALL BE MOISTURE CONDITIONED AND PLACED IN LOOSE LIFTS NO THICKER THAN 12 INCHES AND COMPACTED TO AT LEAST 92% OF MAXIMUM DRY DENSITY, AS PER ASTM D-1557.

DUST CONTROL NOTES

1) Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.
2) Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
3) Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction areas.
4) Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.)
5) Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
6) The approved plan shall be implemented for the duration of any grading and construction activities that generate dust and other airborne particles.



VICINITY MAP - NOT TO SCALE

SECTION AND DETAIL CONVENTION

SECTION OR DETAIL INDICATION — 1 / C1/C1

REFERENCE SHEET No. FROM WHICH SECTION OR DETAIL IS TAKEN

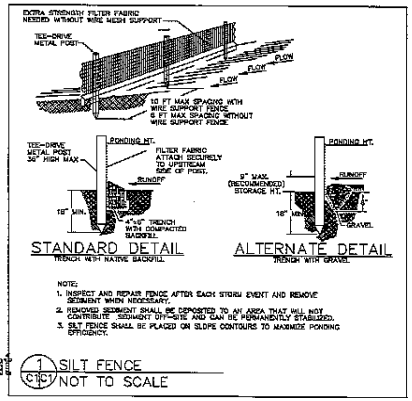
REFERENCE SHEET No. ON WHICH SECTION OR DETAIL IS SHOWN

REGISTERED PROFESSIONAL ENGINEER — No. 62284 — 6-30-17 EXPIRES — CIVIL — STATE OF CALIFORNIA

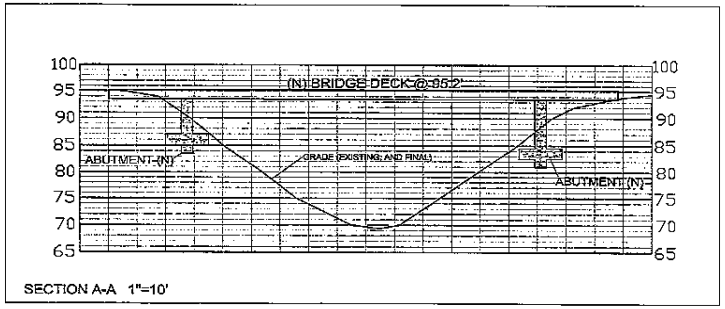
EROSION AND SEDIMENT CONTROL NOTES

FIBER ROLL: INSTALL AT LOCATIONS SHOWN AND AS SHOWN IN DETAIL 1

1. FOR CONSTRUCTION DURING DRY SEASON, ALL EXPOSED SURFACES SHALL BE WETTED PERIODICALLY TO PREVENT EXCESSIVE DUST.
2. ALL EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES.
3. ALL STOCKPILED SOIL SHALL BE COVERED DURING PERIODS OF RAIN.
4. BEFORE COMPLETION OF PROJECT ALL EXPOSED OR DISTURBED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION.



1 / C1/C1 SILT FENCE
NOT TO SCALE



SECTION A-A 1"=10'

Sigma Prime Geosciences, Inc.

SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 8-2-16	DRAWN BY: CMK	CHECKED BY: AZG	PROJECT NO.: 15-155	REV. DATE:	REV. DATE:

BRIDGE PLAN

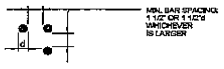
CYPRESS TREE RANCH
1905 POMPONIO CREEK ROAD
SAN GREGORIO, CALIFORNIA

SHEET
C—1

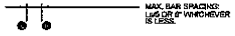
San Mateo County Planning Commission Meeting

Owner/Applicant: **Cook/Burke** Attachment: **C**

File Numbers: **PLN2016-00425**



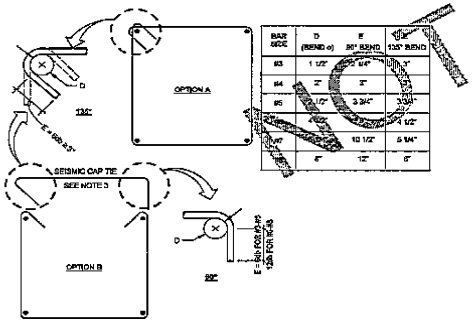
A BAR SPACING FOR NON-SPLICED BARS



B BAR SPACING FOR BARS SPLICED WITH A NON-CONTACT LAP

8 / S1.1 BAR SPACING IN CONCRETE

1" = 1'-0"

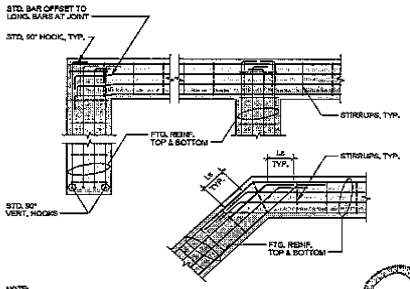


BAR SIZE	D (BEND ø)	E 90° BEND	E 135° BEND
#3	1 1/2"	3"	3"
#4	2"	3"	3"
#5	2 1/2"	3 3/4"	3 3/4"
#6	3"	4 1/2"	4 1/2"
#7	3 1/2"	10 1/2"	5 1/4"
#8	4"	12"	6"

NOTES:
1. db = BAR DIAMETER
2. EITHER OPTION A OR OPTION B IS ACCEPTABLE FOR USE IN ALL COLS. & BMS.
3. THE CAP TIE IN OPTION B MUST HAVE THE 90° HOOK ALTERNATED IN ADJACENT TIES

7 / S1.1 SEISMIC STIRRUP / TIE SCHEDULE

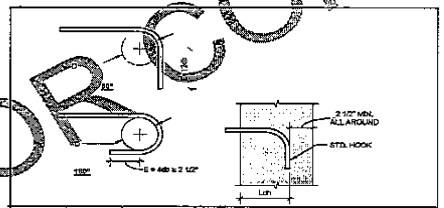
N.T.S.



NOTE:
1. SEE TYP. WALL REINF. DETAIL FOR REINF. IN STEM WALL.

5 / S1.1 FOOTING REINFORCING AT CORNER AND INTERSECTION

3/8" = 1'-0"

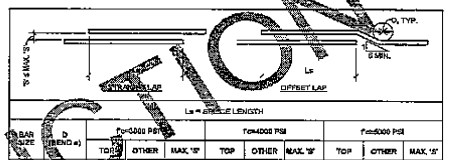


BAR SIZE	D (BEND ø)	E (HOOK EXTENSION) 90° BEND	E (HOOK EXTENSION) 180° BEND	Ldh (HOOK DEVELOPMENT LENGTH) f'c=3000psi	f'c=4000psi	f'c=5000psi
#3	2 1/4"	4 1/2"	2 1/2"	6"	5"	5"
#4	3"	6"	2 1/2"	8"	7"	6"
#5	3 3/4"	7 1/2"	2 1/2"	10"	9"	8"
#6	4 1/2"	9"	3"	12"	10"	9"
#7	5 1/4"	10 1/2"	3 1/2"	14"	12"	11"
#8	6"	12"	4"	16"	14"	12"
#9	9 1/2"	14"	5"	18"	16"	14"
#10	10 1/4"	15 1/2"	5 1/2"	20"	17"	16"
#11	11 1/2"	17"	6"	22"	19"	17"
#14	17"	20 1/2"	7"	30"	30"	26"
#18	22 3/4"	27 1/2"	9 1/2"	50"	43"	39"

NOTES:
1. db = BAR DIAMETER
2. UNCOATED BARS
3. NORMAL WEIGHT CONCRETE
4. MULTIPLY HOOK DEVELOPMENT LENGTH BY 1.33 FOR LIGHTWEIGHT CONCRETE
5. DO NOT FIELD BEND REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE

4 / S1.1 STANDARD HOOK DIM. / DEVELOPMENT SCHED.

N.T.S.



BAR SIZE	D (BEND ø)	f'c=3000 PSI TOP	f'c=3000 PSI OTHER	f'c=3000 PSI MAX. "S"	f'c=4000 PSI TOP	f'c=4000 PSI OTHER	f'c=4000 PSI MAX. "S"	f'c=5000 PSI TOP	f'c=5000 PSI OTHER	f'c=5000 PSI MAX. "S"
#3	2 1/4"	30"	22"	4"	28"	16"	3"	22"	17"	3"
#4	3"	38"	29"	5"	33"	25"	4"	29"	23"	4"
#5	3 3/4"	47"	36"	6"	41"	31"	5"	36"	28"	5"
#6	4 1/2"	56"	43"	6"	48"	37"	6"	44"	34"	6"
#7	5 1/4"	81"	63"	6"	71"	54"	6"	63"	49"	6"
#8	6"	93"	72"	6"	81"	62"	6"	72"	56"	6"
#9	9 1/2"	105"	81"	6"	91"	70"	6"	81"	63"	6"
#10	10 3/4"	118"	91"	6"	102"	79"	6"	92"	71"	6"
#11	12"	131"	101"	6"	114"	87"	6"	102"	78"	6"
#14	18 1/4"	157"	121"	6"	136"	105"	6"	122"	94"	6"
#18	24"	209"	161"	6"	181"	140"	6"	162"	125"	6"

NOTES:
1. THIS TABLE CONTAINS MIN. LENGTHS FOR LAP SPLICES & BAR DEVELOPMENT NOT OTHERWISE SPECIFIED ON THESE DRAWINGS. THESE LENGTHS MAY BE REDUCED IN CERTAIN SITUATIONS, SUBJECT TO PRIOR REVIEW & APPROVAL OF THE ENGINEER.
2. SPLICE LENGTHS ARE FOR NORMAL WEIGHT CONC. W/ GRADE 60 REINF.
3. MULTIPLY SPLICE LENGTHS BY 1.33 FOR LIGHTWEIGHT CONC.
4. SPLICE LENGTHS ARE FOR UNCOATED BARS
5. DIVIDE LENGTHS IN TABLE BY 1.3 TO OBTAIN SINGLE STRAIGHT BAR DEVELOPMENT LENGTHS IN CONCRETE, Ld
6. USE "TOP" FOR WALL HOUNCHES & WHEN MORE THAN 12" OF FRESH CONC. IS PLACED BELOW SPLICE, "OTHER" FOR ALL OTHER SITUATIONS
7. "S" = SPACING
8. PROVIDE MIN. COVER PER GENERAL NOTES, BUT NOT LESS THAN 1x BAR DIAMETER

2 / S1.1 LAP SPLICE / DEVELOPMENT SCHEDULE

NO SCALE

REBAR SIZE-BOLT DIA.	TORQUE REQUIREMENT (FT/LBS.)	TEST QUANTITY MIN. 2 PER 200 S.F. OR 4 PER WALL/BEAM/COL.)*	PULL-TEST REQUIREMENT (LBS.)	TEST QUANTITY OF BARS (RANDOMLY SELECTED)
#3 – 3/8"	20	25%	3200	10%
#4 – 1/2"	40	25%	5700	10%
#5 – 5/8"	80	25%	8800	10%
#6 – 3/4"	80	25%	12800	10%
#7 – 7/8"	100	25%	17500	10%
#8 – 1"	150	25%	23000	10%
#9 – 1 1/8"	180	25%	29000	10%
#10 – 1 1/4"	240	25%	36800	10%
#11 – 1 3/8"	300	25%	45300	10%

NOTE:
1. THE QUANTITY OF TORQUE-TESTED BOLTS MAY BE REDUCED TO 10% WHEN PERIODIC SPECIAL INSPECTION IS PROVIDED

1 / S1.1 BOLT/REBAR TESTING SCHEDULE

N.T.S.

STRUCTURAL ENGINEER
HolmesCulley
STRUCTURAL ENGINEERS
235 Montgomery St., Suite 1250
San Francisco, CA 94104 USA
ph: 415.693.1600 fax: 415.693.1760
www.holmesculley.com

STAMP

DATE: 2016.12

PROJECT NAME / LOCATION

VEHICULAR BRIDGE
POMPONIO RANCH
1906 POMPONIA CREEK ROAD
SAN GREGORIO, CALIFORNIA

ISSUE / REVISION

No.	DESCRIPTION	DATE
	PERMIT	10/20/2016

SCALE: AS NOTED IF PRINT SIZE IS 24"x36"
S.E.R.: DK
DESIGN: DP
DRAWN: SH
PROJECT No.: 12042.15

DRAWING TITLE

TYPICAL DETAILS

S1.1

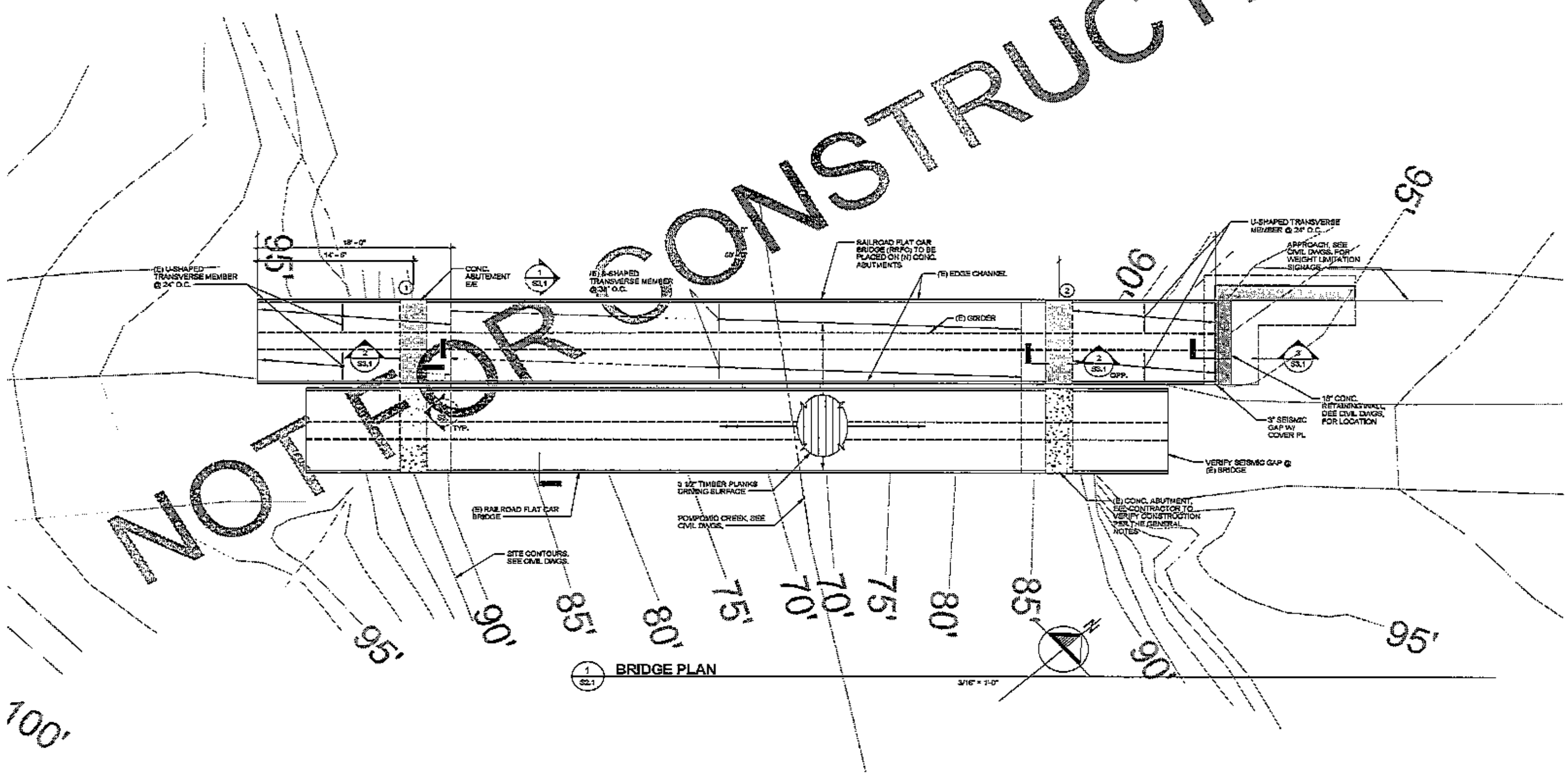
SHEET NOTES:

1. SEE CIVIL DRAWINGS FOR RRFC BRIDGE ELEVATIONS
2. SEE S0.X SERIES FOR GENERAL NOTES & CONDITIONS INCLUDING MATERIAL TESTING & CONDITION ASSESSMENT
3. SEE S1.X SERIES FOR TYP. DETAILS
4. SEE 1 / S3.1 FOR ASSUMED RRFC GIRDER DIMENSIONS

LEGEND:

INDICATES ABUTMENT DESIGNATION

NOT FOR CONSTRUCTION



1 / S2.1 BRIDGE PLAN

3/16" = 1'-0"

STRUCTURAL ENGINEER
HolmesCulley
STRUCTURAL ENGINEERS
235 Montgomery St., Suite 1250
San Francisco, CA 94104 USA
ph: 415.693.1600 fax: 415.693.1760
www.holmesculley.com

STAMP

PROJECT NAME / LOCATION

VEHICULAR BRIDGE

POMPONIO RANCH
1906 POMPONIA CREEK ROAD
SAN GREGORIO, CALIFORNIA

ISSUE / REVISION

No.	DESCRIPTION	DATE
	PERMIT	XX/XX/2016

SCALE	AS NOTED IF PRINT SIZE IS 24"X36"
S.E.R.	DK
DESIGN	CP
DRAWN	SH
PROJECT No.	12042.15

DRAWING TITLE

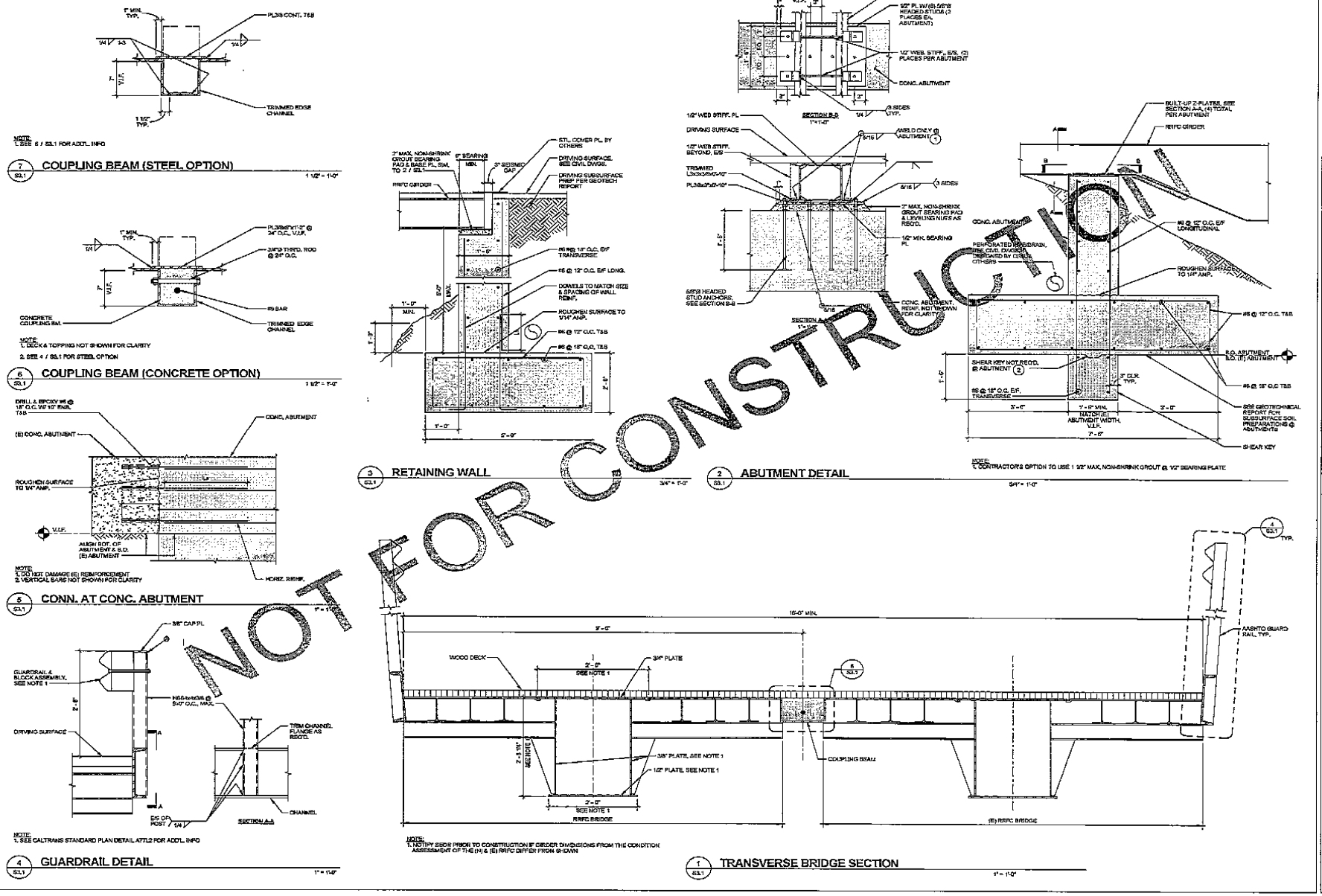
BRIDGE PLAN

S2.1

San Mateo County Planning Commission Meeting

Owner/Applicant: **Cook/Burke** Attachment: D

File Numbers: **PLN2016-00425**



NOTE:
1. SEE 6 / S3.1 FOR ADDT. INFO

NOTE:
1. DECK & TOPPING NOT SHOWN FOR CLARITY
2. SEE 4 / S3.1 FOR STEEL OPTION

NOTE:
1. DO NOT DAMAGE (E) REINFORCEMENT
2. VERTICAL BARS NOT SHOWN FOR CLARITY

NOTE:
1. SEE CALTRANS STANDARD PLAN DETAIL A77L2 FOR ADDT. INFO

NOTES:
1. NOTIFY SEOR PRIOR TO CONSTRUCTION IF GIRDER DIMENSIONS FROM THE CONDITION ASSESSMENT OF THE (N) & (E) RRFC DIFFER FROM SHOWN

