



**Revised Initial Study and Mitigated Negative Declaration
Residential Condominiums at 1509 El Camino Real
City of Burlingame, San Mateo County, California**

APPENDICES

Prepared for:
City of Burlingame



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Biological Resources**

A.1 - CNDDDB Species List



Selected Elements by Scientific Name
California Department of Fish and Wildlife
California Natural Diversity Database



Query Criteria: Quad is (Montara Mountain (3712254) or San Francisco South (3712264) or San Mateo (3712253))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Acanthomintha duttonii</i> San Mateo thorn-mint	PDLAM01040	Endangered	Endangered	G1	S1	1B.1
<i>Adela oplerella</i> Opler's longhorn moth	IILEE0G040	None	None	G2	S2	
<i>Allium peninsulare var. franciscanum</i> Franciscan onion	PMLIL021R1	None	None	G5T1	S1	1B.2
<i>Amsinckia lunaris</i> bent-flowered fiddleneck	PDBOR01070	None	None	G2?	S2?	1B.2
<i>Antrozous pallidus</i> pallid bat	AMACC10010	None	None	G5	S3	SSC
<i>Arctostaphylos franciscana</i> Franciscan manzanita	PDERI040J3	Endangered	None	G1	S1	1B.1
<i>Arctostaphylos imbricata</i> San Bruno Mountain manzanita	PDERI040L0	None	Endangered	G1	S1	1B.1
<i>Arctostaphylos montana ssp. ravenii</i> Presidio manzanita	PDERI040J2	Endangered	Endangered	G3T1	S1	1B.1
<i>Arctostaphylos montaraensis</i> Montara manzanita	PDERI042W0	None	None	G1	S1	1B.2
<i>Arctostaphylos pacifica</i> Pacific manzanita	PDERI040Z0	None	Endangered	G1	S1	1B.2
<i>Arctostaphylos regismontana</i> Kings Mountain manzanita	PDERI041C0	None	None	G2	S2	1B.2
<i>Astragalus pycnostachyus var. pycnostachyus</i> coastal marsh milk-vetch	PDFAB0F7B2	None	None	G2T2	S2	1B.2
<i>Astragalus tener var. tener</i> alkali milk-vetch	PDFAB0F8R1	None	None	G2T2	S2	1B.2
<i>Athene cunicularia</i> burrowing owl	ABNSB10010	None	None	G4	S3	SSC
<i>Banksula incredula</i> incredible harvestman	ILARA14100	None	None	G1	S1	
<i>Caecidotea tomalensis</i> Tomales isopod	ICMAL01220	None	None	G2	S2	
<i>Calicina minor</i> Edgewood blind harvestman	ILARA13020	None	None	G1	S1	
<i>Callophrys mossii bayensis</i> San Bruno elfin butterfly	IILEPE2202	Endangered	None	G4T1	S1	
<i>Carex comosa</i> bristly sedge	PMCYP032Y0	None	None	G5	S2	2B.1
<i>Centromadia parryi ssp. parryi</i> pappose tarplant	PDAST4R0P2	None	None	G3T1	S1	1B.2



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Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Charadrius alexandrinus nivosus</i> western snowy plover	ABNNB03031	Threatened	None	G3T3	S2	SSC
<i>Chloropyron maritimum ssp. palustre</i> Point Reyes salty bird's-beak	PDSCR0J0C3	None	None	G4?T2	S2	1B.2
<i>Chorizanthe cuspidata var. cuspidata</i> San Francisco Bay spineflower	PDPGN04081	None	None	G2T1	S1	1B.2
<i>Chorizanthe robusta var. robusta</i> robust spineflower	PDPGN040Q2	Endangered	None	G2T1	S1	1B.1
<i>Cicindela hirticollis gravida</i> sandy beach tiger beetle	IICOL02101	None	None	G5T2	S1	
<i>Cirsium andrewsii</i> Franciscan thistle	PDAST2E050	None	None	G3	S3	1B.2
<i>Cirsium fontinale var. fontinale</i> Crystal Springs fountain thistle	PDAST2E161	Endangered	Endangered	G2T1	S1	1B.1
<i>Cirsium occidentale var. compactum</i> compact cobwebby thistle	PDAST2E1Z1	None	None	G3G4T1	S1	1B.2
<i>Collinsia multicolor</i> San Francisco collinsia	PDSCR0H0B0	None	None	G2	S2	1B.2
<i>Corynorhinus townsendii</i> Townsend's big-eared bat	AMACC08010	None	Candidate Threatened	G3G4	S2	SSC
<i>Danaus plexippus pop. 1</i> monarch - California overwintering population	IILEPP2012	None	None	G4T2T3	S2S3	
<i>Dipodomys venustus venustus</i> Santa Cruz kangaroo rat	AMAFD03042	None	None	G4T1	S1	
<i>Dirca occidentalis</i> western leatherwood	PDTHY03010	None	None	G2	S2	1B.2
<i>Dufourea stagei</i> Stage's dufourine bee	IIHYM22010	None	None	G1G2	S1?	
<i>Emys marmorata</i> western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
<i>Eriophyllum latilobum</i> San Mateo woolly sunflower	PDAST3N060	Endangered	Endangered	G1	S1	1B.1
<i>Eucyclogobius newberryi</i> tidewater goby	AFCQN04010	Endangered	None	G3	S3	SSC
<i>Euphydryas editha bayensis</i> Bay checkerspot butterfly	IILEPK4055	Threatened	None	G5T1	S1	
<i>Falco columbarius</i> merlin	ABNKD06030	None	None	G5	S3S4	WL
<i>Falco peregrinus anatum</i> American peregrine falcon	ABNKD06071	Delisted	Delisted	G4T4	S3S4	FP
<i>Fritillaria biflora var. ineziana</i> Hillsborough chocolate lily	PMLIL0V031	None	None	G1QT1Q	S1	1B.1



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<i>Fritillaria liliacea</i> fragrant fritillary	PMLIL0V0C0	None	None	G2	S2	1B.2
<i>Geothlypis trichas sinuosa</i> saltmarsh common yellowthroat	ABPBX1201A	None	None	G5T3	S3	SSC
<i>Gilia capitata ssp. chamissonis</i> blue coast gilia	PDPLM040B3	None	None	G5T2	S2	1B.1
<i>Grindelia hirsutula var. maritima</i> San Francisco gumplant	PDAST470D3	None	None	G5T1Q	S1	3.2
<i>Helianthella castanea</i> Diablo helianthella	PDAST4M020	None	None	G2	S2	1B.2
<i>Hemizonia congesta ssp. congesta</i> congested-headed hayfield tarplant	PDAST4R065	None	None	G5T1T2	S1S2	1B.2
<i>Hesperevax sparsiflora var. brevifolia</i> short-leaved evax	PDASTE5011	None	None	G4T3	S2	1B.2
<i>Hesperolinon congestum</i> Marin western flax	PDLIN01060	Threatened	Threatened	G2	S2	1B.1
<i>Heteranthera dubia</i> water star-grass	PMPON03010	None	None	G5	S1	2B.2
<i>Horkelia cuneata var. sericea</i> Kellogg's horkelia	PDROS0W043	None	None	G4T2	S2?	1B.1
<i>Horkelia marinensis</i> Point Reyes horkelia	PDROS0W0B0	None	None	G2	S2	1B.2
<i>Hydrochara rickseckeri</i> Ricksecker's water scavenger beetle	IICOL5V010	None	None	G2?	S2?	
<i>Hydroporus leechi</i> Leech's skyline diving beetle	IICOL55040	None	None	G1?	S1?	
<i>Ischnura gemina</i> San Francisco forktail damselfly	IIODO72010	None	None	G2	S2	
<i>Lasiurus cinereus</i> hoary bat	AMACC05030	None	None	G5	S4	
<i>Laterallus jamaicensis coturniculus</i> California black rail	ABNME03041	None	Threatened	G3G4T1	S1	FP
<i>Layia carnosa</i> beach layia	PDAST5N010	Endangered	Endangered	G2	S2	1B.1
<i>Leptosiphon croceus</i> coast yellow leptosiphon	PDPLM09170	None	None	G1	S1	1B.1
<i>Leptosiphon rosaceus</i> rose leptosiphon	PDPLM09180	None	None	G1	S1	1B.1
<i>Lessingia arachnoidea</i> Crystal Springs lessingia	PDAST5S0C0	None	None	G1	S1	1B.2
<i>Lessingia germanorum</i> San Francisco lessingia	PDAST5S010	Endangered	Endangered	G1	S1	1B.1



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<i>Lichnanthe ursina</i> bumblebee scarab beetle	IICOL67020	None	None	G2	S2	
<i>Limnanthes douglasii ssp. ornduffii</i> Ornduff's meadowfoam	PDLIM02039	None	None	G4T1	S1	1B.1
<i>Malacothamnus arcuatus</i> arcuate bush-mallow	PDMAL0Q0E0	None	None	G1Q	S1	1B.2
<i>Melospiza melodia pusillula</i> Alameda song sparrow	ABPBXA301S	None	None	G5T2?	S2?	SSC
<i>Monardella sinuata ssp. nigrescens</i> northern curly-leaved monardella	PDLAM18162	None	None	G3T2	S2	1B.2
<i>Monolopia gracilens</i> woodland woollythreads	PDAST6G010	None	None	G2G3	S2S3	1B.2
<i>Mylopharodon conocephalus</i> hardhead	AFCJB25010	None	None	G3	S3	SSC
<i>Myotis thysanodes</i> fringed myotis	AMACC01090	None	None	G4	S3	
<i>Neotoma fuscipes annectens</i> San Francisco dusky-footed woodrat	AMAFF08082	None	None	G5T2T3	S2S3	SSC
<i>Northern Coastal Salt Marsh</i> Northern Coastal Salt Marsh	CTT52110CA	None	None	G3	S3.2	
<i>Northern Maritime Chaparral</i> Northern Maritime Chaparral	CTT37C10CA	None	None	G1	S1.2	
<i>Nyctinomops macrotis</i> big free-tailed bat	AMACD04020	None	None	G5	S3	SSC
<i>Oncorhynchus mykiss irideus</i> steelhead - central California coast DPS	AFCHA0209G	Threatened	None	G5T2T3Q	S2S3	
<i>Pentachaeta bellidiflora</i> white-rayed pentachaeta	PDAST6X030	Endangered	Endangered	G1	S1	1B.1
<i>Phalacrocorax auritus</i> double-crested cormorant	ABNFD01020	None	None	G5	S4	WL
<i>Plagiobothrys chorisianus var. chorisianus</i> Choris' popcornflower	PDBOR0V061	None	None	G3T2Q	S2	1B.2
<i>Plebejus icarioides missionensis</i> Mission blue butterfly	IILEPG801A	Endangered	None	G5T1	S1	
<i>Polemonium carneum</i> Oregon polemonium	PDPLM0E050	None	None	G3G4	S2	2B.2
<i>Potentilla hickmanii</i> Hickman's cinquefoil	PDR0S1B0U0	Endangered	Endangered	G1	S1	1B.1
<i>Rallus longirostris obsoletus</i> California clapper rail	ABNME05016	Endangered	Endangered	G5T1	S1	FP
<i>Rana draytonii</i> California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC



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<i>Reithrodontomys raviventris</i> salt-marsh harvest mouse	AMAFF02040	Endangered	Endangered	G1G2	S1S2	FP
<i>Riparia riparia</i> bank swallow	ABPAU08010	None	Threatened	G5	S2	
<i>Sanicula maritima</i> adobe sanicle	PDAP11Z0D0	None	Rare	G2	S2	1B.1
<i>Serpentine Bunchgrass</i> Serpentine Bunchgrass	CTT42130CA	None	None	G2	S2.2	
<i>Silene verecunda ssp. verecunda</i> San Francisco campion	PDCAR0U213	None	None	G5T2	S2	1B.2
<i>Speyeria callippe callippe</i> callippe silverspot butterfly	IILEPJ6091	Endangered	None	G5T1	S1	
<i>Speyeria zerene myrtleae</i> Myrtle's silverspot butterfly	IILEPJ608C	Endangered	None	G5T1	S1	
<i>Spirinchus thaleichthys</i> longfin smelt	AFCHB03010	Candidate	Threatened	G5	S1	SSC
<i>Taxidea taxus</i> American badger	AMAJF04010	None	None	G5	S3	SSC
<i>Thamnophis sirtalis tetrataenia</i> San Francisco garter snake	ARADB3613B	Endangered	Endangered	G5T2Q	S2	FP
<i>Trachusa gummifera</i> San Francisco Bay Area leaf-cutter bee	IIHYM80010	None	None	G1	S1	
<i>Trifolium amoenum</i> showy rancheria clover	PDFAB40040	Endangered	None	G1	S1	1B.1
<i>Trifolium hydrophilum</i> saline clover	PDFAB400R5	None	None	G2	S2	1B.2
<i>Triphysaria floribunda</i> San Francisco owl's-clover	PDSCR2T010	None	None	G2	S2	1B.2
<i>Triquetrella californica</i> coastal triquetrella	NBMUS7S010	None	None	G2	S2	1B.2
<i>Valley Needlegrass Grassland</i> Valley Needlegrass Grassland	CTT42110CA	None	None	G3	S3.1	

Record Count: 99

A.2 - U.S. Fish and Wildlife Species List

1509 El Camino Real

IPaC Trust Resource Report

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US Fish & Wildlife Service

IPaC Trust Resource Report



Project Description

NAME

1509 El Camino Real

PROJECT CODE

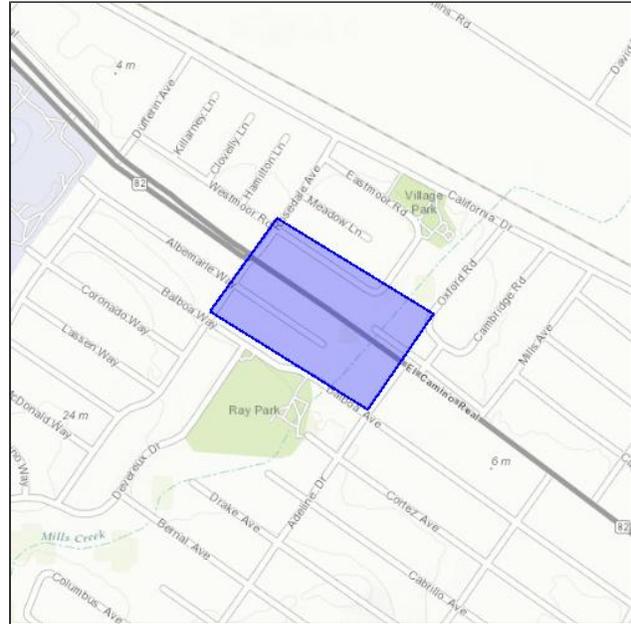
YKHXX-L6C3V-BBLCR-GXWKE-D3N4XI

LOCATION

San Mateo County, California

DESCRIPTION

No description provided



U.S. Fish & Wildlife Contact Information

Species in this report are managed by:

Sacramento Fish And Wildlife Office

Federal Building

2800 COTTAGE WAY, ROOM W-2605

Sacramento, CA 95825-1846

(916) 414-6600

Endangered Species

Proposed, candidate, threatened, and endangered species that are managed by the [Endangered Species Program](#) and should be considered as part of an effect analysis for this project.

This unofficial species list is for informational purposes only and does not fulfill the requirements under [Section 7](#) of the Endangered Species Act, which states that Federal agencies are required to "request of the Secretary of Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action." This requirement applies to projects which are conducted, permitted or licensed by any Federal agency.

A letter from the local office and a species list which fulfills this requirement can be obtained by returning to this project on the IPaC website and requesting an Official Species List from the regulatory documents section.

Amphibians

California Red-legged Frog *Rana draytonii*

Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

<https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?sPCODE=D02D>

Birds

California Clapper Rail *Rallus longirostris obsoletus* Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

<https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B04A>

California Least Tern *Sterna antillarum browni* Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

<https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B03X>

Marbled Murrelet *Brachyramphus marmoratus* Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

<https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B08C>

Short-tailed Albatross *Phoebastria (=Diomedea) albatrus* Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

<https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B00Y>

Western Snowy Plover *Charadrius alexandrinus nivosus* Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

<https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B07C>

Fishes

Delta Smelt *Hypomesus transpacificus* Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

<https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=E070>

Steelhead *Oncorhynchus (=Salmo) mykiss* Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

<https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=E08D>

Tidewater Goby *Eucyclogobius newberryi* Endangered

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

<https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=E071>

Flowering Plants

Fountain Thistle *Cirsium fontinale* var. *fontinale* **Endangered**

CRITICAL HABITAT

No critical habitat has been designated for this species.

<https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=Q1UH>

Hickman's Potentilla *Potentilla hickmanii* **Endangered**

CRITICAL HABITAT

No critical habitat has been designated for this species.

<https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=Q1J8>

Marin Dwarf-flax *Hesperolinon congestum* **Threatened**

CRITICAL HABITAT

No critical habitat has been designated for this species.

<https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=Q1X6>

San Mateo Woolly Sunflower *Eriophyllum latilobum* **Endangered**

CRITICAL HABITAT

No critical habitat has been designated for this species.

<https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=Q2TK>

White-rayed Pentachaeta *Pentachaeta bellidiflora* **Endangered**

CRITICAL HABITAT

No critical habitat has been designated for this species.

<https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=Q2F3>

Insects

Bay Checkerspot Butterfly *Euphydryas editha bayensis* **Threatened**

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

<https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=I021>

Mission Blue Butterfly *Icaricia icarioides missionensis* **Endangered**

CRITICAL HABITAT

No critical habitat has been designated for this species.

<https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=I00J>

Myrtle's Silverspot Butterfly *Speyeria zerene myrtleae* **Endangered**

CRITICAL HABITAT

No critical habitat has been designated for this species.

<https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=I00N>

San Bruno Elfin Butterfly *Callophrys mossii bayensis* **Endangered**

CRITICAL HABITAT

No critical habitat has been designated for this species.

<https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=I00Q>

Mammals

Salt Marsh Harvest Mouse *Reithrodontomys raviventris*

Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.<https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=A03Y>

Southern Sea Otter *Enhydra lutris nereis*

Threatened

CRITICAL HABITAT

No critical habitat has been designated for this species.<https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=A0A7>

Reptiles

San Francisco Garter Snake *Thamnophis sirtalis tetrataenia*

Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.<https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=C002>

Critical Habitats

Potential effects to critical habitat(s) within the project area must be analyzed along with the endangered species themselves.

There is no critical habitat within this project area

Migratory Birds

Birds are protected by the [Migratory Bird Treaty Act](#) and the Bald and Golden Eagle Protection Act.

Any activity which results in the take of migratory birds or eagles is prohibited unless authorized by the U.S. Fish and Wildlife Service (1). There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

You are responsible for complying with the appropriate regulations for the protection of birds as part of this project. This involves analyzing potential impacts and implementing appropriate conservation measures for all project activities.

Allen's Hummingbird <i>Selasphorus sasin</i> Season: Breeding	Bird of conservation concern
Ashy Storm-petrel <i>Oceanodroma homochroa</i> Season: Breeding https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0AV	Bird of conservation concern
Bald Eagle <i>Haliaeetus leucocephalus</i> Year-round https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B008	Bird of conservation concern
Bell's Sparrow <i>Amphispiza belli</i> Year-round https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0HE	Bird of conservation concern
Black Oystercatcher <i>Haematopus bachmani</i> Year-round	Bird of conservation concern
Black Rail <i>Laterallus jamaicensis</i> Season: Breeding https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B09A	Bird of conservation concern
Burrowing Owl <i>Athene cucularia</i> Year-round	Bird of conservation concern
Common Yellowthroat <i>Geothlypis trichas sinuosa</i> Season: Breeding https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B080	Bird of conservation concern
Costa's Hummingbird <i>Calypte costae</i> Season: Breeding	Bird of conservation concern
Fox Sparrow <i>Passerella iliaca</i> Season: Wintering	Bird of conservation concern
Lawrence's Goldfinch <i>Carduelis lawrencei</i> Season: Breeding	Bird of conservation concern
Lesser Yellowlegs <i>Tringa flavipes</i> Season: Wintering	Bird of conservation concern
Loggerhead Shrike <i>Lanius ludovicianus</i> Season: Wintering https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0FY	Bird of conservation concern

Long-billed Curlew <i>Numenius americanus</i> Season: Wintering https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B06S	Bird of conservation concern
Marbled Godwit <i>Limosa fedoa</i> Season: Wintering	Bird of conservation concern
Nuttall's Woodpecker <i>Picoides nuttallii</i> Year-round	Bird of conservation concern
Oak Titmouse <i>Baeolophus inornatus</i> Year-round	Bird of conservation concern
Olive-sided Flycatcher <i>Contopus cooperi</i> Season: Breeding https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0AN	Bird of conservation concern
Peregrine Falcon <i>Falco peregrinus</i> Year-round https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0FU	Bird of conservation concern
Short-billed Dowitcher <i>Limnodromus griseus</i> Season: Wintering	Bird of conservation concern
Short-eared Owl <i>Asio flammeus</i> Season: Wintering https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0HD	Bird of conservation concern
Song Sparrow <i>Melospiza melodia pusillula</i> Year-round https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B08P	Bird of conservation concern
Whimbrel <i>Numenius phaeopus</i> Season: Wintering	Bird of conservation concern
Yellow Warbler <i>dendroica petechia ssp. brewsteri</i> Season: Breeding https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0EN	Bird of conservation concern
Red Knot <i>Calidris canutus ssp. roselaari</i> Season: Wintering https://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=B0G6	Bird of conservation concern

A.3 - CNPS Inventory Results

CNPS *California Native Plant So* Rare and Endangered Plant Inventory

Plant List

66 matches found. [Click on scientific name for details](#)

Search Criteria

Rare Plant Rank is one of [1A, 1B, 2A, 2B], Found in San Mateo County

Scientific Name	Common Name	Family	Lifeform	Rare Plant Rank	State Rank	Global Rank
Acanthomintha duttonii	San Mateo thorn-mint	Lamiaceae	annual herb	1B.1	S1	G1
Agrostis blasdalei	Blasdale's bent grass	Poaceae	perennial rhizomatous herb	1B.2	S2	G2
Allium peninsulare var. franciscanum	Franciscan onion	Alliaceae	perennial bulbiferous herb	1B.2	S1	G5T1
Amsinckia lunaris	bent-flowered fiddleneck	Boraginaceae	annual herb	1B.2	S2?	G2?
Arctostaphylos andersonii	Anderson's manzanita	Ericaceae	perennial evergreen shrub	1B.2	S2	G2
Arctostaphylos imbricata	San Bruno Mountain manzanita	Ericaceae	perennial evergreen shrub	1B.1	S1	G1
Arctostaphylos montaraensis	Montara manzanita	Ericaceae	perennial evergreen shrub	1B.2	S1	G1
Arctostaphylos pacifica	Pacific manzanita	Ericaceae	evergreen shrub	1B.2	S1	G1
Arctostaphylos regismontana	Kings Mountain manzanita	Ericaceae	perennial evergreen shrub	1B.2	S2	G2
Astragalus pycnostachyus var. pycnostachyus	coastal marsh milk-vetch	Fabaceae	perennial herb	1B.2	S2	G2T2
California macrophylla	round-leaved filaree	Geraniaceae	annual herb	1B.1	S3?	G3?
Centromadia parryi ssp. congdonii	Congdon's tarplant	Asteraceae	annual herb	1B.1	S2	G3T2
Centromadia parryi ssp. parryi	pappose tarplant	Asteraceae	annual herb	1B.2	S1	G3T1
Chloropyron maritimum ssp. palustre	Point Reyes bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	1B.2	S2	G4?T2
Chorizanthe cuspidata var. cuspidata	San Francisco Bay spineflower	Polygonaceae	annual herb	1B.2	S1	G2T1
Chorizanthe robusta var. robusta	robust spineflower	Polygonaceae	annual herb	1B.1	S1	G2T1
Cirsium andrewsii	Franciscan thistle	Asteraceae	perennial herb	1B.2	S3	G3
Cirsium fontinale var. fontinale	Crystal Springs fountain thistle	Asteraceae	perennial herb	1B.1	S1	G2T1
Collinsia multicolor	San Francisco collinsia	Plantaginaceae	annual herb	1B.2	S2	G2
Dirca occidentalis	western leatherwood	Thymelaeaceae	perennial deciduous shrub	1B.2	S2	G2
Eriophyllum latilobum	San Mateo woolly	Asteraceae	perennial herb	1B.1	S1	G1

	sunflower					
Erysimum ammophilum	sand-loving wallflower	Brassicaceae	perennial herb	1B.2	S2	G2
Fissidens pauperculus	minute pocket moss	Fissidentaceae	moss	1B.2	S2	G3?
Fritillaria biflora var. ineziana	Hillsborough chocolate lily	Liliaceae	perennial bulbiferous herb	1B.1	S1	G1QT1Q
Fritillaria lanceolata var. tristulis	Marin checker lily	Liliaceae	perennial bulbiferous herb	1B.1	S2	G5T2
Fritillaria liliacea	fragrant fritillary	Liliaceae	perennial bulbiferous herb	1B.2	S2	G2
Grimmia torenii	Toren's grimmia	Grimmiaceae	moss	1B.3	S2	G2
Helianthella castanea	Diablo helianthella	Asteraceae	perennial herb	1B.2	S2	G2
Hemizonia congesta ssp. congesta	congested-headed hayfield tarplant	Asteraceae	annual herb	1B.2	S1S2	G5T1T2
Hesperervax sparsiflora var. brevifolia	short-leaved evax	Asteraceae	annual herb	1B.2	S2	G4T3
Hesperocyparis abramsiana var. butanoensis	Butano Ridge cypress	Cupressaceae	perennial evergreen tree	1B.2	S1	G1T1
Hesperolinon congestum	Marin western flax	Linaceae	annual herb	1B.1	S2	G2
Heteranthera dubia	water star-grass	Pontederiaceae	perennial herb	2B.2	S1	G5
Horkelia cuneata var. sericea	Kellogg's horkelia	Rosaceae	perennial herb	1B.1	S2?	G4T2
Horkelia marinensis	Point Reyes horkelia	Rosaceae	perennial herb	1B.2	S2	G2
Lasthenia californica ssp. macrantha	perennial goldfields	Asteraceae	perennial herb	1B.2	S2	G3T2
Legenere limosa	legenere	Campanulaceae	annual herb	1B.1	S2	G2
Leptosiphon croceus	coast yellow leptosiphon	Polemoniaceae	annual herb	1B.1	S1	G1
Leptosiphon rosaceus	rose leptosiphon	Polemoniaceae	annual herb	1B.1	S1	G1
Lessingia arachnoidea	Crystal Springs lessingia	Asteraceae	annual herb	1B.2	S1	G1
Lessingia germanorum	San Francisco lessingia	Asteraceae	annual herb	1B.1	S1	G1
Lilium maritimum	coast lily	Liliaceae	perennial bulbiferous herb	1B.1	S2	G2
Limnanthes douglasii ssp. ornduffii	Ornduff's meadowfoam	Limnanthaceae	annual herb	1B.1	S1	G4T1
Limnanthes douglasii ssp. sulphurea	Point Reyes meadowfoam	Limnanthaceae	annual herb	1B.2	S2	G4T2
Malacothamnus aboriginum	Indian Valley bush-mallow	Malvaceae	perennial deciduous shrub	1B.2	S2	G2
Malacothamnus arcuatus	arcuate bush-mallow	Malvaceae	perennial evergreen shrub	1B.2	S1	G1Q
Malacothamnus davidsonii	Davidson's bush-mallow	Malvaceae	perennial deciduous shrub	1B.2	S2	G2
Malacothamnus hallii	Hall's bush-mallow	Malvaceae	perennial evergreen shrub	1B.2	S2	G2Q
Microseris paludosa	marsh microseris	Asteraceae	perennial herb	1B.2	S2	G2
Monolopia gracilens	woodland woolythreads	Asteraceae	annual herb	1B.2	S2S3	G2G3
Orthotrichum kellmanii	Kellman's bristle moss	Orthotrichaceae	moss	1B.2	S2	G2
Pedicularis dudleyi	Dudley's lousewort	Orobanchaceae	perennial herb	1B.2	S2	G2
Pentachaeta bellidiflora	white-rayed pentachaeta	Asteraceae	annual herb	1B.1	S1	G1