NOTE:
1. CONTRACTOR'S OPTION TO USE 1 1/2" MAX. NON-SHRINK GROUT @ 1/2" BEARING PLATE

STRUCTURAL ENGINEER
Holmes Culley
STRUCTURAL ENGINEERS
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San Francisco, CA 94104 USA
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www.holmesculley.com

STAMP

DATE: 9/21/16

PROJECT NAME / LOCATION

VEHICULAR BRIDGE

POMPONIO RANCH
1906 POMPONIA CREEK ROAD
SAN GREGORIO, CALIFORNIA

ISSUE / REVISION

No.	DESCRIPTION	DATE
	PERMIT	10/20/2016

SCALE	AS NOTED IF PRINT SIZE IS 24"x36"
S.E.R.	DK
DESIGN	CP
DRAWN	SH
PROJECT No.	12042.15

DRAWING TITLE

BRIDGE SECTION & DETAILS

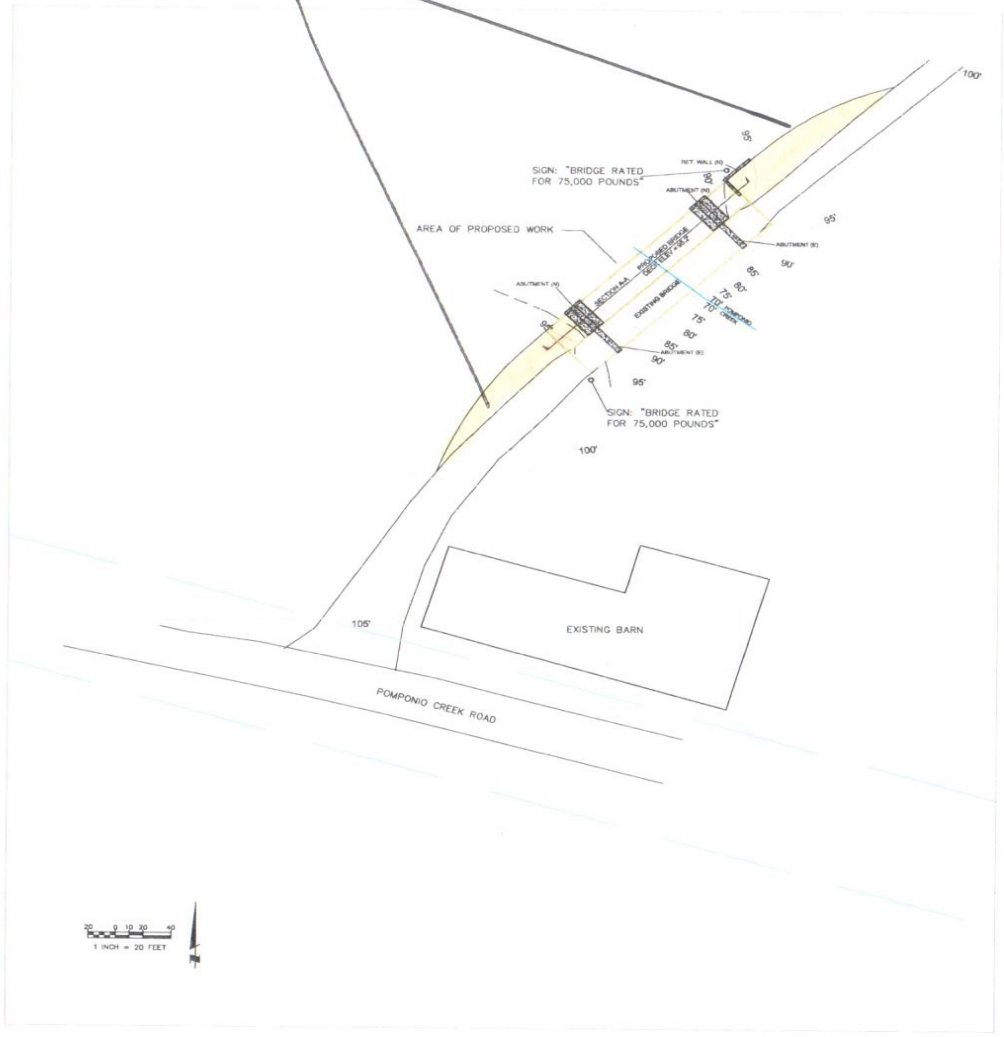
S3.1

San Mateo County Planning Commission Meeting

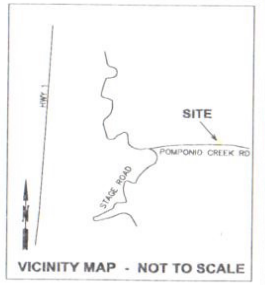
Owner/Applicant: **Cook/Burke** Attachment: **D**

File Numbers: **PLN2016-00425**

GRAVEL AREA



PARCEL MAP 1"=250'



Sigma Prime Geosciences, Inc.

SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 4-19-17
DRAWN BY: CMK
CHECKED BY: AZG
PROJECT NO. 15-156
REV. DATE:
REV. DATE:
REV. DATE:

BRIDGE WIDENING
SITE PLAN

CYPRESS TREE RANCH
1906 POMPONIO CREEK ROAD
SAN GREGORIO, CALIFORNIA
APN: 087-180-070

SHEET
C-2

San Mateo County Planning Commission Meeting

Owner/Applicant: **Cook/Burke** Attachment: **D**

File Numbers: **PLN2016-00425**

PLN2016-00425

Biological Resources Assessment Report

CYPRESS TREE RANCH BRIDGE EXPANSION PROJECT
SAN GREGORIO, SAN MATEO COUNTY, CALIFORNIA

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September 2016

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Attachment E

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LIST OF ACRONYMS AND ABBREVIATIONS

CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
Corps	U.S. Army Corps of Engineers
CRLF	California red-legged frog
EFH	Essential Fish Habitat
ESA	Federal Endangered Species Act
ESHA	Environmentally Sensitive Habitat Area
Inventory	CNPS Inventory of Rare and Endangered Plants
LCP	San Mateo County Local Coastal Plan
NMFS	National Marine Fisheries Service
NOAA	National Oceanic and Atmospheric Administration
OHWM	Ordinary High Water Mark
Rank	California Rare Plant Rank
RWQCB	Regional Water Quality Control Board
SFGS	San Francisco garter snake
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
WRA	WRA, Inc.

EXECUTIVE SUMMARY

The purpose of this report is to provide an analysis in conformance with San Mateo County's Local Coastal Program (LCP) Policy 7.5 of the potential for sensitive biological communities and special-status species issues at the Cypress Tree Ranch Bridge Expansion Project site (Study Area) in San Gregorio, California.

On July 12, 2016, WRA, Inc. (WRA) conducted a biological resources assessment within the Study Area. WRA observed six biological communities and 79 plant species. No wildlife was observed during the site assessment. One sensitive biological community, riparian habitat, was identified in the Study Area, and is also an Environmentally Sensitive Habitat Area (ESHA). Six special-status wildlife species have a moderate potential to occur within riparian and poison oak scrub habitats in the Study Area. No special-status plant species have a moderate or high potential to occur within the Study Area. The Study Area is within designated Critical Habitat (unit SNM-2) for California red-legged frog (*Rana draytonii*) and is dispersal habitat for both California red-legged frog and San Francisco garter snake (*Thamnophis sirtalis tetrataenia*). The proposed Project will not alter or permanently impact Critical Habitat and no take of listed species is anticipated. The proposed Project will occur within the riparian 50-foot ESHA setback. However, the bridge expansion is designed to minimize disturbance to the riparian corridor including all activities located outside of Pomponio Creek ordinary high water mark (OHWM) and no riparian vegetation will be removed and trimming will be limited to the minimum necessary. Ground disturbance within the riparian corridor will be limited to excavation for the abutments, and it may be necessary for the bridge abutments to be placed below top of bank. Best management practices and avoidance and minimization measures described in this report will be implemented to prevent impacts to Pomponio Creek and the riparian corridor. Thus the proposed Project will not result in permanent impacts to the riparian corridor habitat. The proposed Project meets the LCP conditions for an allowed use within a riparian corridor and setback. If the abutments must be placed below top of bank, notification to the California Department of Fish and Wildlife (CDFW) is recommended to determine if a Lake and Streambed Alteration Agreement is necessary.

1.0 INTRODUCTION

On July 12, 2016, WRA, Inc. (WRA) performed an assessment of biological resources at Cypress Tree Ranch near San Gregorio, San Mateo County, California (Study Area; Figure 1). The purpose of the assessment was to address San Mateo County's request for a biological analysis for the proposed bridge expansion (Project). This report describes the results of the site visit which assessed the Study Area for the (1) potential to support special-status species and (2) presence of other sensitive biological resources protected by local, state, and federal laws and regulations.

A biological resources assessment provides general information on the potential presence of sensitive species and habitats. The biological assessment is not an official protocol-level survey for listed species that may be required for project approval by local, state, or federal agencies. This assessment is based on information available at the time of the study and on site conditions that were observed on the date of the site visit.

1.1 Setting

The Study Area is set in the mostly rural and undeveloped portion of coastal San Mateo County. Nearby land uses are primarily cattle ranching, open space, and low-intensity agriculture. San Gregorio and La Honda are the nearest population centers, approximately 3.5 miles northwest and northeast of the Study Area, respectively. The Study Area is located within Cypress Tree Ranch at 1906 Pomponio Creek Road (Figure 1). The Cypress Tree Ranch is an on-going cattle and hay production operation and has historically been utilized for these and related agricultural activities. The Study Area spans Pomponio Creek Road and includes an undeveloped area in proximity to the south side of Pomponio Creek Road and extends north to Pomponio Creek. The area north of Pomponio Creek Road includes a barn, related agricultural development, and an existing one-lane railcar bridge over Pomponio Creek for ranch access to the Cypress Tree Ranch lands north of Pomponio Creek.

2.0 REGULATORY BACKGROUND

The following sections explain the regulatory context of the biological assessment, including applicable laws and regulations that were applied to the field investigations and analysis of potential project impacts.

2.1 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 and proposed species. In addition, California Department of Fish and Wildlife (CDFW) Species of Special Concern, which are species that face extirpation in California if current population and habitat trends continue, U.S. Fish and Wildlife Service (USFWS) Birds of Conservation Concern, sensitive species included in USFWS Recovery Plans, and CDFW special-status invertebrates are all considered special-status species. Although CDFW Species of Special Concern generally have no special legal status, they are given special consideration under the California Environmental Quality Act (CEQA). Bat species designated as "High Priority" by the Western Bat Working Group (WBWG) qualify for

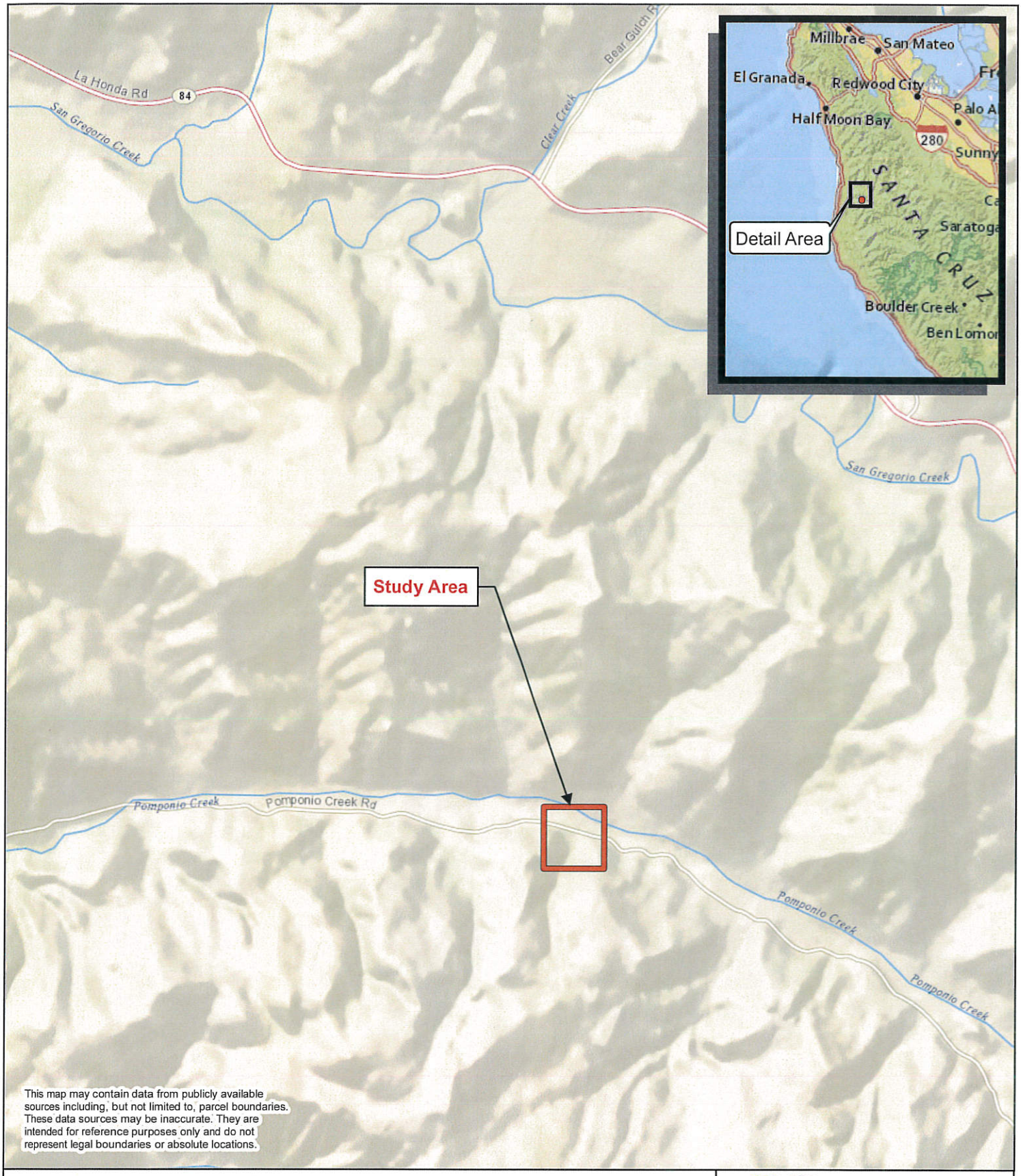


Figure 1. Study Area Location Map

DRAFT

Cypress Tree Ranch
San Mateo County, California

0 750 1,500 3,000
Feet

wra
ENVIRONMENTAL CONSULTANTS

Map Prepared Date: 7/15/2016
Map Prepared By: fhourigan
Base Source: Esri Streaming - National Geographic
Data Source(s): WRA

Path: L:\Acad 2000 Files\23000\23267\GIS\ArcMap\2016\LocationMap.mxd

legal protection under Section 15380(d) of the CEQA Guidelines. Species designated "High Priority" are defined as "imperiled or are at high risk of imperilment based on available information on distribution, status, ecology and known threats" (CDFW 2016a). In addition to regulations for special-status species, most birds in the United States, including non-status species, are protected by the Migratory Bird Treaty Act of 1918. Under this legislation, destroying active nests, eggs, and young is illegal. Plant species on the California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (Inventory) with California Rare Plant Ranks (Rank) of 1 and 2 are also considered special-status plant species and must be considered under CEQA. Rank 3 and Rank 4 species are afforded little or no protection under CEQA and are not included in this analysis. A description of the CNPS Ranks is provided below in Table 1.

Table 1. Description of CNPS Ranks and Threat Codes

California Rare Plant Ranks (formerly known as CNPS Lists)	
Rank 1A	Presumed extirpated in California and either rare or extinct elsewhere
Rank 1B	Rare, threatened, or endangered in California and elsewhere
Rank 2A	Presumed extirpated in California, but more common elsewhere
Rank 2B	Rare, threatened, or endangered in California, but more common elsewhere
Rank 3	Plants about which more information is needed - A review list
Rank 4	Plants of limited distribution - A watch list
Threat Ranks	
0.1	Seriously threatened in California
0.2	Moderately threatened in California
0.3	Not very threatened in California

San Mateo County Local Coastal Program (LCP)

The San Mateo County Local Coastal Program (LCP) includes a Sensitive Habitat Component which includes, but is not limited to, "riparian corridors, wetlands, marine habitats, sand dunes, sea cliffs, and habitats supporting rare, endangered, and unique species." Environmentally sensitive habitat area (ESHA) means "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments." For the purposes of this report, WRA has taken into consideration any areas that may meet the definition of any ESHA defined by the San Mateo County LCP.

The LCP specifically calls out one sensitive species known to occur near the Study Area: San Francisco garter snake (*Thamnophis sirtalis tetrataenia*; SFGS). Section 7.36 of the LCP says the County will:

"a. Prevent any development where there is known to be a riparian or wetland location for the San Francisco garter snake with the following exceptions:

(1) existing manmade impoundments smaller than one-half acre in surface, and (2) existing manmade impoundments greater than one-half acre in surface providing mitigation measures

are taken to prevent disruption of no more than one half of the snake's known habitat in that location in accordance with recommendations from the State Department of Fish and Game.

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

Critical Habitat

Critical habitat is a term defined in the ESA as a specific geographic area that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. The ESA requires federal agencies to consult with the USFWS to conserve listed species on their lands and to ensure that any activities or projects they fund, authorize, or carry out will not jeopardize the survival of a threatened or endangered species. In consultation for those species with critical habitat, federal agencies must also ensure that their activities or projects do not adversely modify critical habitat to the point that it will no longer aid in the species' recovery. In many cases, this level of protection is similar to that already provided to species by the ESA jeopardy standard. However, areas that are currently unoccupied by the species but which are needed for the species' recovery are protected by the prohibition against adverse modification of critical habitat.

2.2 Sensitive Biological Communities

Sensitive biological communities include habitats that fulfill special functions or have special values, such as wetlands, streams, or riparian habitat. These habitats are protected under federal regulations such as the Clean Water Act; state regulations such as the Porter-Cologne Act, the CDFW Streambed Alteration Program, and CEQA; or local ordinances or policies such as city or county tree ordinances, the LCP, Special Habitat Management Areas, and General Plan Elements.

Waters of the United States

The U.S. Army Corps of Engineers (Corps) regulates "Waters of the United States" under Section 404 of the Clean Water Act. Waters of the U.S. are defined in the Code of Federal Regulations (CFR) as waters susceptible to use in commerce, including interstate waters and wetlands, all other waters (intrastate waterbodies, including wetlands), and their tributaries (33 CFR 328.3). Potential wetland areas, according to the three criteria used to delineate wetlands as defined in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987), are identified by the presence of (1) hydrophytic vegetation, (2) hydric soils, and (3) wetland hydrology. Areas that are inundated at a sufficient depth and for a sufficient duration to exclude growth of hydrophytic vegetation are subject to Section 404 jurisdiction as "other waters" and are often characterized by an ordinary high water mark (OHWM). Other waters, for example, generally include lakes, rivers, and streams. The placement of fill material into Waters of the U.S generally requires an individual or nationwide permit from the Corps under Section 404 of the Clean Water Act.

Waters of the State

The term "Waters of the State" is defined by the Porter-Cologne Act as "any surface water or groundwater, including saline waters, within the boundaries of the state." The Regional Water Quality Control Board (RWQCB) protects all waters in its regulatory scope and has special

responsibility for wetlands, riparian areas, and headwaters. These waterbodies have high resource value, are vulnerable to filling, and are not systematically protected by other programs. RWQCB jurisdiction includes "isolated" wetlands and waters that may not be regulated by the Corps under Section 404. Waters of the State are regulated by the RWQCB under the State Water Quality Certification Program which regulates discharges of fill and dredged material under Section 401 of the Clean Water Act and the Porter-Cologne Water Quality Control Act. Projects that require a Corps permit, or fall under other federal jurisdiction, and have the potential to impact Waters of the State, are required to comply with the terms of the Water Quality Certification determination. If a proposed project does not require a federal permit, but does involve dredge or fill activities that may result in a discharge to Waters of the State, the RWQCB has the option to regulate the dredge and fill activities under its state authority in the form of Waste Discharge Requirements.

Streams, Lakes, and Riparian Habitat

Streams and lakes, as habitat for fish and wildlife species, are subject to jurisdiction by CDFW under Sections 1600-1616 of California Fish and Game Code. Alterations to or work within or adjacent to streambeds or lakes generally require a 1602 Lake and Streambed Alteration Agreement. The term "stream", which includes creeks and rivers, is defined in the California Code of Regulations (CCR) as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life [including] watercourses having a surface or subsurface flow that supports or has supported riparian vegetation" (14 CCR 1.72). In addition, the term "stream" can include ephemeral streams, dry washes, watercourses with subsurface flows, canals, aqueducts, irrigation ditches, and other means of water conveyance if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife (CDFG 1994). "Riparian" is defined as "on, or pertaining to, the banks of a stream." Riparian vegetation is defined as "vegetation which occurs in and/or adjacent to a stream and is dependent on, and occurs because of, the stream itself" (CDFG 1994). Removal of riparian vegetation also requires a Section 1602 Lake and Streambed Alteration Agreement from CDFW. In the San Mateo County LCP, riparian corridors are further defined as "the limit of riparian vegetation normally found near streams, lakes, and other bodies of freshwater. Such a corridor must contain at least 50% cover of some combination of the plants listed [in the LCP]."

Other Sensitive Biological Communities

Other sensitive biological communities not discussed above include habitats that fulfill special functions or have special values. Natural communities considered sensitive are those identified in local or regional plans, policies, regulations, or by the CDFW. CDFW ranks sensitive communities as "threatened" or "very threatened" and keeps records of their occurrences in its California Natural Diversity Database (CNDDB; CDFW 2016). Sensitive plant communities are also identified by CDFW (CNPS 2015a). CNDDB vegetation alliances are ranked 1 through 5 based on NatureServe's (2010) methodology, with those alliances ranked globally (G) or statewide (S) as 1 through 3 considered sensitive. Impacts to sensitive natural communities identified in local or regional plans, policies, or regulations or those identified by the CDFW or USFWS must be considered and evaluated under CEQA (CCR Title 14, Div. 6, Chap. 3, Appendix G). Specific habitats may also be identified as sensitive in city or county general plans or ordinances.