Pinus radiata	Monterey pine	Pinaceae	perennial evergreen tree	1B.1	S1	G1
Piperia candida	white-flowered rein orchid	Orchidaceae	perennial herb	1B.2	S2	G3?
Plagiobothrys chorisianus var. chorisianus	Choris' popcorn-flower	Boraginaceae	annual herb	1B.2	S2	G3T2Q
Plagiobothrys diffusus	San Francisco popcorn-flower	Boraginaceae	annual herb	1B.1	S1	G1Q
Polemonium carneum	Oregon polemonium	Polemoniaceae	perennial herb	2B.2	S2	G3G4
Potentilla hickmanii	Hickman's cinquefoil	Rosaceae	perennial herb	1B.1	S1	G1
Silene verecunda ssp. verecunda	San Francisco campion	Caryophyllaceae	perennial herb	1B.2	S2	G5T2
Stebbinsoseris decipiens	Santa Cruz microseris	Asteraceae	annual herb	1B.2	S2	G2
Stuckenia filiformis ssp. alpina	slender-leaved pondweed	Potamogetonaceae	perennial rhizomatous herb	2B.2	S3	G5T5
Trifolium amoenum	two-fork clover	Fabaceae	annual herb	1B.1	S1	G1
Trifolium hydrophilum	saline clover	Fabaceae	annual herb	1B.2	S2	G2
Triphysaria floribunda	San Francisco owl's-clover	Orobanchaceae	annual herb	1B.2	S2	G2
Triquetrella californica	coastal triquetrella	Pottiaceae	moss	1B.2	S2	G2

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A.4 - Special-Status Species Tables

Table 1: Special-Status Plant Species Potentially Occurring within the Project Study Area

Scientific Name Common Name	Status			Habitat Description ⁴	Considered in Impact Analysis	Rationale
	Federal ¹	State ²	CNPS ³			
Plants						
<i>Acanthomintha duttonii</i> San Mateo thorn-mint	FE	CE	1B.1	Chaparral and valley and foothill grassland habitats in serpentinite soils. Blooming period: April–June Elevation: 50–300 meters	No	Suitable habitat is absent from the project site.
<i>Agrostis blasdalei</i> Blasdale's bent grass	—	—	1B.2	Occurs in coastal dunes, coastal bluff scrub, and coastal prairie. Blooming period: May–July Elevation: 5–150 meters	No	Suitable habitat is absent from the project site.
<i>Allium peninsulare</i> var. <i>franciscanum</i> Franciscan onion	—	—	1B.2	Found in clay soils derived from volcanic or serpentine bedrock in valley and foothill grassland or cismontane woodland. Blooming period: April–June Elevation: 52–300 meters	No	Suitable habitat is absent from the project site.
<i>Amsinckia lunaris</i> Bent-flowered fiddleneck	—	—	1B.2	Coastal bluff scrub, valley and foothill grassland. Blooming period: March–June Elevation: 3–500 meters	No	Suitable habitat is absent from the project site.
<i>Arctostaphylos andersonii</i> Santa Cruz Manzanita	—	—	1B.2	Occurs as a component of chaparral or at edges or in openings of broadleaved upland forest or coniferous forest. Blooming period: November–May Elevation: 60–760 meters	No	Suitable habitat is absent from the project site.
<i>Arctostaphylos franciscana</i> Franciscan manzanita	FE	—	1B.1	Occurs in coastal scrub. Blooming period: February–April Elevation: 60–300 meters	No	Suitable habitat is absent from the project site.
<i>Arctostaphylos hookeri</i> ssp. <i>ravenii</i> Presidio manzanita	FE	CE	1B.1	Occurs in serpentinite outcrops in chaparral, coastal prairie, and coastal scrub.	No	Suitable habitat is absent from the project site.

Scientific Name Common Name	Status			Habitat Description ⁴	Considered in Impact Analysis	Rationale
	Federal ¹	State ²	CNPS ³			
				Blooming period: February–May Elevation: 275–370 meters		
<i>Arctostaphylos imbricata</i> San Bruno Mountain manzanita	—	CE	1B.1	Occurs in rocky environments in chaparral and coastal scrub. Blooming period: February–May Elevation: 275–370 meters	No	Suitable habitat is absent from the project site.
<i>Arctostaphylos montarensis</i> Montara Manzanita	—	—	1B.2	Maritime chaparral and coastal scrub. Blooming period: January–March Elevation: 80–500 meters	No	Suitable habitat is absent from the project site.
<i>Arctostaphylos pacifica</i> Pacific manzanita	—	CE	1B.2	An evergreen shrub that occurs in chaparral and coastal scrub. Blooming period: February–April Elevation: not listed	No	Suitable habitat is absent from the project site.
<i>Arctostaphylos regismontana</i> King’s Mountain Manzanita	—	—	1B.2	Found on soils derived from granite or sandstone in chaparral or openings in broadleafed upland forest or coniferous forest. Blooming period: January–April Elevation: 305-730	No	Suitable habitat is absent from the project site.
<i>Astragalus pycnostachyus</i> var. <i>pycnostachyus</i> coastal marsh milk-vetch	—	—	1B.2	Coastal scrub, coastal salt and streamside marshes and swamps, and mesic sites in coastal dun habitat. Blooming period: April–October Elevation: 0–30 meters	No	Suitable habitat is absent from the project site.
<i>Astragalus tener</i> var. <i>tener</i> alkali milk-vetch	—	—	1B.2	Occurs in alkaline soils in playas, vernal pools, valley and foothill grasslands (adobe clay). Blooming period: March–June Elevation: 1–60 meters	No	Suitable habitat is absent from the project site.
<i>California macrophylla</i> round-leaved filaree	—	—	1B.1	Cismontane woodland and valley and foothill grasslands in clay soils.	No	Suitable habitat is absent from the project site.

Scientific Name Common Name	Status			Habitat Description ⁴	Considered in Impact Analysis	Rationale
	Federal ¹	State ²	CNPS ³			
				Blooming period: March–May Elevation: 15–1,200 meters		
<i>Carex comosa</i> bristly sedge	—	—	2B.1	Occurs in coastal prairie; marshes and swamps; and valley and foothill grasslands. Blooming period: May–September Elevation: 0–625 meters	No	Suitable habitat is absent from the project site.
<i>Centromadia parryi</i> ssp. <i>congdonii</i> Congdon's tarplant	—	—	1B.1	Valley and foothill grasslands supported by alkaline soils. Blooming period: May–November Elevation: 0–230 meters	No	Suitable habitat is absent from the project site.
<i>Centromadia parryi</i> ssp. <i>parryi</i> Pappose tarplant	—	—	1B.2	Vernally mesic, often alkaline microhabitats in valley and foothill grassland, coastal salt marsh, meadows and seeps, coastal prairie. Blooming period: May–November Elevation: 0–420 meters	No	Suitable habitat is absent from the project site.
<i>Chloropyron maritimum</i> ssp. <i>palustre</i> Point Reyes bird's-beak	—	—	1B.2	Annual herb that occurs in marshes and swamps with coastal salt. Blooming period: June–October Elevation: 0–10 meters	No	Suitable habitat is absent from the project site.
<i>Chorizanthe cuspidate</i> var. <i>cuspidata</i> San Francisco Bay spineflower	—	—	1B.2	Sandy soils in coastal bluff scrub, coastal dunes, coastal prairie, or coastal scrub. Blooming period: April–August Elevation: 3–215 meters	No	Suitable habitat is absent from the project site.
<i>Chorizanthe robusta</i> var. <i>robusta</i> robust spineflower	FE	—	1B.2	Sandy or gravelly sites in chaparral (maritime), coastal scrub, cismontane woodland (openings), and coastal dunes. Blooming period: April–September Elevation: 3–300 meters	No	Suitable habitat is absent from the project site.
<i>Cirsium andrewsii</i> Franciscan thistle	—	—	1B.2	Mesic and sometimes serpentine derived soils in coastal bluff scrub, coastal scrub, and coastal prairie.	No	Suitable habitat is absent from the project site.

Scientific Name Common Name	Status			Habitat Description ⁴	Considered in Impact Analysis	Rationale
	Federal ¹	State ²	CNPS ³			
				Blooming period: March–July Elevation: 0–150 meters		
<i>Cirsium fontinale</i> var. <i>fontinale</i> Crystal Springs fountain thistle	FE	SE	1B.2	Chaparral, cismontane woodland, and valley and foothill grasslands in serpentinite seeps. Blooming period: May–October Elevation: 45–175 meters	No	Suitable habitat is absent from the project site.
<i>Cirsium occidentale</i> var. <i>compactum</i> compact cobwebby thistle	—	—	1B.2	Chaparral, coastal dunes, coastal prairies, and coastal scrub. Blooming period: April–June Elevation: 5–150 meters	No	Suitable habitat is absent from the project site.
<i>Collinsia multicolor</i> San Francisco ollinsia	—	—	1B.2	Sometimes on serpentine soils in coastal scrub. Blooming period: March–May Elevation: 30–250 meters	No	Suitable habitat is absent from the project site.
<i>Cordylanthus maritimus</i> ssp. <i>palustris</i> Point Reyes bird’s beak	—	—	1B.2	Coastal salt marsh. Blooming period: June–October Elevation: 0–10 meters	No	Suitable habitat is absent from the project site.
<i>Dirca occidentalis</i> Western leatherwood	—	—	1B.2	Occurs in mesic situations in a variety of habitats, including riparian woodland and forest, chaparral, broadleafed upland forest, and cismontane woodland. Blooming period: January–April Elevation: 25–425 meters	No	Suitable habitat is absent from the project site.
<i>Eriogonum luteolum</i> var. <i>caninum</i> Tiburon buckwheat	—	—	1B.2	Serpentinite, sandy or gravelly soils in valley and foothill grasslands, coastal prairie, cismontane woodlands or chaparral. Blooming period: May–September Elevation: 0–700 meters	No	Suitable habitat is absent from the project site.
<i>Eriophyllum latilobum</i>	FE	SE	1B.1	Cismontane woodland, often in	No	Suitable habitat is absent from the

Scientific Name Common Name	Status			Habitat Description ⁴	Considered in Impact Analysis	Rationale
	Federal ¹	State ²	CNPS ³			
San Mateo woolly sunflower				serpentine soils and roadcuts. Blooming period: May–June Elevation: 45–150 meters		project site.
<i>Erysimum ammophilum</i> sand-loving wallflower	—	—	1B.2	Sandy sites and openings in chaparral (maritime), coastal scrub, and coastal dunes. Blooming period: February–June Elevation: 0–60 meters	No	Suitable habitat is absent from the project site.
<i>Fissidens pauperculus</i> minute pocket moss	—	—	1B.2	Occurs in North Coast coniferous forest on damp coastal soils. Blooming period: n/a Elevation: 10–1,024 meters	No	Suitable habitat is absent from the project site.
<i>Fritillaria biflora</i> var. <i>ineziana</i> Hillsborough chocolate lily	—	—	1B.1	Serpentine derived soils in valley and foothill grassland and cismontane woodland Blooming period: March–April Elevation: not listed	No	Suitable habitat is absent from the project site.
<i>Fritillaria lanceolata</i> var. <i>tristulis</i> Marin checker lily	—	—	1B.1	Coastal bluff scrub, coastal prairie, and coastal scrub habitats. Blooming period: February–May Elevation: 0–150 meters	No	Suitable habitat is absent from the project site.
<i>Fritillaria liliacea</i> Fragrant fritillary	—	—	1B.2	Coastal prairie and scrub, grasslands, often on serpentine soils. Blooming period: February–April Elevation: 3–410 meters	No	Suitable habitat is absent from the project site.
<i>Gilia capitata</i> ssp. <i>chamissonis</i> Dune gilia	—	—	1B.1	Coastal dunes and coastal scrub. Blooming period: April–July Elevation: 2–200 meters	No	Suitable habitat is absent from the project site.
<i>Grimmia torenii</i> Toren's grimmia	—	—	1B.3	Occurs on rocks, rock walls, carbonate, volcanic material, and in openings in chaparral, cismontane woodland, and	No	Suitable habitat is absent from the project site.

Scientific Name Common Name	Status			Habitat Description ⁴	Considered in Impact Analysis	Rationale
	Federal ¹	State ²	CNPS ³			
				lower montane coniferous forest. Blooming period: n/a Elevation: 325–1,160 meters		
<i>Helianthella castanea</i> Diablo helianthella	—	—	1B.2	Occurs in broad-leaved upland forest, chaparral, cismontane woodland, coastal scrub, riparian woodland, and valley and foothill grassland. Blooming period: March–June Elevation: 60–1,300 meters	No	Suitable habitat is absent from the project site.
<i>Hemizonia congesta</i> ssp. <i>congesta</i> congested-headed hayfield tarplant	—	—	1B.2	Valley and foothill grasslands, sometimes on roadsides. Blooming period: April–November Elevation: 20–560 meters	No	Suitable habitat is absent from the project site.
<i>Hesper-evax sparsiflora</i> var. <i>brevifolia</i> Short-leaved evax	—	—	1B.2	Sandy soils in coastal bluff scrub. Blooming period: March–June Elevation: 0–215 meters	No	Suitable habitat is absent from the project site.
<i>Hesperocyparis abramsiana</i> var. <i>butanoensis</i> Butano Ridge cypress	FE	CE	1B.2	Occurs in sandstone in chaparral, closed-cone coniferous forest, and lower montane coniferous forest. Blooming period: October Elevation: 400–490 meters	No	Suitable habitat is absent from the project site.
<i>Hesperolinon congestum</i> Marin western flax	FT	CT	1B.1	Occurs in serpentinite sites in chaparral and valley and foothill grasslands. Blooming period: April–July Elevation: 5–370 meters	No	Suitable habitat is absent from the project site.
<i>Heteranthera dubia</i> water star-grass	—	—	2B.2	Occurs in marshes and swamps (alkaline, still or slow-moving water) and requires a pH of 7 or higher, usually in slightly eutrophic waters. Blooming period: July–October Elevation: 30–1,495 meters	No	Suitable habitat is absent from the project site.

Scientific Name Common Name	Status			Habitat Description ⁴	Considered in Impact Analysis	Rationale
	Federal ¹	State ²	CNPS ³			
<i>Horkelia cuneata</i> var. <i>sericea</i> Kellogg's horkelia	—	—	1B.1	Occurs in closed-cone coniferous forest, chaparral (maritime), coastal dunes, and coastal scrub. Blooming period: April–September Elevation: 10–200 meters	No	Suitable habitat is absent from the project site.
<i>Horkelia marinensis</i> Point Reyes horkelia	—	—	1B.2	Occurs on sandy sites in coastal dunes, coastal prairie, and coastal scrub. Blooming period: May–September Elevation: 5–755 meters	No	Suitable habitat is absent from the project site.
<i>Lasthenia californica</i> ssp. <i>macrantha</i> perennial goldfields	—	—	1B.2	Coastal bluff scrub, coastal dunes, and coastal scrub habitats. Blooming period: January–November Elevation: 5–520 meters	No	Suitable habitat is absent from the project site.
<i>Layia carnosa</i> beach layia	FE	CE	1B.1	Occurs in coastal dunes and coastal scrub. Blooming period: March–July Elevation: 0–60 meters	No	Suitable habitat is absent from the project site.
<i>Legenere limosa</i> legenere	—	—	1B.1	Occurs in vernal pools. Blooming period: April–June Elevation: 1–880 meters	No	Suitable habitat is absent from the project site.
<i>Leptosiphon croceus</i> Coast yellow leptosiphon	—	—	1B.1	Coastal prairie and coastal bluff scrub. Blooming period: April–May Elevation: 10–150 meters	No	Suitable habitat is absent from the project site.
<i>Leptosiphon rosaceus</i> Rose leptosiphon	—	—	1B.1	Coastal bluff scrub. Blooming period: April–May Elevation: 0–100 meters	No	Suitable habitat is absent from the project site.
<i>Lessingia arachnoidea</i> Crystal Springs lessingia	—	—	1B.1	Grows in serpentine soils in valley and foothill grassland, coastal scrub, and cismontane woodland. Often on roadsides. Blooming period: July–October Elevation: 5–475 meters	No	Suitable habitat is absent from the project site.

Scientific Name Common Name	Status			Habitat Description ⁴	Considered in Impact Analysis	Rationale
	Federal ¹	State ²	CNPS ³			
<i>Lessingia germanorum</i> San Francisco lessingia	FE	CE	1B.1	An annual herb that occurs on coastal scrub (remnant dunes). Blooming period: June–November Elevation: 25–110 meters	No	Suitable habitat is absent from the project site.
<i>Lilium maritimum</i> Coast lily	—	—	1B.1	Freshwater marshes and swamps, coastal scrub, coastal prairie, closed-cone coniferous forest, and broadleaved upland forest, always within a few miles of the coast. Blooming period: May–August Elevation: 5–475 meters	No	Suitable habitat is absent from the project site.
<i>Limnanthes douglasii</i> ssp. <i>ornduffii</i> Ornduff's meadowfoam	—	—	1B.1	Occurs in meadows and seeps, often in agricultural fields. Blooming period: November–May Elevation: 10–20 meters	No	Suitable habitat is absent from the project site.
<i>Limnanthes douglasii</i> ssp. <i>sulphurea</i> Point Reyes meadowfoam	—	CE	1B.2	Occurs in coastal prairie, meadows and seeps (mesic), marshes and swamps (freshwater), and vernal pools. Blooming period: March–May Elevation: 0–140 meters	No	Suitable habitat is absent from the project site.
<i>Malacothamnus aboriginum</i> Indian Valley bush mallow	—	—	1B.2	Rocky, often burned areas in chaparral or cismontane woodland. Blooming period: April–October Elevation: 150–1,700 meters	No	Suitable habitat is absent from the project site.
<i>Malacothamnus arcuatus</i> Arcuate bush mallow	—	—	1B.2	Chaparral, cismontane woodland. Blooming period: April–September Elevation: 13–355 meters	No	Suitable habitat is absent from the project site.
<i>Malacothamnus davidsonii</i> Davidson's bush mallow	—	—	1B.2	Coastal scrub, chaparral, cismontane woodland, riparian woodland. Blooming period: June–January Elevation: 185–855 meters	No	Suitable habitat is absent from the project site.

Scientific Name Common Name	Status			Habitat Description ⁴	Considered in Impact Analysis	Rationale
	Federal ¹	State ²	CNPS ³			
<i>Malacothamnus hallii</i> Hall's bush mallow	—	—	1B.2	Coastal scrub and chaparral. Blooming period: May–October Elevation: 10–760 meters	No	Suitable habitat is absent from the project site.
<i>Microseris paludosa</i> marsh microseris	—	—	1B.2	Closed-cone coniferous forest, cismontane woodland, coastal scrub, and valley and foothill grassland habitats. Blooming period: April–July Elevation: 5–300 meters	No	Suitable habitat is absent from the project site.
<i>Monolopia gracilens</i> woodland woollythreads	—	—	1B.2	Occurs in serpentinite soils in chaparral, cismontane woodland, North Coast coniferous forest (openings), broadleafed upland forest (openings, and valley and foothill grassland. Blooming period: February–July Elevation: 100–1,200 meters	No	Suitable habitat is absent from the project site.
<i>Orthotrichum kellmanii</i> Kellman's bristle moss	—	—	1B.2	Occurs on sandstone and carbonate material in chaparral and cismontane woodland. Blooming period: January–February Elevation: 343–685 meters	No	Suitable habitat is absent from the project site.
<i>Pedicularis dudleyi</i> Dudley's lousewort	—	CR	1B.2	Chaparral, cismontane woodland, North Coast coniferous forest, and valley and foothill grassland habitats. Blooming period: April–June Elevation: 60–900 meters	No	Suitable habitat is absent from the project site.
<i>Pentachaeta bellidiflora</i> white-rayed pentachaeta	FE	CE	1B.1	An annual herb that occurs in cismontane woodland, and valley and foothill grassland often in serpentinite soils. Blooming period: March–May Elevation: 35–620 meters	No	Suitable habitat is absent from the project site.

Scientific Name Common Name	Status			Habitat Description ⁴	Considered in Impact Analysis	Rationale
	Federal ¹	State ²	CNPS ³			
<i>Pinus radiata</i> Monterey pine	—	—	1B.1	A perennial evergreen tree that occurs in closed-cone coniferous forest and cismontane woodland. Blooming period: n/a Elevation: 25–185 meters	No	Suitable habitat is absent from the project site.
<i>Piperia candida</i> white-flowered rein orchid	—	—	1B.2	Occurs in broadleaved upland forest, lower montane coniferous forest, and North Coast coniferous forest. Blooming period: March–September Elevation: 30–1,310 meters	No	Suitable habitat is absent from the project site.
<i>Plagiobothrys chlorisianus</i> var. <i>chorisianus</i> Choris' popcorn-flower	—	—	1B.2	Mesic areas in coastal prairie, coastal scrub, and chaparral. Blooming period: March–June Elevation: 15–160 meters	No	Suitable habitat is absent from the project site.
<i>Plagiobothrys diffuses</i> San Francisco popcorn-flower	—	CE	1B.1	Valley and foothill grasslands and coastal prairie. Blooming period: March–June Elevation: 60–360 meters	No	Suitable habitat is absent from the project site.
<i>Polemonium carneum</i> Oregon polemonium	—	—	2B.2	Mesic sites in coastal prairie, coastal scrub, and lower montane coniferous forest. Blooming period: April–September Elevation: 0–1,830 meters	No	Suitable habitat is absent from the project site.
<i>Potentilla hickmanii</i> Hickman's cinquefoil	FE	CE	1B.1	Coastal bluff scrub, closed-cone coniferous forest, vernal mesic meadows and seeps, and freshwater marshes and swamps. Blooming period: April–August Elevation: 10–149 meters	No	Suitable habitat is absent from the project site.
<i>Silene verecunda</i> ssp. <i>verecunda</i> San Francisco campion	—	—	1B.2	Sandy soils in valley and foothill grassland, coastal scrub, and chaparral. Blooming period: March–August Elevation: 30–645 meters	No	Suitable habitat is absent from the project site.

Scientific Name Common Name	Status			Habitat Description ⁴	Considered in Impact Analysis	Rationale
	Federal ¹	State ²	CNPS ³			
<i>Sanicula maritima</i> adobe sanicle	—	CR	1B.1	A perennial herb found in chaparral, coastal prairie, meadows and seeps, and valley and foothill grasslands in. Blooming period: February–May Elevation: 30–240 meters	No	Suitable habitat is absent from the project site.
<i>Stebbinsoseris decipiens</i> Santa Cruz microseris	—	—	1B.2	Annual herb found in open areas, sometimes serpentinite broadleafed upland forest, closed-cone coniferous forest, chaparral, coastal prairie, coastal scrub, and valley and foothill grassland. Blooming period: April–May Elevation: 10–500 meters	No	Suitable habitat is absent from the project site.
<i>Stuckenia filiformis</i> ssp. <i>alpina</i> slender-leaved pondweed	—	—	2B.2	A perennial rhizomatous herb that occurs in marshes and swamps. Blooming period: May–July Elevation: 300–2,150 meters	No	Suitable habitat is absent from the project site.
<i>Trifolium amoenum</i> two-fork clover	FE	—	1B.1	An annual herb that occurs in coastal bluff scrub and valley and foothill grassland (sometimes in serpentinite soils). Blooming period: April–June Elevation: 5–415 meters	No	Suitable habitat is absent from the project site.
<i>Trifolium depauperatum</i> var. <i>hydrophilum</i> Saline clover	—	—	1B.2	Marshes and swamps, vernal pools, valley and foothill grassland. Blooming period: April–June Elevation: 0–300 meters	No	Suitable habitat is absent from the project site.
<i>Triphysaria floribunda</i> San Francisco owl’s clover	—	—	1B.2	Usually on serpentine-derived soils in coastal prairie, coastal scrub, or valley and foothill grassland. Blooming period: April–June Elevation: 10–160 meters	No	Suitable habitat is absent from the project site.