3.0 METHODS

On July 12, 2016, the Study Area was traversed on foot to determine (1) plant communities present within the Study Area, (2) if existing conditions provided suitable habitat for any special-status plant or wildlife species, and (3) if sensitive habitats or ESHAs are present. All plant and wildlife species encountered were recorded, and are summarized in Appendix A. Plant nomenclature follows Baldwin et al. (2012) and subsequent revisions by the Jepson eFlora Project (2016), except where noted. Because of recent changes in classification for many of the taxa treated by Baldwin et al. and the Jepson eFlora Project, relevant synonyms are provided in brackets. For cases in which regulatory agencies, CNPS, or other entities base rarity on older taxonomic treatments, precedence was given to the treatment used by those entities.

3.1 Biological Communities

Prior to the site visit, the Soil Survey of San Mateo County, California (USDA 2013) and aerial photographs were examined to determine if any unique soil types that could support sensitive plant communities and/or aquatic features were present in the Study Area. Biological communities present in the Study Area were classified based on existing plant community descriptions described in the *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland 1986). However, in some cases it is necessary to identify variants of community types or to describe non-vegetated areas that are not described in the literature. Biological communities were classified as sensitive or non-sensitive as defined by CEQA and other applicable laws and regulations.

3.1.1 Non-sensitive Biological Communities

Non-sensitive biological communities are those communities that are not afforded special protection under CEQA or other state, federal, and local laws, regulations and ordinances. These communities may, however, provide suitable habitat for some special-status plant or wildlife species and are identified or described in Section 4.1.1 below.

3.1.2 Sensitive Biological Communities

Sensitive biological communities are defined as those communities that are given special protection under CEQA and other applicable federal, state, and local laws, regulations and ordinances. Applicable laws and ordinances are discussed above in Section 2.0. Special methods used to identify sensitive biological communities are discussed below.

Wetlands and Waters

The Study Area was surveyed to determine if any wetlands and waters potentially subject to jurisdiction by the Corps, RWQCB, or CDFW were present. The assessment was based primarily on the presence of wetland plant indicators, but may also include any observed indicators of wetland hydrology or wetland soils. Any potential wetland areas were identified as areas dominated by plant species with a wetland indicator status[1] of OBL, FACW, or FAC as given on the U.S. Army Corps of Engineers Wetland Plant List (Lichvar 2013). Evidence of

[1] OBL = Obligate, always found in wetlands (> 99% frequency of occurrence); FACW = Facultative wetland, usually found in wetlands (67-99% frequency of occurrence); FAC = Facultative, equal occurrence in wetland or non-wetlands (34-66% frequency of occurrence).

wetland hydrology can include direct evidence (primary indicators), such as visible inundation or saturation, algal mats, and oxidized root channels, or indirect (secondary) indicators, such as a water table within two feet of the soil surface during the dry season. Some indicators of wetland soils include dark colored soils, soils with a sulfidic odor, and soils that contain redoximorphic features as defined by the Corps Manual (Environmental Laboratory 1987) and Field Indicators of Hydric Soils in the United States (NRCS 2010).

The California Coastal Commission (CCC) and the LCP regulates the diking, filling, or dredging of wetlands within the coastal zone. Section 30121 of the Coastal Act defines "wetlands" as land "which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens." The 1981 CCC Statewide Interpretive Guidelines state that hydric soils and hydrophytic vegetation "are useful indicators of wetland conditions," but the presence or absence of hydric soils and/or hydrophytes alone are not necessarily determinative when the CCC identifies wetlands under the Coastal Act.

The boundaries of areas regulated by the Corps and the CCC or LCP are often not the same due to differing goals of the respective regulatory programs and differing definitions of wetlands. For example, the Corps requires that positive indicators for the presence of wetland hydrology and hydric soils and a predominance of hydrophytic vegetation be present for an area to meet the Corps' wetland definition. The CCC does not necessarily require that all three wetland indicators (wetland hydrology, hydric soils, and a predominance of hydrophytic vegetation) be present for an area to be determined as a "wetland"; rather, the presence of hydric soils in the absence of a predominance of hydrophytes (or vice versa) could be sufficient for a positive wetland determination.

Other Sensitive Biological Communities

The Study Area was evaluated for the presence of other sensitive biological communities, including riparian areas and sensitive plant communities recognized by CDFW or under the LCP. Prior to the site visit, aerial photographs, local soil maps, the *List of Vegetation Alliances* (CDFW 2016b), *A Manual of California Vegetation* (Sawyer et al. 2009), and the LCP were reviewed to assess the potential for sensitive biological communities to occur in the Study Area.

3.2 Special-Status Species

3.2.1 Literature Review

Potential occurrence of special-status species in the Study Area was evaluated by first determining which special-status species occur in the vicinity of the Study Area through a literature and database search. Database searches for known occurrences of special-status species focused on the 5 miles surrounding the Pomponio Ranch property. The following sources were reviewed to determine which special-status plant and wildlife species have been documented to occur in the vicinity of the Study Area:

- California Natural Diversity Database (CNDDB) records (CDFW 2016a)
- USFWS species lists (USFWS 2016)
- CNPS Inventory records (CNPS 2016b)
- CDFG publication "California's Wildlife, Volumes I-III" (Zeiner et al. 1990)
- CDFW and University of California Press publication *California Amphibian and Reptile Species of Special Concern* (Thomson et al. 2016)

- A Field Guide to Western Reptiles and Amphibians (Stebbins 2003)
- Steelhead/rainbow trout resources south of the Golden Gate (Becker and Reining 2008)
- San Mateo County Local Coastal Plan (County of San Mateo 2013)

3.2.2 Site Assessment

A site visit was made to the Study Area to search for suitable habitats for special-status species. Habitat conditions observed within the Study Area were used to evaluate the potential for presence of special-status species based on these searches and the professional expertise of the investigating biologists. The potential for each special-status species to occur in the Study Area was then evaluated according to the following criteria:

- No Potential. Habitat on and adjacent to the site is clearly unsuitable for the species requirements (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime).
- Unlikely. Few of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the site is unsuitable or of very poor quality. The species is not likely to be found on the site.
- Moderate Potential. Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the site is unsuitable. The species has a moderate probability of being found on the site.
- High Potential. All of the habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the site is highly suitable. The species has a high probability of being found on the site.
- Present. Species is observed on the site or has been recorded (i.e. CNDDB, other reports) on the site recently.

The site assessment is intended to identify the presence or absence of suitable habitat for each special-status species known to occur in the vicinity in order to determine its potential to occur in the Study Area. The site visit does not constitute a protocol-level survey and is not intended to determine the actual presence or absence of a species; however, if a special-status species is observed during the site visit, its presence will be recorded and discussed. In cases where little information is known about species occurrences and habitat requirements, the species evaluation was based on best professional judgment of WRA biologists with experience working with the species and habitats.

3.3 Rare, Endangered, and Unique Species Habitat Assessment

A WRA wildlife biologist conducted the habitat assessment on the entirety of the Study Area and surrounding areas to determine whether habitats containing or supporting rare, endangered, or unique species are present in or near the Study Area. All potential aquatic and wetland habitats were located and examined for the presence of potential California red-legged frog (*Rana draytonii*; CRLF) or SFGS habitat per the habitat requirements of each species as described in the literature. Any potential breeding and upland refugia sites were noted, if present.

4.0 RESULTS

The Study Area is within the Cypress Tree Ranch in proximity to Pomponio Creek Road and located in rural San Gregorio. The Cypress Tree Ranch is primarily used for livestock grazing and agriculture. The proposed project is the expansion of an existing bridge to improve access to agricultural lands. Pomponio Creek Road bisects the Study Area and there is an existing barn on the north side of Pomponio Creek Road. North, northeast, and northwest of the Study Area are agriculture fields; and south, southwest, and southeast is poison oak (*Toxicodendron diversilobum*) scrub. The bridge expansion will occur over Pomponio Creek in the northern portion of the Study Area. The following sections present the results of the site visit and discussion of the biological resources within the Study Area. Representative photographs of the Study Area are provided in Appendix B.

4.1 Biological Communities

Non-sensitive biological communities in the Study Area are developed/disturbed areas, poison oak (*Toxicodendron diversilobum*) scrub, Monterey cypress grove, and agricultural areas. One sensitive community or ESHA is present within the Study Area, a riparian corridor located along Pomponio Creek. Riparian habitat is present along an ephemeral drainage that traverses the southern portion of the Study Area from south to north; however, the ephemeral drainage does not provide habitat to sensitive plant or wildlife species and does not meet the LCP definition of an ESHA. The proposed Project is within the setback associated with riparian corridors; however, the proposed Project will avoid impacts to the riparian corridor or ESHA. Descriptions for the biological communities and associated ESHA setbacks are contained in the following sections. Biological communities in the Study Area are shown in Figure 2.

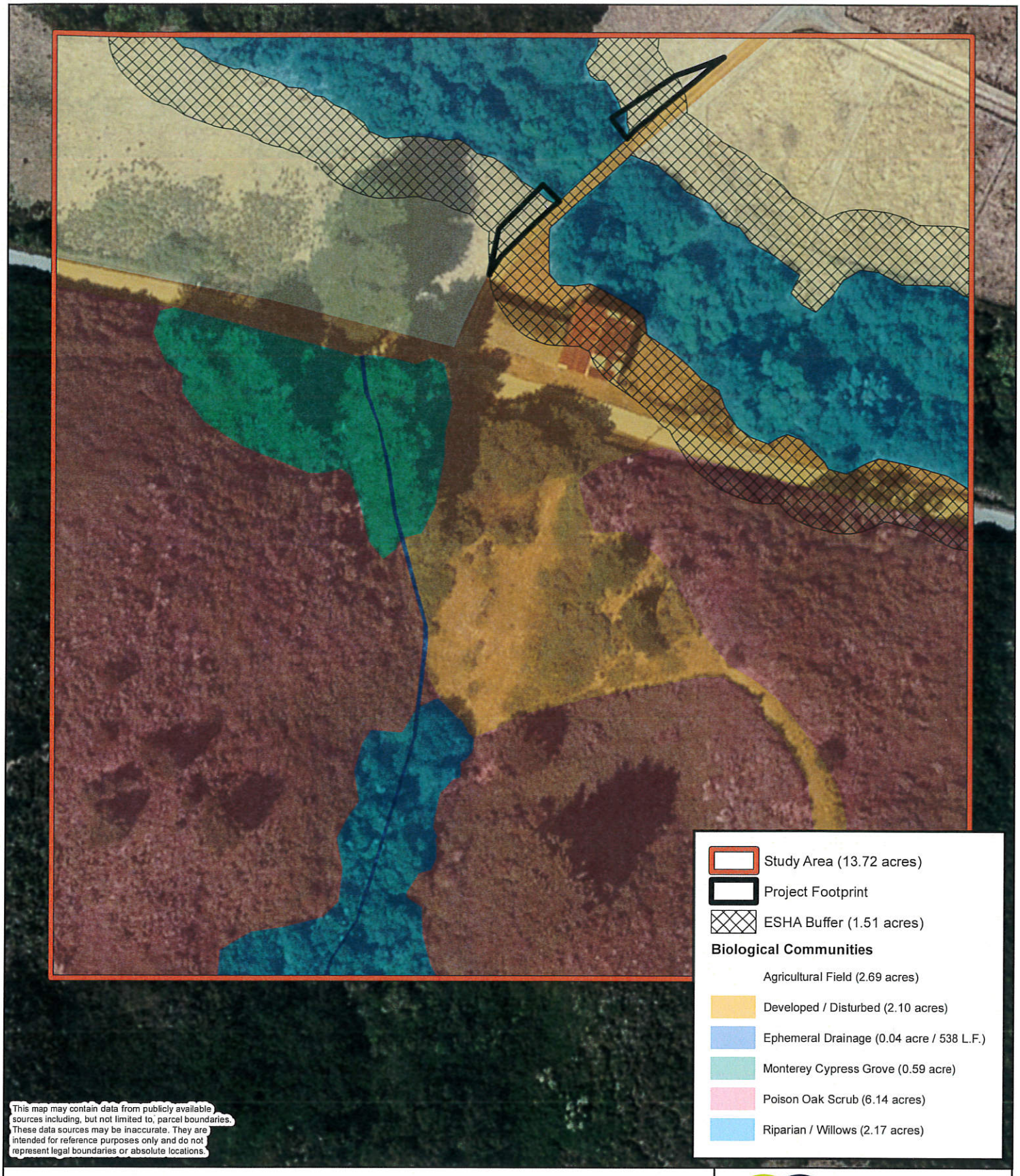
4.1.1 Non-Sensitive Biological Communities

Agricultural Field

The agricultural field community occupies approximately 2.69 acres of the Study Area (Figure 2). Agricultural fields occur in parts of the Study Area that have experienced significant disturbance, primarily regular discing, but have not been replanted, and naturally occurring herbaceous vegetation has developed. Agricultural fields occupy the northern and western portion of the Study Area. Vegetation ranges from sparse to dense depending on the intensity and timing of the disturbance and is composed primarily of non-native species such as Italian rye grass (*Festuca perennis*), ripgut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), Harding grass (*Phalaris aquatica*), slender oat (*Avena barbata*), and big heron bill (*Erodium botrys*). No wildlife species were observed in the agricultural field portion of the Study Area.

Developed/Disturbed

The southern and central portions Study Area contain approximately 2.10 acres of developed/disturbed land (Figure 2). Although not described in the literature, disturbed/developed areas include areas that have been partially developed or have been used in the past for agriculture. However, some of these areas are not currently used for agricultural activities and have been allowed to revert to a semi-natural condition. The developed/disturbed portion of the Study Area is composed primarily of ruderal herbaceous areas consisting of mowed or graded areas, a barn, corrals, and open, disturbed, weedy areas. Plant species observed in the developed/disturbed portions of the Study Area include: bull mallow (*Malva*



This map may contain data from publicly available sources including, but not limited to, parcel boundaries. These data sources may be inaccurate. They are intended for reference purposes only and do not represent legal boundaries or absolute locations.

Figure X. Biological Communities Map

N
W E
S

DRAFT

Cypress Tree Ranch
San Mateo County, California

0 50 100 200 Feet

wra
ENVIRONMENTAL CONSULTANTS

Map Prepared Date: 8/25/2016
Map Prepared By: fhourigan
Base Source: Esri Streaming - NAIP 2014
Data Source(s): WRA

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nicaeensis), dooryard knotweed (*Polygonum aviculare*), Italian ryegrass, and big heron bill. No wildlife species were observed in the developed/disturbed portions of the Study Area.

Ephemeral Drainage

The south-west portion of the Study Area contains a narrow ephemeral drainage (approximately 1-3 feet wide), totaling approximately 538 linear feet (Figure 2). The ephemeral drainage flows south to north, was not heavily incised, and lacked a defined bed and bank or observable OHWM. The downstream portion of the ephemeral drainage, as observed within the Study Area, lacked riparian vegetation, lacked flowing or standing water, and appeared to be flashy, only carrying water immediately after storm events. The upstream portion of the ephemeral drainage passes through a thicket of arroyo willows (*Salix lasiolepis*). This portion of the ephemeral drainage was not accessible during the site visit due to a dense understory of poison oak and California blackberry and was mapped preliminarily based on topographic data. The ephemeral drainage lacks water for a majority of the year and does not support sensitive wildlife or plant species; therefore, it does not meet the definition of an ESHA, per the LCP. No wildlife species were observed within the ephemeral drainage portion of the Study Area.

Monterey Cypress Grove

A 0.59-acre grove of Monterey cypress trees (*Hesperocyparis macrocarpa*) is situated in the south-west portion of the Study Area (Figure 2). This vegetation community is somewhat characteristic of the Monterey cypress forest as described in Holland (1986), and Monterey cypress forest (*Hesperocyparis macrocarpa* Forest Alliance) as described in Sawyer et al. (2009); however, this community type is not native to the San Mateo Coast. Although this community is asterisked (*) (Holland 1986) and is ranked G5 S3 (Sawyer et al. 2009, CDFG 2010), rarity rankings are only applied to native stands on the Central Coast near Monterey (Sawyer et al. 2009, CNPS 2012).

Within the Study Area, the Monterey cypress grove contains very little vertical structure with a relatively depauperate shrub and herbaceous understory due to a dense overstory canopy. The overstory is dominated by Monterey cypress. The understory contains a few, suppressed scattered shrubs including poison oak and California blackberry (*Rubus ursinus*). The herbaceous layer is extremely sparse composed of periwinkle (*Vinca major*) and common velvet grass (*Holcus lanatus*). No wildlife species were observed in the Monterey cypress grove portion of the Study Area.

Poison Oak Scrub

Poison oak scrub is the dominant vegetation community within the Study Area, covering approximately 6.14 acres. Poison oak scrub within the Study Area is variably dominated by poison oak (*Toxicodendron diversilobum*), and at a landscape level, this community meets the membership rules of Poison oak scrub (*Toxicodendron diversilobum* Shrubland Alliance; rarity ranking G4, S4). This community is common throughout coastal California, often intergrading in dense stands. As a result of the dense shrub cover, this community contains relatively low diversity in the understory. The shrub canopy is dominated by poison oak, but other species are present, including sticky monkey flower (*Mimulus aurantiacus*), French broom (*Genista monspessulana*), Scotch broom (*Cytisus scoparius*), woolly cotoneaster (*Cotoneaster pannosus*), and milkflower cotoneaster (*Cotoneaster lacteus*). Emergent trees including coast live oak (*Quercus agrifolia*), California bay (*Umbellularia californica*), and cherry plum (*Prunus cerasifera*) are present at low cover within this community. Common herbaceous species in the

interstitial areas between shrubs include ripgut brome (*Bromus diandrus*), slim oat (*Avena barbata*), and ribwort (*Plantago lanceolata*). No wildlife species were observed in the poison oak scrub portion of the Study Area.

4.1.2 Sensitive Biological Communities

Riparian Corridor

The Study Area contains 2.17 acres of vegetated riparian habitat. Plant species observed in the riparian corridor include creek dogwood (*Cornus sericea*), arroyo willow (*Salix lasiolepis*), poison oak, California blackberry (*Rubus ursinus*), and common horsetail rush (*Equisetum arvense*). The Pomponio Creek riparian corridor crosses underneath the bridge expansion portion of the Study Area. Pomponio Creek is perennial and identified as a sensitive riparian habitat, or ESHA, on the LCP South-Coast Sensitive Habitats map. A riparian corridor ESHA requires a setback of 50 feet in which activity would be limited or prohibited for certain uses. Per the LCP, permitted uses within riparian corridors include agricultural uses provided no riparian vegetation is removed and no soil is allowed to enter stream channels. All ground disturbing activities will occur above the OHWM and outside of the limit of riparian vegetation. To the extent feasible, ground disturbance will be located outside of Pomponio Creek top of bank; however, some excavation for the bridge abutments may occur below top of bank. No ground disturbance will occur within the bed of Pomponio Creek. Trimming of riparian vegetation will be limited and no riparian vegetation will be removed. No wildlife was observed in the riparian corridor at the time of the site visit.

4.2 Special-Status Species

4.2.1 Plants

Based upon a review of the literature and databases outlined in Section 3.2.1, 12 special-status plant species have been documented within five miles of Study Area. CNDDB occurrences within five miles of the Study Area are shown in Figure 3 (CDFW 2016a). However, based on the existing habitat types and the highly disturbed conditions within the Study Area, no special-status species are likely or have potential to occur and no special-status plant species were observed during the site visit. In addition, no plant species specifically identified in the LCP were observed in the Study Area or are known to occur near the Study Area.