Scientific Name Common Name	Status			Habitat Description ⁴	Considered in Impact Analysis	Rationale
	Federal ¹	State ²	CNPS ³			
<i>Triquetrella californica</i> California triquetrella	—	—	1B.2	Coastal bluff scrub and coastal scrub. Blooming period: not listed Elevation: 10–100 meters	No	Suitable habitat is absent from the project site.
Federal Status ¹ : 2014 USFWS Listing			State Status ² : 2014 CDFW Listing		CNPS ³ : 2014 CNPS Listing	
FE = Listed as endangered under the Endangered Species Act			SE = Listed as endangered under the California Endangered Species Act		1A = Plants species that presumed extinct in California.	
FT = Listed as threatened under the Endangered Species Act			ST = Listed as threatened under the California Endangered Species Act		1B = Plant species that are rare, threatened, or endangered in California and elsewhere.	
FC = Candidate for listing (threatened or endangered) under Endangered Species Act			SSC = Species of Special Concern as identified by CDFW CFP = Listed as fully protected under CDFG code		List 2 = Plant species that are rare, threatened, or endangered in California, but more common elsewhere.	
FD = Delisted in accordance with the Endangered Species Act			CR = Species identified as rare by CDFW		Blooming period: Months in parentheses are uncommon.	
— = Not federally listed			— = Not state listed			
Habitat description⁴: Habitat description adapted from CNDDDB (CDFW 2014a) and CNPS online inventory (CNPS 2014)						

Table 2: Special-Status Wildlife Species Potentially Occurring within the Project Study Area

Scientific Name Common Name	Status		Habitat Description ³	Considered in Impact Analysis	Rationale
	Federal ¹	State ²			
Invertebrates					
<i>Callophrys mosii bayensis</i> San Bruno elfin butterfly	FE	—	San Bruno Elfin Butterfly inhabits rocky outcrops and cliffs in coastal scrub on the San Francisco peninsula.	No	Suitable habitat is absent from the project site.
<i>Euphydryas editha bayensis</i> Bay checkerspot butterfly	FT	—	Restricted to native grasslands on outcrops of serpentine soils in the vicinity of San Francisco Bay.	No	Suitable habitat is absent from the project site.
<i>Icaricia icarioides missionensis</i> Mission blue butterfly	FE	—	Grasslands and coastal scrub with larval food plants (<i>Lupinus albifrons</i> , <i>L. variicolor</i> and <i>L. formosus</i>)	No	Suitable habitat is absent from the project site.
<i>Speyeria callippe callippe</i> Callippe silverspot butterfly	FE	—	Restricted to the northern coastal scrub of the San Francisco Peninsula. Habitat requirements are larval food plants (violet or johnny jump-up) and adult nectar plants. Most adults found on east facing slopes, as males congregate on hilltops in search of females.	No	Suitable habitat is absent from the PSA, and larval host plant does not occur on site
<i>Speyeria zerene myrtleae</i> Myrtle's silverspot butterfly	FE	—	Restricted to the foggy, coastal dunes/hills of the Point Reyes Peninsula; extirpated from coastal San Mateo County. Larval food plant thought to be <i>Viola adunca</i> .	No	Suitable habitat is absent from the PSA, and larval host plant does not occur on site
Fish					
<i>Eucyclogobius newberryi</i> Tidewater goby	FE	—	Brackish shallow lagoons and lower stream reaches where water is fairly still, but not stagnant.	No	Suitable habitat is absent from the project site.
<i>Hypomesus transpacificus</i> Delta smelt	FT	SE	Coldwater streams and rivers with access to oceans. Found in western portion of Calaveras County.	No	Suitable habitat is absent from the project site.

Scientific Name Common Name	Status		Habitat Description ³	Considered in Impact Analysis	Rationale
	Federal ¹	State ²			
<i>Mylopharodon conocephalus</i> hardhead	—	SSC	Inhabits deep, rocky and sandy pools of small to large rivers.	No	Suitable habitat is absent from the project site.
<i>Oncorhynchus mykiss</i> Central Valley steelhead	FT	—	Spawns in the Sacramento and San Joaquin rivers and their tributaries; now extirpated from most of historical range; the majority of native, natural production occurs in upper Sacramento River tributaries below Red Bluff Diversion Dam, but these populations are nearly extirpated; This ESU does not include steelhead from San Francisco and San Pablo Bays and their tributaries.	No	Suitable habitat is absent from the project site.
<i>Spirinchus thaleichthys</i> longfin smelt	FC	ST/SSC	Occurs in California's bay, estuary, and nearshore coastal environments from San Francisco Bay north to Lake Earl, near the Oregon border. They spend their adult life in bays, estuaries, and nearshore coastal areas, and migrate into freshwater rivers to spawn.	No	Suitable habitat is absent from the project site.
Amphibians					
<i>Rana draytonii</i> California red-legged frog	FT	—	Lowlands & foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation.	No	Suitable habitat is absent from the project site.
Reptiles					
<i>Emys marmorata</i> western pond turtle	—	SSC	The western pond turtle inhabits permanent or nearly permanent bodies of water in many habitat types below 6,000 feet. Requires basking sites such as partially submerged logs, vegetation mats, or open mud banks. Needs suitable nesting sites.	No	Suitable habitat is absent from the project site.
<i>Thamnophis sirtalis tetrataenia</i> San Francisco garter snake	FE	SE/CFP	The snake's preferred habitat is a densely vegetated pond near an open hillside where it can sun, feed, and find cover in rodent burrows; however, markedly less suitable habitat can be successfully used. Temporary ponds and other	No	Suitable habitat is absent from the project site.

Scientific Name Common Name	Status		Habitat Description ³	Considered in Impact Analysis	Rationale
	Federal ¹	State ²			
			seasonal freshwater bodies are also appropriate. This subspecies avoids brackish marsh areas because its preferred prey, the California red-legged frog (<i>Rana draytonii</i>), cannot survive in saline water. Emergent and bankside vegetation such as cattails (<i>Typha</i> spp.), bulrushes (<i>Scirpus</i> spp.), and spike rushes (<i>Juncus</i> spp. and <i>Eleocharis</i> spp.) apparently are preferred and used for cover.		
Birds					
<i>Athene cunicularia</i> Burrowing owl	—	SSC	Nests and forages in grasslands, agricultural fields, and low scrub habitats, especially where ground squirrel burrows are present; occasionally inhabits artificial structures and small patches of Disturbed habitat. Year-round range includes the Central Valley and Delta and portions of the central coast, eastern California, and southern California	No	Suitable habitat is absent from the project site.
<i>Charadrius alexandrinus nivosus</i> western snowy plover	FT	—	The Pacific Coast population nests on barren to sparsely vegetated sand beaches, dry salt flats in lagoons, dredge spoils deposited on beach or dune habitat, levees and flats at salt evaporation ponds, and river bars. Most breeding occurs on dune-backed beaches, barrier beaches, and salt evaporation ponds; infrequently on bluff-backed beaches. Winter habitat is primarily coastal: beaches, tidal flats, lagoon margins, and salt evaporation ponds.	No	Suitable habitat is absent from the project site.

Scientific Name Common Name	Status		Habitat Description ³	Considered in Impact Analysis	Rationale
	Federal ¹	State ²			
<i>Falco peregrinus anatum</i> American peregrine falcon	—	CFP	Resident along the northern and central coast, Cascade Range, Coast Range mountains, and much of the Sierra Nevada. Winters throughout the remainder of the State. Nests on cliffs on coastal headlands and interior areas; also use large bridges and tall buildings and towers.	Yes	Marginal nesting and foraging habitat is located within and adjacent to the project site.
<i>Geothlypis trichas sinuosa</i> Salt-marsh common yellowthroat	—	SSC	Emergent wetlands.	No	Suitable habitat is absent from the project site.
<i>Laterallus jamaicensis coturniculus</i> California black rail	—	SE/CFP	A rare resident of saline, brackish, and fresh emergent wetlands in the San Francisco Bay area, Sacramento-San Joaquin Delta, and coastal southern California at Morro Bay, the Salton Sea, and lower Colorado River area.	No	Suitable habitat is absent from the project site.
<i>Melospiza melodia pusillula</i> Alameda song sparrow	—	SSC	Salt Marshes of central San Francisco Bay.	No	Suitable habitat is absent from the project site.
<i>Phalacrocorax auritus</i> Double-crested cormorant	—	SSC	Nests colonially on coastal cliffs, offshore islands, and along lake margins.	No	Suitable habitat is absent from the project site.
<i>Rallus longirostris obsoletus</i> California Clapper Rail	FE	SE/CFP	Nests and forages in dense cordgrass and cattail marshes with vegetated refugia during the highest tides. Year-round near Coastal range, surrounds San Francisco and San Pablo bays, and documented at several locations in Suisun Bay.	No	Suitable habitat is absent from the project site.
<i>Riparia riparia</i> bank swallow	—	ST	In summer, restricted to riparian, lacustrine, and coastal areas with vertical banks, bluffs, and cliffs with fine-textured or sandy soils, into which it digs nesting holes. In migration, flocks with other swallows over many open habitats.	Yes	Marginal foraging habitat is located adjacent to the project site.

Scientific Name Common Name	Status		Habitat Description ³	Considered in Impact Analysis	Rationale
	Federal ¹	State ²			
Mammals					
<i>Antrozous pallidus</i> Pallid bat	—	SSC	Pallid bat occurs in various habitats including grasslands, scrubs, woodlands, mixed conifer forests, but is most common in open, dry habitats with rocky areas for roosting. Day roosts include hollow trees, buildings, caves, crevices, and mines.	Yes	Marginal roosting and foraging habitat is located adjacent to the project site.
<i>Corynorhinus townsendii</i> Townsend's big-eared bat	—	SC/SSC	Roosts in colonies in caves, mines, tunnels, or buildings in mesic habitats. The species forages along habitat edges, gleaning insects from bushes and trees. Habitat must include appropriate roosting or hibernacula sites free from disturbance by humans.	Yes	Marginal foraging habitat is located adjacent to the project site.
<i>Enhydra lutris nereis</i> Southern sea otter	FT	—	Shallow inshore habitats supporting kelp forests. Known from Ano Nuevo, San Mateo County to Point Sal, Santa Barbara County.	No	Suitable habitat is absent from the project site.
<i>Myotis thysanodes</i> Fringed myotis	—	—	Inhabits a variety of woodland habitats, roosts in crevices or caves, and forages over water and open habitats.	Yes	Marginal foraging habitat is located adjacent to the project site.
<i>Neotoma fuscipes</i> Dusky-footed woodrat	—	SSC	Woodlands with well-developed shrubby understory, chaparral, and coastal scrub. Build houses from plant materials and man-made debris.	No	Suitable habitat is absent from the project site.
<i>Nyctinomops macrotis</i> Big free-tailed bat	—	SSC	Known from isolated populations throughout southwestern U.S., into Mexico. Lives in rocky areas of desert scrub or coniferous forests. Roosts by day in crevices on cliff faces. Feeds on insects. Forms colonies and bear one young each year, in the early summer.	No	Suitable habitat is absent from the project site.
<i>Reithrodontomys raviventris</i> Salt-marsh harvest mouse	FE	SE/CFP	A small, dark brown, terrestrial mouse with a long tail. Confined to the salt marshes around the San Francisco Bay and the Napa, Petaluma, Suisun marshes. It is commonly associated with dense growth of pickleweed (<i>Salicornia virginica</i>). The	No	Suitable habitat is absent from the project site.

Scientific Name Common Name	Status		Habitat Description ³	Considered in Impact Analysis	Rationale
	Federal ¹	State ²			
			mouse needs access to refuge/cover on high ground, especially during highest tides in winter. This species presumably feeds on seeds of grasses and forbs as well as insects.		
Fishes					
<i>Eucyclogobius newberryi</i> Tidewater goby	FE	—	Brackish shallow lagoons and lower stream reaches where water is fairly still, but not stagnant.	No	Suitable habitat is absent from the project site.
<i>Hypomesus transpacificus</i> Delta smelt	FT	SE	Coldwater streams and rivers with access to oceans. Found in western portion of Calaveras County.	No	Suitable habitat is absent from the project site.
<i>Oncorhynchus mykiss</i> Central Valley steelhead	FT	—	Spawns in the Sacramento and San Joaquin rivers and their tributaries; now extirpated from most of historical range; the majority of native, natural production occurs in upper Sacramento River tributaries below Red Bluff Diversion Dam, but these populations are nearly extirpated; This ESU does not include steelhead from San Francisco and San Pablo Bays and their tributaries.	No	Suitable habitat is absent from the project site.
Code Designations					
Federal Status¹: 2014 USFWS Listing			State Status²: 2014 CDFW Listing		
<p>ESU = Evolutionary Significant Unit is a distinctive population. FE = Listed as endangered under the FESA. FT = Listed as threatened under the FESA. FC = Candidate for listing (threatened or endangered) under FESA. FD = Delisted in accordance with the FESA. FPD = Federally Proposed to be Delisted. — = Not federally listed</p>			<p>SE = Listed as endangered under the CESA. ST = Listed as threatened under the CESA. SC = Candidate for listing (threatened or endangered) under CESA. SSC = Species of Special Concern as identified by the CDFW. CFP = Listed as fully protected under CDFW code. CR = Rare in California. — = Not state listed</p>		
Habitat description³ : Habitat description information adapted from CNDDDB 2014a					

**Appendix B:
Tree Report**



CITY OF BURLINGAME
PARKS & RECREATION DEPARTMENT

850 Burlingame Avenue Burlingame, California 94010
Telephone: (650) 558-7300 • Parks/Trees (650) 558-7330
Fax: (650) 696-7216 • Email: recreation@burlingame.org



May 26, 2011

Mr. Pat Fellowes
1008 Laurel Street
San Carlos, CA 94070

Dear Mr. Fellowes:

We are in receipt of the signed "Protected Tree Removal Permit" application. You also submitted and a copy a letter from Michael A. Stephan of Adeline Market regarding damage to his property from the tree located near the south-east corner of his property. As indicated in my letter to you dated May 11, 2011, approval to remove the six trees was contingent upon: 1) once the building and landscape plans had been approved, 2) that the trees would fall within the footprint of the proposed project, and 3) that the permit would be held in our office until the condition as stated (in #1) are met.

Since the development for this property is still in the planning stages, you may wish to trim or maintain the tree(s) per your arborist's recommendations to relieve the concerns of the neighboring property owner. As a reminder, the crown of the tree(s) can be trimmed up 1/3 without obtaining a permit from our department.

Sincerely,

A handwritten signature in cursive script that reads "Bob Disco".

Bob Disco
Parks Supervisor/Arborist

PROTECTED TREE REMOVAL
PERMIT APPLICATION

PARKS & RECREATION DEPARTMENT
850 BURLINGAME AVENUE
BURLINGAME, CA 94010
(650) 558-7330

The undersigned owner of the property at:

ADDRESS: 1509 El Camino Real, Burlingame
(print or type)

hereby applies for a permit to remove or prune more than 1/3 of the crown or roots of the following protected tree(s):

deodar cedar,
SPECIES bunya-bunya, Spanish fir, CIRCUMFERENCE All except Spanish fir are protected.
LOCATION ON PROPERTY Please see attached tree location map. See report.
WORK TO BE PERFORMED Remove trees 120 - 126. See report
REASON WORK IS NECESSARY See supplemental information.

(Please use back of form for additional comments.)

NOTE: A PHOTOGRAPH OF THE TREE(S)
MUST BE SUBMITTED ALONG WITH A

OWNER (Print) Mr. Pat Fellowes

\$75.00 CHECK TO: CITY OF BURLINGAME

ADDRESS 1008 Laurel St San Carlos,

Attach any supporting documentation you may have
(Example: Report from an Independent Arborist).

PHONE 415 987 2954

*# 836/475/5.2.2011

PERMIT

This permit allows the applicant to remove or prune the above listed tree(s) in accordance with the provisions of the Urban Reforestation and Tree Protection Ordinance (Municipal Code Chapter 11.06). By signing this permit, the applicant acknowledges receipt of a copy of Chapter 11.06, and agrees to comply with its provisions and all conditions listed below; and that all appeals have expired or been resolved.

OWNER Patrick J. Fellowes, (for 1509 El Camino Real LLC)

CITY ARBORIST _____

PARKS & RECREATION DIRECTOR _____

CONDITIONS: _____ 24 - inch box size landscape tree(s)
planted anywhere on the property.
the allotted time as specified in Sect
for each tree into the tree replaceme

_____ NO replacement(s) required. Cont
(650) 558-7330 when removal(s) con

DATE PERMIT EFFECTIVE _____ PERMIT EX _____

*This work should be done by qualified tree professionals a
available at the job site at all times when work*

* Signed Permit
Returned 5.25.

* Appeal mailed
5.25.2011

* Permit on hold
until proposed
project approved
by Planning



**CITY OF BURLINGAME
PARKS & RECREATION DEPARTMENT**

850 Burlingame Avenue Burlingame, California 94010
Telephone: (650) 558-7300 • Parks/Trees (650) 558-7330
Fax: (650) 696-7216 • Email: recreation@burlingame.org



May 24, 2011

Nina Weil
1520 Balboa Avenue
Burlingame, CA 94010

RE: APPEAL OF REQUEST FOR REMOVAL OF SIX PROTECTED SIZED TREES (5 DEODAR CEDAR TREES AND 1 BUNYA-BUNYA TREE) @ 1509 EL CAMINO REAL - BURLINGAME

Our office is in receipt of your letter appealing the removal of six (s) protected sized trees at 1509 El Camino Real. As stated in the notification letter to the applicant Mr. Pat Fellowes, and copied to nearby property owners:

- 1) I intend to issue a permit to remove the 6 protected sized trees, once the building and landscape plans have been approved and permit for construction have been issued.
- 2) The six protected sized trees (as proposed) will fall within the footprint of the proposed project.
- 3) The permit will be held in our office until the conditions as stated (in #1) are met.

To clarify, the proposed project will be scheduled for review by the Planning Commission after the plans for the proposed project have been submitted by the applicant. You and neighboring properties will be notified when this proposed project comes before the Planning Commission.

The applicant and adjacent property owner(s) at the addresses listed below are also receiving notification of this information. Our office may be contacted at (650) 558-7330 if you should have any questions.

Sincerely,


Bob Disco
Parks Supervisor

bd/kh

Mr. Pat Fellowes
1009 Laurel Street
San Carlos, CA 94070

Property Owner
1516 Balboa Avenue
Burlingame, CA 94010

Property Owner
1520 Balboa Avenue
Burlingame, CA 94010

Property Owner
1518 Albemarle Way
Burlingame, CA 94010

Nina Weil
1520 Balboa Avenue
Burlingame, CA 94010
650-348-6971; nina@ninaweil.com

May 20, 2011

To: Mr. Bob Disco, Parks Supervisor
From: Nina Weil

Subj: Request for Removal of 6 protected trees @1509 El Camino Real-Burlingame

Dear Mr. Disco,

I would like to state my objection to the removal of the protected trees.

Several years ago, Mr. Fellowes submitted plans for a condo project to the planning commission and he was asked to revise the plans to be more in fitting with the neighborhood.

One of the provisions for resubmitting plans was NOT to remove the trees and to scale back the plan to be more in keeping with the area.

I respectfully ask that these trees not be removed as they do not propose any immediate hazard, and that the developer respects the request of the planning commission. Even if the project changes from condos to apartments, I believe the request to design around the trees needs to be honored.

Thank you for your consideration.

Sincerely,



Nina Weil, Property Owner 1520 Balboa Avenue, Burlingame

City of Burlingame
Parks & Recreation Department

850 Burlingame Avenue, Burlingame, California 94010-2899
Parks Division Telephone (650) 558-7330
Fax: (650) 696-7216 * Email: parks@burlingame.org

May 11, 2011

Mr. Pat Fellowes
1008 Laurel Street
San Carlos, CA 94070

**RE: REQUEST FOR REMOVAL OF SIX PROTECTED SIZED TREES (5 DEODAR CEDAR TREES
AND 1 BUNYA-BUNYA TREE @ 1509 EL CAMINO REAL - BURLINGAME**

I reviewed your request for the removal of the above mentioned trees on the property at the above address. Subject to the provisions and in accordance with Burlingame Municipal Code chapter 11.06, I intend to issue a permit to remove the 6 protected sized trees, once the building and landscape plans have been approved and permits for construction have been issued:

- 1) The six protected sized trees will fall within the footprint of the proposed project.
- 2) Though the trees were listed in the independent arborist report to be in "poor or very poor" condition, none of these trees pose an immediate hazard.
- 3) *Six 24-inch box size landscape trees* (no fruit or nut trees) will be required as replacement trees as defined in Section 11.06.090 and should be included on the landscape plan submitted for the project.

If you are in agreement with these conditions, please sign the enclosed permit and return in the self addressed envelope by May 25, 2011. The permit will be held in our office until the conditions as stated are met.

Adjacent property owner(s) as the addresses listed below are also receiving notification of this decision. Appeals to this decision or any of its conditions or findings, must be filed in writing to our office by *May 25, 2011* provided in Section 11.06.080 of the *Urban Reforestation and Tree Protection Ordinance (Burlingame Municipal Code Chapter 11.06)*.

Our office may be contacted at (650) 558-7330 if you should have any questions.

Sincerely,



Bob Disco
Parks Supervisor

bd/kh

CC: Property Owner
1516 Balboa Avenue
Burlingame, CA 94010

Property Owner
1520 Balboa Avenue
Burlingame, CA 94010

Property Owner
1518 Albemarle Way
Burlingame, CA 94010

PROTECTED TREE REMOVAL
PERMIT APPLICATION

PARKS & RECREATION DEPARTMENT
850 BURLINGAME AVENUE
BURLINGAME, CA 94010
(650) 558-7330

The undersigned owner of the property at:

ADDRESS: 1509 El Camino Real, Burlingame
(print or type)

hereby applies for a permit to remove or prune more than 1/3 of the crown or roots of the following protected tree(s):

SPECIES deodar cedar, bunya-bunya, Spanish fir CIRCUMFERENCE All except Spanish fir are protected.
LOCATION ON PROPERTY Please see attached tree location map. See report.
WORK TO BE PERFORMED Remove trees 120-126. See report
REASON WORK IS NECESSARY See supplemental information.

(Please use back of form for additional comments.)

NOTE: A PHOTOGRAPH OF THE TREE(S)
MUST BE SUBMITTED ALONG WITH A
\$75.00 CHECK TO: CITY OF BURLINGAME
Attach any supporting documentation you may have
(Example: Report from an Independent Arborist).

OWNER (Print) Mr. Pat Fellowes
ADDRESS 1008 Laurel St San Carlos,
PHONE 415 987 2954

#836/\$75/5.2.2011

PERMIT

This permit allows the applicant to remove or prune the above listed tree(s) in accordance with the provisions of the Urban Reforestation and Tree Protection Ordinance (Municipal Code) the applicant acknowledges receipt of a copy of Chapter 11.06, and agree conditions listed below; and that all appeals have expired or been resolve

OWNER _____
CITY ARBORIST _____
PARKS & RECREATION DIRECTOR _____

CONDITIONS: _____ 24 - inch box size landscape tree(s) w
planted anywhere on the property. If c
the allotted time as specified in Section
for each tree into the tree replacement
_____ NO replacement(s) required. Contact
(650) 558-7330 when removal(s) compl

DATE PERMIT EFFECTIVE _____ PERMIT EXPIRE _____

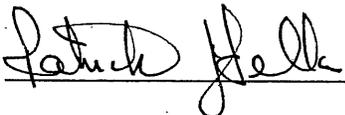
This work should be done by qualified tree professionals and available at the job site at all times when work is being performed.

BO CK'g w/ [unclear]
Hold onto
permit
until Plan'g
Commission
approval of
project 5/22

Supplemental Information
1509 El Camino Real
Protected Tree Removal
Permit Application

New building construction, lot configuration, and adjacencies limit location for new building construction. Also, the bunya-bunya tree is leaning 15 to 20 feet off of vertical. This species typically has a weak and small root structure. It randomly drops 10 to 15 pound cones which presents a safety hazard. The neighbors strongly prefer that the bunya-bunya tree be removed.

Ralph Osterling Consultants recommends removal of the bunya-bunya tree in order to preserve public health and safety, and to prevent property damage. See arborist report, photographs, supporting information, and email dated 4/28/11.

Pat Fellowes  Date 4-29-11

Permit approved
with conditions

① Permit to remove seven protected size trees # 120, 122, 123, 124, ~~125~~, 121, ~~126~~ will be issued once the building ^{landscape} plans have been approved and permits for construction have been issued.

In accordance with the municipal code any protected trees within the ~~prop~~ footprint of a proposed ~~the~~ construction improvement shall be approved. The ~~seven trees listed for removal~~ ^{independent} report indicates the trees are in "poor to very poor" condition, but, it is my opinion that none of the trees pose an immediate hazard. Therefore the permit for removal ^{for five trees is issued} will be issued prior to demolition of the existing building.

1516 } Balboa
1520 }

1518 } Albemarle
~~1520~~ }

② Landscape Plan should include ^{24" box size} along with 6 new landscape trees.

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Inbox (20)

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- Sent Mail
- Drafts (9)
- 1509 ECR (1)
- 24 arundel
- A+tutors
- alan young
- BCEC (2)
- BHS
- BTSA (1)
- campaign '09
- Douglas Avenue drive less.
- edd
- finances
- Healing Journeys
- high speed rail
- Itzi
- LDH (1)
- lincoln school
- Mania
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- More time for you
- myriad
- Notes
- Oak ave
- Office
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- panthers soccer
- Personal
- Photos
- planning commission
- properties
- Receipts
- refinance 10/09
- Salma
- Schoolloop
- SLM
- susnow
- Travel (1)
- ucsf
- Work
- work opportunities
- x-employ
- 4 more v

photo id Inbox X

Ralph Osterling

hide details 3:19 PM (21 hours ago)

Reply

Lisa and Stan *Vistica*

<hapvist@gmail.com>

Thu, Apr 28, 2011 at 3:19

PM

photo id

Stan

Image 95 dog leg multi trunk unsafe #125

Image 96 Heavy buna buna crown, leaning

Image 97 off balance crowns and leaning buna

Image 98 from El Camino dense crowns heavy competition

Image 99 long buna branches with armed (sharp pointed) leaves

Image 1600 tree 125 unsafe crotch

Image 01 heavy buna crown, unsafe leaves

Image 02 sharp spines on ends of leaflet very unsafe

Image 03 from Adeline one sided multi trunk crown on front tree, heavy buna branches and unsafe leaves

This is for conversation.

Ralph

Ralph Osterling

President

ralph@ralphosterling.com

Ralph Osterling Consultants, Inc.

1650 Borel Place, #204

San Mateo, California

94402

(650) 573-8733

(415) 860-1557 cell

(650) 345-7890 fax

Reply

Forward

Lisa and Stan to Ralph

show details 4:48 PM (20 hours ago)

Reply

Ralph,

This reads clearly. Only point of clarification would be Image 97, are the crowns referred to cedar?

Stan

- Show quoted text -

Reply

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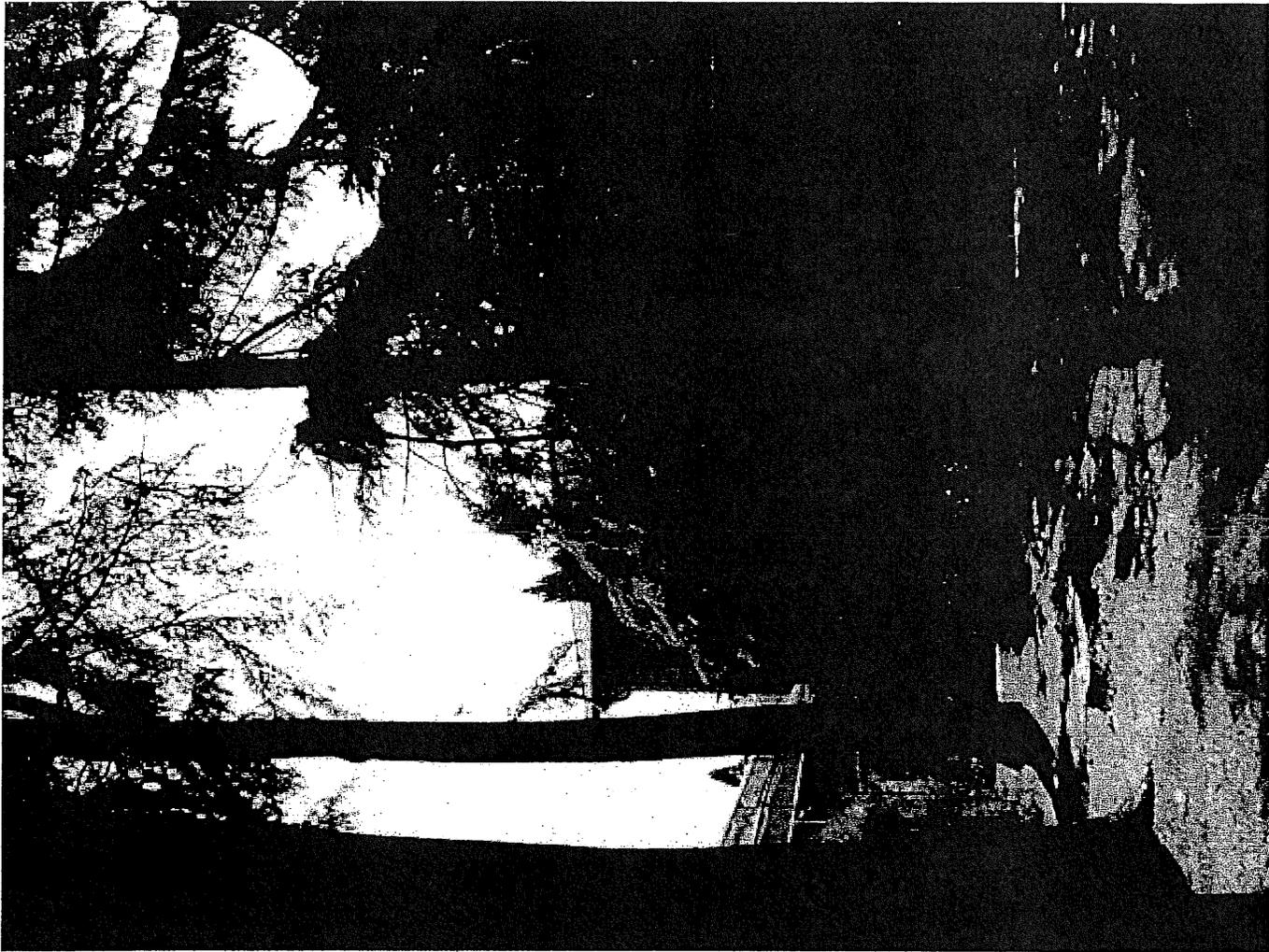
[Tree Work »](#)

[About these links](#)

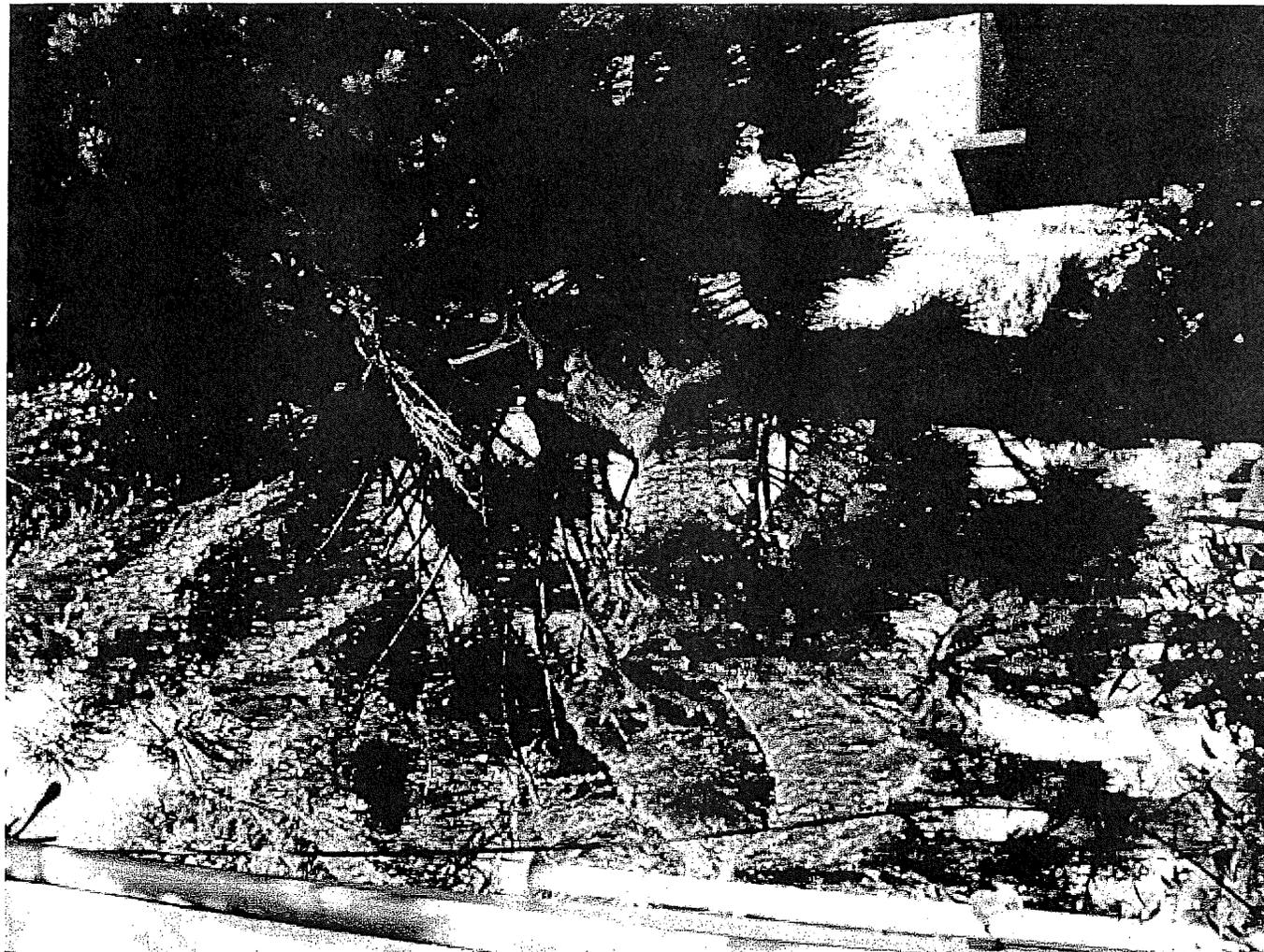
Chat

1595

IMG_1595.JPG



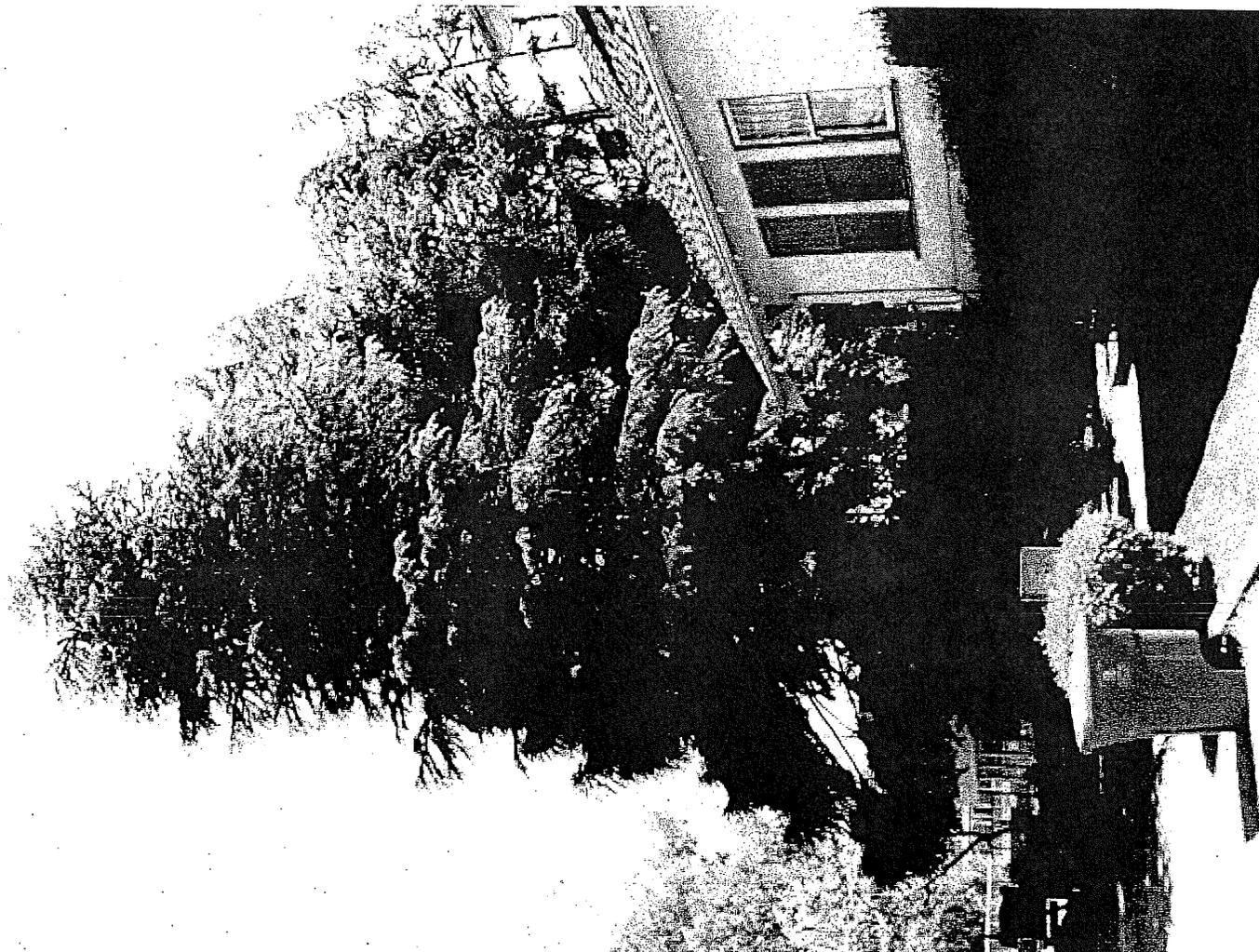
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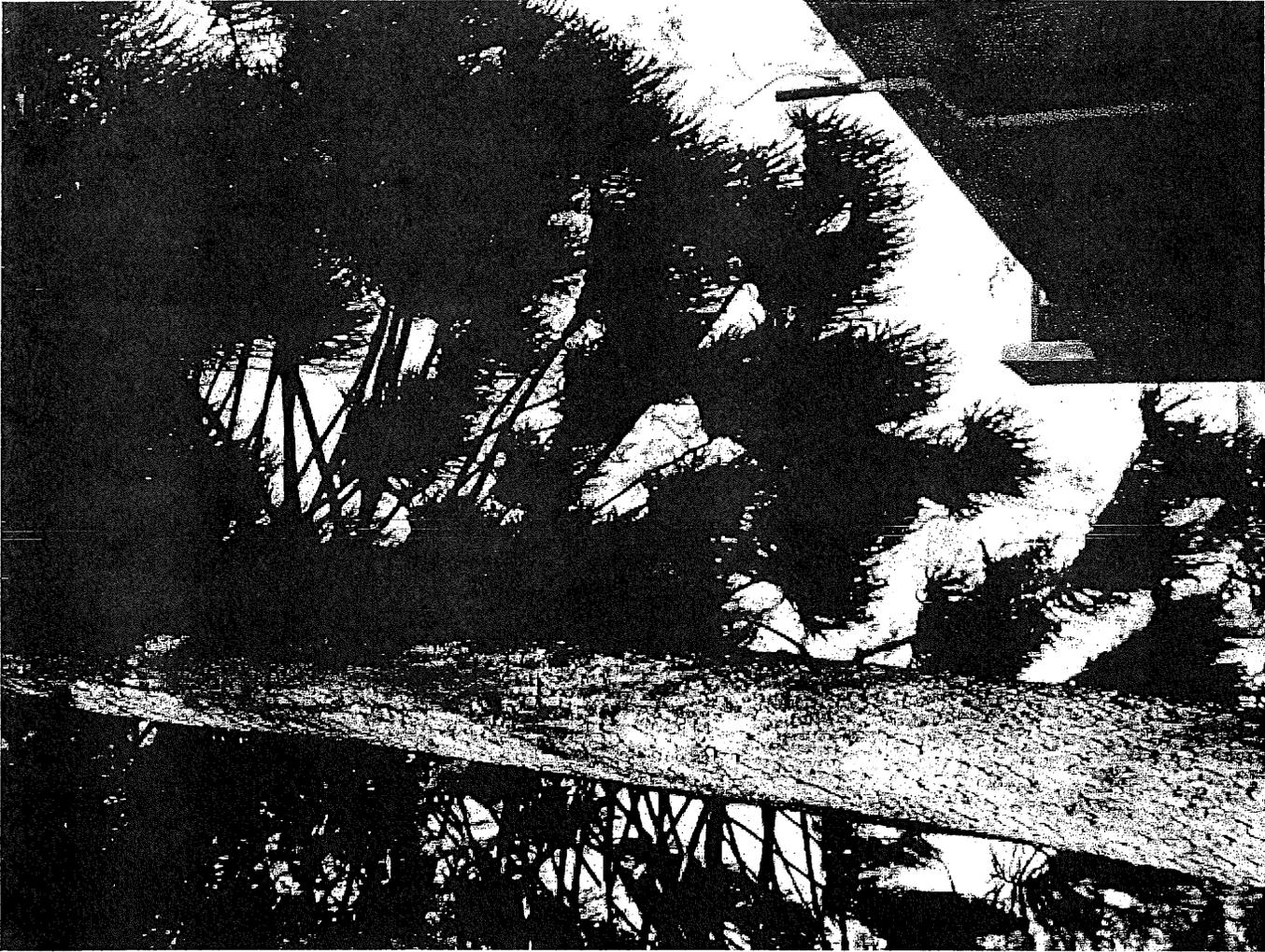
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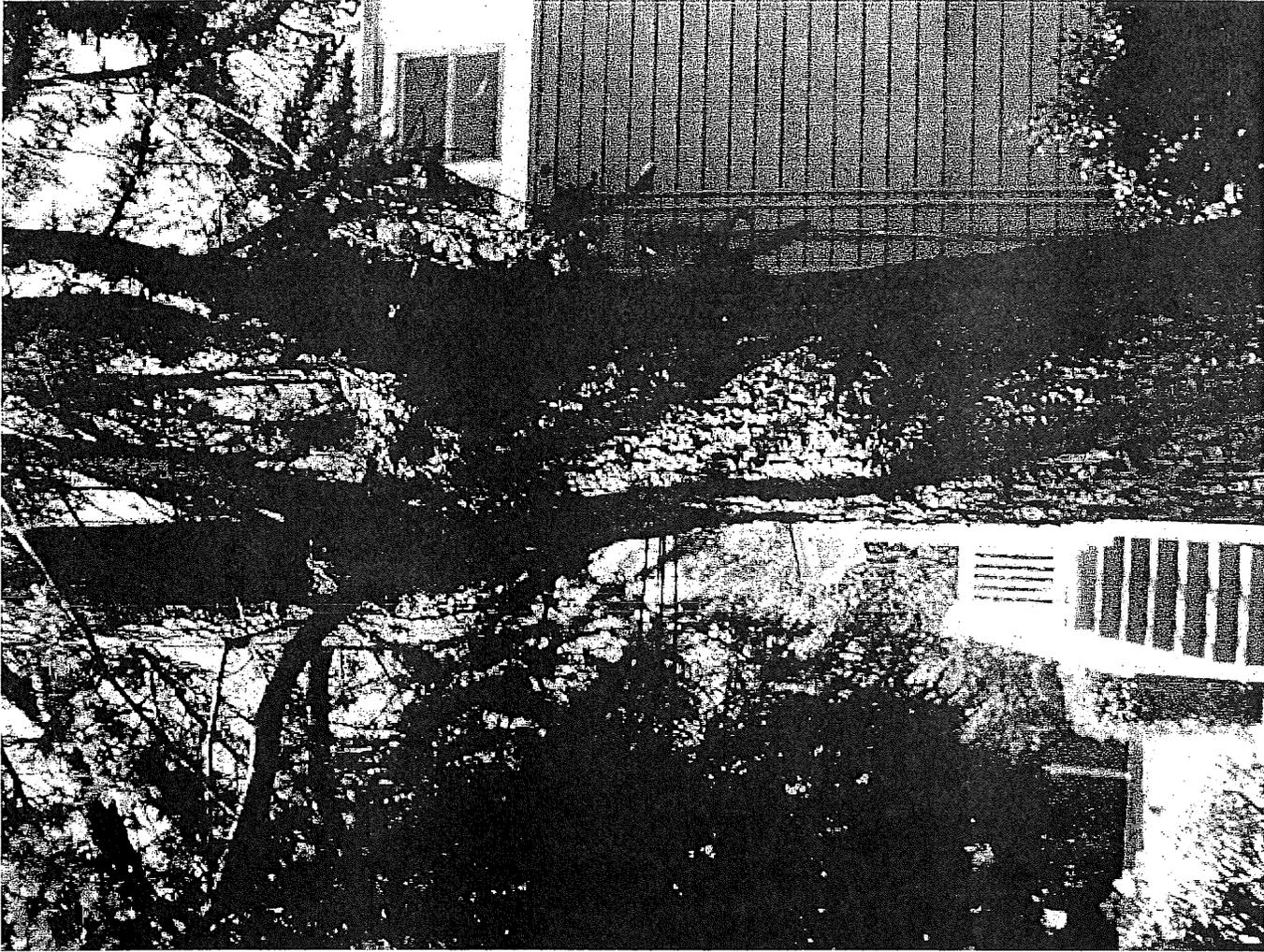
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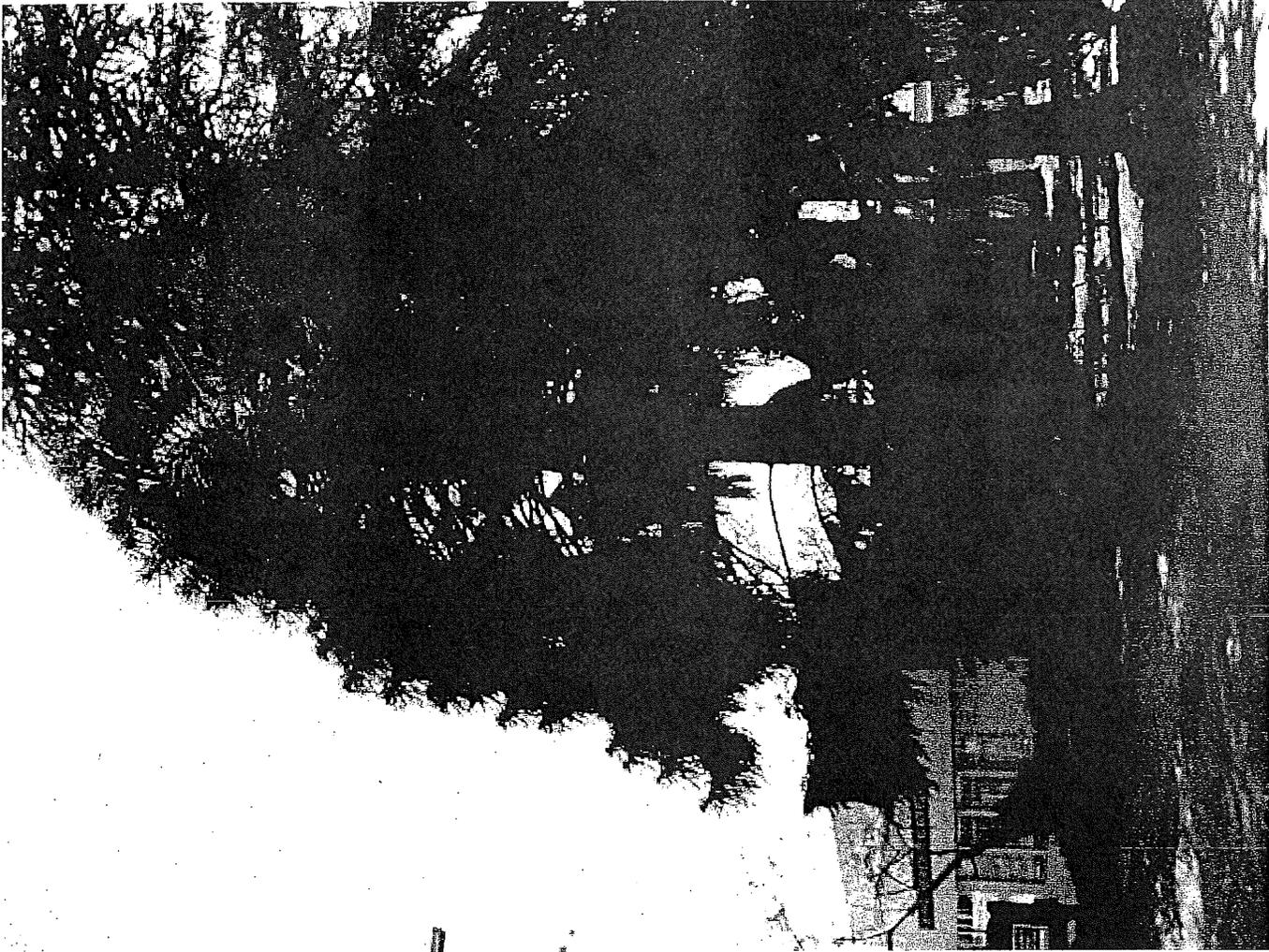


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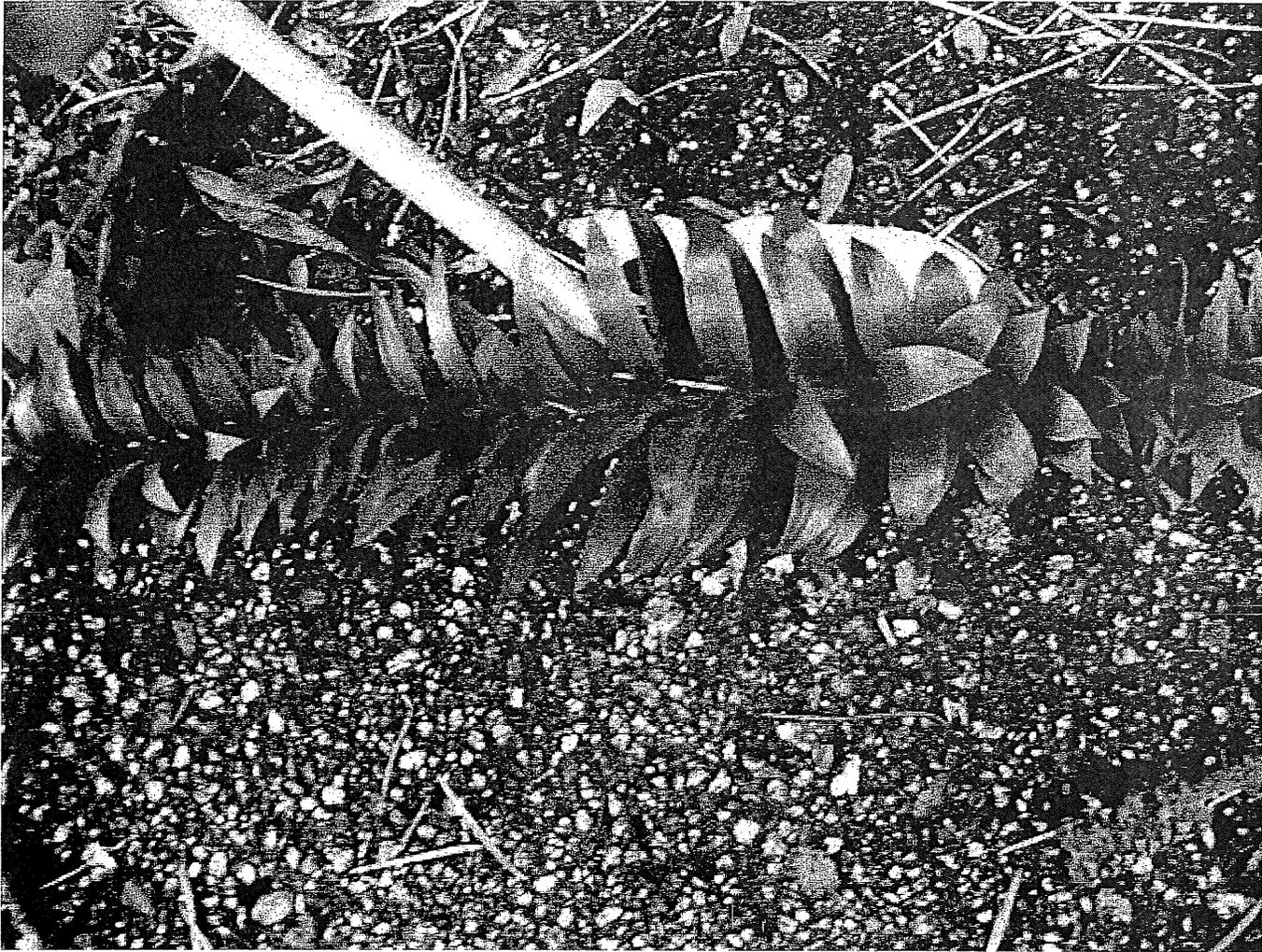