4.2.2 Wildlife

Twenty-two special-status wildlife species have been recorded in the vicinity of the Study Area, and those recorded within five miles of the Study Area are shown in Figure 4 (CDFW 2016a). Six special-status wildlife species have a moderate potential to occur in a limited portion of the Study Area. The majority of the Study Area lacks suitable habitat for special-status wildlife species such as wetlands or serpentine soils to support host plant species. In addition, a complete fish passage barrier is present in Pomponio Creek near Stage Road, downstream of the Study Area, and no steelhead (*Oncorhynchus mykiss irideus*) have potential to occur in the upper portion of Pomponio Creek. Roosting bats are unlikely to occur within the riparian corridor within the Study Area because of the density of branches and vegetation which inhibits a clear flight path. Existing structures will also be avoided by project activities. The six special-status wildlife species with potential to occur are restricted to the riparian corridor and poison oak scrub habitats. The Study Area is also within designated critical habitat for CRLF and Pomponio Creek is a potential dispersal corridor for both CRLF and SFGS. Special-status wildlife species that have the potential to occur in the riparian corridors are discussed further

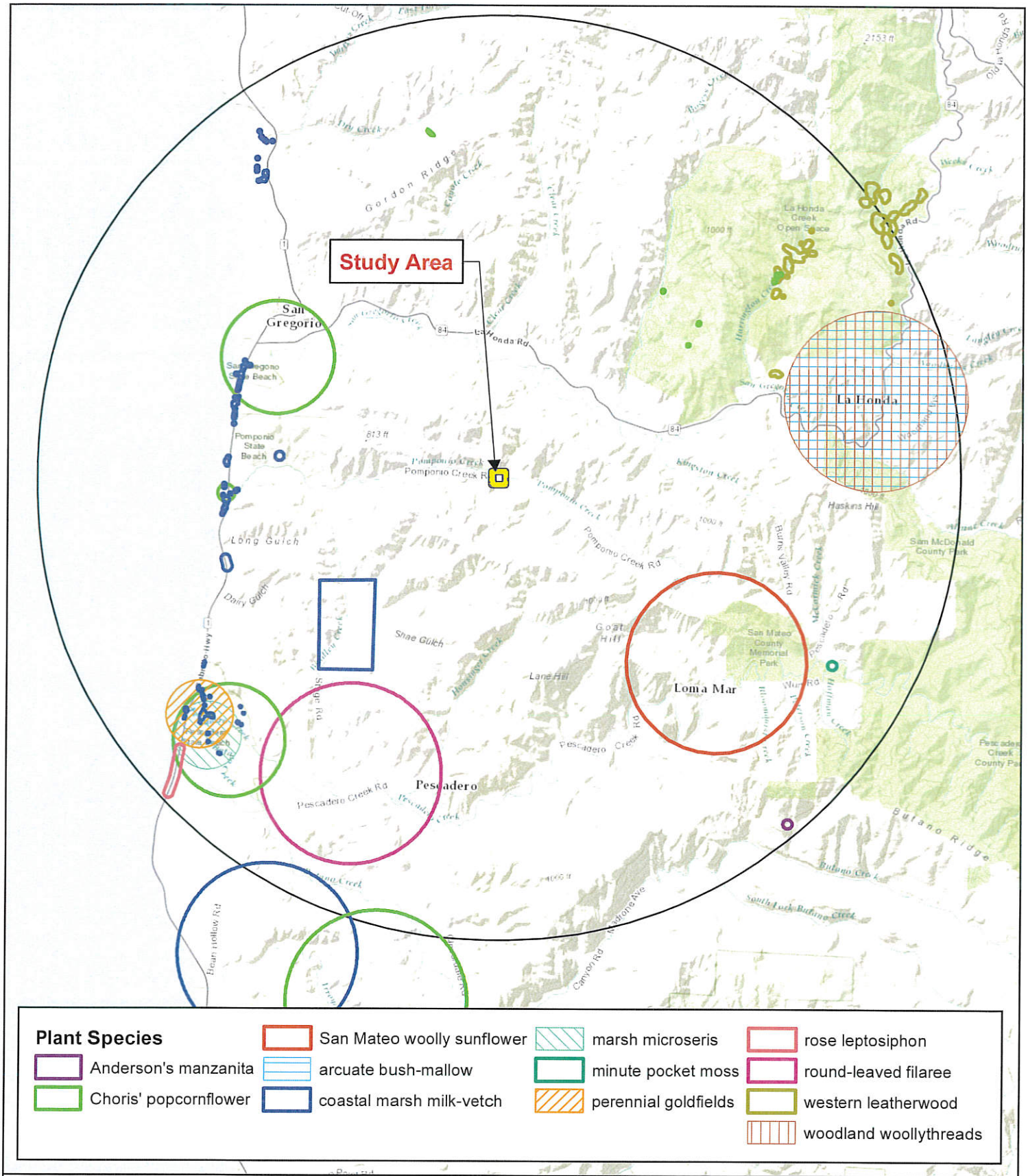

Figure 3. Special Status Plant Species within 5 miles of the Study Area

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0 0.5 1 2
Miles

wra
ENVIRONMENTAL CONSULTANTS

Cypress Tree Ranch
San Mateo County, California

Map Prepared Date: 7/20/2016
Map Prepared By: fhourigan
Base Source: Esri Streaming - World Topo
Data Source(s): CNDDB July 2016

Path: L:\Acad 2000 Files\23000\23267\GIS\ArcMap\2016\CNDDB_Plants.mxd

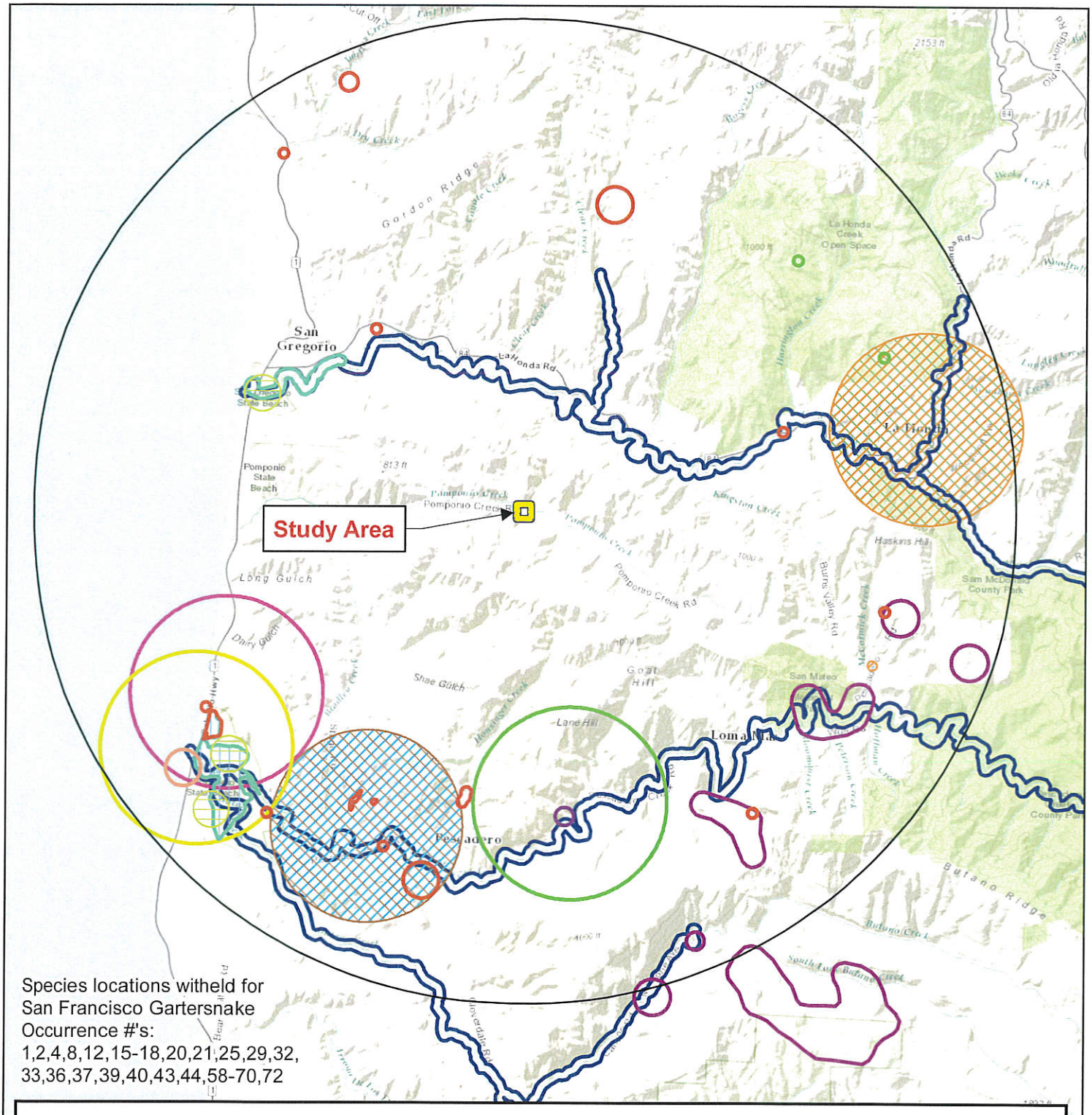

Figure 4. Special Status Wildlife Species within 5 miles of the Study Area

N
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0 0.5 1 2
Miles

wra
ENVIRONMENTAL CONSULTANTS

Cypress Tree Ranch
San Mateo County, California

Map Prepared Date: 7/20/2016
Map Prepared By: fhourigan
Base Source: Esri Streaming - World Topo
Data Source(s): CNDDB July 2016

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below. Critical habitat and habitats of "Rare, Endangered, and Unique Species" as defined by the LCP are discussed below in Section 4.3.

Loggerhead shrike (*Lanius ludovicianus*). CDFW Species of Special Concern, USFWS Bird of Conservation Concern. Loggerhead shrike is a common resident and winter visitor in lowlands and foothills throughout California. It prefers open habitats with scattered trees, shrubs, posts, fences, utility lines or other perches. Nests are usually built on a stable branch in a densely-foliaged shrub or small tree and are usually well-concealed. The highest densities occur in open-canopied valley foothill hardwood, valley foothill hardwood-conifer, valley foothill, riparian, pinyon-juniper, juniper, and desert riparian habitats. While this species eats mostly arthropods, they also take amphibians, small to medium-sized reptiles, small mammals and birds. They are also known to scavenge on carrion. Suitable nesting habitat is present in the trees and shrubs in the riparian corridor and poison oak scrub within the Study Area, and there is a moderate potential for loggerhead shrike to nest in these habitats.

Yellow warbler (*Setophaga petechia*). CDFW Species of Special Concern. Yellow warbler breeds most commonly in wet, deciduous thickets, especially those dominated by willows, and in disturbed and early successional habitats (Lowther et al. 1999). This species' diet is primarily comprised of insects supplemented with berries. Suitable nesting habitat is present in the Pomponio Creek riparian corridor. The riparian corridor along the ephemeral drainage in the southern portion of the Study Area is unlikely to be used for nesting because it lacks water during the nesting season. There is a moderate potential for yellow warbler to nest within the Pomponio Creek riparian corridor.

San Francisco (saltmarsh) common yellowthroat (*Geothlypis trichas sinuosa*), USFWS Bird of Conservation Concern, CDFW Species of Special Concern. This subspecies of the common yellowthroat is found in freshwater marshes, coastal swales, riparian thickets, brackish marshes, and saltwater marshes. Their breeding range extends from Tomales Bay in the north, Carquinez Strait to the east, and Santa Cruz County to the south. This species requires thick, continuous cover such as tall grasses, tule patches, or riparian vegetation down to the water surface for foraging and prefers willows for nesting (Gardali and Evens 2008). The willow-riparian habitats within the Study Area provide suitable nesting habitat for this species. There is a moderate potential for this species to occur within riparian habitats in the Study Area.

San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*). CDFW Species of Special Concern. This subspecies of the dusky-footed woodrat occurs in the Coast Ranges between San Francisco Bay and the Salinas River (Matocq 2003). Occupied habitats are variable and include forest, woodland, riparian areas, and chaparral. Woodrats feed on woody plants, but will also consume fungi, grasses, flowers and acorns. Foraging occurs on the ground and in bushes and trees. This species constructs robust stick houses/structures in areas with moderate cover and a well-developed understory containing woody debris. Breeding takes place from December to September. Individuals are active year-round, and generally nocturnal. The San Francisco dusky-footed woodrat has a moderate potential to occupy the riparian habitats and poison oak scrub within the Study Area.

California red-legged frog (*Rana draytonii*). Federal Threatened, CDFW Species of Special Concern. CRLF is dependent on suitable aquatic, estivation, and upland habitat. During periods of wet weather, starting with the first rainfall in late fall, these frogs disperse away from their estivation sites to seek suitable breeding habitat. Aquatic and breeding habitat is characterized by dense, shrubby, riparian vegetation and deep, still or slow-moving water. Breeding occurs between late November and late April. This species estivates (a period of

inactivity) during the dry months in small mammal burrows, moist leaf litter, incised stream channels, and large cracks in the bottom of dried ponds. There is no aquatic breeding habitat within the Study Area; however, Pomponio Creek provides non-breeding aquatic habitat and a dispersal corridor. In addition, the Study Area is within designated critical habitat for CRLF. Critical habitat, habitat elements, and nearby occurrences of CRLF to the Study Area are discussed further in Section 4.3.1.

San Francisco garter snake (*Thamnophis sirtalis tetrataenia*). Federal Endangered, State Endangered, CDFW Fully Protected Species. Historically, SFGS occurred in scattered wetland areas on the San Francisco Peninsula approximately from the San Francisco County line, south along the eastern and western bases of the Santa Cruz Mountains, to Upper Crystal Springs Reservoir, and along the coast south to Año Nuevo Point, San Mateo County, and Waddell Creek, Santa Cruz County. This species prefers a densely vegetated pond near open hillsides where they can sun, feed, and find cover in rodent burrows; however, less ideal habitats can also be successfully occupied, including temporary ponds and other seasonal freshwater. There are no wetland or pond habitats within the Study Area; however, Pomponio Creek provides a dispersal corridor for SFGS. Habitat elements for SFGS within the Study Area are further discussed in Section 4.3.2.

4.3 Rare, Unique, and Endangered Species Habitat Assessment

4.3.1 California Red-legged Frog

California red-legged frog was listed as federally threatened on May 23, 1996 (61 FR 25813-25833). Critical habitat for CRLF was designated on April 13, 2006 (71 FR 19243-19346), and the revised designation was finalized March 17, 2010 (75 FR 12815-12959). A Recovery Plan for the CRLF was published by the USFWS on May 28, 2002. The Study Area falls within USFWS-designated Critical Habitat unit SNM-2 (USFWS 2010).

There are four physical and biological features that are considered to essential for the conservation or survival of CRLF (USFWS 2010):

- aquatic breeding habitat;
- non-breeding aquatic habitat;
- upland habitat; and
- dispersal habitat.

The Study Area only contains dispersal and non-breeding aquatic habitat. The essential features are discussed in greater detail below.

<u>Aquatic Breeding and Non-breeding Habitat</u>

Aquatic breeding habitat consists of low-gradient fresh water bodies, including natural and manmade (e.g., stock) ponds, backwaters within streams and creeks, marshes, lagoons, and dune ponds. It does not include deep water habitat, such as lakes and reservoirs. Aquatic breeding habitat must hold water for a minimum of 20 weeks in most years. This is the average amount of time needed for egg, larvae, and tadpole development and metamorphosis so that juveniles can become capable of surviving in upland habitats (USFWS 2010).

Aquatic non-breeding habitat may or may not hold water long enough for this species to hatch and complete its aquatic life cycle, but it provides shelter, foraging, predator avoidance, and aquatic dispersal for juvenile and adult CRLF. These waterbodies include plunge pools within intermittent creeks; seeps; quiet water refugia during high water flows; and springs of sufficient flow to withstand the summer dry period. CRLF can use large cracks in the bottom of dried ponds as refugia to maintain moisture and avoid heat and solar exposure (Alvarez 2004). Non-breeding aquatic features enable CRLF to survive drought periods, and disperse to other aquatic breeding habitat (USFWS 2010).

There is no aquatic breeding habitat within the Study Area. Flows within Pomponio Creek during the CRLF breeding season are too high velocity to provide breeding habitat for this species; however, Pomponio Creek is non-breeding aquatic habitat and provides a dispersal corridor between breeding ponds. The banks of Pomponio Creek within the Study Area are steep and the water level in the creekbed is approximately 20-30 feet below the existing bridge. The nearest potential breeding habitat is 0.4 mile east of the Study Area.

Upland Habitat

Upland habitats include areas adjacent to aquatic and riparian habitats and are comprised of grasslands, woodlands, and/or vegetation that provide shelter, forage, and predator avoidance. These upland features provide feeding and sheltering habitat for juvenile and adult frogs (e.g., shelter, shade, moisture, cooler temperatures, a prey base, foraging opportunities, and areas for predator avoidance). These features are in proximity to aquatic breeding habitat, typically within 300 feet, or within riparian corridors. Upland habitats usually include structural features such as boulders, rocks and organic debris (e.g. downed trees, logs), as well as small mammal burrows and moist leaf litter (USFWS 2010).

The Study Area is 0.4 mile from potential breeding habitat and a majority of the Study Area is not upland habitat or contain upland refuge features. The riparian corridor along the ephemeral drainage in the southern portion of the Study Area does not provide typical upland habitat features because of the distance from breeding habitat and the lack of water during the dry season. However, the Pomponio Creek riparian corridor is perennial and may provide suitable cover and upland habitat refuge. Therefore, the Pomponio Creek riparian corridor is the only upland habitat within the Study Area.

Dispersal Habitat

Dispersal habitat includes accessible upland or riparian areas between occupied locations within 0.7 mi of each other that allow for movement between these sites. Dispersal habitat includes various natural and altered habitats such as agricultural fields, which do not contain barriers to dispersal. Moderate to high density urban or industrial developments, large reservoirs and heavily traveled roads without bridges or culverts are considered barriers to dispersal (USFWS 2010).

Dispersal distances are typically less than 0.5 mile, with a few individuals moving in excess of one mile (Fellers 2005). Movements typically occur along riparian corridors, but some individuals, especially on rainy nights, move directly from one site to another through normally inhospitable habitats, such as heavily grazed pastures or oak-grassland savannas (Fellers 2005). Bulger et al (2003) documented dispersing frogs in northern Santa Cruz County traveling distances from 0.25 mile to more than 2 miles without apparent regard to topography, vegetation type, or riparian corridors.

The nearest documented occurrences of CRLF are greater than 2 miles northeast and northwest of the Study Area (CDFW 2016). Although this is a distance greater than typical dispersal events, there may be a lack of data in the CNDDB records, and suitable habitat is present much closer to the Study Area. The Study Area is within critical habitat and meets criteria for dispersal habitat. However, the lack of suitable cover in a majority of the Study Area poses a high risk for CRLF dispersing through Study Area, and CRLF are only likely to move overland through open habitats under appropriate weather conditions, such as rainy nights. The dense vegetation and steep banks within the Pomponio Creek riparian corridor may restrict upland habitat movement, and dispersing CRLF are most likely to remain in and move through the Creek itself.

Proposed Project Impacts to CRLF

The proposed Project is installation of an additional railcar bridge crossing over Pomponio Creek. This feature will not create a barrier to dispersal for CRLF. The additional railcar bridge is to be installed immediately adjacent to the existing bridge. Nearly all work will be located above top of bank; however, a portion of the abutments may be located below top of bank. Ground disturbance will be limited to excavation and grading for the abutments, and the single-piece railcar bridge will be placed onto the abutments spanning the riparian corridor and secured in place. Ground disturbance for the abutments within the riparian corridor will be limited to the minimum extent necessary for placement.

Trimming of riparian vegetation will be necessary for the bridge installation; however, it will be limited to the minimum necessary to complete work, and no riparian vegetation will be removed as part of the proposed Project. There will be no loss in cover within the riparian corridor. Ground disturbance may occur within the riparian corridors, but will be limited to the minimum amount necessary for work on the abutments. No ground disturbance or project activities will occur below the OHWM or within the banks of Pomponio Creek. The proposed Project will not alter the condition of any of the physical or biological features for CRLF in the Study Area, and work will be limited within the Pomponio Creek riparian corridor to near the top of bank. No work will occur within Pomponio Creek in which CRLF have potential to be present.

4.3.2 San Francisco Garter Snake

SFGS requires seasonal or permanent water bodies as a basic habitat requirement. In addition to the basic requirement of a water source, there are four main habitat requirements for SFGS (USFWS 2006b):

- freshwater marsh habitat with a diversity of habitat components including dense vegetation near the pond edge and open water;
- basking sites upland of the water;
- food sources for all life stages of the snake; and
- shallow water near the shoreline, providing access to food sources.

During the summer, snakes may disperse from the typical vegetated aquatic-edge habitat into adjacent areas to feed on amphibians or hibernate in rodent burrows. Typically, SFGS utilize upland rodent burrows, including Botta's pocket gopher *(Thomomys bottae)* and the California meadow vole *(Microtus californicus)*, within several hundred feet of their aquatic habitat (McGinnis 2001, USFWS 2006b). Literature suggests that lowland rodent burrows are not utilized for hibernation due to the potential for flooding (McGinnis 2001).

During periods of heavy rain or shortly after, SFGS may make long-distance movements of up to 1.25 miles along drainages within the dense riparian cover, and are not documented to travel over open terrain (McGinnis 2001).

There are several occurrences of SFGS within five miles of the Study Area; however, occurrence information is confidential and exact locations cannot be disclosed in public documents. Based on this occurrence information and habitat conditions, it is likely that SFGS use Pomponio Creek as a dispersal corridor. However, the Study Area does not contain suitable habitat elements for SFGS, such as wetland or pond habitats, vegetative cover, or prey items. In addition, SFGS is most likely to use burrows, refugia, and basking habitat within a few hundred feet of foraging grounds (vegetated ponds). The nearest potential foraging pond for SFGS is 0.4 mile east of the Study Area.

Proposed Project Impacts to SFGS

The proposed Project is installation of an additional railcar bridge crossing over Pomponio Creek. This feature will not create a barrier to dispersal for SFGS. The additional railcar bridge is to be installed immediately adjacent to the existing bridge and all work will occur above the OHWM. Nearly all work except potentially some work on the abutments will occur above the top of bank and outside of the limit of riparian vegetation. Ground disturbance will be limited to excavation and grading for the abutments, and the single-piece railcar bridge will be placed onto the abutments spanning the riparian corridor and secured in place. Ground disturbance for the abutments within the riparian corridor will be limited to the minimum extent necessary for placement.

Although the Study Area does not contain any of the main habitat requirements of SFGS, Pomponio Creek may be used as a dispersal corridor and several potential foraging ponds are within 1.25 miles. Therefore, SFGS has the potential to pass through the Pomponio Creek riparian corridor, but is unlikely to disperse or reside within other habitats in the Study Area. Minimal trimming of riparian vegetation will be necessary for the bridge installation and no riparian vegetation will be removed as part of the proposed Project; there will be no loss in cover within the riparian corridor. Ground disturbance will be extremely limited within the riparian corridors, and no work will occur below the OHWM of Pomponio Creek. The proposed Project will not alter the condition of any of refuge or dispersal features for SFGS in the Study Area and work will not occur within Pomponio Creek, in which SFGS may be present.

5.0 SUMMARY AND RECOMMENDATIONS

One sensitive biological community was identified within the Study Area, and six special-status wildlife species have a moderate potential to occur within the Study Area. No special-status plant species have a moderate or high potential to occur within the Study Area. Both CRLF and SFGS may disperse through the Pomponio Creek riparian corridor but are unlikely to occur outside of this habitat in the Study Area. The following sections present recommendations for measures to avoid impacts to these species and sensitive habitats.

5.1 Biological Communities

The majority of the Study Area is comprised of developed/disturbed and agricultural areas, which are not sensitive biological communities. However, the proposed Project is situated over a riparian corridor which is an ESHA under the LCP. The bridge supports agricultural use, will improve access to agricultural lands, is designed to reduce impacts to the riparian corridor, and

will not conflict with riparian corridor resources. The bridge is designed such that all work and permanent structures will be above OHWM and no Corps or RWQCB permits are required. Ground disturbance below the top of bank in the riparian corridor will be limited to the minimum amount necessary for the abutments. No trees are proposed for removal and trimming will be limited to the minimum amount necessary for bridge installation.