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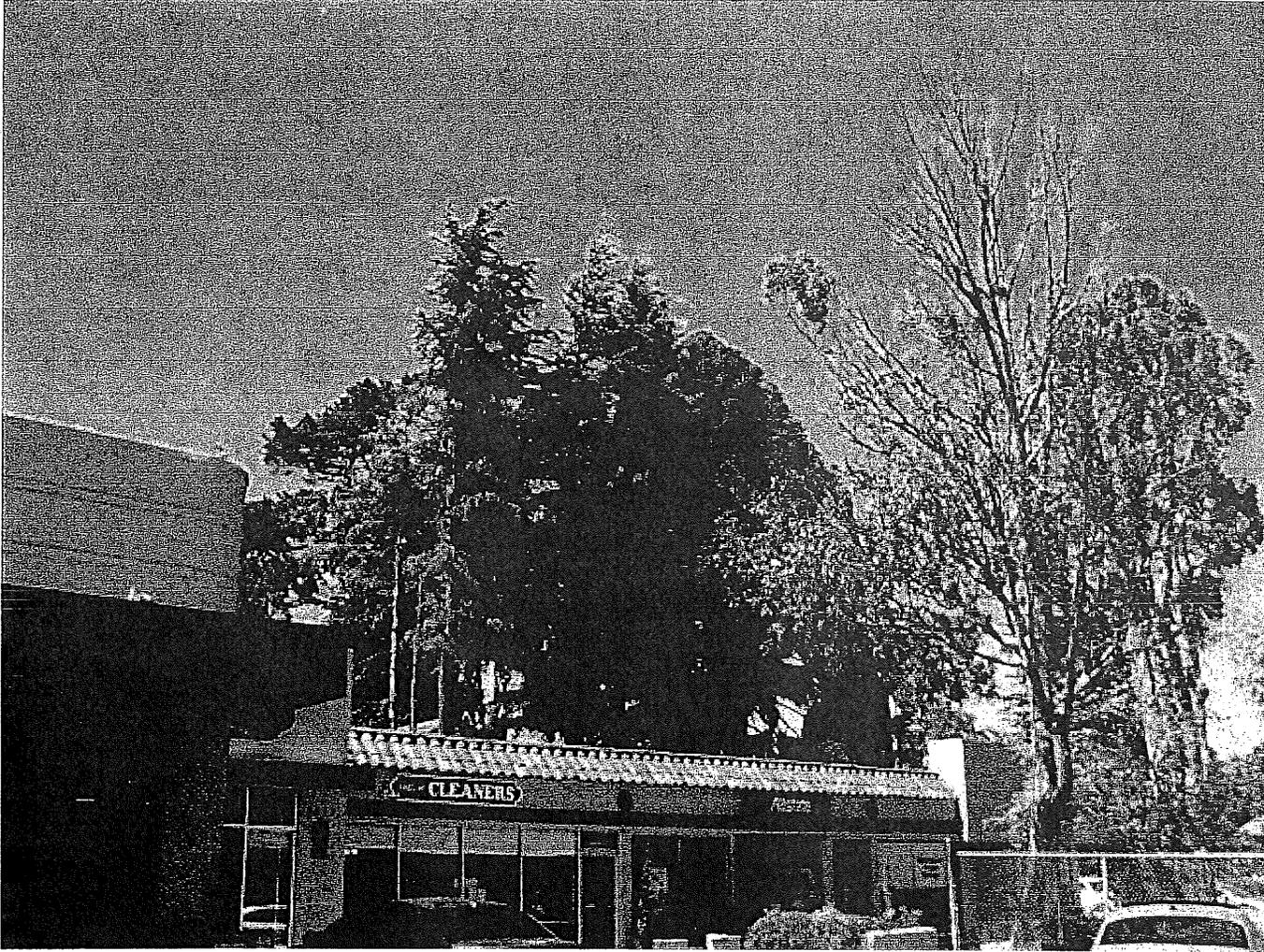
1601



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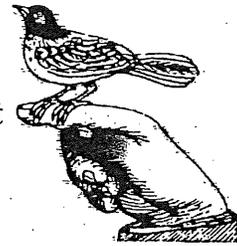


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Ralph Osterling Consultants

Natural & Urban Resources Management



22 February 2011

Mr. Patrick Fellowes
1008 Laurel Avenue
San Carlos, CA 94070

Re: 1509 El Camino Real, LLC
Tree Assessment Report

Dear Mr. Fellowes:

At your request, Ralph Osterling Consultants, Inc. (ROC) has completed the following tree assessment report for the subject property, 1509 El Camino Real located in the City of Burlingame, California. The purpose of this Tree Assessment Report was to determine whether the assessed trees located within or adjacent to the footprint of the proposed structure would be possible to preserve. In addition, those trees with trunk circumferences of 48 inches (15.3 inches diameter) or greater are protected by the tree ordinance for the City of Burlingame (CITY) and are so indicated in Table 2 of this report.

Observations and Discussion

On 17 February 2011, ROC visited the subject property and affixed blue numerical tags to 12 trees that were assessed. (Refer to Table 2.) Of the 12 assessed trees seven were located within or adjacent to the footprint of the proposed structure and five were located outside of the existing fence. ROC was informed that these five trees, two elms (127 & 128) and three acacias (129, 130 & 131) will not be disturbed during construction. (Refer to the Tree Location Map.)

For the purposes of this report, the seven trees located within the footprint of the proposed structure will be the subjects of discussion. The seven trees are: deodar cedar (120, 122, 123, 124 & 125); bunya-bunya (121) and Spanish fir (126). Only the Spanish fir (126) with a trunk diameter of 6.9 inches is not protected by the City's tree ordinance. (Refer to the Tree Location Map.)

The deodar cedars were observed to be in poor to very poor overall condition. The bunya-bunya was observed to be in overall good condition. Refer to Table 1, Evaluation Factors for Determining Overall Tree Condition and Table 2, Tree Assessment Chart, for the individual assessments of these trees.

Conclusions

The close plantings (within 10 feet) of the deodar cedars have resulted in suppressed foliar growth and trunk contortion. The dense broad canopy of the bunya-bunya has contributed to the suppressed growth displayed by the trees.

1650 Borel Place, Suite 204 • San Mateo, CA 94402
(650) 573-8733 • Fax (650) 345-7890 • email: walt@ralphosterling.com

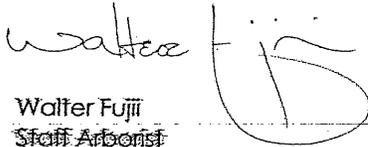
1509 El Camino Real, LLC
22 February 2011

Based on the site plan provided to ROC by the client, the location of the protected trees 120 through 125 within or adjacent to the proposed structure prevents their preservation. Performing the necessary excavation, grading and related construction activities in the presence of these trees presents a hazardous situation.

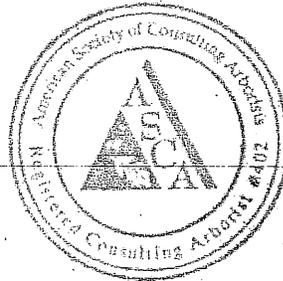
ROC therefore recommends that the trees be removed prior to the commencement of construction activities for reasons of safety.

Should you require additional information kindly contact our office at your earliest convenience.

Respectfully,



Walter Fujii
Staff Arborist
ASCA Registered Consulting Arborist® No. 402
ISA Certified Arborist No. WE2257 A



Attachments: Table 1 Evaluation Factors for Determining Overall Tree Condition
Table 2 Tree Assessment Chart
Tree Location Map
Certification of Performance
Terms and Conditions

Table 1
 Evaluation Factors for Determining
 Overall Tree Condition

Structure

- 1-Very Poor. Trunk has large pockets of decay, is weakly bifurcated or has a severe lean. Limbs or branches are poorly attached or dead. Possible hazard.
- 2-Poor Limbs or branches are poorly attached or developed. Canopy is not symmetrical. Trunk has a lean.
- 3-Fair Trunk, limb and branch development though flawed is typical of this species
- 4-Good. Trunk is well developed with well attached limbs and branches have some flaws but hardly visible.
- 5-Very Good In addition to attributes of a good rating, the tree exhibits a well-developed root flare and a balanced canopy.

Health

- 1-Very Poor Tree displays severe dieback of branches, canopy is extremely sparse. May exhibit extensive pathogen infestation. Or tree is dead.
- 2-Poor Tree displays some dieback of branches, foliar canopy is sparse, little to no signs of new growth or vigor. Possible pathogen infestation.
- 3-Fair Tree is developing in a manner typical to others in the area. Canopy is full.
- 4-Good New growth is vigorous as evidenced by stem elongation and color. Canopy is dense.
- 5-Very Good In addition to attributes of a good rating, tree is displaying extremely vigorous growth and trunk displays a pattern of vigor cracks or lines.

Overall

- 0-DEAD Tree has no green foliage and no green in sampled twigs.
- 1-Very Poor Tree is in severe decline or dead.
- 2-Poor Tree is in decline or lacks vigor.
- 3-Fair Tree is typical of species in the area.
- 4-Good. Tree is vigorous with few visible flaws.
- 5-Very Good Tree is extremely vigorous.

Table 2
 Tree Assessment Chart
 1509 El Camino Real, LLC
 Burlingame, California

Line No.	Tag No.	Common Name	Botanical	Trunk Diameter ¹	Adjusted Trunk Diameter ²	Structure	Health	Overall Condition ³	Protected Tree ⁴	Comment
1	120	deodar cedar	<i>Cedrus deodara</i>	20	20	2	3	Poor	Yes	Bifurcated trunk, one sided canopy, suppressed growth
2	121	bunya-bunya	<i>Araucaria bidwillii</i>	42	42	3	5	Good	Yes	Vigorous growth, good form, trunk lean
3	122	deodar cedar	<i>Cedrus deodara</i>	18.5	19	2	2	Poor	Yes	Suppressed growth, sparse canopy, stunted growth
4	123	deodar cedar	<i>Cedrus deodara</i>	17.5	18	2	2	Poor	Yes	Suppressed growth, sparse canopy, stunted growth
5	124	deodar cedar	<i>Cedrus deodara</i>	17.6	18	1	1	Very Poor	Yes	Sparse canopy, bifurcated trunk, one sided canopy
6	125	deodar cedar	<i>Cedrus deodara</i>	17.3	17	1	1	Very Poor	Yes	Sparse canopy, bifurcated trunk, stunted growth
7	126	Spanish fir	<i>Abies pinsapo</i>	6.9	7	2	3	Poor	No	Trunk lean, suppressed growth, trunk wounds
8	127	elm	<i>Ulmus spp.</i>	12 €	12	1	3	Fair	No	Tree is covered by dense growth of ivy preventing accurate measurement by a diameter tape. Assessment of this deciduous tree's health was speculative
9	128	elm	<i>Ulmus spp.</i>	22 €	22	1	3	Fair	Yes	Tree is covered by dense growth of ivy preventing accurate measurement by a diameter tape. Assessment of this deciduous tree's health was speculative
10	129	black acacia	<i>Acacia melanoxylon</i>	23.6, 27.5	52	1	4	Very Poor	Yes	Multitern trunk, dense growth, trunk lean

Table 2
Tree Assessment Chart
1509 El Camino Real, LLC
 Burlingame, California

Line No.	Tag No.	Common Name	Botanical	Trunk Diameter ¹	Adjusted Trunk Diameter ²	Structure	Health	Overall Condition ³	Protected Tree [*]	Comment
11	130	black acacia	<i>Acacia melanoxylon</i>	15.1	15	2	4	Poor	Yes	Bifurcated trunk, dense growth, imbedded bark indicative of a poor stem attachment
12	131	black acacia	<i>Acacia melanoxylon</i>	6.1	6	2	3	Poor	No	Tree was topped, growth suppressed, root collar covered

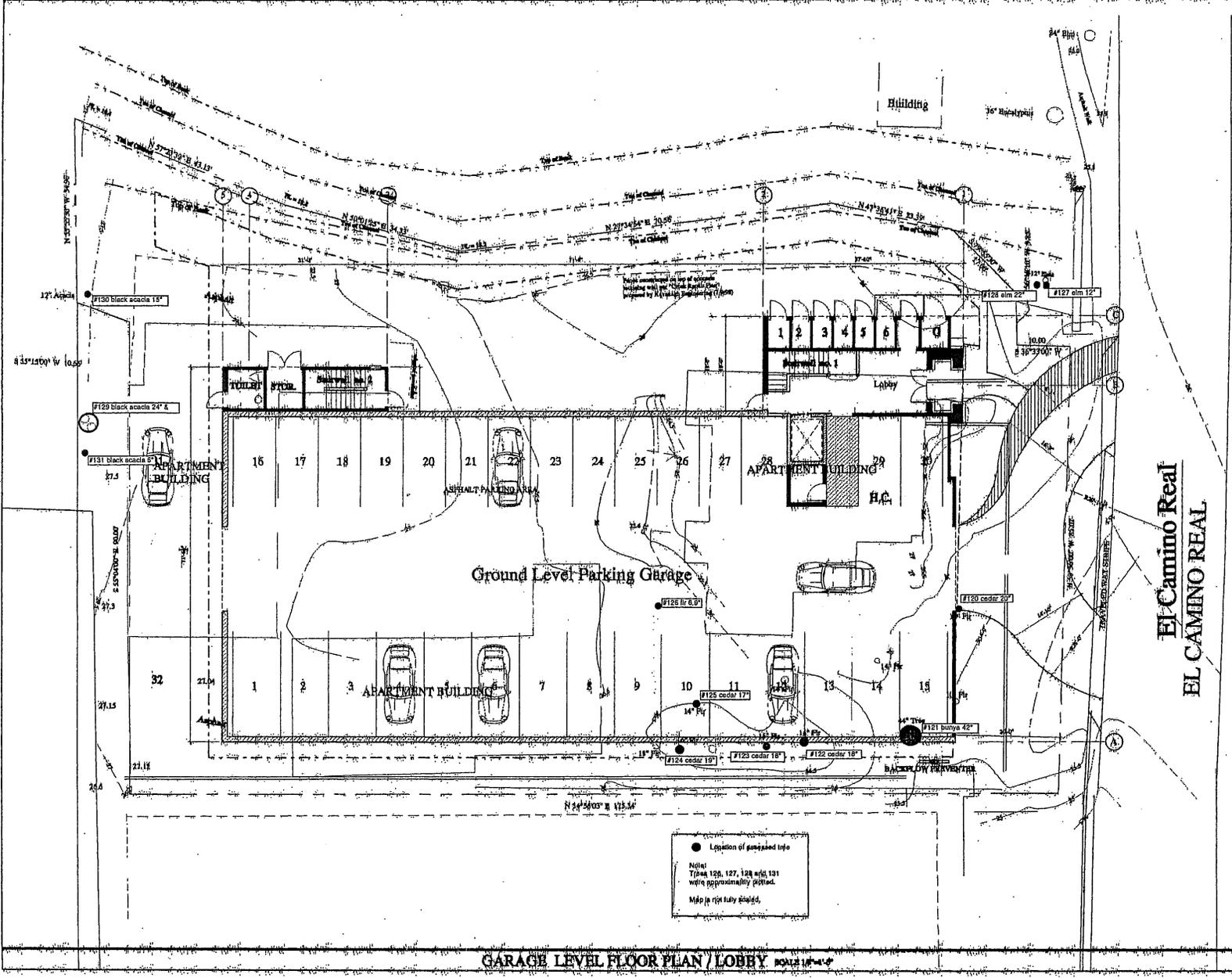
1/ Trunk Diameter: Measured at 54 inches above the existing grade with a diameter tape.

2/ Adjusted Trunk Diameter: Diameters were rounded to whole numbers. Multi-stem trunk diameters were added together.

3/ Overall Condition: Please refer to Table 2a for an explanation of terms.

4/ Protected Tree is defined by the City of Burlingame as "Any tree with a circumference of 48 inches or more when measured 54 inches above the natural grade," (54 inches in circumference is equal to 15.3 inches in diameter)

* Symbol indicates that where an obstruction prevented an accurate trunk measurement; e.g. ivy, poison oak, hardscape, etc. Estimated measurement was used.



Moore / Vistica Architects
 1204 Holladay Ave. #7
 Burlingame, CA 94010

Tree Location Map

Proposed Residences
 at
1509 El Camino Real
 Burlingame, Ca. 94010

Owners:
1509 El Camino Real LLC
 Burlingame, Ca. 94010

1008 Laurel Avenue
 San Carlos, Ca. 94070

EL Camino Real
EL CAMINO REAL

1509 EL CAMINO REAL

BURLINGAME, CALIFORNIA 94010

GARAGE LEVEL FLOOR PLAN / LOBBY

A11

● Location of sampled tree

Note:
 Trees 126, 127, 128 and 131
 were approximately plotted.
 Map is not fully scaled.

GARAGE LEVEL FLOOR PLAN / LOBBY SCALE 1/8"=1'-0"

Certification of Performance

That I have personally inspected the tree(s) and /or property referred to in this report and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved;

That the analysis opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment the attainment of stipulated results or the occurrence of any subsequent events;

That my analysis opinions and conclusion were developed and this report has been prepared according to commonly accepted Arboricultural practices;

I further certify that I am a Registered Consulting Arborist® by the American Society of Consulting Arborists (ASCA) and a Certified Arborist by the International Society of Arboriculture (ISA).

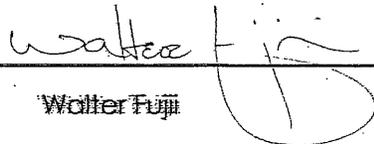
Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees and recommend measures to enhance the beauty and health of trees and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice.

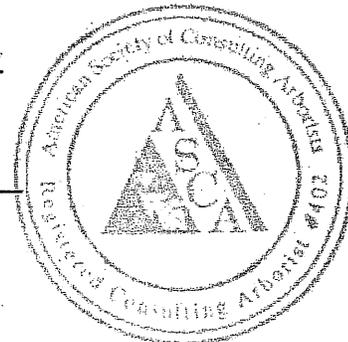
Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Certain conditions are often hidden within trees or below the ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specific period of time. Likewise remedial treatments cannot be guaranteed.

Trees can be managed but they cannot be controlled.
To live near trees is to accept some degree of risk.

Signed:


Walter Fujii

Date: 2/22/11



Ralph Osterling Consultants, Inc.
TERMS AND CONDITIONS

The following terms and conditions apply to all oral and written reports and correspondence pertaining to the consultations, inspections and activities of Ralph Osterling Consultants, Inc. hereinafter referred to as "ROC".

1. Any legal description provided to the consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by ROC, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. ROC and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. No tree described in this report was climbed, unless otherwise stated. We cannot take responsibility for any defects, which could only have been discovered by climbing. A full roots collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots was not performed unless otherwise stated. We cannot take responsibility for any root defects, which could only have been discovered by such an inspection.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. ROC offers no guarantees or warranties, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work produce of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by ROC or the consultant as to the sufficiency or accuracy of that information.
10. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.
11. Payment terms are net payable upon receipt of invoice. All balances due beyond 30 days of invoice date will be charged a service fee of 1.5 percent per month (18.0% APR). All checks returned for insufficient funds or any other reason will be subject to a \$25.00 service fee. Advance payment of fees may be required in some cases.

**Appendix C:
Cultural Resources**

July 7, 2015

Ruben Hurin, Senior Planner
Community Development Department - Planning Division
City of Burlingame
501 Primrose Road
Burlingame, CA 94101-3997

Subject: 1509 El Camino Real Condominiums – Cultural Resources Letter Summary Report

Dear Ruben,

FCS has completed the additional evaluation of the existing structures at 1509 El Camino Real. The following is a summary of research as found in the Department of Parks and Recreation forms prepared for the site.

Research Summary

The subject property contains three structures: a Main Residence (originally a single-family home converted to rental units) and two multiple family secondary buildings. The Main Residence was constructed in 1916 and the two secondary structures were constructed in 1945 and 1946, respectively. The three buildings contain twelve residential units in a total of 10,952 square feet.

The Main Residence is a c. 1916, asymmetrical, irregular shaped, two-story with basement, Craftsman style, multiple family residence located in the city of Burlingame. The building appears to have been altered by the construction of a large addition on the rear elevation of the building. In addition, a number of the original windows have been replaced with nonhistoric, non-appropriate windows. The exterior of the residence was likely to have been wood horizontal shiplap siding. Portions of the building have been resurfaced with stucco coating at an unknown time.

The rear of the property contains two, L-shaped, two-story, asymmetrical, multiple family residential units. Building 2 was constructed in 1945 and Building 3 was built in 1946. The buildings contain open parking bays on the ground floor with the apartments located directly over the garage units. Some of the original windows have been replaced with nonhistoric, non-appropriate slider style windows. No other major exterior alterations were noted.

The subject property is located in an area that was part of the Easton Addition #4. The Easton Addition was developed in the early twentieth century by real estate developer Ansel M. Easton, son of Ansel I. and Adeline Easton, owners of the Black Hawk Ranch in the second half of the 1800s.

The property was purchased by Miss Alice Hudson, a hat designer in San Francisco. It is unknown whether Miss Hudson purchased the property with the current residence on it or if she was responsible for the construction of the residence. The Craftsman style residence was constructed in 1916, according to the San Mateo County Assessor's Records. Miss Hudson lived in the residence until the mid-1940s when she sold the property to an unknown buyer. After the purchase by the new owner, the two multiple family residences were built at the rear of the property. It also appears that this is the time frame when the Craftsman style residence was altered to become a multiple unit apartment building. The property has been used as rental property since the mid-1940s until the present time.

Significance Assessment

The property was assessed for historic and architectural integrity and historical/architectural significance under local Burlingame criteria, the California Historic Register and National Register of Historic Places criteria.

Local Significance

To determine the local Burlingame historical and or architectural significance, the criteria established by the City of Burlingame in its 1982 Preliminary Historic Inventory was used to assess the subject property.

The Main Residence, owned and occupied by Miss Alice Hudson is not considered to have local Burlingame historical significance under criteria established by the 1982 Preliminary Historic Inventory as no evidence was located to indicate Miss Hudson played an important or pivotal role in the development of Burlingame. While the Hudson residence was one of the early homes built during the development of the Easton Addition by Ansel M. Easton in 1916, there is no evidence to indicate that it was the first, the last, or had any element of importance in the development of the community. The two c. 1945/1946 multiple family residences on the property have no local Burlingame historical significance as they were built outside of the period of significance for the property and have made no contribution to the development of Burlingame or the Easton Addition.

None of the buildings are considered to be architecturally significant as the Main Residence is not considered to be a good example of the Craftsman style in its current condition. The building contains few of the character defining features of the style and, in addition, the alterations have reduced its historic integrity to below a level of significance. The two rear multiple family structures are not considered to be good examples of the Minimal Traditional style as they are limited examples of the style and retain few of the character defining features of the style.

Therefore, the subject property is not considered to have local Burlingame historical significance under City of Burlingame criteria.

State/National Significance

The property was assessed under National Register of Historic Places/California Historic Register criteria. As discussed in the Department of Parks and Recreation Form, the property does not appear to meet the criteria for significance related to a significant event, person, architecture type, or information potential. A summary of each criteria conclusion follows.

Criterion A/1: Event

There is no significant state or national trend or event associated with the development of the property as residential property. Therefore, the property does not appear to meet the criteria for significance under Criterion A/1: Event.

Criterion B/2: Person

None of the persons associated with the property appear to be historically significant at the level necessary to meet the criteria for National Register of Historic Places or California Historic Register. Therefore, the property does not appear to meet the criteria for significance under Criterion B/2: Person.

Criterion C/3: Architecture

The buildings are not good examples of the work of a master architect or craftsman as no information was located regarding an architect or contractor for any of the three buildings. Therefore, the buildings cannot be considered to represent the work of a master architect, builder or craftsman. Therefore, the property does not appear to meet the criteria for significance under Criterion C/3: Architecture as a good example of Craftsman or Minimal Traditional style architecture.

Criterion D/4: Information Potential

The property does not yield, or may not be likely to yield, information important in prehistory or history. In order for buildings, structures, or objects to be significant under Criterion D, they need to “be, or must have been, the principal source of information.” This is not the case with this property. Therefore, the property does not appear to meet the criteria for significance under Criterion D/4: Information Potential.

As such, the property does not appear to qualify for the National Register of Historic Places and/or California Historic Register. Therefore, the subject property is not considered to be an historic resource for the purposes of the National Historic Preservation Act.

Summary

For the reasons discussed above, the structures currently located at 1509 El Camino Real are not considered historically or architecturally significant under local Burlingame criteria, the California Historic Register and National Register of Historic Places criteria.

Sincerely,

Kathleen A. Crawford, M.A.
Architectural Historian
FirstCarbon Solutions
1350 Treat Boulevard, Suite 380
Walnut Creek, CA 94597

**Appendix D:
Geological Resources**

D.1 - April 2007 Geotechnical Investigation

**GEOTECHNICAL INVESTIGATION
FOR PROPOSED
NEW CONDOMINIUM COMPLEX**

at the

1509 El Camino Real Property
1509 El Camino Real
Burlingame, California

Report Prepared for:

1509 El Camino Real, LLC

Report Prepared by:

GeoForensics, Inc.