Based on the above, the bridge expansion is a permitted use within the riparian corridor (LCP Section 7.9). In addition, all activity in the setback (50 feet for perennial streams) will comply with Sections 7.10 and 7.13 of the LCP, which require uses permitted in riparian and setback areas to:

- minimize removal of vegetation;
- conform to natural topography to minimize erosion potential;
- make provisions (i.e., catch basins) to keep runoff and sedimentation from exceeding pre-development levels;
- replant where appropriate with native and noninvasive exotics;
- prevent discharge of toxic substances, such as fertilizers and pesticides, into the riparian corridor; and
- limit the sound emitted from motorized machinery to be kept to less than 45-dBA at any riparian buffer zone boundary except for farm machinery and motorboats.

Ground disturbing activities may occur below the top of bank and within the riparian corridor for the abutments. Therefore, it is recommended that standard erosion control best management practices be followed to protect water quality in Pomponio Creek. These measures would include, but are not limited to the following:

- a moratorium on grading during a rain event;
- a requirement that erosion and sediment control measures be installed prior to unseasonable rain storms;
- a requirement limiting the area of soil disturbance to the amount of acreage that can be protected prior to a forecasted rain event and to the minimum area needed to complete the proposed action;
- delineation and protection of environmentally sensitive areas to prevent construction impacts;
- installation of fiber rolls and other measures as appropriate to control sediment and erosion;
- control of spills and litter;
- control of fuels and other hazardous materials; and
- preservation of existing vegetation whenever feasible.

Implementation of the above measures will reduce potential for impacts to Waters of the U.S. and State. No Section 404 or 401 permits are anticipated for the proposed Project. If ground

disturbance is deemed necessary below the top of bank, CDFW notification is recommended to determine if a Lake and Streambed Alteration Agreement is necessary for the proposed Project.

5.2 Special-Status Species

Of the 12 special-status plant species known to occur in the vicinity of the Study Area, none were found to have potential to occur in the Study Area, and thus no further measures are recommended. Of the 22 special-status wildlife species known to occur in the vicinity of the Study Area, six were determined to have potential to only occur within riparian habitats in the Study Area. The lack of suitable habitat features such as coniferous forest, serpentine, and pond or marsh habitats within the Study Area and a downstream fish passage barrier preclude the occurrence of most wildlife species. However, the riparian corridors provide nesting habitat for special-status bird species, San Francisco dusky-footed woodrat, and Pomponio Creek riparian corridor is dispersal habitat for CRLF and SFGS. In addition, the Study Area is within designated critical habitat for CRLF. Therefore, the following recommendations should be implemented to avoid impacts to special-status species and their habitats:

<u>California red-legged frog and San Francisco garter snake</u>

Both CRLF and SFGS have potential to disperse through Pomponio Creek in the Study Area. Avoidance and minimization measures listed below are recommended to prevent impacts to both CRLF and SFGS. If these measures are implemented, no take is expected to occur during the proposed Project. Additionally, the proposed Project will not alter the physical and biological features for CRLF and would therefore not be considered an impact to designated critical habitat.

The following avoidance and minimization measures are recommended to avoid impacts to CRLF and SFGS and their habitat:

- All work shall occur during the dry season (April 15 – October 31).

- Wildlife exclusion fencing shall be erected and maintained between the proposed bridge expansion construction activities (abutments) and the Pomponio Creek riparian habitat on both sides of Pomponio Creek. The purpose of the exclusion fence is to prevent SFGS and CRLF from dispersing from Pomponio Creek onto the Project site. Fencing should extend a minimum of 36-inches above ground level and be buried four-inches to six-inches below ground. Upon completion of the Project, all fencing material will be removed from the site and disposed of properly.

- Preconstruction surveys shall be performed immediately prior to the start of any ground breaking activities by a qualified biologist. If CRLF or SFGS are found within the Study Area, all work shall cease until the individual(s) have been allowed to leave the Study Area on their own and the fence has been repaired, if necessary. If the CRLF or SFGS individual(s) cannot passively leave the Study Area, work will cease and the USFWS will be contacted to determine the appropriate course of action.

- If ground disturbing activities are to take place below the top of bank or within the riparian corridor, and an exclusion fence cannot be properly installed because of the steep banks, a qualified biologist shall monitor ground disturbing activities below the top of bank and/or within the riparian habitat. If CRLF or SFGS are found within the Study Area, all work shall cease until the individual(s) have been allowed to leave the Study

Area on their own. If the CRLF or SFGS individual(s) cannot passively leave the Study Area, work will cease and the USFWS will be contacted to determine the appropriate course of action.

- Tightly woven fiber netting or similar material shall be used for erosion control or other purposes at the Project to ensure that the CRLF and SFGS do not get trapped. This limitation shall be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products or similar material shall not be used because CRLF, SFGS, and other species may become entangled or trapped in it.

- Because dusk and dawn are often the times when CRLF are most actively and dispersing, all construction activities shall cease one half hour before sunset and shall not begin prior to one half hour after sunrise.

- No work shall occur during rain events (defined as greater than 0.25-inch within a 24-hour period) when either species is most likely to disperse.

Birds

This assessment determined that three special-status bird species may use the riparian corridor habitats for nesting. In addition, most common native bird species are also protected by the Migratory Bird Treaty Act during the nesting season. No trees are proposed for removal and tree trimming will be limited to the minimum amount necessary for bridge installation. The following avoidance and minimization measures are recommended to avoid impacts to special-status and non-special-status nesting birds:

- If work is to be initiated during the nesting season (March 1 – August 31), a pre-construction nesting bird survey shall be performed no more than 14 days prior to initial ground disturbance to avoid impacting active nests, eggs, and/or young.

- If the survey identifies any active nest, an exclusion buffer shall be established for protection of the nest and young. Buffer distance will vary based on species and conditions at the site, but typically ranges between 25 up to 600 feet. The buffer should be maintained until all young have fledged. Impacts to nesting birds can be avoided if potential activities are initiated outside of the nesting season (September 1 – February 28).

San Francisco dusky-footed woodrat

This assessment determined that the San Francisco dusky-footed woodrat has potential to occur within the riparian and poison oak scrub habitats in the Study Area. The only work proposed within riparian habitat is the bridge expansion over Pomponio Creek. All other riparian habitats will be avoided by the proposed Project, and no work will occur within poison oak scrub habitat. The following avoidance and minimization measures are recommended to avoid impacts to this species during bridge expansion activities:

- A pre-construction survey within the riparian habitat shall be conducted to identify and mark for avoidance all existing San Francisco dusky-footed woodrat houses in the work area.

- Woodrat houses which cannot be avoided shall be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material should be placed back on the house and the house will remain undisturbed for two to three weeks in order to give the young enough time to mature and leave the house. After two to three weeks, the nest dismantling process may begin again. Nest material will be moved to suitable adjacent areas (riparian, woodland, scrub) that will not be impacted.

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APPENDIX A

LIST OF OBSERVED PLANT AND WILDLIFE SPECIES

Appendix A. List of observed plant species in the Study Area on July 12, 2016. No wildlife species observed during the site assessment.

Scientific Name	Common Name	Origin	Form	Rarity Status	CAL-IPC Status	Wetland Status (AW 2016)
Achillea millefolium	Yarrow	native	perennial herb	-	-	FACU
Amsinckia menziesii	Fiddleneck	native	annual herb	-	-	-
Anaphalis margaritacea	Pearly everlasting	native	perennial herb	-	-	FACU
Artemisia douglasiana	California mugwort	native	perennial herb	-	-	FAC
Athyrium filix-femina var. cyclosorum	Western lady fern	native	fern	-	-	FAC
Avena barbata	Slim oat	non-native (invasive)	annual, perennial grass	-	Moderate	-
Avena fatua	Wildoats	non-native (invasive)	annual grass	-	Moderate	-
Baccharis pilularis	Coyote brush	native	shrub	-	-	-
Brassica nigra	Black mustard	non-native (invasive)	annual herb	-	Moderate	-
Brassica rapa	Common mustard	non-native (invasive)	annual herb	-	Limited	FACU
Briza minor	Little rattlesnake grass	non-native	annual grass	-	-	FAC
Bromus catharticus	Rescue grass	non-native	annual, perennial grass	-	-	-
Bromus diandrus	Ripgut brome	non-native (invasive)	annual grass	-	Moderate	-
Bromus hordeaceus	Soft chess	non-native (invasive)	annual grass	-	Limited	FACU
Carduus pycnocephalus ssp. pycnocephalus	Italian thistle	non-native	annual herb	-	-	-
Ceanothus thyrsiflorus	Blueblossom	native	tree, shrub	-	-	-
Cirsium vulgare	Bullthistle	non-native (invasive)	perennial herb	-	Moderate	FACU

Scientific Name	Common Name	Origin	Form	Rarity Status	CAL-IPC Status	Wetland Status (AW 2016)
Conium maculatum	Poison hemlock	non-native (invasive)	perennial herb	-	Moderate	FACW
Convolvulus arvensis	Field bindweed	non-native (invasive)	perennial herb, vine	-	-	-
Cornus sericea ssp. sericea	Red osier dogwood	native	shrub	-	-	FACW
Elymus glaucus	Blue wildrye	native	perennial grass	-	-	FACU
Epilobium brachycarpum	Willow herb	native	annual herb	-	-	-
Equisetum arvense	Common horsetail	native	fern	-	-	FAC
Erodium cicutarium	Coastal heron's bill	non-native (invasive)	annual herb	-	Limited	-
Eschscholzia californica	California poppy	native	annual, perennial herb	-	-	-
Festuca arundinacea	Reed fescue	non-native (invasive)	perennial grass	-	Moderate	FACU
Festuca perennis	Italian rye grass	non-native	annual, perennial grass	-	-	FAC
Helminthotheca echioides	Bristly ox-tongue	non-native (invasive)	annual, perennial herb	-	-	FAC
*Hesperocyparis macrocarpa**	Monterey cypress	native	tree	Rank 1B.2	-	-
Holodiscus discolor	Oceanspray	native	shrub	-	-	FACU
Hordeum murinum	Foxtail barley	non-native (invasive)	annual grass	-	-	FACU
Juglans regia	English walnut	non-native	tree	-	-	-
Juncus patens	Rush	native	perennial grasslike herb	-	-	FACW
Kickxia spuria	Fluellin	non-native	perennial herb	-	-	-
Lepidium strictum	Peppergrass	native	annual herb	-	-	-
Lotus corniculatus	Bird's foot trefoil	non-native (invasive)	perennial herb	-	-	FAC

Scientific Name	Common Name	Origin	Form	Rarity Status	CAL-IPC Status	Wetland Status (AW 2016)
Lythrum hyssopifolia	Hyssop loosestrife	non-native	annual, perennial herb	-	-	OBL
Madia sativa	Coastal tarweed	native	annual herb	-	-	-
Malus sp.	-	-	-	-	-	-
Malva nicaeensis	Bull mallow	non-native	annual herb	-	-	-
Marah oregana	Coast man-root	native	perennial herb, vine	-	-	-
Matricaria discoidea	Pineapple weed	native	annual herb	-	-	FACU
Medicago polymorpha	California burclover	non-native (invasive)	annual herb	-	Limited	FACU
Navarretia squarrosa	Skunkweed	native	annual herb	-	-	FACU
Phacelia distans	Common phacelia	native	annual herb	-	-	OBL
Phalaris aquatica	Harding grass	non-native (invasive)	perennial grass	-	Moderate	FACU
Plantago coronopus	Cut leaf plantain	non-native (invasive)	annual herb	-	-	FAC
Plantago lanceolata	Ribwort	non-native (invasive)	perennial herb	-	Limited	FAC
Polygonum aviculare	Prostrate knotweed	non-native	annual, perennial herb	-	-	FAC
Polypogon monspeliensis	Annual beard grass	non-native (invasive)	annual grass	-	Limited	FACW
Prunus cerasifera	Cherry plum	non-native (invasive)	tree	-	Limited	-
Pseudognaphalium luteoalbum	Jersey cudweed	non-native	annual herb	-	-	FAC
Pseudotsuga menziesii var. menziesii	Douglas fir	native	tree	-	-	FACU
Quercus agrifolia	Coast live oak	native	tree	-	-	-

Scientific Name	Common Name	Origin	Form	Rarity Status	CAL-IPC Status	Wetland Status (AW 2016)
Raphanus sativus	Jointed charlock	non-native (invasive)	annual, biennial herb	-	Limited	-
Rubus parviflorus	Thimbleberry	native	vine, shrub	-	-	FAC
Rubus ursinus	California blackberry	native	vine, shrub	-	-	FAC
Rumex acetosella	Sheep sorrel	non-native (invasive)	perennial herb	-	Moderate	FACU
Rumex crispus	Curly dock	non-native (invasive)	perennial herb	-	Limited	FAC
Rumex pulcher	Fiddleleaf dock	non-native	perennial herb	-	-	FAC
Salix lasiandra	Pacific willow	native	tree	-	-	FACW
Salix lasiolepis	Arroyo willow	native	tree, shrub	-	-	FACW
Sambucus nigra ssp. caerulea	Blue elderberry	native	shrub	-	-	FAC
Sambucus racemosa	Red elderberry	native	shrub	-	-	FACU
Scrophularia californica	California bee plant	native	perennial herb	-	-	FAC
Silybum marianum	Milk thistle	non-native (invasive)	annual, perennial herb	-	Limited	-
Sonchus asper ssp. asper	Sow thistle	non-native (invasive)	annual herb	-	-	FAC
Sonchus oleraceus	Sow thistle	non-native	annual herb	-	-	UPL
Stachys ajugoides	Hedge nettle	native	perennial herb	-	-	OBL
Stipa pulchra	Purple needle grass	native	perennial grass	-	-	-
Toxicodendron diversilobum	Poison oak	native	vine, shrub	-	-	FACU
Trifolium angustifolium	Narrow leaved clover	non-native	annual herb	-	-	-
Trifolium hirtum	Rose clover	non-native (invasive)	annual herb	-	Limited	-

Scientific Name	Common Name	Origin	Form	Rarity Status	CAL-IPC Status	Wetland Status (AW 2016)
Urtica dioica ssp. gracilis	Nettle	native	perennial herb	-	-	FAC
Vicia benghalensis	Purple vetch	non-native	annual herb, vine	-	-	-
Vinca major	Vinca	non-native (invasive)	perennial herb	-	Moderate	-

* Only native occurrences of this species are special-status. Monterey pines in the Study Area are not native occurrences and are not special-status.

All species identified using the *Jepson Manual II: Vascular Plants of California* (Baldwin et al. 2012) and Jepson eFlora (Jepson Flora Project 2016); Nomenclature follows Jepson eFlora 2016.

[1]Rare Status: The CNPS Inventory of Rare and Endangered Plants (CNPS 2015)

- FE: Federal Endangered
- FT: Federal Threatened
- SE: State Endangered
- ST: State Threatened
- SR: State Rare
- Rank 1A: Plants presumed extirpated in California and either rare or extinct elsewhere
- Rank 1B: Plants rare, threatened, or endangered in California and elsewhere
- Rank 2A: Plants presumed extirpated in California, but more common elsewhere
- Rank 2B: Plants rare, threatened, or endangered in California, but more common elsewhere
- Rank 3: Plants about which we need more information – a review list
- Rank 4: Plants of limited distribution – a watch list

[2]Invasive Status: California Invasive Plant Inventory (Cal-IPC 2015)

- High: Severe ecological impacts; high rates of dispersal and establishment; most are widely distributed ecologically.
- Moderate: Substantial and apparent ecological impacts; moderate-high rates of dispersal, establishment dependent on disturbance; limited- moderate distribution ecologically
- Limited: Minor or not well documented ecological impacts; low-moderate rate of invasiveness; limited distribution ecologically
- Assessed: Assessed by Cal-IPC and determined to not be an existing current threat

[3]Wetland Status: National List of Plant Species that Occur in Wetlands, California (Lichvar 2014)

- OBL: Almost always found in wetlands; >99% frequency
- FACW: Usually found in wetlands; 67-99% frequency
- FAC: Equally found in wetlands and uplands; 34-66% frequency
- FACU: Usually not found in wetlands; 1-33% frequency
- UPL: Almost never found in wetlands; >1% frequency
- NL: Not listed, assumed almost never found in wetlands; >1% frequency
- NI: No information; not factored during wetland delineation

APPENDIX B

SITE PHOTOGRAPHS

The developed/disturbed habitats with adjacent agricultural fields on the north side of the existing railcar bridge. View facing southwest towards Pomponio Creek. Photo taken on July 12, 2016.

The developed/disturbed habitats on the south side of the existing railcar bridge. View facing north. Photo taken on July 12, 2016.

PLN 2016-00425

Sigma Prime Geosciences, Inc.
Effective Solutions

GEOTECHNICAL STUDY

BARN BRIDGE
POMPONIO RANCH
3300 POMPONIO CREEK ROAD
SAN GREGORIO, CALIFORNIA

PREPARED FOR:
SIGNE OSTBY
C/O KILLIAN O'SULLIVAN
O'SULLIVAN ARCHITECTURE
1505 DOLORES STREET
SAN FRANCISCO, CALIFORNIA 94110

PREPARED BY:
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CALIFORNIA 94019

SEPTEMBER 2016

Sigma Prime Geosciences, Inc.
Effective Solutions

September 14, 2016

Signe Ostby
c/o Killian O'Sullivan
O'Sullivan Architecture
1505 Dolores Street
San Francisco, CA 94110

Subject: Geotechnical Report for Proposed Bridge: Pomponio Ranch, 3300 Pomponio Creek Road, San Gregorio
Sigma Prime Job No. 15-156.

Dear Mr. O'Sullivan:

We have performed a geotechnical study for a proposed bridge over Pomponio Creek in Pomponio Ranch in San Gregorio, California. The accompanying report summarizes the results of our field study and engineering analyses. We present measures to mitigate possible geologic hazards, discuss the suitability of the site for the proposed bridge, and provide foundation and earthwork recommendations.

Thank you for the opportunity to work with you on this project. If you have any questions concerning our study, please call.

Yours,

Sigma Prime Geosciences, Inc.

Charles M. Kissick, P. E.

332 Princeton Avenue Half Moon Bay, CA 94019 (650) 728-3590 fax 728-3593

GEOTECHNICAL STUDY
BARN BRIDGE
POMPONIO RANCH
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SEPTEMBER, 2016

Attachment F

1. INTRODUCTION

We are pleased to present this geotechnical study report for a proposed bridge over Pomponio Creek at Pomponio Ranch in San Gregorio, at the location shown in Figure 1. The purpose of this investigation was to evaluate the subsurface conditions at the bridge site, and to provide geotechnical design recommendations for the proposed construction.

1.1 PROJECT DESCRIPTION

It is proposed that a new bridge be constructed over Pomponio Creek at the location shown in Figure 1. The site map is shown in Figure 2. The new bridge will be attached to an existing bridge, so that they are side by side and the combined bridge forms a wider bridge. The width of the bridge will be increased from 12 feet to 24 feet. The new bridge will be longer, so the abutments will not be adjacent to one another. An 89-foot-long rail car is planned for the new bridge. The existing bridge is 89 feet long.

1.2 SCOPE OF WORK

In order to complete this project we have performed the following tasks:

- Reviewed published information on the geologic and seismic conditions in the site vicinity;
- Geologic site reconnaissance;
- Subsurface study, including 2 soil borings at the site;
- Engineering analysis and evaluation of the subsurface data to develop geotechnical design criteria; and
- Preparation of this report presenting our recommendations for the proposed bridge.

2. FINDINGS

2.1 GENERAL

The site reconnaissance and subsurface studies were performed on August 12, 2015. The subsurface study consisted of advancing 2 soil borings at each end of the proposed bridge site. The soil borings were advanced to depths of 18 and 13.5 feet. The approximate locations of the borings, numbered B-1 and B-2, are shown in Figure 2. The boring logs are attached in Appendix A.

2.2 SITE CONDITIONS

The bridge site is in a small, flat valley that is incised by Pomponio Creek. The creek channel is about 25 feet deep. The ground slopes gently up from the creek bank on both sides of the creek. The creek channel is vegetated with a thick growth of willows. The surrounded land is dominated by grasses.

2.3 REGIONAL AND LOCAL GEOLOGY

Based on Brabb et. al. (1998), the creek channel is underlain by the Pleistocene age fluvial deposits, described as clayey gravel and sand that fines upward to sandy clay. It is at least 50 meters thick.

2.4 SITE SUBSURFACE CONDITIONS

Based on the soil borings, both sides of the creek are underlain by a thick sequence of fluvial deposits, comprised of clay and sandy clay, with lenses of hard clayey gravel. The clays very stiff in the upper 6 to 7 feet, then becomes stiff at depth. The stiff clay extends to the maximum depth drilled of 18 feet. The clay has very high plasticity, with a plasticity index of 58.

2.5 GROUNDWATER

Groundwater was no encountered in either soil boring. Based on this, the groundwater surface likely coincides closely to the elevation of the creek bed.

2.6 FAULTS AND SEISMICITY

The bridge site is in an area of high seismicity, with active faults associated with the San Andreas fault system. The closest active fault to the site is the San Gregorio fault, located to the west. The location of the San Gregorio fault is not well defined in the area, and may be off-shore. Other faults most likely to produce

significant seismic ground motions include the San Andreas, Hayward, Rodgers Creek, and Calaveras faults. Selected historical earthquakes in the area with an estimated magnitude greater than 6-1/4, are presented in Table 1 below.

TABLE 1
HISTORICAL EARTHQUAKES

Date	Magnitude	Fault	Locale
June 10, 1836	6.5[1]	San Andreas	San Juan Bautista
June 1838	7.0[2]	San Andreas	Peninsula
October 8, 1865	6.3[2]	San Andreas	Santa Cruz Mountains
October 21, 1868	7.0[2]	Hayward	Berkeley Hills, San Leandro
April 18, 1906	7.9[3]	San Andreas	Golden Gate
July 1, 1911	6.6[4]	Calaveras	Diablo Range, East of San Jose
October 17, 1989	7.1[5]	San Andreas	Loma Prieta, Santa Cruz Mountains

(1) Borchardt & Toppozada (1996)
(2) Toppozada et al (1981)
(3) Petersen (1996)
(4) Toppozada (1984)
(5) USGS (1989)

2.7 2013 CBC EARTHQUAKE DESIGN PARAMETERS

Based on the 2013 California Building Code (CBC) and our site evaluation, we recommend using Site Class Definition D (stiff soil) for the site. The other pertinent CBC seismic parameters are given in Table 2 below.