April 2007

File: 207034

April 2, 2007

1509 El Camino Real, LLC
1008 Laurel Street
San Carlos, CA 94070

Attention: Pat Fellowes

Subject: **1509 El Camino Real Property**
1509 El Camino Real
Burlingame, California
GEOTECHNICAL INVESTIGATION
FOR PROPOSED NEW CONDOMINIUM COMPLEX

Dear Mr. Fellowes:

In accordance with your authorization, we have performed a subsurface investigation into the geotechnical conditions present at the location of the proposed improvements. This report summarizes the conditions we measured and observed, and presents our opinions and recommendations for the design and construction of the proposed new condominium complex.

Site Description

The subject site is a gently sloping, rectangularly-shaped parcel located on the south side of El Camino Real (at the approximate location shown on Figure 1). The property is bounded by light commercial office buildings to the east, a concrete lined creek to the west, developed single family residential lots west of the creek and to the south, and El Camino Real to the north.

The site is currently occupied by three 2-story, wood-framed apartment buildings situated near the center of the lot. There are carports beneath the apartment buildings. The wooden building floors are supported above crawlspace areas or carports, while the carports have concrete slab-on-grade floors. Asphalt driveways lead from the street to the carports, and form parking areas in front of the apartment buildings.

The ground surface in the site vicinity has a gentle overall slope down towards the east (as shown on Figure 2). At the site, the ground also slopes gently to moderately down towards the north and west. Surface gradients range from 20:1 to 10:1 (horizontal:vertical, H:V). During the original development of the property, it appears that little or no grading work was performed on the site.

The grounds around the buildings have been landscaped with a variety of small to medium sized bushes and shrubs, and numerous small to large trees. There are various concrete and asphalt surfaced walkways and patios around the apartment buildings and leading to the front entrances of the various apartments.

Proposed Construction

We understand that the current development for the site proposes the demolition of the existing apartments, and the subsequent construction of a new condominium complex and associated improvements. No basement is planned for the condominium complex. The condominium complex is to be of conventional, wood-framed construction. New foundation loads are expected to be typical for this type of structure (i.e. light).

Excavation work at the site is expected to be limited to crawlspace and foundation excavations. No significant fill placement is anticipated as part of this work. No significant retaining walls are anticipated for this scope of work.

INVESTIGATION

Scope and Purpose

The purpose of our investigation was to determine the nature of the subsurface soil conditions so that we could provide geotechnical recommendations for the construction of the proposed new condominium complex and associated improvements. In order to achieve this purpose, we have performed the following scope of work:

- 1 - visited the property to observe the geotechnical setting of the area to be developed;
- 2 - reviewed relevant published geotechnical maps;
- 3 - drilled four borings near the location of the proposed improvements;
- 4 - performed laboratory testing on the collected soil samples;
- 5 - assessed the collected information and prepared this report.

The findings of these work items are discussed in the following sections of this report.

Site Observations

We visited the site on February 27, 2007 to observe the geotechnically relevant site conditions. During our visit, we noted the following conditions:

- A - The existing apartment buildings all appear to be supported by perimeter concrete footings with isolated interior wooden posts resting on concrete pedestals. The foundation systems appeared to be in good condition as observed from the exterior.

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- B - We observed hairline to ½ inches wide cracks in the asphalt portions of the driveways, patios, and walkways.
- C - The exterior building walls were covered with wood siding. The wood siding walls were generally in good condition.
- D - We consider the drainage around the apartments to be poor. The ground surface near the apartments, and over much of the lot, is flat without sufficient slope away from the apartments to adequately carry water away from the apartments. Some “trapped” planters also exist near the apartment foundations. Some of the downspouts discharge onto asphalt surfaces. However, most of the downspouts discharge collected water onto the ground surface near the apartments foundations. Water which is discharged, collected, or trapped adjacent to the apartment foundations may seep into the crawlspaces.

Geologic Map Review

We reviewed the *Geologic Map of the Montara Mountain and San Mateo 7½' Quadrangles, San Mateo County, California (USGS Map I-2390)*, by Earl H. Pampeyan (1994). The relevant portion of the Pampeyan map has been reproduced in Figure 3.

The Pampeyan map indicates that the site is underlain by Coarse-Grained Alluvium (map symbol “Qac”). Pampeyan describes these materials as consisting of “unconsolidated to consolidated, undissected, moderately sorted sand and silt forming stream levees and alluvial fans along former and present major drainage channels. Grades headward in narrow canyons into coarse sand and gravel. Locally contains lenticular interlayers of well-sorted silt, sand, and gravel; locally contains modern vertebrate and invertebrate fossils. Interfingers with medium-grained alluvium.”

Our subsurface exploration (see below) encountered clay and sand materials judged to be consistent with the mapping.

The active San Andreas Fault is mapped approximately 1.8 miles southwest of the site.

Subsurface Exploration

On February 27, 2007 we drilled four borings at the site at the locations shown on Figure 4. The borings were drilled using a Mobile B-24 truck-mounted drilling rig equipped with 4.0 inch diameter, helical flight augers. Logs of the soils encountered during drilling record our observations of the cuttings traveling up the augers and of relatively undisturbed samples collected from the base of the advancing holes. The final boring logs are based upon the field logs with occasional modifications made upon further laboratory examinations of the recovered samples and laboratory test results. The final logs are attached in Appendix A.

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The relatively undisturbed samples were obtained by driving a 3.0 inch (outer diameter) Modified California Sampler and a Standard Penetration Sampler (as noted on logs) into the base of the advancing hole by repeated blows from a 140 pound hammer lifted 30 inches. On the logs, the number of blows required to drive the sampler the final 12 inches of the 18 inch drive, have been recorded as the Blow Counts. These blows have not been adjusted to reflect equivalent blows of any other type of sampler or hammer, or to account for the different samplers used.

Subsurface Conditions

Boring 1 penetrated 10 feet of hard silty clay with varying amounts of sand and gravel. Below this was 3 feet of silty clay/clayey silt, underlain by very dense silty gravelly sand down to the terminated boring depth of 14.5 feet.

Boring 2 first encountered very stiff to hard silty clay. The clays contained fine gravels in our sample at 7 feet, and was a sandy clay turning to a silty clayey sand in our sample at 11.5 feet. The boring was terminated in the silty clayey sand at a depth of 12.5 feet.

Boring 3 first encountered a very stiff to hard silty clay with varying amounts of sand and gravel, which graded to a silty clayey sand, in a dense condition, by a depth of 12 feet, which remained consistent to the bottom of the boring at a depth of 13.5 feet.

Boring 4 penetrated 8 feet of stiff to hard silty clay with varying amounts of sand and gravel. This was underlain by dense silty fine gravelly sand. The boring was terminated in this material at a depth of 11.5 feet.

Please refer to Appendix A for a more detailed description of each boring.

Groundwater was encountered at depths ranging from 7 to 12 feet during the drilling of the holes. However, during periods of heavy rain or late in the winter, groundwater seepage may exist at shallower depths.

Laboratory Testing

The relatively undisturbed samples collected during the drilling process were returned to the laboratory for testing of engineering properties. In the lab, selected soil samples were tested for moisture content, density, plasticity, and strength. The results of the laboratory tests are attached to this report in Appendix B.

Plasticity Index (PI) testing performed on the site near surface materials produced PI results of 22 and 23. This would indicate that the near surface materials have moderate plasticity and are moderately expansive.

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Strength testing was conducted on a sample of the colluvial soil (Sample 4-1 @ 1 foot). The testing showed that this material has low to moderate strength parameters (cohesion = 260 psf, friction angle = 23 degrees). The other deeper soils at the site were judged to have higher strengths based upon their higher blow counts as obtained during the sampling process.

CONCLUSIONS AND RECOMMENDATIONS

General

Based upon our investigation, we believe that the proposed improvements can be safely constructed. Geotechnical development of the site is controlled by the presence of expansive soils and shallow groundwater.

Expansive soils derive their name from their propensity to change volume in response to changes in moisture content. When they are dry, they shrink. When they become wet, they swell. The pressures these soils can exert as they expand can be sufficiently high to move conventional residential foundations. The foundation movement induced by the soil shifting can cause wall coverings to crack, doors and windows to stick, and floors to slope. Seasonal movements of expansive soils has caused such distress to countless houses in the Bay Area.

To combat seasonal expansive soil movements, it is necessary to utilize a foundation system which derives its support from the deeper, more stable soils. Typically, a drilled, cast-in-place pier foundation system is used to reach the more stable materials. Therefore, we have recommended that such foundation system be utilized at this site.

The recommendations in this report should be incorporated into the design and construction of the proposed new condominium complex and associated improvements.

Seismicity

The greater San Francisco Bay Area is recognized by Geologists and Seismologists as one of the most active seismic regions in the United States. Several major fault zones pass through the Bay Area in a northwest direction which have produced approximately 12 earthquakes per century strong enough to cause structural damage. The faults causing such earthquakes are part of the San Andreas Fault System, a major rift in the earth's crust that extends for at least 700 miles along western California. The San Andreas Fault System includes the San Andreas, San Gregorio, Hayward, Calaveras Fault Zones, and other faults.

During 1990, the U.S. Geological Survey cited a 67 percent probability that a Richter magnitude 7 earthquake, similar to the 1989 Loma Prieta Earthquake, would occur on one of the active faults in the San Francisco Bay Region in the following 30 years. Recently, this probability was increased to 70 percent, as a result of studies in the vicinity of the Hayward Fault. A 23 percent probability is still attributed specifically to the potential for a magnitude 7 earthquake to occur along the San Andreas fault by the year 2020.

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Ground Rupture - The lack of mapped active fault traces through the site, suggests that the potential for primary rupture due to fault offset on the property is low.

Ground Shaking - The subject site is likely to be subject to very strong to violent ground shaking during its life span due to a major earthquake in one of the above-listed fault zones. Current building code design should be followed by the structural engineer to minimize damages due to seismic shaking. The *Maps of Known Active Fault Near-Source Zones in California and Adjacent Portions of Nevada* (1998) indicates the site is located approximately 2.9 km from the San Andreas Fault (Seismic Source Type A). The site should be considered to have a UBC Soil Type SD.

Landsliding - The subject site and the surrounding area are generally level. Therefore, the hazard due to seismically-induced landsliding is, in our opinion, very low for the site.

Liquefaction - Liquefaction most commonly occurs during earthquake shaking in loose fine sands and silty sands associated with a high ground water table. Based upon the subsurface investigation, the proposed building site is underlain by clay-rich and dense materials at shallow depths. Therefore, it is our opinion that liquefaction is unlikely to affect the subject property.

Ground Subsidence - Ground subsidence may occur when poorly consolidated soils densify as a result of earthquake shaking. Since the proposed building site is underlain at shallow depths by resistant materials, the hazard due to ground subsidence is, in our opinion, considered to be low.

Lateral Spreading - Lateral spreading may occur when a weak layer of material, such as a sensitive silt or clay, loses its shear strength as a result of earthquake shaking. Overlying blocks of competent material may be translated laterally towards a free face. Such conditions were not encountered on the proposed building site, therefore, the hazard due to lateral spreading is, in our opinion, considered very low.

Site Preparation and Grading

All debris resulting from the demolition of existing improvements should be removed from the site and may not be used as fill. Any existing underground utility lines to be abandoned, should be removed from within the proposed building envelope and their ends capped outside of the building envelope.

Any vegetation and organically contaminated soils should be cleared from the building area. All holes resulting from removal of tree stumps and roots, or other buried objects, should be overexcavated into firm materials and then backfilled and compacted with native materials.

The placement of fills at the site is expected to include: utility trench backfill, slab subgrade materials, and finished drainage and landscaping grading. These and all other fills should be placed in conformance with the following guidelines:

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Fills may use organic-free soils available at the site or import materials. Import soils should be free of construction debris or other deleterious materials and be non-expansive. *A minimum of 3 days prior to the placement of any fill, our office should be supplied with a 30 pound sample (approximately a full 5 gallon bucket) of any soil or baserock to be used as fill (including native and import materials) for testing and approval.*

All areas to receive fills should be stripped of organics and loose or soft near-surface soils. Fills should be placed on level benches in lifts no greater than 6 inches thick (loose) and be compacted to at least 90 percent of their Maximum Dry Density (MDD), as determined by ASTM D-1557. If native expansive soils are used for fill at the site, then the soils should be placed at 3 to 5% over Optimum Moisture Content and be compacted to **between** 85 to 90 percent of their MDD. In pavement (concrete or asphalt) areas to receive vehicular traffic, all baserock materials should be compacted to at least 95 percent of their MDD. Also, the upper 6 inches of soil subgrade beneath any pavements should be compacted to at least 90 percent of its MDD.

If fills in excess of 3 feet thick are to be placed, our office should be contacted for further recommendations.

Temporary, dry-weather, vertical excavations should remain stable for short periods of time to heights of 5 feet. All excavations should be shored or sloped in accordance with OSHA standards. Cuts deeper than 7 feet may encounter groundwater and will require temporary (and perhaps permanent) dewatering.

Permanent cut and/or fill slopes should be no steeper than 2:1 (H:V). However, even at this gradient, minor sloughing of slopes may still occur in the future. Positive drainage improvements (e.g. drainage swales, catch basins, etc.) should be provided to prevent water from flowing over the tops of cut and/or fill slopes.

Foundations

Due to the presence of moderately expansive site soils, the foundations will need to penetrate into the deeper, more stable soils. We recommend a pier and grade beam foundation system be used.

Piers should penetrate a minimum of 12 feet below lowest adjacent grade. The piers should have a minimum diameter of 16 inches and be nominally reinforced with a minimum of four #4 bars vertically. Piers should be spaced no closer than 4 diameters, center to center.

Actual pier depth, diameter, reinforcement, and spacing should be determined by the structural engineer based upon the following design criteria:

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A friction value of 500 psf may be assumed to act on that portion of the pier within below 2 feet. Lateral support may be assumed to be developed along the length of the pier below 2 feet, using a passive pressure of 350 pcf Equivalent Fluid Weight (EFW). Passive resistance may be assumed to act over 1.5 projected pier diameters. Above 2 feet, no frictional or lateral support may be assumed. These design values may be increased $\frac{1}{3}$ for transient loads (i.e. seismic and wind).

Even though piers are designed to derive their vertical resistance through skin friction, the bases of the piers holes should be clean and firm prior to setting steel and pouring concrete. If more than 6 inches of slough exists in the base of the pier holes after drilling, then the slough should be removed. If less than 6 inches of slough exists, the slough may be tamped to a stiff condition. Piers should not remain open for more than a few days prior to casting concrete. In the event of rain, shallow groundwater, or caving conditions it may be necessary to pour piers immediately.

Due to the presence of groundwater and locally sandy soils, the contractor should be prepared to address pier hole caving. This may include: drill and pour techniques, slurry drilling, or casing the holes. Accumulations of water in the hole is likely to cause side wall collapse and make cleaning the hole difficult. Therefore, holes should not remain open for significant amounts of time.

All perimeter piers, and piers under load-bearing walls, should be connected by concrete grade beams. Perimeter grade beams should penetrate a minimum of 6 inches below crawlspace grade (unless a perimeter footing drain is installed to intercept water attempting to enter around the perimeter). Interior grade beams do not need to penetrate below grade. All other isolated floor supports must also be pier supported to resist expansive soil uplift, however, they do not need to be connected by grade beams.

In order to reduce any expansive soil uplift forces on the base of the grade beams, the beams should have either a uniform 3 inch void between their base and the soil, or should be constructed with a knife edge and triangular shaped void in a rectangular trench. The void can be created by the use of prefabricated cardboard void material (e.g. K-void, Sure-void, Carton-void), half a sonotube faced concave down, or other methods devised by the contractor and approved by our offices. *The use of Styrofoam is not acceptable for creating the void.*

All improvements connected directly to any pier supported structure, also need to be supported by piers. This includes, but is not limited to: porches, decks, entry stoops and columns, etc. If the designer does not wish to pier support these items, then care must be taken to structurally isolate them (with expansion joints, etc.) from the pier supported structure.

If the above recommendations are followed, total foundation settlements should be less than 1 inch, while differential settlements should be less than $\frac{1}{2}$ inches.

Retaining Walls

No new retaining walls are planned for this scope of work. If the project plans should change to include retaining walls, then our office should be contacted for additional recommendations.

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Slabs-on-Grade

The condominium building floors should not consist of concrete slabs-on-grade. This is due to the expansive nature of the site soils which would cause deformations in a conventional slab-on-grade. However, the driveway, any sidewalks or patios, and garage floors may consist of conventional concrete slabs-on-grade. Though, it should be expected that some seasonal shifting of such slabs will occur. We have provided guidelines to help reduce post-construction movements, however, it is nearly impossible to economically eliminate all shifting.

To help reduce cracking, we recommend slabs be a minimum of 5 inches thick and be nominally reinforced with #4 bars at 18 inches on center, each way. Slabs which are thinner or more lightly reinforced may experience undesirable cosmetic cracking. However, actual reinforcement and thickness should be determined by the structural engineer based upon anticipated usage and loading.

In large slabs (e.g. patios, garage, etc.), score joints should be placed at a maximum of 10 feet on center. In sidewalks, score joints should be placed at a maximum of 5 feet on center. All slabs should be separated from adjacent improvements (e.g. footings, porches, columns, etc.) with expansion joints.

It would be prudent (though not required) to underlay all slabs with at least 12 inches of non-expansive materials. This will help to reduce future expansive soil movements of the slabs. Slabs which are not underlain by this non-expansive material may undergo excessive seasonal shifting.

Interior slabs, the garage slab, and slabs through which moisture transmission is undesirable, should be underlain by 2 inches of sand over 4 inches of clean $\frac{3}{4}$ inch crushed drain rock. The sand and drain rock should be separated by a vapor barrier (e.g. visqueen).

Slabs which will be subject to light vehicular loads and through which moisture transmission is not a concern (e.g. driveway) should be underlain by at least 6 inches of compacted baserock, in lieu of the sand and gravel. The 6 inches of granular subgrade may be included as part of the 12 inches of non-expansive materials. Exterior landscaping flatwork (e.g. patios and sidewalks) may be placed directly on proof-rolled soil subgrade materials (e.g. no granular subgrade), however, they will be potentially subject to shifting and moisture transmission.

As stated previously, in pavement (concrete or asphalt) areas to receive vehicular traffic, all baserock materials should be compacted to at least 95 percent of their MDD. Also, the upper 6 inches of native soil subgrade beneath any pavements should be compacted to at least 90 percent of its MDD.

The garage slabs should "float" independently from the perimeter grade beam. The slab should be separated from the grade beam with an expansion joint completely around the perimeter and at any interior isolated columns. Ideally, the grade beam at the front of the garage should continue to final floor elevation, with the slab inside the grade beam. This will help to assure that the garage doors always shut upon the grade beam, which should experience little or no movement (while the slab has the potential for greater movements).

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To reduce post-construction expansive soil movements (i.e. heave) of any slabs, care should be taken to keep the subgrade moist for an extended period of time prior to pouring the slabs. *Shrinkage cracks should not be allowed to develop in the soil beneath any proposed slabs.*

Drainage

Due to the flat nature of the site and the expansive nature of the site soils, it will be important to provide good drainage improvements at the property.

Surface Drainage - Adjacent to any buildings, the ground surface should slope at least 4 percent away from the foundations within 5 feet of the perimeter. Impervious surfaces should have a minimum gradient of 2 percent away from the foundation.

Surface water should be directed away from all buildings into drainage swales, or into a surface drainage system (i.e. catch basins and a solid drain line). "Trapped" planting areas should not be created next to any buildings without providing means for drainage (i.e. area drains).

All roof eaves should be lined with gutters. The downspouts should be connected to solid drain lines, or should discharge onto paved surfaces which drain away from the structure. The downspouts may be connected to the same drain line as any catch basins, but should not connect to any perforated pipe drainage system. If splash blocks are preferred, then a perimeter footing drain system **must** be installed.

Footing Drain - Due to the potential for changes to surface drainage provisions, we recommend that a perimeter footing drain be installed to intercept water attempting to enter the crawlspace. If a footing drain is not installed, some infiltration of moisture into the crawlspace may occur. Such penetration should not be detrimental to the performance of the structure, but can possibly cause humidity and mildew problems within the building.

The footing drain system should consist of a 12 inch wide gravel-filled trench, *dug at least 12 inches below the elevation of the adjacent crawlspace.* The trench should be lined with a layer of filter fabric (Mirafi 140N or equivalent) to prevent migration of silts and clays into the gravel, but still permit the flow of water. Then 1 to 2 inches of drain rock (clean crushed rock or pea gravel) should be placed in the base of the lined trench. Next a perforated pipe (minimum 3 inch diameter) should be placed on top of the thin rock layer. The perforations in the pipe should be face down. The trench should then be backfilled with more rock to within 6 inches of finished grade. The filter fabric should be wrapped over the top of the rock. Above the filter fabric 6 inches of native soils should be used to cap the drain. If concrete slabs are to directly overlay the drain, then the gravel should continue to the base of the slab, without the 6 inch soil cap. This drain should not be connected to any surface drainage system.

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Drainage Discharge - The surface drain lines should discharge into the street or municipal storm system, preferably at the street. Flows of water should not be directed towards neighboring properties.

The footing drain lines should discharge independently from the surface drainage system. A sump pump will likely be required for the footing drain discharge system. The surface and subsurface drain systems should not be connected to one another.

Drainage Materials - Drain lines should consist of hard-walled pipes (e.g. Schedule 40 PVC or SDR 35). In areas where vehicle loading is not a possibility, SDR 38 or HDPE pipes may be used. Corrugated, flexible pipes may not be used in any drain system installed at the property.

Surface drain lines (e.g. downspouts, area drains, etc.) should be laid with a minimum 2 percent gradient ($\frac{1}{4}$ inch of fall per foot of pipe). Any subsurface drain systems (e.g. footing drains) should be laid with a minimum 1 percent gradient ($\frac{1}{8}$ inch of fall per foot of pipe).

Utility Lines

Unless they pass through the perimeter footing drain system, all utility trenches should be backfilled with compacted native clay-rich materials within 5 feet of any buildings. This will help to prevent migration of surface water into trenches and then underneath the structures' perimeter. The rest of the trenches may be compacted with other native soils or clean imported fill. Only mechanical means of compaction of trench backfill will be allowed. Jetting of sands is not acceptable. Trench backfill should be compacted to at least 90 percent of its MDD. However, under pavements, concrete flatwork, and footings the upper 12 inches of trench backfill must be compacted to at least 95 percent of its MDD.

Pavement

The new driveway is expected to be asphaltic concrete over Caltrans Class II aggregate base (baserock). The asphalt should have a minimum thickness of 2½ inches. The baserock should have a minimum thickness of 6 inches, though 12 inches is preferable due to the expansive nature of the near-surface site soils. All of the baserock should attain a minimum compaction of 95 percent of its MDD. The subgrade and any fill below this layer should attain a minimum of 90 percent relative compaction.

Plan Review and Construction Observations

The use of the recommendations contained within this report are contingent upon our being contracted to review the plans, and to observe geotechnically relevant aspects of the construction.

We should be provided with a full set of plans to review at the same time the plans are submitted to the building/planning department for review. A minimum of one working week should be provided for review of the plans.

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At a minimum, our observations should include: compaction testing of fills and subgrades; footing excavations; pier drilling; forming of the grade beams voids; slab and driveway subgrade preparation; installation of any drainage system (e.g. footing and surface), and final grading. A minimum of 48 hours notice should be provided for all construction observations.

LIMITATIONS

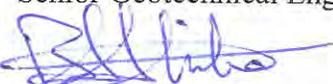
This report has been prepared for the exclusive use of the addressee, and their architects and engineers for aiding in the design and construction of the proposed development. It is the addressee's responsibility to provide this report to the appropriate design professionals, building officials, and contractors to ensure correct implementation of the recommendations.

The opinions, comments and conclusions presented in this report were based upon information derived from our field investigation and laboratory testing. Conditions between or beyond our borings may vary from those encountered. Such variations may result in changes to our recommendations and possibly variations in project costs. Should any additional information become available, or should there be changes in the proposed scope of work as outlined above, then we should be supplied with that information so as to make any necessary changes to our opinions and recommendations. Such changes may require additional investigation or analyses, and hence additional costs may be incurred.

Our work has been conducted in general conformance with the standard of care in the field of geotechnical engineering currently in practice in the San Francisco Bay Area for projects of this nature and magnitude. We make no other warranty either expressed or implied. By utilizing the design recommendations within this report, the addressee acknowledges and accepts the risks and limitations of development at the site, as outlined within the report.