Table 2
CBC SEISMIC DESIGN PARAMETERS

S_S	S_1	F_a	F_v	S_{MS}	S_{M1}	S_{DS}	S_{D1}
1.935	0.812	1.0	1.5	1.935	1.219	1.290	0.812

Because the S_1 value is close to 0.75, Seismic Design Category E is recommended, per CBC Section 1613.5.6. The values in the table above were obtained from a USGS software program which provides the values based on the latitude and longitude of the site, and the Site Class Definition. The latitude and longitude were 37.3047 and –122.3506, respectively, and were accurately obtained from Google Earth™. These same values can be obtained directly from maps in the CBC, however the scale of the map makes it impractical to achieve satisfactory accuracy. The map in the CBC was derived from the same work that led to the USGS software. The remaining parameters were also obtained by the same USGS program.

3. CONCLUSIONS AND RECOMMENDATIONS

3.1 GENERAL

It is our opinion that, from a geotechnical standpoint, the bridge site is suitable for the proposed construction, provided the recommendations presented in this report are followed during design and construction. Detailed recommendations are presented in the following sections of this report.

Because subsurface conditions may vary from those encountered at the location of our borings, and to observe that our recommendations are properly implemented, we recommend that we be retained to 1) Review the project plans for conformance with our report recommendations and 2) Observe and test the earthwork and foundation installation phases of construction.

3.2 GEOLOGIC HAZARDS

We reviewed the potential for geologic hazards to impact the site, considering the geologic setting, and the soils encountered during our investigation. The results of our review are presented below:

- Fault Rupture - The site is not located in an Alquist-Priolo special studies area or zone where fault rupture is considered likely (California Division of Mines and Geology, 1974). Therefore, active faults are not believed to exist beneath the sites, and the potential for fault rupture to occur at the sites is low, in our opinion.

- Ground Shaking - The site is located in an active seismic area. Moderate to large earthquakes are probable along several active faults in the greater Bay Area over a 30 to 50 year design life. Strong ground shaking should therefore be expected several times during the design life of the structure, as is typical for sites throughout the Bay Area. The improvements should be designed and constructed in accordance with current earthquake resistance standards.

- Differential Compaction - Differential compaction occurs during moderate and large earthquakes when dry, loose, granular natural or fill soils are densified and settle, often unevenly across a site. Because the site is underlain by thick stiff clay, the likelihood of differential compaction damaging the bridge is low.

- Liquefaction - Liquefaction occurs when loose, saturated sandy soils lose strength and flow like a liquid during earthquake shaking. Ground

settlement often accompanies liquefaction. Soils most susceptible to liquefaction are saturated, loose, silty sands, and uniformly graded sands. Because the site is all underlain by a thick layer of clay, the potential for liquefaction is low.

- Slope Stability – There is no visible evidence of any slope failures on the creek banks in the area. The underlying soils are stiff to very stiff clay or very dense to hard granular deposits. A slope failure is not expected to impact the proposed bridge site.

3.3 EARTHWORK

3.3.1 Clearing & Subgrade Preparation

All deleterious materials, including topsoil, roots, vegetation, etc., should be cleared from the construction area. The actual stripping depth should be established by the Contractor during construction.

3.3.2 Fill Material

The on-site soils are suitable as backfill material that may be needed to build the road ramps to the bridge. The fill material should consist of the on-site clays with no cobbles larger than 4 inches in any dimension. Although the clay is highly expansive and will compact with some difficulty, it will serve as a suitable base for its intended use as a lightly travelled farm road.

3.3.3 Compaction

Scarified surface soils should be moisture conditioned to 3-5 percent above the optimum moisture content and compacted to at least 90 percent of the maximum dry density, as determined by ASTM D1157-78.

3.4 BRIDGE FOUNDATIONS

The bridge plan calls for an 96-foot long railcar bridge, with abutments set back from the creek banks. The creek banks will not be disturbed during construction.

The new bridge should be founded on concrete abutments that match the existing abutments of the existing bridge. The existing abutments are 2 feet wide by 12 feet long. The depths are unknown. Since the two bridges will be joined together to form one bridge, they should move together as one, in response to changes related to the geologic conditions. The clays are very expansive and likely cause the existing bridge to move up and down with changes in the moisture content of the clay. This movement is typically not noticeable in a small bridge. However, if

two bridges are joined together and are allowed to move independent of each other, there may be differential movement between the two bridges that will be noticeable. We recommend that when construction begins, the earthwork contractor excavate next to the existing abutments to determine their depths. When this takes place, we should be consulted to provide final recommendations.

For now, the bridge foundation should be designed as a spread footing with an allowable bearing capacity of 2500 psf, for dead plus live loads.

3.4.1 Lateral Loads

Resistance to lateral loads may be provided by passive pressure acting against the abutments, neglecting the upper 2 feet on the creek side of the abutment, and the upper 1 foot on the land side. We recommend that an equivalent fluid pressure of 300 pcf be used in design.

3.5 CONSTRUCTION OBSERVATION AND TESTING

The earthwork and foundation phases of construction should be observed and tested by us to 1) Establish that subsurface conditions are compatible with those used in the analysis and design; 2) Observe compliance with the design concepts, specifications and recommendations; and 3) Allow design changes in the event that subsurface conditions differ from those anticipated. The recommendations in this report are based on a limited number of borings. The nature and extent of variation across the site may not become evident until construction. If variations are then exposed, it will be necessary to reevaluate our recommendations.

4. LIMITATIONS

This report has been prepared for the exclusive use of the property owner, for specific application in developing geotechnical design criteria for the proposed bridge over Pomponio Creek at Pomponio Ranch, San Gregorio, California. We make no warranty, expressed or implied, except that our services were performed in accordance with geotechnical engineering principles generally accepted at this time and location. The report was prepared to provide engineering opinions and recommendations only. In the event that there are any changes in the nature, design or location of the project, or if any future improvements are planned, the conclusions and recommendations contained in this report should not be considered valid unless 1) The project changes are reviewed by us, and 2) The conclusions and recommendations presented in this report are modified or verified in writing.

The analyses, conclusions and recommendations contained in this report are based on site conditions as they existed at the time of our investigation; the currently planned improvements; review of previous reports relevant to the site conditions; and laboratory results. In addition, it should be recognized that certain limitations are inherent in the evaluation of subsurface conditions, and that certain conditions may not be detected during an investigation of this type. Changes in the information or data gained from any of these sources could result in changes in our conclusions or recommendations. If such changes do occur, we should be advised so that we can review our report in light of those changes.

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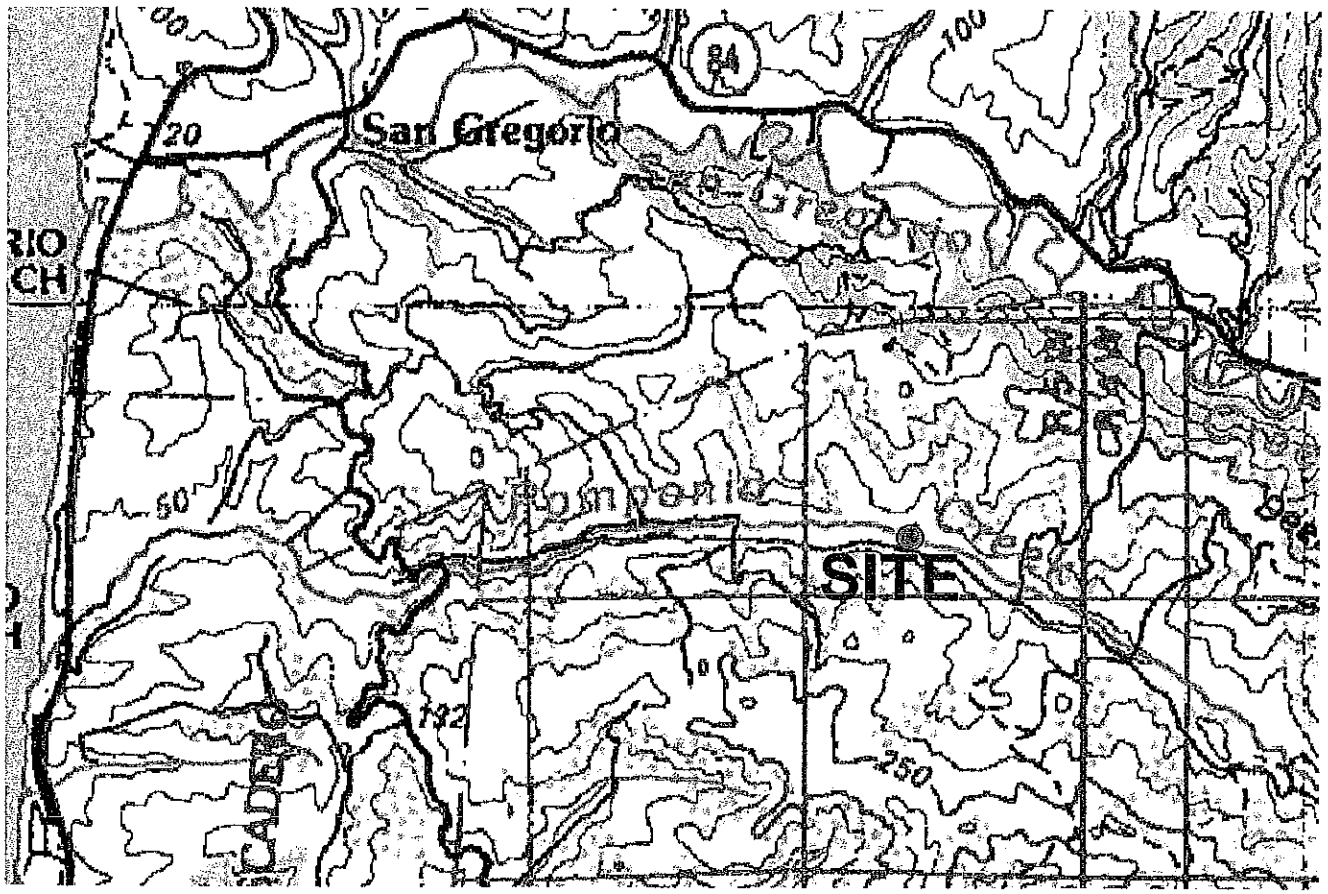

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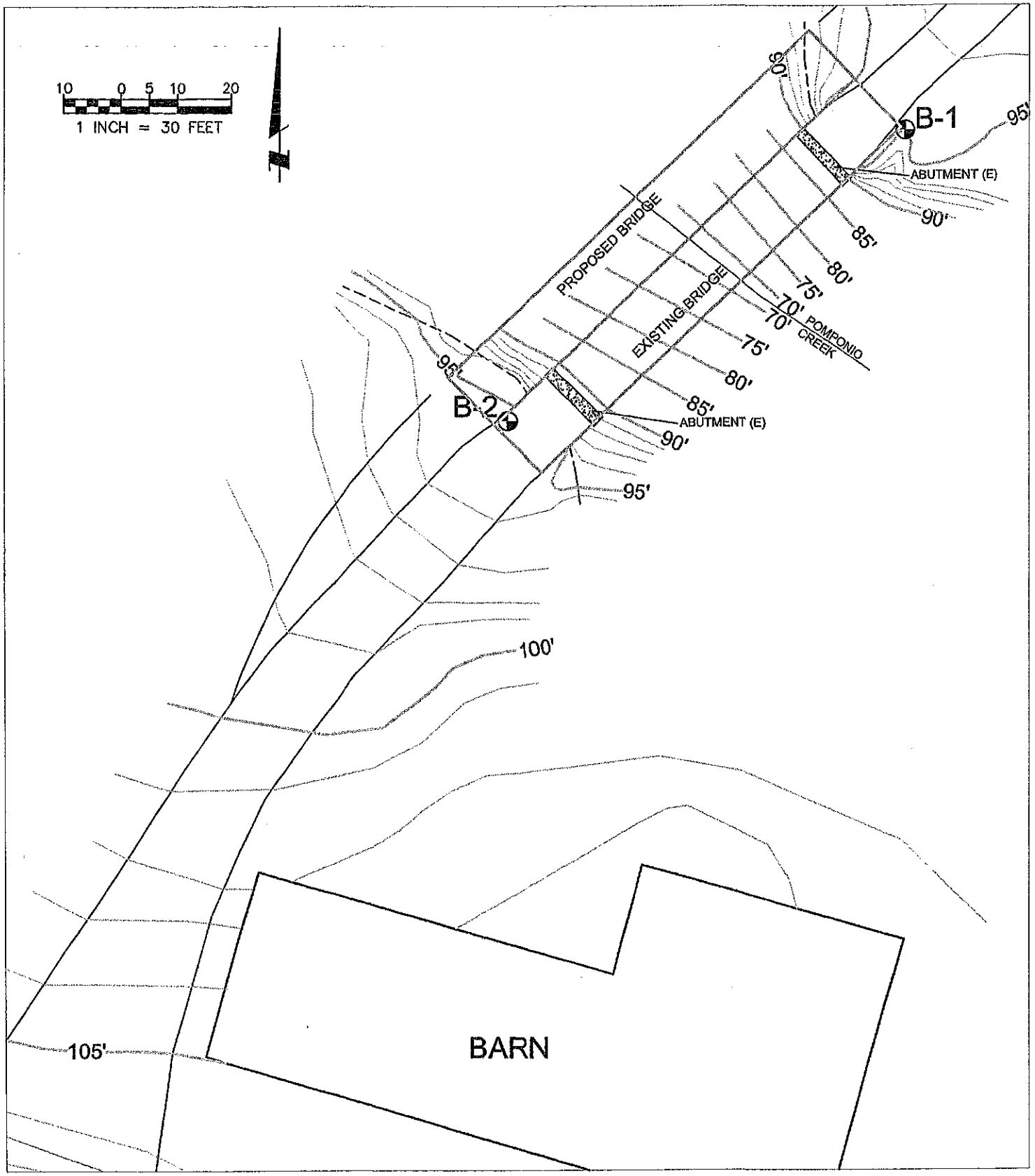
Sigma Prime Geosciences, Inc.

Figure	1
Date:	5/2/16
Job No.:	15-156

Location Map

Barn Bridge, 3300 Pomponio Creek Rd., San Gregorio



EXPLANATION

B-1 - Soil Boring Location

Sigma Prime Geosciences, Inc.

Figure	2
Date:	5/2/16
Job No.:	15-156

Site Map

Barn Bridge, 3300 Pomponio Creek Rd., San Gregorio

APPENDIX A

FIELD INVESTIGATION

The soils encountered during drilling were logged by our representative, and samples were obtained at depths appropriate to the investigation. The samples were taken to our laboratory where they were carefully observed and classified in accordance with the Unified Soil Classification System. The logs of our borings, as well as a summary of the soil classification system, are attached.

Several tests were performed in the field during drilling. The standard penetration resistance was determined by dropping a 140-pound hammer through a 30-inch free fall, and recording the blows required to drive the 2-inch (outside diameter) sampler 24 inches, making for a modified standard penetration test. The standard penetration resistance is the number of blows required to drive the sampler the last 12 inches, and is recorded on the boring logs at the appropriate depth. The results of these field tests are also presented on the boring logs.

The boring logs and related information depict our interpretation of subsurface conditions only at the specific location and time indicated. Subsurface conditions and ground water levels at other locations may differ from conditions at the locations where sampling was conducted. The passage of time may also result in changes in the subsurface conditions.

Project Name	Project Number
Pomponio Barn Bridge	15-156

Location: North side of bridge

Sigma Prime Geosciences, Inc

Drilling Method	Hole Size	Total Depth	Soil Footage	Rock Footage	Elevation	Datum
Cont. sampling	4"	18'	18'	0'	95.0'	Assumed

Boring No.	B-1
Page	1 of 1
Date(s)	8/12/15

Drilling Company: Access Soil Drilling
Logged By: C. Kissick
Type of Drill Rig: N/A(Cont. Sampling)
Type of Sampler(s): MC, 2.5", SPT
Hammer Weight and Fall: 140 lb, 30"

Depth (feet)	Description	Graphic Log	Class	Blow Count	Sample No.	Sample Type	Comments
0	0' - 6': Clay: dark brown; stiff; moist.		CL	9 10 10 10	1	MC	
				5 7 7 12	2	MC	
5				10 11 13 14	3	MC	Lab. Sample #3: Moisture%=33.0% Dry Density = 83.1 pcf LL=82, PL=24, PI=58
	6' - 11.5': Sandy Clay: moderate brown; stiff; moist.		CL	4 5 6 8	4	2.5"	
10				7 9 9 8	5	2.5"	
				7 7 7 6	6	2.5"	
	11.5' - 14': Clay: moderate brown; medium stiff; moist.		CL	2 3 3 4	7	SPT	
15	14' - 18': Sandy Clay: dark brown; stiff; very moist.		CL	4 4 5 6	8	SPT	
				5 7 7 6	9	SPT	
20	Bottom at 18'; No groundwater						

APPENDIX B

LABORATORY TESTS

Samples from the subsurface study were selected for tests to establish some of the physical and engineering properties of the soils. The tests performed are briefly described below.

The natural moisture content and dry density were determined in accordance with ASTM D 2216 on selected samples recovered from the borings. This test determines the moisture content and density, representative of field conditions, at the time the samples were collected. The results are presented on the boring logs, at the appropriate sample depth.

The plasticity of selected clayey soil samples was determined on one soil sample in accordance with ASTM D 422. The results are presented on the boring log, at the appropriate sample depth.

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: *Railcar Bridge Expansion*, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2016-00425

OWNER: Scott Cook Trust and Helen Signe Ostby Trust

APPLICANT: Kerry Burke

ASSESSOR'S PARCEL NO.: 087-180-170

LOCATION: 1906 Pomponio Creek Road, San Gregorio

PROJECT DESCRIPTION

Width expansion of an existing 12-foot wide 88-foot long railcar bridge crossing Pomponio Creek to include the installation of an additional railcar bridge of the same size adjacent to the existing bridge (total expanded bridge dimensions 24 feet wide by 88 feet long). Two new abutments and a retaining wall (12 feet in length) to support the expansion are proposed for construction within Pomponio Creek; 45 cu/yds of earthwork proposed. The bridge expansion will provide improved access for the existing onsite agricultural activities as well as meet fire access requirements.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.

2. The project will not have adverse impacts on the flora or fauna of the area.

3. The project will not degrade the aesthetic quality of the area.

4. The project will not have adverse impacts on traffic or land use.

5. In addition, the project will not:

    a. Create impacts which have the potential to degrade the quality of the environment.

    b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

c. Create impacts for a project which are individually limited, but cumulatively considerable.

d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Mitigation Measure 1: All work shall occur during the dry season (April 15-October 31).

Mitigation Measure 2: Wildlife exclusion fencing shall be erected and maintained between the proposed bridge expansion construction activities (abutments) and the Pomponio Creek riparian habitat on both side of Pomponio Creek. The purpose of the exclusion fence is to prevent SFGS and CRLF from dispersing from Pomponio Creek on to the Project Site. Fencing should extend a minimum of 36 inches above ground level and be buried 4 inches to 6 inches below ground. Upon completion of the Project, all fencing material will be removed from the site and disposed of properly.

Mitigation Measure 3: Preconstruction surveys shall be performed immediately prior to the start of any ground breaking activities by a qualified biologist. If CRLF and SFGS are found within the Study Area, all work shall cease until the individual(s) have been allowed to leave the Study Area on their own and the fence has been repaired, if necessary. If the CRLF or SFGS individual(s) cannot passively leave the Study Area, work will cease and the USFWS will be contacted to determine the appropriate course of action.

Mitigation Measure 4: If ground disturbing activities are to take place below the top of bank or within the riparian corridor, and an exclusion fence cannot be properly installed because of the steep banks, a qualified biologist shall monitor ground disturbing activities below the top of bank and/or within the riparian habitat. If the CRLF or SFGS are found within the Study Area, all work shall cease until the individual(s) have been allowed to leave the Study Area on their own. If the CRLF or SFGS individual(s) cannot passively leave the Study Area, work will cease and the USFWS will be contacted to determine the appropriate course of action.

Mitigation Measure 5: Tightly woven fiber netting or similar material shall be used for erosion control or other purposes at the Project to ensure the CRLF and SFGS do not get trapped. This limitation shall be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products or similar material shall not be used because CRLF, SFGS, and other species may be come entangles or trapped in it.

Mitigation Measure 6: Because dusk and dawn are often the times when CRLF are most active and dispersing, all construction activities shall cease one half hour before sunset and shall not begin prior to one half hour after sunrise.

Mitigation Measure 7: No work shall occur during rain events (defined as greater than 0.25-inch within a 24-hour period) when either species is most likely to disperse.

Mitigation Measure 8: If work is to be initiated during the nesting season (March 1-August 31), a pre-construction nesting bird survey shall be performed no more than 14 days prior to initial ground disturbance to avoid impacting nests, eggs and/or young.

Mitigation Measure 9: If the survey identifies any active nests, an exclusion buffer shall be established for protection of the nest and young. Buffer distance will vary based species and conditions at the site, but typically ranges between 25 up to 600 feet. The buffer should be maintained until all young have fledged. Impacts to nesting birds can be avoided if potential activities are initiated outside of the nesting season (September 1-Feburary 28).

Mitigation Measure 10: A pre-construction survey within the riparian habitat shall be conducted to identify and mark for avoidance all existing San Francisco dusky-footed woodrat houses in the work area.

Mitigation Measure 11: Woodrat houses which cannot be avoided shall be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material should be placed back on the house and the house will remain undisturbed for two to three weeks in order to give the young enough time to mature and leave the house. After two to three weeks, the nest dismantling process may begin again. Nest material will be moved to suitable adjacent areas (riparian woodland, scrub) that will not be impacted.