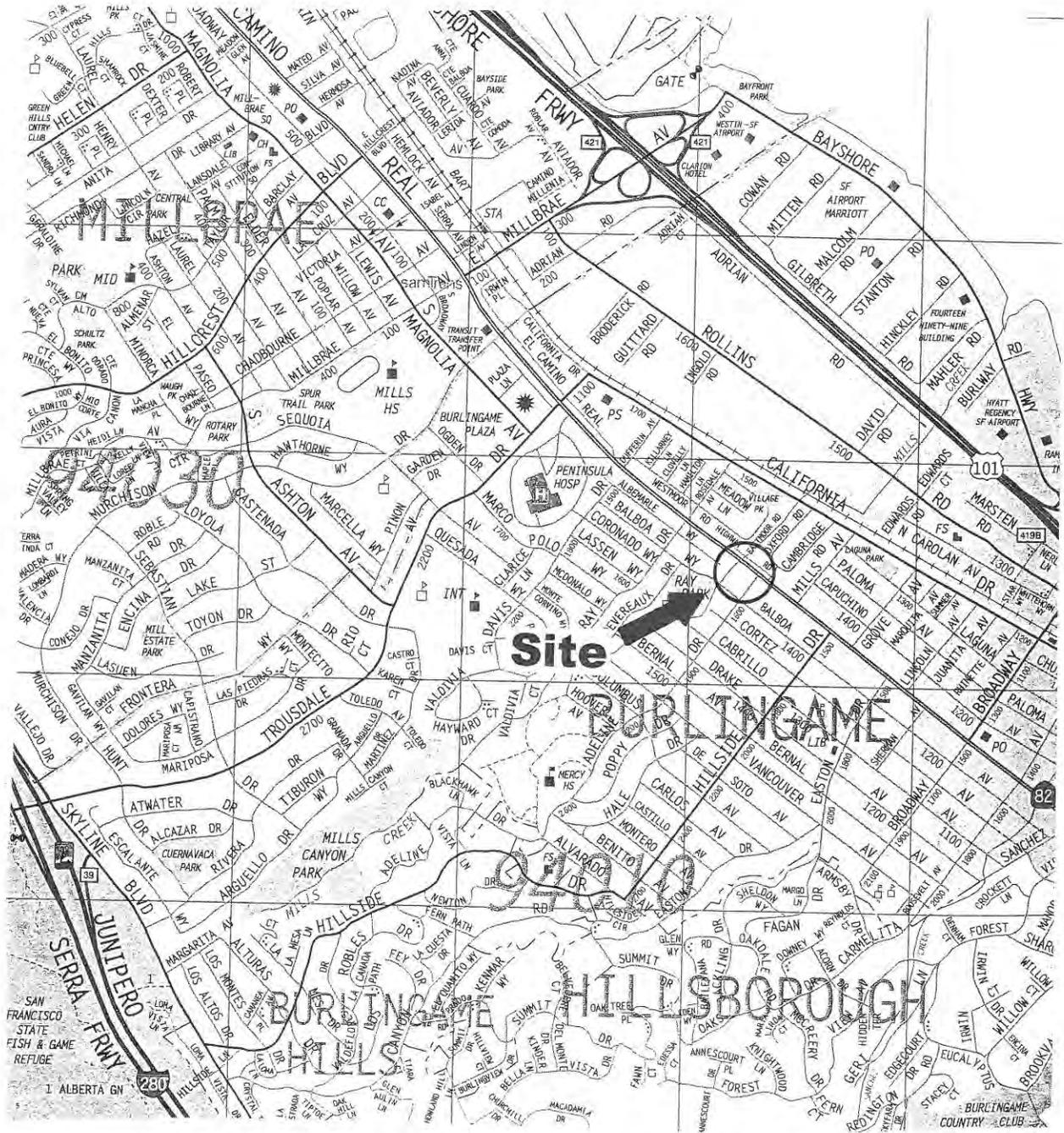
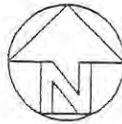
Respectfully Submitted,
GeoForensics, Inc


Daniel F. Dyckman, PE, GE
Senior Geotechnical Engineer, GE 2145


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Field Engineer

cc: 5 to addressee

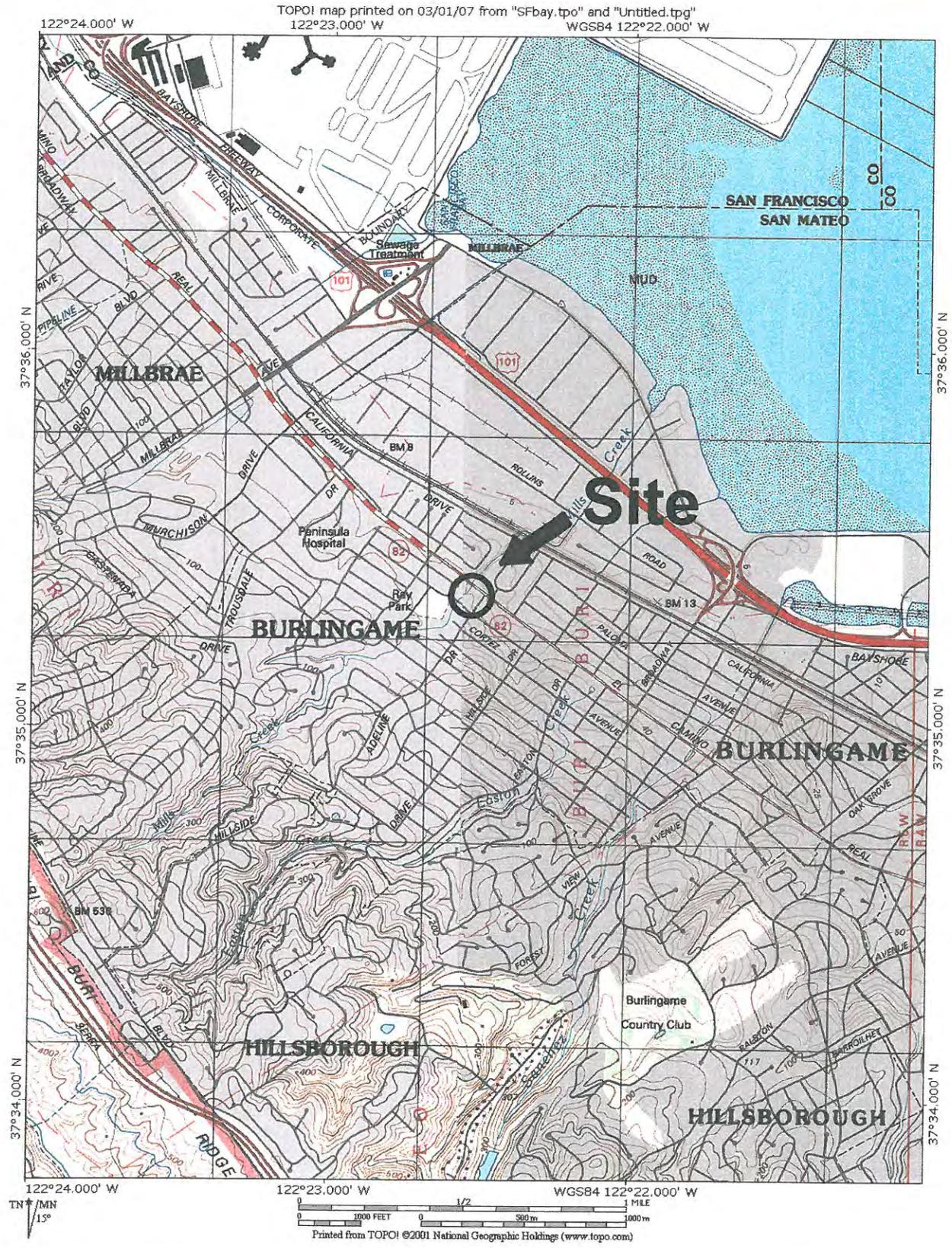




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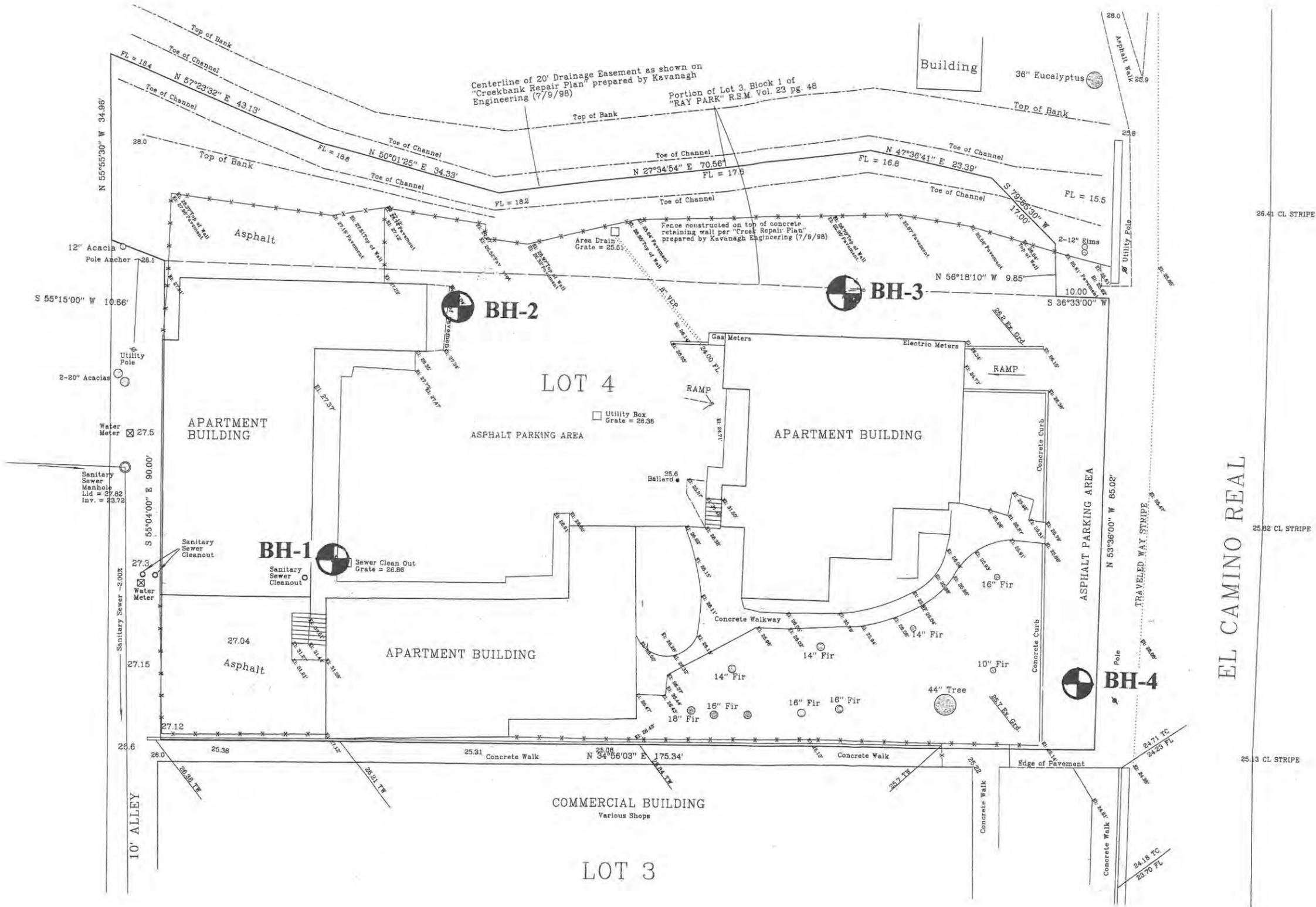
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Figure 1 - Site Location



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Figure 2 - Vicinity Topography



LOG OF BORING

DEPTH (ft)	SAMPLE NO.	SAMPLE LOC.	BLOW COUNTS <small>(12 inches)</small>	DESCRIPTION	DRY DENSITY <small>(pcf)</small>	MOISTURE CONTENT <small>(%)</small>
				2" ASPHALT over 2" BASEROCK silty CLAY - dark brown; slightly moist (CH)		
5	1 - 1		52	silty CLAY with some fine sand & some fine gravels - brown & red-brown; slightly moist; hard (CH)	-	-
10	1 - 2		83	fine sandy silty CLAY with fine gravels (subrounded to subangular) & small pockets of sand - olive-brown & green-brown; slightly moist; hard (CH)	111.9	18.2
	SPT			silty CLAY/clayey SILT - green-brown; slightly moist (CL-ML)		
15	1 - 3		58	silty fine gravelly SAND - light grey & rust-brown; slightly moist; very dense (SM)	-	18.4
20						
25						
30						
35						
				Groundwater encountered at 7 feet Bottom of boring at 14.5 feet Drilled on 02/27/07 Logged by ba Mobile B-24 drilling rig Modified California & Split Spoon samplers 140# hammer		

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Figure A1 - Log of Boring 1

LOG OF BORING

DEPTH (ft)	SAMPLE NO.	SAMPLE LOC.	BLOW COUNTS (12 inches)	DESCRIPTION	DRY DENSITY (pcf)	MOISTURE CONTENT (%)
	2 - 1	▲	34	2" ASPHALT over 2" BASEROCK silty CLAY - dark brown; slightly moist; very stiff (CH)	-	-
5	2 - 2	▲	82	silty CLAY with fine gravels - red-brown & olive-brown; slightly moist; hard (CH)	110.4	18.5
10	2 - 3	▲	74	silty sandy CLAY (near clayey SAND) turning to silty clayey SAND - orange-brown & tan-brown; slightly moist; hard (CL)	109.0	19.9
15						
20						
25				No groundwater encountered. Bottom of boring at 12.5 feet Drilled on 02/27/07 Logged by ba Mobile B-24 drilling rig Modified California sampler 140# hammer		
30						
35						

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Figure A2 - Log of Boring 2

LOG OF BORING

DEPTH (ft)	SAMPLE NO.	SAMPLE LOC.	BLOW COUNTS <small>(12 inches)</small>	DESCRIPTION	DRY DENSITY <small>(pcf)</small>	MOISTURE CONTENT <small>(%)</small>
				2" ASPHALT over 2" BASEROCK		
5	3 - 1		32	silty CLAY - dark brown; slightly moist; very stiff (CH)	102.1	20.5
10	3 - 2		74	silty CLAY with some sand & some gravels - olive-brown; slightly moist; hard (CH)	-	18.4
15	SPT 3 - 3		41	silty clayey SAND (near sandy CLAY) - orange-brown & tan-brown; slightly moist; dense (SC)	-	20.7
20						
25						
30						
35						

Groundwater encountered at 12 feet
 Bottom of boring at 13.5 feet
 Drilled on 02/27/07
 Logged by ba
 Mobile B-24 drilling rig
 Modified California & Split Spoon samplers
 140# hammer

LOG OF BORING

DEPTH (ft)	SAMPLE NO.	SAMPLE LOC.	BLOW COUNTS <small>(12 inches)</small>	DESCRIPTION	DRY DENSITY <small>(pcf)</small>	MOISTURE CONTENT <small>(%)</small>
				2" ASPHALT over 2" BASEROCK		
	4 - 1	▲	17	silty CLAY with tree roots - dark brown; slightly moist; stiff (CH)	93.8	22.6
5	4 - 2	▲	78	silty fine sandy CLAY with some fine gravels - olive-brown & green-brown; slightly moist; hard (CL)	116.9	15.5
10	SPT 4 - 3	▲	40	silty fine gravelly SAND - orange-brown & rust-brown; slightly moist to moist; dense (SM)		13.1
15						
20						
25				Groundwater encountered at 8 feet Bottom of boring at 11.5 feet Drilled on 02/27/07 Logged by ba Mobile B-24 drilling rig Modified California & Split Spoon samplers 140# hammer		
30						
35						

GeoForensics Inc.

561-D Pilgrim Drive Foster City, CA 94404
Tel: (650) 349-3369 Fax: (650) 571-1878

Figure A4 - Log of Boring 4

APPENDIX B - LABORATORY TEST RESULTS



Moisture-Density-Porosity Report

Cooper Testing Labs, Inc.

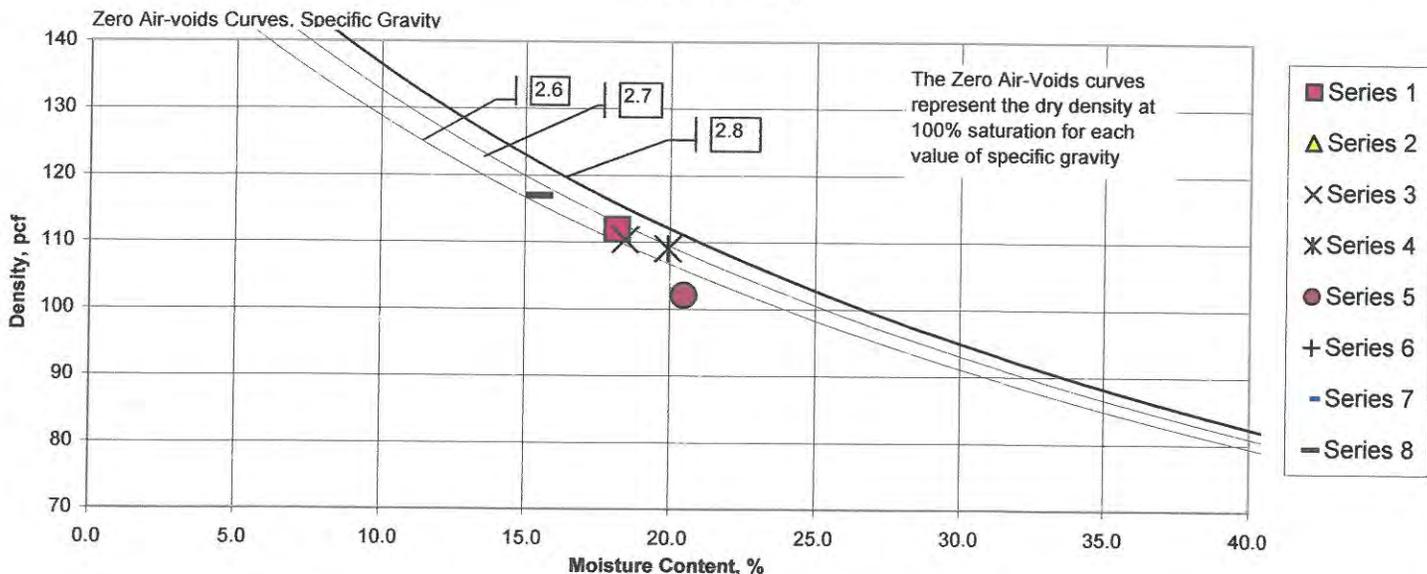
Job No: 060-1864a **Date:** 03/14/07
Client: GeoForensics **By:** RU
Project: 1509 El Camino - 207034 **Remarks:** 3-2 @ 7' - sample disturbed; m/c only.

Boring:	1-2	1-3	2-2	2-3	3-1	3-2	3-3	4-2
Sample:								
Depth, ft:	8	14	7	11.5	2.5	7	13	5.5
Visual Description:	Brown Sandy CLAY	Brown Clayey SAND (Silty)	Brown Sandy CLAY	Brown Sandy CLAY	Dark Brown Sandy CLAY	Brown CLAY	Brown Clayey SAND	Brown Sandy CLAY

Actual G_s								
Assumed G_s	2.70		2.70	2.70	2.70			2.70
Total Vol cc	144.5		150.9	150.9	150.9			143.9
Vol Solids, cc	95.9		98.7	97.5	91.3			99.7
Vol Voids, cc	48.6		52.1	53.3	59.6			44.1
Moisture, %	18.2	18.4	18.5	19.9	20.5	18.4	20.7	15.5
Wet Unit wt, pcf	132.3		130.8	130.8	123.0			135.0
Dry Unit wt, pcf	111.9		110.4	109.0	102.1			116.9
Saturation, %	96.9		94.4	98.4	84.8			94.4
Porosity, %	33.6		34.6	35.4	39.5			30.7
Air filled Poros., %	1.1		1.9	0.6	6.0			1.7
Water filled Poros., %	32.6		32.6	34.8	33.5			29.0
Void Ratio	0.51		0.53	0.55	0.65			0.44
Series	1	2	3	4	5	6	7	8

Note: If an assumed specific gravity (G_s) was used then the saturation, porosities, and void ratio should be considered approximate.

Moisture-Density





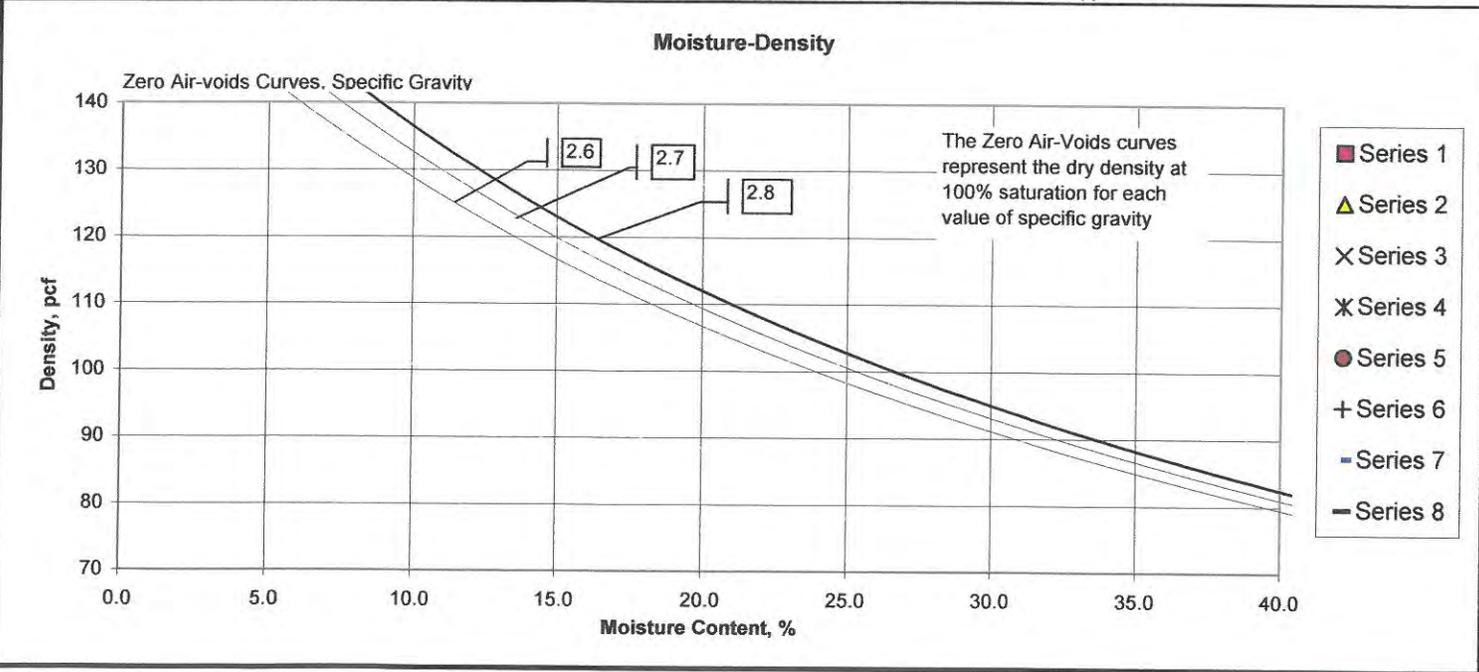
Moisture-Density-Porosity Report

Cooper Testing Labs, Inc.

Job No: 060-1864b **Date:** 03/14/07
Client: GeoForensics **By:** RU
Project: 1509 El Camino - 207034 **Remarks:**

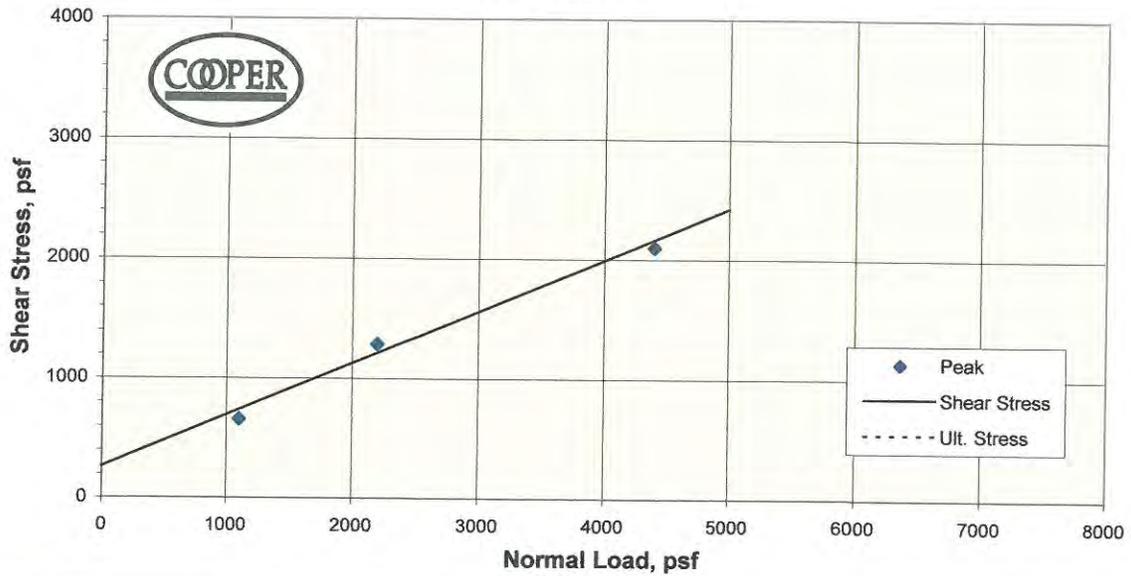
Boring:	4-3							
Sample:								
Depth, ft:	11							
Visual Description:	Brown Clayey SAND							
Actual G_s								
Assumed G_s								
Total Vol cc								
Vol Solids, cc								
Vol Voids, cc								
Moisture, %	13.1							
Wet Unit wt, pcf								
Dry Unit wt, pcf								
Saturation, %								
Porosity, %								
Air filled Poros., %								
Water filled Poros., %								
Void Ratio								
Series	1	2	3	4	5	6	7	8

Note: If an assumed specific gravity (G_s) was used then the saturation, porosities, and void ratio should be considered approximate.