Mitigation Measure 12: In the event that cultural, paleontological, or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 13: The applicant shall provide an erosion and sediment control plan as part of the building permit submittal for review by the Planning Department. The plan shall identify/note the following: (1) a moratorium on grading during a rain event, (2) erosion control measures to be installed prior to construction activities, (3) limiting the area of soil disturbance to the amount of acreage that can be protected prior to a forecasted rain event and to the minimum area needed to complete the proposed action, (4) delineation and protection of environmentally sensitive areas to prevent construction impacts, (5) location of fiber rolls and other measures as appropriate to control sediment and erosion, (6) identifying method of control for spills, litter, fuels, and other hazardous materials, and (7) notation on the preservation of existing vegetation whenever feasible.

Mitigation Measure 14: The applicant shall implement the following basic construction measures at all times:

a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 15: The applicant shall submit a FEMA No-Rise/No Impact Certification to the Building Department as part of the building permit submittal.

Mitigation Measure 16: If it is determined that a Section 401 or 404 permit is required by the Regional Water Quality Control Board, the applicant shall file for said permit and a copy of the permit shall be submitted to the Planning Department prior to building permit issuance.

Mitigation Measure 17: The applicant shall notify the California Department of Fish and Wildlife of the project and secure all applicable permits. Copies of these permits shall be submitted to the Planning Department prior to building permit issuance.

Mitigation Measure 18: 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). Noise levels produced by construction activities within the riparian buffer zone shall not exceed the 45-dBA level at any one moment. Construction noise not occurring within the buffer zone shall not exceed 80-dBA at any one moment.

RESPONSIBLE AGENCY CONSULTATION

California Department of Fish and Wildlife

INITIAL STUDY

The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: April 19, 2017 – May 18, 2017

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., May 18, 2017**.

CONTACT PERSON

Olivia Boo
Project Planner, 650/363-1818
oboo@smcgov.org

Olivia Boo, Project Planner

MAR:OSB:aow – OSBBB0181_WAH.DOCX

County of San Mateo
Planning and Building Department

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed by Planning Department)

1. **Project Title:** Railcar Bridge Expansion

2. **County File Number:** PLN 2016-00425

3. **Lead Agency Name and Address:** San Mateo County Planning Department, 455 County Center, 2nd Fl., Redwood City CA 94063

4. **Contact Person and Phone Number:** Olivia Boo, 650/363-1818

5. **Project Location:** 1906 Pomponio Creek Road, San Gregorio

6. **Assessor's Parcel Number and Size of Parcel:** 087-180-170; 100 acres

7. **Project Sponsor's Name and Address:**
   Kerry Burke
   34 Amesport Landing
   Half Moon Bay, CA 94019

8. **General Plan Designation:** Agriculture

9. **Zoning:** PAD/CD (Planned Agricultural District/Coastal Development)

10. **Description of the Project:** Width expansion of an existing 12-foot wide 88-foot long railcar bridge crossing Pomponio Creek to include the installation of an additional railcar bridge of the same size adjacent to the existing bridge (total expanded bridge dimensions 24-feet wide by 88-feet long). Two new abutments and a retaining wall (12 feet in length) to support the expansion are proposed for construction within Pomponio Creek; 45 cu/yds of earthwork proposed. The bridge expansion will provide improved access for the existing onsite agricultural activities as well as meet fire access requirements.

11. **Surrounding Land Uses and Setting:** The parcel and adjacent properties are part of Cypress Tree Ranch and used for cattle grazing and hay production. Portions of the property area steeply sloped and covered by brush; Pomponio Creek runs parallel to Pomponio Creek Road which is located approximately 150 feet from the creek and project site. The parcel is developed with an existing barn and bridge. Surrounding parcels are of similar topography and size, or larger, and used for grazing.

12. **Other Public Agencies Whose Approval is Required:** California Department of Fish and Wildlife

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Significant Unless Mitigated" as indicated by the checklist on the following pages.

	Aesthetics	X	Climate Change		Population/Housing
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Public Services
	Air Quality	X	Hydrology/Water Quality		Recreation
X	Biological Resources	X	Land Use/Planning		Transportation/Traffic
X	Cultural Resources		Mineral Resources		Utilities/Service Systems
X	Geology/Soils	X	Noise		Mandatory Findings of Significance

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

    a. Earlier Analysis Used. Identify and state where they are available for review.

b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1.	**AESTHETICS**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
1.a.	Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
Discussion: The railcar bridge is a flatbed style bridge that rests on abutments and is not elevated or require the use of trusses such that the visual impacts of the bridge would be significant as seen from the Pomponio Creek Road (approximately 150 feet from the bridge location). The bridge expansion will be minimally visible from the road due to topography, mature vegetation and existing structures (barn) located along and adjacent to Pomponio Creek Road. **Source:** Project Plans, San Mateo County Geographic Information System.					
1.b.	Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
Discussion: The project is not located within a state scenic highway. **Source:** Site Inspection, Project Plans, San Mateo County Geographic Information System.					

1.c.	Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?				X
Discussion: No ground disturbance is proposed other than the limited excavation for construction of the abutments and retaining wall. The bridge will not be located on a ridgeline and no changes to topography will occur. **Source:** Project Plans.					
1.d.	Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?				X
Discussion: No lighting is used for the existing bridge and no new lighting is proposed with the bridge expansion. **Source:** Project Plans, Site Inspection.					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
Discussion: The project site location is not within a designated scenic corridor. **Source:** San Mateo County Geographic Information System.					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
Discussion: The project site is not located within a Design Review District. **Source:** San Mateo County Geographic Information System.					
1.g.	Visually intrude into an area having natural scenic qualities?			X	
Discussion: The proposed wood railcar bridge expansion is minimally visible from Pomponio Creek Road due to existing vegetation, topography, and structures along the right-of-way. **Source:** Project Plans, San Mateo County Geographic Information System.					

2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X

Discussion: The project parcel is in the Coastal Zone.

Source: San Mateo County Geographic Information System.

2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?			X	

Discussion: The property is not encumbered by an Open Space Easement. The parcel is under a Williamson Act Contract (PLN 2011-00382) that was non-renewed in 2011 (contract expires December 31, 2020). The project does not conflict with the County's Williamson Act Program or with agricultural zoning because the project will improve access to the agricultural areas of the parcel used for grazing and no other non-agricultural development is proposed. The proposed bridge does not conflict with the current Planned Agricultural District/Coastal Development zoning district because this use, subject to permit, is considered accessory to the agricultural use of the parcel.

Source: San Mateo County Geographic Information System.

2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X

Discussion: The parcel is located in an area identified as Grazing Land on the San Mateo County Important Farmland Map (2014); these areas are not designated as Farmland.

The definition of forestland (PRC Section 12220(g)) is "land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." Vegetation on the parcel is predominantly grasses and brush; tree cover is sparse and likely does not constitute 10% of the parcel. No tree removal is proposed through this permit. S**ource:** San Mateo County Important Farmland Map 2014, Google Earth.					
2.d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
Discussion: Portions of the property, including the project site, adjacent to the creek are mapped as Class III soils, however, these soils are not rated good or very good for Brussels sprouts or artichokes. The bridge location, crossing the creek, is not a farmable area, thus no impacts are anticipated. **Source:** Natural Resource Conservation Service Web Soil Survey (Land Capability Classification).					
2.e.	Result in damage to soil capability or loss of agricultural land?			X	
Discussion: The bridge location, crossing the creek, is not a farmable area and the road leading to the expanded bridge site is already disturbed by farm equipment traffic, thus the impacts to the loss of agricultural lands are less than significant. **Source:** Project Plans, Google Earth.					
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				X
Discussion: The parcel is not identified as forestland or timberland due to the sparse tree cover and the parcel is not zoned Timberland Production. The project does not conflict with existing zoning or will cause a rezoning, thus no impacts to these resources are expected as a result of this project. Timberland (PRC 4526) is defined a "land which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees." **Source:** Project scope, Google Maps.					

3.	**AIR QUALITY**. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
3.a.	Conflict with or obstruct implementation of the applicable air quality plan?			X	
Discussion: The project involves the expansion of a railcar bridge. The Bay Area Air Quality Management District (BAAQMD) exempts the construction of a building or structure that is not itself a source requiring a permit (Regulation 2-1-113). This facility does not require a permit from BAAQMD and, therefore, the project would not conflict with or obstruct implementation of the applicable air quality plan. The bridge in and of itself does not produce emissions and the use of the bridge is private in order to conduct agricultural operations on the northern portion of the property. **Source:** Bay Area Air Quality Management District (BAAQMD), Regulation 2, Rule 1 (2-1-113).					
3.b.	Violate any air quality standard or contribute significantly to an existing or projected air quality violation?			X	
Discussion: Refer to Section 3.a. **Source:** BAAQMD.					
3.c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
Discussion: Refer to Section 3.a. Source: BAAQMD.					
3.d.	Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?				X
Discussion: The project site is located in a rural area with no sensitive receptors, such as schools, or hospitals, located within or near the project vicinity. The project would also not general significant pollutant concentrations. Therefore, the no impact is anticipated. **Source:** Google Maps, BAAQMD.					

3.e.	Create objectionable odors affecting a significant number of people?				X
Discussion: Installation of the bridge will not generate objectionable odors. **Source:** Project Scope.					
3.f.	Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?			X	
Discussion: During project construction, dust could be generated for a short duration, however the temporary nature of the construction activities will not violate existing air quality standards. **Source:** Project Plans, BAAQMD.					

4.	**BIOLOGICAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
4.a.	Have a significant 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?		X		

Discussion: Installation of the railcar bridge will include the construction of two new abutments above the ordinary high water mark of Pomponio Creek and adjacent to the existing abutments. No modifications are being made to the existing railcar bridge or supports.

A biologist report was submitted for which the biologist conducted a study (site assessment) on a portion of the property (study area) and concluded that one sensitive biological community (riparian corridor/riparian corridor buffer of 50 feet) was identified in the study area as well as six special status wildlife species that have a moderate potential to occur within the riparian and poison oak scrub habitat: loggerhead shrike (Species of Special Concern), yellow warbler (Species of Special Concern), San Francisco saltmarsh common yellowthroat (Species of Special Concern), San Francisco dusky-footed woodrat (Species of Special Concern), California red-legged frog (Species of Special Concern), and San Francisco garter snake (Federal/State Endangered). No wildlife was observed during the site assessment.

Site assessment summary for the study area:

Loggerhead shrike: suitable nesting habitat is present in the trees and shrubs in the riparian corridor and poison oak scrub within the study area and there is a moderate potential for loggerhead shrike to nest in these habitats.

Yellow warbler: Suitable nesting habitat is present in the Pomponio Creek riparian corridor. There is a moderate potential for yellow warbler to nest within the creek riparian corridor.

San Francisco common yellowthroat: The willow-riparian habitats within the study area provide suitable nesting habitat for this species. There is a moderate potential for this species to occur within riparian habitats in the study area.

San Francisco dusky-footed woodrat: Moderate potential to occupy the riparian habitats and poison oak scrub within the study area.

California red-legged frog (CRLF): No aquatic breeding habitat is within the study area; however, Pomponio Creek provides non-breeding aquatic habitat and a dispersal corridor.

San Francisco garter snake (SFGS): No wetland or pond habitats are within the study area; however, Pomponio Creek provides a dispersal corridor.

The project will require construction of abutments near the top of the creek bank for the bridge expansion and the installation of the railcar bridge spanning the creek above the top of creek bank. Trimming of riparian vegetation will be necessary for the bridge installation but it will be limited to the minimum necessary to complete the work and no riparian vegetation will be removed as part of the project.

The project will not alter the condition of any of the physical or biological features for CRLF or SFGS in the study area and the addition of the railcar will not create a barrier to dispersal nor will any loss in cover within the riparian corridor occur. Ground disturbance will be extremely limited within the riparian corridor and no work will occur below the ordinary high water mark of Pomponio Creek. The biologist report recommends the following mitigation measures to reduce potential significant impacts to less than significant levels. No take is expected to occur during the proposed project with implementation of the following measures.

Mitigation Measure 1: All work shall occur during the dry season (April 15-October 31).

Mitigation Measure 2: Wildlife exclusion fencing shall be erected and maintained between the proposed bridge expansion construction activities (abutments) and the Pomponio Creek riparian habitat on both sides of Pomponio Creek. The purpose of the exclusion fence is to prevent SFGS and CRLF from dispersing from Pomponio Creek on to the Project Site. Fencing should extend a minimum of 36 inches above ground level and be buried 4 inches to 6 inches below ground. Upon completion of the Project, all fencing material will be removed from the site and disposed of properly.

Mitigation Measure 3: Preconstruction surveys shall be performed immediately prior to the start of any ground breaking activities by a qualified biologist. If CRLF and SFGS are found within the Study Area, all work shall cease until the individual(s) have been allowed to leave the Study Area on their own and the fence has been repaired, if necessary. If the CRLF or SFGS individual(s) cannot passively leave the Study Area, work will cease and the USFWS will be contacted to determine the appropriate course of action.

Mitigation Measure 4: If ground disturbing activities are to take place below the top of the bank or within the riparian corridor, and an exclusion fence cannot be properly installed because of the steep banks, a qualified biologist shall monitor ground disturbing activities below the top of bank and/or within the riparian habitat. If the CRLF or SFGS are found within the Study Area, all work shall cease until the individual(s) have been allowed to leave the Study Area on their own. If the CRLF or SFGS individual(s) cannot passively leave the Study Area, work will cease and the USFWS will be contacted to determine the appropriate course of action.

Mitigation Measure 5: Tightly woven fiber netting or similar material shall be used for erosion control or other purposes at the Project to ensure the CRLF and SFGS do not get trapped. This limitation shall be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products or similar material shall not be used because CRLF, SFGS,

and other species may be come entangles or trapped in it.

Mitigation Measure 6: Because dusk and dawn are often the times when CRLF are most active and dispersing, all construction activities shall cease one half hour before sunset and shall not begin prior to one half hour after sunrise.

Mitigation Measure 7: No work shall occur during rain events (defined as greater than 0.25-inch within a 24-hour period) when either species is most likely to disperse.

Mitigation Measure 8: If work is to be initiated during the nesting season (March 1-August 31), a pre-construction nesting bird survey shall be performed no more than 14 days prior to initial ground disturbance to avoid impacting nests, eggs and/or young.

Mitigation Measure 9: If the survey identifies any active nests, an exclusion buffer shall be established for protection of the nest and young. Buffer distance will vary based on species and conditions at the site, but typically ranges between 25 up to 600 feet. The buffer should be maintained until all young have fledged. Impacts to nesting birds can be avoided if potential activities are initiated outside of the nesting season (September 1-Feburary 28).

Mitigation Measure 10: A pre-construction survey within the riparian habitat shall be conducted to identify and mark for avoidance all existing San Francisco dusky-footed woodrat houses in the work area.

Mitigation Measure 11: Woodrat houses which cannot be avoided shall be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material should be placed back on the house and the house will remain undisturbed for two to three weeks in order to give the young enough time to mature and leave the house. After two to three weeks, the nest dismantling process may begin again. Nest material will be moved to suitable adjacent areas (riparian woodland, scrub) that will not be impacted.

Source: WRA Environmental Consultants Biologist Report (September 2016).

4.b.	Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		

Discussion: Refer to 4.a., above.

Source: WRA Environmental Consultants Biologist Report (September 2016).

4.c.	Have a significant 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?				X

Discussion: The site does not contain any wetlands.

Source: WRA Environmental Consultants Biologist Report (September 2016).

4.d.	Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
Discussion: Refer to for 4.a., above. **Source:** WRA Environmental Consultants Biologist Report (September 2016).					
4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?			X	
Discussion: There are no tree removals proposed within the project area. Minor riparian vegetation will be trimmed for installation of the bridge, however no riparian vegetation will be removed. The County's Local Coastal Program (Policy 7.9) allows bridges in riparian corridors provided no other feasible or practicable alternative exists and where bridge supports are not in significant conflict with corridor resources. Extending the current bridge location, as opposed to locating a secondary bridge elsewhere across the creek, is the most practicable alternative in order to provide access to the agricultural areas of the parcel with the least amount of impacts to coastal resources. As mitigated, the current proposal is least impactful to the surrounding sensitive habitats and species, thus complying with local policies that protect such resources. **Source:** Site Plan, Project Description, WRA Environmental Consultants Biological Resources Assessment Report.					
4.f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?				X
Discussion: The subject parcel is not located within an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State habitat conservation plan. **Source:** San Mateo County Geographic Information System and General Plan Maps.					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion: The subject parcel is not located inside or within 200 feet of a marine or wildlife reserve. **Source:** San Mateo County Geographic Information System and General Plan Maps					

4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X

Discussion: The project parcel does not contain oak woodlands or other non-timber woodlands.

Source: Site Plan, Google Earth.

5.	**CULTURAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
5.a.	Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X

Discussion: The existing railcar bridge is not listed as a historical resource, thus no impacts will occur as a result of this project.

Source: California Register of Historical Resources.

5.b.	Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		

Discussion: Ground disturbance for construction will be minimal at 40 cubic yards of cut and 5 cubic yards of fill. In the unlikely event that archaeological resources are encountered during construction, the following mitigation measure is recommended to ensure less than significant impacts occur:

Mitigation Measure 12: In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Source: Project Plans.

5.c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

Discussion: In the unlikely event such paleontological resources or sites are encountered, Mitigation Measure 12 is recommended. Refer to 5.b., above. As mapped, the project area consists

of TPS geologic materials which are identified as “sedimentary rocks” which are commonly found within the surrounding project area. **Source:** Project Plans, USGS Scientific Investigations Map 2918.					
5.d.	Disturb any human remains, including those interred outside of formal cemeteries?		X		
Discussion: No known human remains are located within the project area. The nearest known cemetery is 3.5 miles south of the project site, Mount Hope Cemetery in Pescadero. In the unlikely event human remains are encountered, Mitigation Measure 12 is recommended, Refer to 5.b., above. **Source:** Project Location, San Mateo County Genealogical Society Cemetery Listings.					

6.	**GEOLOGY AND SOILS**. Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
6.a.	Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
	i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*				X
Discussion: The site is not within the area delineated on the Alquist-Priolo Earthquake Fault Zoning Map. **Source:** Department of Conservation Alquist-Priolo Earthquake Fault Zoning Map.					
	ii. Strong seismic ground shaking?			X	
Discussion: The Shaking Severity for the project area is identified as Strong or Very Strong for the San Andreas and San Gregorio fault segments. The submitted Geotechnical Report has identified the project site in an area of high seismicity with active faults associated with the San Andreas fault system. Two soil borings were performed at depths of 18 feet and 13.5 feet which resulted in very					

stiff clay in the upper 6 to 7 feet then becoming stiff to depth. The report concluded that the bridge site is suitable for the proposed construction provided the report recommendations, which are included in the project scope, are implemented during project construction (e.g., construction to meet current building code regulations). **Source:** Sigma Prime Geosciences, Inc. Geotechnical Study (September 2016), ABAG Earthquake Shaking Potential Map.				
iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
Discussion: The Geotechnical Report has identified a low likelihood of differential compaction and liquefaction affecting the bridge given the thick stiff clay found in the project area resulting from the soil borings. Potential impacts to this non-habitable structure are less than significant. **Source:** Sigma Prime Geosciences, Inc. Geotechnical Study (September 2016), ABAG Earthquake Liquefaction Scenarios Map.				
iv. Landslides?			X	
Discussion: The project site is located in an area determined to be least susceptible to landslides. The Geotechnical Report states that no visible evidence of any slope failures on the creek banks are within the project area. Slope failure is not expected to impact the proposed bridge site. **Source:** Sigma Prime Geosciences, Inc. Geotechnical Study (September 2016), San Mateo County Landslide Susceptibility Map.				
v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*				X
Discussion: The site is not on a coastal bluff or cliff. **Source:** Project Location.				
6.b. Result in significant soil erosion or the loss of topsoil?		X		
Discussion: The project would incur only minor vegetation trimming within the project area and minor earthwork associated with trenching to accommodate the bridge abutments. In order to reduce potential erosion and sedimentation from occurring as a result of the project, the following mitigation measures are recommended in accordance with the biologist report. **Mitigation Measure 13:** The applicant shall provide an erosion and sediment control plan as part of the building permit submittal for review by the Planning Department. The plan shall identify/note the following: (1) a moratorium on grading during a rain event, (2) erosion control measures to be installed prior to construction activities, (3) limiting the area of soil disturbance to the amount of acreage that can be protected prior to a forecasted rain event and to the minimum area needed to complete the proposed action, (4) delineation and protection of environmentally sensitive areas to				

prevent construction impacts, (5) location of fiber rolls and other measures as appropriate to control sediment and erosion, (6) identifying method of control for spills, litter, fuels, and other hazardous materials, and (7) notation on the preservation of existing vegetation whenever feasible. **Source:** WRA Environmental Consultants Biologist Report (September 2016).					
6.c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?			X	
Discussion: The Geotechnical Report has identified the proposed site a suitable for bridge construction. Unstable geologic unit(s) or soils were not identified in the project area or occurring as a result of the project. **Source:** Sigma Prime Geosciences, Inc. Geotechnical Study (September 2016).					
6.d.	Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?			X	
Discussion: Expansive soils were not identified in the Geotechnical Report as being within the project area. **Source:** Sigma Prime Geosciences, Inc. Geotechnical Study (September 2016).					
6.e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
Discussion: The project does not propose a septic system. **Source:** Project Plans.					

7.	**CLIMATE CHANGE**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
7.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X	
Discussion: Project related minor grading and construction may result in the temporary generation of GHG emissions along travel routes and at the project site. In general, construction involves GHG					

emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and personal cars of construction workers). Due to the site's location, temporary nature of the construction, and no emissions generated by the bridge itself, the potential project GHG emission levels from construction are considered less than significant.

Source: San Mateo County Energy Efficiency Climate Action Plan (EECAP), Project Plans.

7.b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

Discussion: The San Mateo County Energy Efficiency Climate Action Plan (EECAP) identifies implementation measure for the reduction of greenhouse gas emissions resulting from development consistent with state legislation. Greenhouse gas emissions resulting from the project are expected to occur during the construction phase. Although the emissions are temporary in nature and are likely not to significantly impact the environment, the following mitigation measure is recommended to ensure compliance with the EECAP and ensure that potential impacts are less than significant.

Mitigation Measure 14: The applicant shall implement the following basic construction measures at all times:

a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Source: San Mateo County Energy Efficiency Climate Action Plan (EECAP).

7.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release signifi-cant amounts of GHG emissions, or significantly reduce GHG sequestering?				X

Discussion: No forestland is present on the parcel.

Source: Project Site, Google Earth.

7.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X

Discussion: The project is not located on or near a coastal cliff or bluff and would not expose structures or infrastructure to accelerated costal cliff/bluff erosion due to sea level rise. The project

site is located approximately 3 miles inland from the Pacific Ocean. Thus, the project poses no impact. **Source:** Project Plan. Google Maps.					
7.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: According to the San Mateo County Energy Efficient Climate Action Plan and the Draft County of San Mateo Sea Level Rise Vulnerability Assessment (although the subject area is not yet mapped), the project site is not located in an area expected to be impacted by a sea level rise area. **Source:** San Mateo County Energy Efficient Climate Action Plan, Draft County of San Mateo Sea Level Rise Vulnerability Assessment (April 2017).					
7.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?		X		
Discussion: The project site is located within Flood Hazard Zone A (1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage; no depths or base flood elevations identified). Due to the location of the bridge within this flood hazard, a FEMA No Rise/No Impact Certification will be required to ensure the project will not impact base flood elevations, floodway elevations or floodway widths. The following mitigation measure is recommended. **Mitigation Measure 15:** The applicant shall submit a FEMA No-Rise/No Impact Certification to the Building Department as part of the building permit submittal. **Source:** FEMA Community FIRM Panel 06081C0390E, Effective October 16, 2012.					
7.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?		X		
Discussion: Refer to 8.f., above. **Source:** FEMA Community FIRM Panel 06081C0390E, Effective October 16, 2012.					

8.	**HAZARDS AND HAZARDOUS MATERIALS**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
8.a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
Discussion: The project would not result in a significant hazard to the public or the environment, as it does not involve the routine transport, use, or disposal of hazardous materials. Source: Project Scope.					
8.b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
Discussion: No reasonable foreseeable impacts to the environment are anticipated provided construction is carried out in accordance with building code requirements and best management practices as mitigated. Source: Project Scope.					
8.c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
Discussion: The project parcel is not located within any such distance to an existing or proposed school. The emissions of hazardous materials, substances, or waste are not a part of the project. **Source:** Project scope, San Mateo County Geographic Information System.					
8.d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
Discussion: The site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Source: Hazardous Waste and Substances Site List, California State Department of Toxic Substances Control, San Mateo County.					

8.e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				X
Discussion: The site is not located within a known area regulated by an airport land use plan nor is it located within 2 miles of a public airport or public use airport. Source: Google Earth.					
8.f.	For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
Discussion: The project is not located within the vicinity of a private airstrip. Source: Google Earth.					
8.g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project would not physically impede road access and would improve California Department of Forestry and Fire emergency access for the property. Source: Project Plans.					
8.h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
Discussion: The project parcel is located within a Moderate fire hazards severity zone. Given that the parcel is not identified as being a high risk location, and that the project does not involve the construction of any habitable structures, there is no expected impact. **Source:** San Mateo County Geographic Information System.					
8.i.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: No housing is proposed. **Source:** San Mateo County Geographic Information System.					

8.j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: Refer to 7.f., above. **Source:** FEMA Community FIRM Panel 06081C0390E, effective October 16, 2012.					
8.k.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
Discussion: No dam or levee is located on or near the subject parcel. **Source:** Google Earth.					
8.l.	Inundation by seiche, tsunami, or mudflow?				X
Discussion: The site is not in a seiche, tsunami, or mudflow hazard zone. **Source:** California Geological Survey Tsunami Inundation Map for Emergency Planning, General Plan Natural Hazards Map.					

9.	**HYDROLOGY AND WATER QUALITY**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
9.a.	Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?		X		
Discussion: Construction of the bridge will occur in an identified riparian corridor along Pomponio Creek. Waters of the U.S. and the State are protected resources and regulated by the Regional Water Quality Control Board. As mitigated, no Section 401 or 404 permits are anticipated, however, the following mitigation measure is recommended to reduce potential impacts to less than significant levels. **Mitigation Measure 16:** If it is determined that a Section 401 or 404 permit is required by the Regional Water Quality Control Board, the applicant shall file for said permit and a copy of the permit shall be submitted to the Planning Department prior to building permit issuance. **Source:** WRA Environmental Consultants Biologist Report (September 2016), Project Scope.				

9.b.	Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
Discussion: The project does not propose a well nor affect groundwater. **Source:** Project Plans.					
9.c.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?		X		
Discussion: It is anticipated that construction of the abutments above the ordinary high water mark of Pomponio Creek during the dry season and the minimal earthwork required will not significantly alter the existing creek course, drainage of the area, or result in significant erosion or siltation, as mitigated. However, California Fish and Code Section 1602 states that an entity may not substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake, or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake without notifying the CA Department of Fish and Wildlife. Because construction will occur near the top of creek bank, the following mitigation is recommended to ensure potential significant impacts are reduced to less than significant levels. **Mitigation Measure 17:** The applicant shall notify the California Department of Fish and Wildlife of the project and secure all applicable permits. Copies of these permits shall be submitted to the Planning Department prior to building permit issuance. **Source:** Project Plans.					
9.d.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?		X		
Discussion: Refer to 9.c., above. **Source:** Project Description.					

9.e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?				X
Discussion: No stormwater drainage systems are located in this rural area. **Source:** Project Description.					
9.f.	Significantly degrade surface or ground-water water quality?				X
Discussion: Refer to 9.c., above. **Source:** Project Scope.					
9.g.	Result in increased impervious surfaces and associated increased runoff?				X
Discussion: Impervious surfaces typically include impenetrable materials such as asphalt, concrete, and rooftops. The railcar bridge is constructed of 3.5-inch timber planks on girders which does allow for water to pass between the abutting planks, therefore, no increase in impervious surface is proposed. **Source:** Project Plans.					

10.	**LAND USE AND PLANNING**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
10.a.	Physically divide an established community?				X
Discussion: There is no land division or development that would result in the division of an established community. **Source:** Google Maps.					
10.b.	Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
Discussion: As mitigated, the project conforms to the applicable policies of the San Mateo County General Plan, Local Coastal Program, and Zoning Regulations in addition to any permits required by					

the Regional Water Quality Control Board and the CA Department of Fish and Wildlife. **Source:** Project Plans.				
10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
Discussion: The site is not within a habitat conservation plan or natural community conservation plan area. **Source:** San Mateo County Parks Department.				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
Discussion: The project would not result in a congregation of more than 50 people on the site on a regular basis. **Source:** Project Scope.				
10.e. Result in the introduction of activities not currently found within the community?				X
Discussion: The project is widening an existing railcar bridge to improve access to the agricultural activities on the parcel and will also comply with fire access requirements. There will be no proposed change to the overall on site activity. **Source:** Project Plans.				
10.f. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
Discussion: The project proposes improvements to serve only the subject property. No new activity is proposed. These improvements are completely with the parcel boundaries and do not serve to encourage off-site development of undeveloped areas or increases the development intensity of surrounding developed areas. **Source:** Project Scope.				
10.g. Create a significant new demand for housing?				X
Discussion: No demand for housing as a result of the project. **Source:** Project Scope.				

11. MINERAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
11.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
Discussion: No mapped mineral resources within parcel. **Source:** San Mateo County General Plan Mineral Resources Map.				
11.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
Discussion: Refer to 11.b., above. **Source:** San Mateo County General Plan Mineral Resources Map.				

12. NOISE. Would the project result in:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
12.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		

Discussion: The project will generate short term noise associated with construction. However, such noises will be temporary. The San Mateo County Noise Ordinance regulates noise sources associated with construction activities. The following mitigation measure as modified to conform with the Local Coastal Program Policy 7.13 (*Performance Standards in Buffer Zones*) are recommended to ensure potential significant impacts are reduced to less than significant levels. Once construction is complete, the project is not expected to generate significant amounts of noise.

Mitigation Measure 18: 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). Noise levels produced by construction activities within the riparian buffer zone shall not exceed the 45-dBA level at any one moment. Construction noise not occurring within the buffer zone shall not exceed 80-dBA at any one moment.

Source: San Mateo County Ordinance Code, Section 4.88.360 for Noise Control, San Mateo.

County Local Coastal Program.				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
Some ground-borne vibration is expected during the construction of the rail bridge; however, the vibration will be minimal and temporary, thus, the impact will be less than significant. **Source:** Project Plans, County Noise Ordinance.				
12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion: No significant permanent increase in ambient noise levels is expected given the project scope. Source: Project Scope.				
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
Discussion: Refer to Question 12.a., above. **Source:** Project Scope.				
12.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: The project is located outside of the Half Moon Bay Airport Land Use Compatibility Plan and the adopted noise contours for the airport and is not located within 2 miles of a public airport. **Source:** Google Earth.				
12.f. For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: The project is not located within the proximity of a private airstrip. **Source:** Google Earth				

13. POPULATION AND HOUSING. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
13.a. Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
Discussion: The rail bridge expansion will not induce population growth. The purpose is to access existing ongoing agriculture activity. **Source:** Project Scope.				
13.b. Displace existing housing **(including low- or moderate-income housing)**, in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: The project will not impact existing housing. **Source:** Project Scope.				

14. PUBLIC SERVICES. Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
14.a. Fire protection?				X
14.b. Police protection?				X
14.c. Schools?				X
14.d. Parks?				X
14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

Discussion: The project would not introduce uses that would impact police protection. The project would not increase school, park, or sewer demand. The rail bridge expansion will comply with CA Department of Forestry and Fire emergency vehicle access requirements.

Source: Project Scope.

15. RECREATION. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
15.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?				X
Discussion: The rail bridge expansion would not increase the use of existing neighborhood or regional parks or other recreational facilities. Source: Project Scope.				
15.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
Discussion: The project does not include the construction or expansion of recreational facilities. **Source:** Project Scope.				

16. TRANSPORTATION/TRAFFIC. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***

16.a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
Discussion: The project is occurring within privately held land ownership; no changes to the existing public right-of-way are proposed. **Source:** Project Scope.					
16.b.	Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?				X
Discussion: This parcel is not located within a congestion management designated area. **Source:** City/County Association of Governments of San Mateo County Final San Mateo County Congestion Management Program 2013.					
16.c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X
Discussion: The project will not require or result in a change in air traffic patterns. **Source:** Project Scope.					
16.d.	Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
Discussion: The project will not alter the existing roadway design features or create an impediment/hazard. **Source:** Project Scope.					

16.e. Result in inadequate emergency access?				X
Discussion: The project has been reviewed and received preliminary approval by California Department of Forestry and Fire. The railcar bridge expansion will improve access within the subject property. **Source:** Project Plans, California Department of Forestry and Fire.				
16.f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
Discussion: The project will not impact any bicycle, pedestrian, or public transit facilities. It will not prevent the implementation of any transportation plan or reduce the performance of any such facilities. **Source:** Project Scope.				
16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
Discussion: The project will not result in the blockage or rerouting of any trail, sidewalk, or other walking path. The proposed project does not result in changes outside of the parcel boundaries. There is no expectation of an increase to or change in the pedestrian patterns in the area. **Source:** Project Scope.				
16.h. Result in inadequate parking capacity?				X
Discussion: No impact. The project site has adequate parking and turnaround capacity for the residents and agricultural workers on the subject property. The site will have adequate space to accommodate the temporary parking for vehicles associated with the construction of the railcar bridge expansion. **Source:** Project Plans.				

17. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
17.a. Exceed wastewater treatment require-ments of the applicable Regional Water Quality Control Board?				X
Discussion: The project does not involve wastewater treatment.				

Source: Project Scope.				
17.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
Discussion: No such facility proposed. **Source:** Project Scope.				
17.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
Discussion: The proposed project does not require the installation of stormwater drainage facilities given the project scope. **Source:** Project Scope.				
17.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
Discussion: No water usage is proposed with this project. **Source:** Project Scope.				
17.e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
Discussion: The rail bridge expansion does not impact wastewater. **Source:** Project Scope.				
17.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
Discussion: The project will not generate solid waste. **Source:** Project Scope.				
17.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X

Discussion: The project will not generate solid waste. **Source:** Project Scope.				
17.h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?				X
Discussion: No energy consumption with the project. **Source:** Project Scope.				
17.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
Discussion: No impact to a public utility as result of the project. **Source:** Project Scope.				

18. MANDATORY FINDINGS OF SIGNIFICANCE.				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
18.a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
Discussion: The project has the potential to impact the quality of the environment and biological resources; however, as mitigated these potential significant impacts are reduced to a less than significant level with the implementation of all recommended mitigation measures. **Source:** Project scope.				
18.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when			X	

	viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				
Discussion: As mitigated, the project will not have cumulatively considerable impacts. There are no known approved, pending or future projects anticipated for the project parcel. **Source:** Project Scope.					
18.c.	Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?			X	
Discussion: The project will not result in significant adverse impacts to humans, as mitigated. **Source:** Project Scope.					

RESPONSIBLE AGENCIES. Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board	X		Clean Water Act Certification
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission	X		Appeals Jurisdiction
City		X	
Sewer/Water District:		X	
Other: CA Department of Fish and Wildlife	X		Lake and Streambed Alteration Agreement

MITIGATION MEASURES		
	Yes	No
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Mitigation Measure 1: All work shall occur during the dry season (April 15-October 31).

Mitigation Measure 2: Wildlife exclusion fencing shall be erected and maintained between the proposed bridge expansion construction activities (abutments) and the Pomponio Creek riparian habitat on both side of Pomponio Creek. The purpose of the exclusion fence is to prevent SFGS and CRLF from dispersing from Pomponio Creek on to the Project Site. Fencing should extend a minimum of 36 inches above ground level and be buried 4 inches to 6 inches below ground. Upon completion of the Project, all fencing material will be removed from the site and disposed of properly.

Mitigation Measure 3: Preconstruction surveys shall be performed immediately prior to the start of any ground breaking activities by a qualified biologist. If CRLF and SFGS are found within the Study Area, all work shall cease until the individual(s) have been allowed to leave the Study Area on their own and the fence has been repaired, if necessary. If the CRLF or SFGS individual(s) cannot passively leave the Study Area, work will cease and the USFWS will be contacted to determine the appropriate course of action.

Mitigation Measure 4: If ground disturbing activities are to take place below the top of bank or within the riparian corridor, and an exclusion fence cannot be properly installed because of the steep banks, a qualified biologist shall monitor ground disturbing activities below the top of bank and/or within the riparian habitat. If the CRLF or SFGS are found within the Study Area, all work shall cease until the individual(s) have been allowed to leave the Study Area on their own. If the CRLF or SFGS individual(s) cannot passively leave the Study Area, work will cease and the USFWS will be contacted to determine the appropriate course of action.

Mitigation Measure 5: Tightly woven fiber netting or similar material shall be used for erosion control or other purposes at the Project to ensure the CRLF and SFGS do not get trapped. This limitation shall be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products or similar material shall not be used because CRLF, SFGS, and other species may be come entangles or trapped in it.

Mitigation Measure 6: Because dusk and dawn are often the times when CRLF are most active and dispersing, all construction activities shall cease one half hour before sunset and shall not begin prior to one half hour after sunrise.

Mitigation Measure 7: No work shall occur during rain events (defined as greater than 0.25-inch within a 24-hour period) when either species is most likely to disperse.

Mitigation Measure 8: If work is to be initiated during the nesting season (March 1-August 31), a pre-construction nesting bird survey shall be performed no more than 14 days prior to initial ground disturbance to avoid impacting nests, eggs and/or young.

Mitigation Measure 9: If the survey identifies any active nests, an exclusion buffer shall be established for protection of the nest and young. Buffer distance will vary based species and conditions at the site, but typically ranges between 25 up to 600 feet. The buffer should be maintained until all young have fledged. Impacts to nesting birds can be avoided if potential

activities are initiated outside of the nesting season (September 1-Feburary 28).

Mitigation Measure 10: A pre-construction survey within the riparian habitat shall be conducted to identify and mark for avoidance all existing San Francisco dusky-footed woodrat houses in the work area.

Mitigation Measure 11: Woodrat houses which cannot be avoided shall be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material should be placed back on the house and the house will remain undisturbed for two to three weeks in order to give the young enough time to mature and leave the house. After two to three weeks, the nest dismantling process may begin again. Nest material will be moved to suitable adjacent areas (riparian woodland, scrub) that will not be impacted.

Mitigation Measure 12: In the event that cultural, paleontological, or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 13: The applicant shall provide an erosion and sediment control plan as part of the building permit submittal for review by the Planning Department. The plan shall identify/note the following: (1) a moratorium on grading during a rain event, (2) erosion control measures to be installed prior to construction activities, (3) limiting the area of soil disturbance to the amount of acreage that can be protected prior to a forecasted rain event and to the minimum area needed to complete the proposed action, (4) delineation and protection of environmentally sensitive areas to prevent construction impacts, (5) location of fiber rolls and other measures as appropriate to control sediment and erosion, (6) identifying method of control for spills, litter, fuels, and other hazardous materials, and (7) notation on the preservation of existing vegetation whenever feasible.

Mitigation Measure 14: The applicant shall implement the following basic construction measures at all times:

a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 15: The applicant shall submit a FEMA No-Rise/No Impact Certification to the Building Department as part of the building permit submittal.

Mitigation Measure 16: If it is determined that a Section 401 or 404 permit is required by the Regional Water Quality Control Board, the applicant shall file for said permit and a copy of the

CALIFORNIA COASTAL COMMISSION
NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
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February 7, 2017

Olivia Boo, Project Planner
San Mateo County Planning and Building Department
455 County Center, 2nd Floor
Redwood City, California 94063

Re: San Mateo County Planning Case Number PLN2015-00425 (Kerry Burke)

Dear Ms. Boo,

Thank you for forwarding the project referral for County Planning Case Number PLN2015-00425 dated January 18, 2017 and received in our San Francisco office on January 20, 2017. We appreciate the opportunity to provide you with comments and your flexibility regarding the timeline for receiving them. The proposed project is located on a property at 1906 Pomponio Creek Road, in San Gregorio, San Mateo County. The applicant is requesting a Coastal Development Permit (CDP) and Planned Agriculture District (PAD) Permit for proposed construction to increase the size of an existing rail car bridge by 12 feet in width and 89 feet in length over Pomponio Creek.

Project Description

Project Plan Sheet S0.1, General Structural Notes includes a scope of work that indicates the proposed, new railroad flatcar bridge (RRFC) will connect to an existing RRFC bridge to form a combined bridge structure. We suggest that the County require the applicant to more clearly state the purpose of the proposed project. The project description should describe the purpose of, or need for, the project, i.e., the reason the applicant finds it necessary to increase the size of the bridge.

Biological Resources and Water Quality

The proposed project area contains a segment of Pomponio Creek. Riparian corridors and all perennial and intermittent streams and their tributaries are defined by Local Coastal Program (LCP) Policy 7.1 as sensitive habitat; and designated as such under LCP Policy 7.2. Sensitive habitat areas include riparian corridors, wetlands, and other areas that contain or support special status species. Pomponio Creek has riparian habitat associated with it and is also reported to support anadromous fish species such as steelhead trout. LCP Policy 7.3 prohibits any development or land use that would have a significant, adverse, impact on sensitive habitat areas. This policy also requires that development be sited and designed to prevent impacts that could significantly degrade sensitive habitat. We recommend that the County require the applicant to conduct a biological assessment of the project area and identify the project's potential impacts on Pomponio Creek and associated biological resources. The biological report submitted by the applicant must describe species, including but not limited to salmonid fish, California red-legged frog (CRLF), and San Francisco Garter Snake (SFGS) that can occur within the project site. A

complete description of existing biological resources, site conditions, potential project impacts, and measures to mitigate those impacts either by avoidance, minimization, or replacement of damaged or removed resources must be included in the biological assessment. The applicant's biological assessment report must also include a site map that accurately depicts the riparian corridor and appropriate buffers as required by the LCP for the protection of habitat.

LCP Policy 7.4 limits uses in sensitive habitats to those that are resource-dependent. Only project activities consistent with the permitted uses listed in LCP Policy 7.4, and particularly in Policy 7.9, shall be allowed in the corresponding sensitive habitat areas. LCP Policy 7.9 provides permitted uses in riparian corridors. The proposed project must be evaluated for its consistency with LCP Policy 7.9, which allows for bridges as a permitted use when no feasible or practicable alternative exists and when the bridge supports are not in conflict with corridor resources. The proposed project must be evaluated for consistency with the LCP's policies protecting sensitive habitat, including but not limited to Policy 7.4 and Policy 7.9.

LCP Policy 7.10 provides performance standards for permitted uses in riparian corridors. The proposed new bridge must be consistent with these standards. The design, construction and use of the new bridge must: a) minimize removal of vegetation, b) minimize land exposure during construction and use of appropriate Best Management Practices (BMPs) such as temporary vegetation or mulching to protect critical areas, c) minimize erosion, sedimentation, and runoff to Pomponio Creek, d) provide sufficient passage for native and anadromous fish, e) maintain natural vegetation buffer areas that protect riparian habitats, and f) minimize the alteration of the natural stream/creek. We recommend that the applicant also be required to provide a detailed description of measures that will be implemented to protect water quality of Pomponio Creek. The County evaluation for the proposed project should consider consistency with the LCP policies, including LCP policies 7.3 and 7.10.

Please feel free to contact me if you have questions regarding our comments. I can be reached by phone at (415) 904-5292 or e-mail at renee.ananda@coastal.ca.gov.

Sincerely,

Renée Ananda

Renée Ananda
Coastal Program Analyst
North Central Coast District

Existing Barns/Agriculture Buildings (Immediately East of Bridge)

Land Immediately West

Existing Bridge

Existing Bridge, View South

Existing Bridge

New Railcar Bridge For Expansion