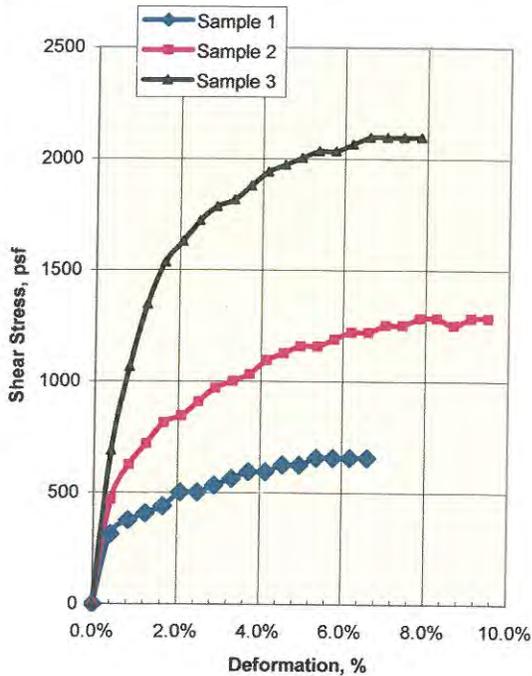


Direct Shear

ASTM D3080m



P. Phi (degrees)	23.4	Ult. Phi (degrees)	
P. Cohesion(psf)	260	Ult. Cohesion (psf)	

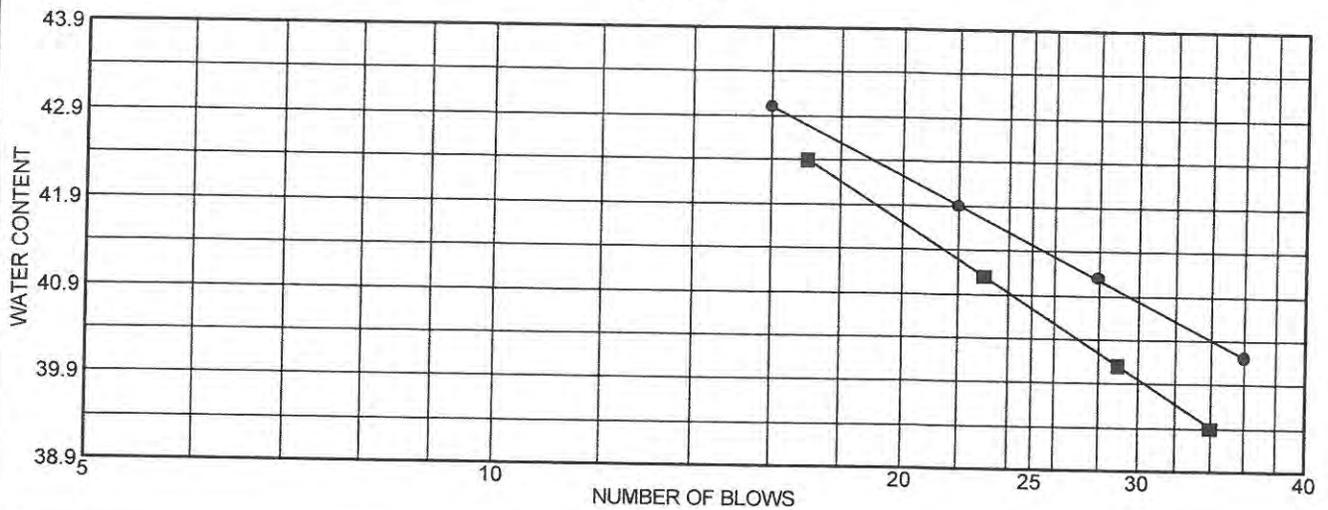
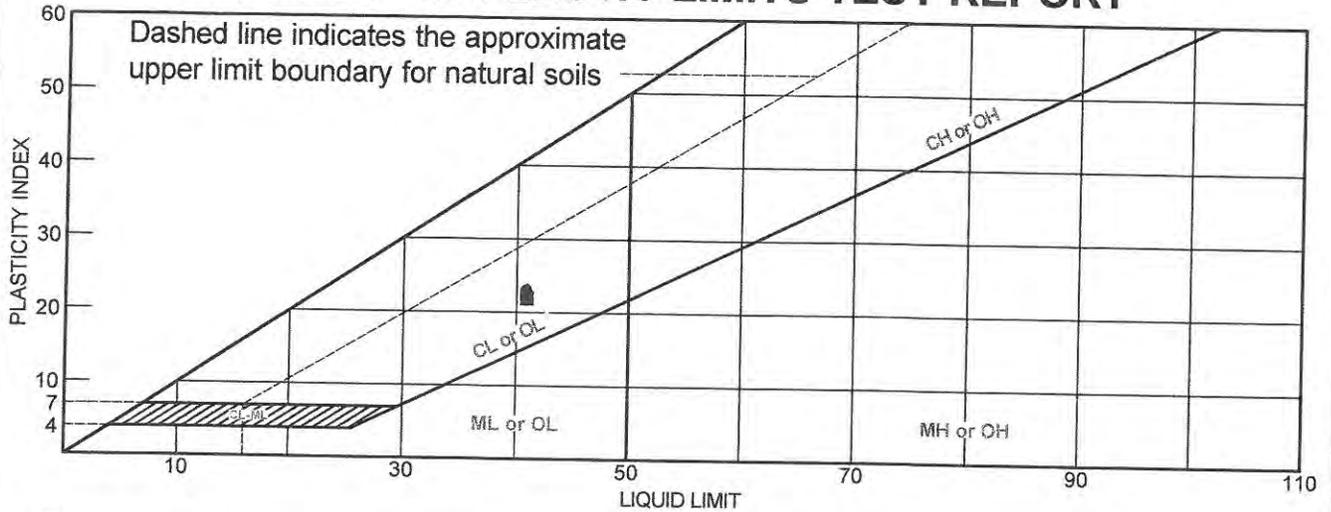


	Sample Data: Initial			
	1	2	3	4
Moisture %	22.5	22.5	22.8	
Dry Dens., pcf	92.4	94.0	95.0	
Void Ratio	0.824	0.793	0.774	
Saturation %	73.7	76.5	79.3	
Diameter	2.42	2.42	2.42	
Height	1.00	1.00	1.00	
	Sample Data: At Test			
	1	2	3	
Moisture %	25.4	23.9	22.6	
Dry Dens., pcf	94.8	99.1	103.4	
Void Ratio	0.778	0.701	0.631	
Saturation %	88.0	92.0	96.7	
Diameter	2.42	2.42	2.42	
Height	0.97	0.95	0.92	
Normal Stress, psf	1100	2200	4400	
Shear Stress, psf	657	1284	2098	
Strengths picked at	6.6%	9.5%	7.9%	
Ult. Stress, psf				
Strain Rate, in/min	0.020	0.020	0.020	
CTL #	060-1864			
Client:	GeoForensics			
Project	1509 El Camino - 207034			
Tested By:	MD			
Reduced By:	RU/MD			
Date:	3/14/07			

Specimen #	Boring:	Sample:	Depth, ft:	Visual Soil Classification
1	4-1		1	Dark Gray Clayey SAND w/ Roots
2	4-1		1	Dark Gray Clayey SAND w/ Roots
3	4-1		1	Dark Gray Clayey SAND w/ Roots
4				

Remarks: *DS-CU* A fully undrained condition may not be attained in this test.

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Grayish Brown Sandy Lean CLAY	41	18	23			
■	Dark Brown Sandy Lean CLAY	41	19	22			

Project No. 060-1864 Client: GeoForensics

Project: 1509 El Camino - 207034

● Source: 1-1

■ Source: 2-1

Elev./Depth: 3.5'

Elev./Depth: 1.5'

Remarks:

●

■

LIQUID AND PLASTIC LIMITS TEST REPORT

COOPER TESTING LABORATORY

Figure

D.2 - September 2012 Geotechnical Response

File: 207034
September 4, 2012

1509 El Camino Real, LLC
1008 Laurel Street
San Carlos, CA 94070

Attention: Pat Fellowes

Subject: **1509 El Camino Real
Burlingame, California
GEOTECHNICAL RESPONSE**

Dear Mr. Fellowes:

This letter has been prepared to address a couple of issues which have been raised regarding the proposed new condominium complex to be constructed at the subject property on El Camino Real in Burlingame. We understand that these issues were raised by neighbors in front of the planning commission during a recent meeting. As you are aware, our office provided the geotechnical report (4/2/07) for design of the subject project.

Creek Erosion

Towards the rear northwestern corner of the property, the creek channel passes from between a series of stacked concrete rubble walls to a more formalized series of concrete retaining walls. During a recent visit to the property, we noted that a portion of the stacked concrete walls has toppled over, exposing hard native clay soils which comprise the creek banks. We also noted that there has been some undermining of the upstream end of the concrete retaining walls on your side of the creek.

Although the toppled stacked concrete wall section gives us very little concern for the long term stability of the creek channel, you may want to restore this section of bank protection to maintain an historic right to have this area lined.

Conversely, where the upstream end of the concrete wall has been eroded, we recommend that this area be repaired by the placement of natural stone rip-rap. We recommend that the eroded area be exposed and lined with filter fabric. The void may be filled with ¾ inch drain rock, but then the exterior face of the drain rock should be protected by natural stones having a nominal diameter of 18 to 24 inches. Alternatively, rock filled gabion baskets may be used to protect the backfilled holes. In either case, the configuration of the stone/gabion placement should conform as nearly as possible with the natural bends in the creek to avoid energy concentration.

Building Loads on Creek

We understand that plans have again changed for the configuration of the building. Plans now call for the use of a pier supported structure over a mat slab ground level garage floor. The nearest portions of the building are to be set back at least 20 feet from the top of the creek bank/retaining wall.

File: 207034
September 4, 2012

Based upon our review of the proposed plans and our observations of the creek channel, it is our opinion that there will be no load from the building imparted to the creek bank or its retaining wall. All loads will be taken to substantially greater depths below the base of the creek channel. There will be no impact from the building on the creek channel or its flows.

Should you have any questions please contact the undersigned.

Respectfully Submitted;
GeoForensics, Inc.



Daniel F. Dyckman, PE, GE
Senior Geotechnical Engineer, GE 2145

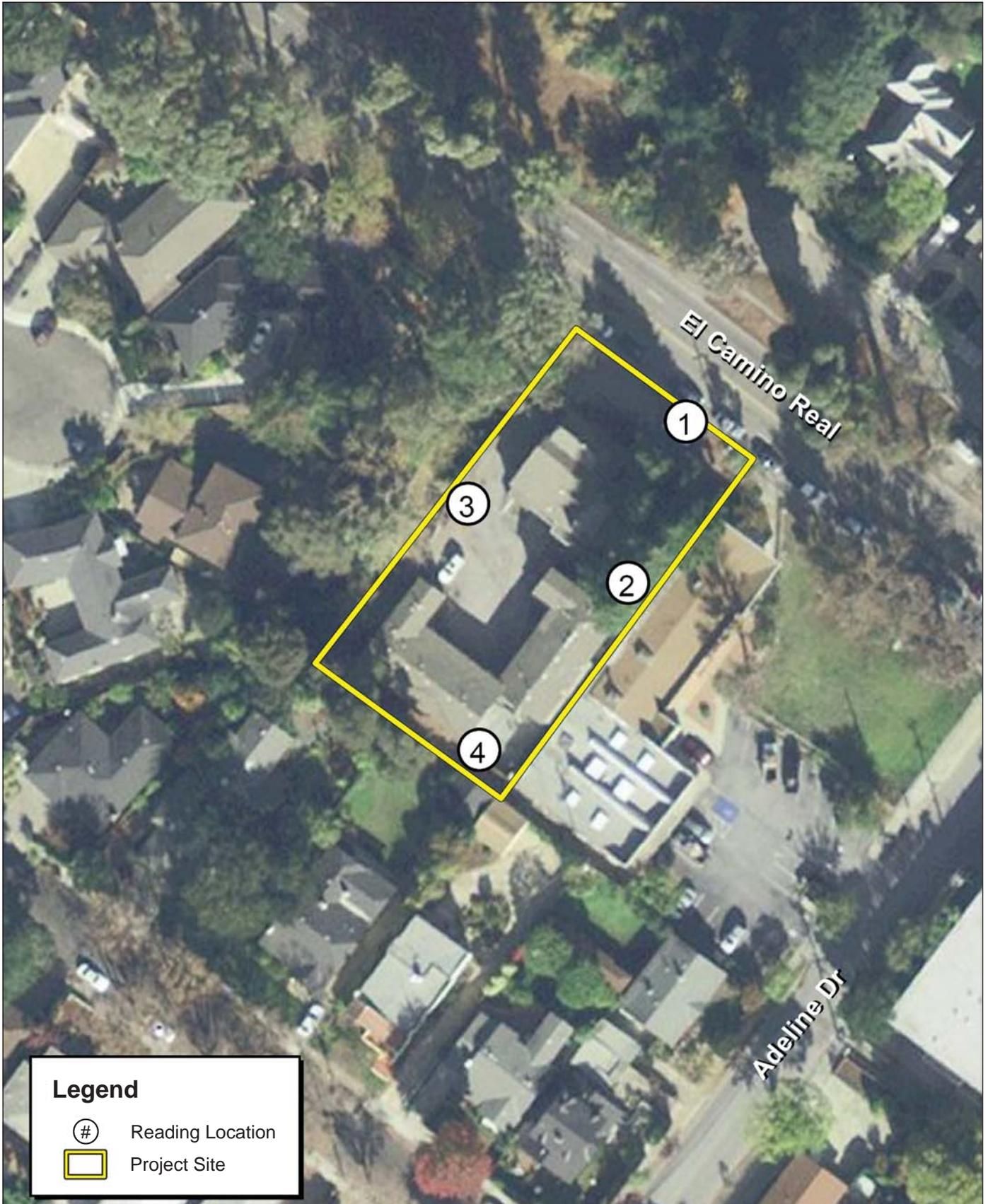
cc: 1 via email to addressee



This document has been digitally signed. Contact GFI for original signed and wet-stamped document.

**Appendix E:
Noise**

E.1 - Noise Measurement Locations



Source: Michael Brandman Associates 2012.



Michael Brandman Associates

28030003 • 11/2012 | D-1_noise_measurement_locations.mxd

Appendix D-1 Noise Measurement Locations

CITY OF BURLINGAME • BURLINGAME CONDOMINIUMS PROJECT
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

E.2 - Site Photographs



Photograph 1: Nine HVAC units on top of roof; located towards the front end of 1226 El Camino Real.



Photograph 2: Reading taken outside of HVAC units fenced in area, facing west.

Source: Michael Brandman Associates 2012.



Michael Brandman Associates

28030003 • 11/2012 | D-2_site_photos.mxd

Appendix D-2 Site Photos

**Appendix F:
Transportation**

Memorandum



**Whitlock & Weinberger
Transportation, Inc.**

475 14th Street
Suite 290
Oakland, CA 94612

voice (510) 444-2600

website www.w-trans.com
email mspencer@w-trans.com

Date: July 8, 2015
To: **Ms. Mary Bean** From: Mark Spencer
Project: BUR002

Subject: Burlingame Condominiums Circulation Assessment

The purpose of this memorandum is to present the initial transportation and circulation assessment for the proposed project to be located at 1509 El Camino Real in the City of Burlingame. This initial analysis is focused on existing transportation facilities for alternative modes and the project's impact at the proposed access. The initial assessment was completed in accordance with the criteria established by the City of Burlingame, San Mateo City/County Association of Governments (C/CAG), and Caltrans.

Study Area/Project

The study area is located on the west side of El Camino Real between Ray Drive and Adeline Drive in the City of Burlingame. Within the study area, El Camino Real (SR 82) is an undivided four-lane State Highway and a Congestion Management Program (CMP) facility as per C/CAG, which is the Congestion Management Agency in San Mateo County.

Currently, the project site located at 1509 EL Camino Real consists of two separate lots. The first lot with Mills Creek is empty and zoned R-2 (duplex residential). The second lot is zoned R-3 (multifamily residential) and contains 11 apartment units in three separate buildings.

The proposed project would merge the two lots into one lot and rezone it to R-3. The project would consist of a three-story, 10-unit condominium complex that would be constructed over an at-grade parking garage. The access to the proposed project would be provided via a one-way motor court along El Camino Real.

Trip Generation

The anticipated trip generation for the proposed project was estimated using the fitted curve equation for "Residential Condominium/Townhouse" (ITE LU 230) published by the Institute of Transportation Engineers (ITE) in *Trip Generation*, 8th Edition, 2008. Trips associated with the 11 apartment units that currently exist on the site were estimated using the fitted curve equation for an "Apartment" (ITS LU 220).

The expected trip generation potential for the proposed project is indicated in Table I, with deductions taken for trips made to and from the existing apartment buildings, which will cease with the construction of the project. The proposed project is expected to generate an average of seven trips during the a.m. peak hour and nine trips during the p.m. peak hour. After deductions are taken into account, the proposed project would be expected to result in a net decrease of two trips during the morning peak hour and a net decrease of 15 trips during the evening peak hour.

**Table 1
Trip Generation Summary**

Land Use	Units	AM Peak Hour				PM Peak Hour			
		Rate	Trips	In	Out	Rate	Trips	In	Out
Existing Apartment (ITE LU 220)	-11	0.82	-9	-2	-7	2.18	-24	-16	-8
Proposed Residential Condominium/ Townhouse (ITE LU 230)	10	0.73	7	1	6	0.87	9	6	3
Net-New Trips			-2	-1	-1		-15	-10	-5

As indicated in Table 1, the proposed project would generate less than 50 net-new peak hour trips. Therefore, a regional roadway analysis for El Camino Real was not performed.

Existing Conditions

Collision History

The collision history along El Camino Real in the vicinity of the project site was reviewed to determine any trends or patterns that may indicate a safety issue with turning movements at the project-site driveway. Collision rates were calculated based on the collision data available from the California Highway Patrol as published in their *Statewide Integrated Traffic Records System (SWITRS)* reports. A five-year period between January 1, 2006, and December 31, 2010, was used in the analysis. The calculated collision rate for the study segment was compared to the average collision rate for similar facilities statewide, as indicated in *2010 Accident Data on California State Highways*, Caltrans.

For the five-year study period, there were four reported collisions on El Camino Real between Ray Drive and Adeline Drive (excluding intersection related collisions). Of these collisions, none appeared to be related to turning into or out of the existing driveway at the project site. The study segment was found to have a collision rate lower than the statewide average for similar facilities. No fatalities were reported during the five-year period studied. The collision rate summary is presented in Table 2 and the details are attached.

**Table 2
Collision Rates at the Study Segment**

Study Segment	Number of Collisions (2006-2010)	Calculated Collision Rate (c/mvm)	Statewide Average Collision Rate (c/mvm)
El Camino Real from Ray Dr to Adeline Dr	4	0.51	3.80

Note: c/mvm = collisions per million vehicle miles

Alternative Modes of Transportation

Following is a summary of alternative transportation facilities provided within the vicinity of the project site.

Pedestrian

Sidewalks are provided along the project frontage and continue in both directions within the project vicinity. At the signalized intersection of El Camino Real/Adeline Drive, which is located approximately 220 feet south of the project site, marked crosswalks and pedestrian signal phasing are provided.

Bicycle

The *Highway Design Manual*, Caltrans, 2006, classifies bikeways into three categories:

- *Class I Multi-Use Path*: a completely separated right-of-way for the exclusive use of bicycles and pedestrians with cross flows of motorized traffic minimized.
- *Class II Bike Lane*: a striped and signed lane for one-way bike travel on a street or highway.
- *Class III Bike Route*: signing only for shared use with motor vehicles within the same travel lane on a street or highway.

Within the project vicinity, bicycle lanes currently do not exist on El Camino Real. According to the City of Burlingame Bicycle Transportation Plan (October 2004), El Camino Real within the project vicinity is neither designated as a local or regional bicycle route, and no bicycle improvements are planned in future.

Transit

SamTrans provides bus service throughout San Mateo County and connects to San Francisco and Palo Alto. The northbound bus stop within the project vicinity is located on the east side of El Camino Real approximately 200 feet south of the project site. The southbound bus stop is located on the west side of El Camino Real approximately 700 feet north of the project site. These bus stops are within the one-quarter mile distance which is considered an acceptable walking distance to a transit stop. Below is a summary of transit lines that currently serve the project site:

SamTrans Route 390 provides weekday service along El Camino Real between the Palo Alto Transit Center and the Daly City BART Station, with headways of approximately 30 minutes.

SamTrans Route 391 provides weekday service along El Camino Real between the Redwood City CalTrain Station and the Transbay Terminal at approximately 30 minute headways.

SamTrans Route 397 provides late night service on both weekdays and weekends along El Camino Real between the Palo Alto CalTrain Station and the Transbay Terminal; headways are approximately 60 minutes.

SamTrans Route ECR is a consolidation of transit lines 390 and 391 to provide weekend service along El Camino Real between the Palo Alto Transit Center and the Daly City BART Station, with an approximately 30-minute headway.

Access and Parking

Access to and within the site was analyzed based on the Site Plan dated March 23, 2012. Currently, the project site is accessed by one driveway along El Camino Real. The proposed project would relocate the existing driveway to the south from its current location with a circular motor court connecting the new driveway. The one-way circulation pattern on the motor court would then feed into the garage via a single entrance. The motor court provides space for two vehicles to stack in both the inbound and outbound lanes. Internally, access from the garage to the condominium units would be provided via elevators and stairs located on the north side of the project site. The proposed project driveway would need to be built to applicable City of Burlingame standards at the time of construction permitting.

Sight Distance

At unsignalized intersections a substantially clear line of sight should be maintained between the driver of a vehicle waiting at the crossroad and the driver of an approaching vehicle. Adequate time must be provided for the waiting vehicle to either cross, turn left, or turn right, without requiring the through traffic to radically alter their speed.

Sight distance along El Camino Real at the project driveway was evaluated based on sight distance criteria contained in the *Highway Design Manual* published by Caltrans. The recommended sight distance for minor street approaches that are either a private road or a driveway are based on stopping sight distance. The approach travel speed along El Camino Real was used as the basis for determining the recommended sight distance.

The posted speed limit on El Camino Real within the project vicinity is 35 miles per hour (mph). However, to be conservative, a design speed of 40 mph was assumed for sight distance calculations, resulting in a recommended sight distance of 300 feet at the project driveway. El Camino Real within the project vicinity is relatively flat and straight. Sight distance from the project driveway to the north would be adequate. To the south, the signalized intersection of El Camino Real/Adeline Drive is approximately 250 feet from the project driveway. A driver exiting the project driveway would have a clear view through the intersection, resulting in adequate sight distance to the south as well.

Driveway Access

Based on the collision data analysis, none of the reported collisions were related to vehicles turning into or out of the existing driveway at the project site. The sight distance would be adequate in both directions for vehicles exiting the proposed project site. Overall, the proposed project would result in a decrease in a.m. and p.m. peak hour traffic. Thus, the potential turning movement conflicts at the proposed driveway would be reduced compared to existing conditions.

Parking

The City of Burlingame parking requirements for a condominium were reviewed to ensure that the project would provide adequate on-site parking. Based on the City code, 22 parking spaces are required. As proposed, 28 parking stalls (11 standard, 14 compact, 2 American Disability Act compliant, and 1 service) would be provided at the project site, which would satisfy the City Code requirements for parking. With the expectation of the 1 service parking stall to be located within the motor court, all parking stalls would be located in the at-grade first-floor garage. The parking analysis summary is provided Table 3.

**Table 3
Parking Analysis Summary**

Land Use	Size	Parking Code Requirement	Required Parking Spaces
Condominium	10 Units	1.5 spaces/1 bedroom unit	3
		2.0 spaces/2 bedroom unit	4
		2.5 spaces/3 bedroom unit	15
Total Requirement			22

Note: 1 bedroom units =2; 2 bedroom units =2; 3 bedroom units = 6

Source: City of Burlingame Municipal Code 25.70.032

Alternative Modes of Transportation

The existing network of pedestrian facilities within the project vicinity is anticipated to adequately serve the project site. Externally, a pedestrian path north of the proposed project access is proposed to connect El Camino Real to the lobby area for the condominium units. Any improvements to the project frontage should be done in a way that does not reduce the existing pedestrian facilities.

Since there are no existing or planned future bicycle improvements on Camino Real, the proposed project would not disrupt existing or planned facilities or create an inconsistency with applicable bicycle policies.

Two transit bus stops (northbound and southbound) are located along El Camino Real within a quarter-mile distance, which is considered as acceptable walking distance to a transit stop. Pedestrian facilities that connect the project site to the two bus stops are adequate. The bus stops are served by SamTrans, which connects to the Palo Alto Transit Center, the Daly City BART Station, the Redwood City CalTrain Station and San Francisco. The existing transit and pedestrian facilities are anticipated to adequately accommodate the project-generated transit trips.

Conclusions

- The proposed project would result in a net decrease of two trips during the morning peak hour and net decrease of 15 trips during the evening peak hour.
- For the five-year study period, four collisions were reported, none of which were related to turning in or out of the existing driveway.
- Sight distance is adequate in both directions at the proposed driveway locations.
- The City of Burlingame Municipal Code requires 22 parking spaces. As proposed, 28 parking spaces would be provided, of which, all but one would be within the at-grade first-floor garage.
- The project site is adequately served by an existing network of pedestrian and transit facilities, including bus stops within an acceptable walking distance.
- The proposed project is not directly served by bicycle facilities. However, the proposed project would not disrupt existing or planned facilities or create an inconsistency with applicable bicycle policies.

- The proposed project is not anticipated to have a significant impact on existing transportation systems.

Recommendations

- The proposed project driveway would need to be built to applicable City of Burlingame standards at the time of construction permitting.
- Any improvements along the project frontage should be done in a way that does not impact the existing pedestrian and transit facilities.

MS/BUR002.MI-5.doc

Attachments: Collision Data and Analysis

**W-Trans
Collision Records**

Collision Report Summary

8/21/2012

Date Range Reported: 1/1/06 - 12/31/10

Total Number of Collisions: 4

Total Number of Persons Injured: 8

Total Number of Persons Killed: 0

Report#	Date	Time	Location	Dist.	Dir.	Type of Collision	Motor Veh. Involved With	Dir. of Travel 1	Movement Prec. Coll. 1	Dir. of Travel 2	Movement Prec. Coll. 2	PCF	Inj.	Kil.
2723652	6/17/06	15:16	Rt 82 & Ray Dr (mp15.17)	175'	South	Rear-End	Other Motor Vehicle	South	Proceeding Straight	South	Stopped in Road	Unsafe Speed	1	0
2723672	6/17/06	15:17	Rt 82 & Ray Dr (mp15.17)	175'	South	Rear-End	Other Motor Vehicle	South	Proceeding Straight	South	Stopped in Road	Following Too Closely	1	0
4012259	11/14/08	12:57	El Camino Real & Adeline Dr (mp15.03)	193'	North	Vehicle - Pedestrian	Pedestrian	East	Proceeding Straight	South	Proceeding Straight	Pedestrian Violation	1	0
4607872	2/18/10	16:13	Rt 82 & Adeline Dr (mp15.05)	300'	North	Rear-End	Other Motor Vehicle	South	Proceeding Straight	South	Slowing/Stopping	Unsafe Speed	5	0

Settings Used For Query

<u>Parameter</u>	<u>Setting</u>
Street Name	*ADELINE*
Cross Street	*CAMINO*
Starting Date	1/1/2006
Ending Date	12/31/2010
Distance from Intersection	>= 0' for non rear-end collisions >= 0' for rear-end collisions

SEGMENT COLLISION RATE CALCULATIONS

Burlingame Condominiums

Location: El Camino Real from Ray Dr to Adeline Dr

ADT: 21,300

Number of Collisions: 4
Number of Injuries: 4
Number of Fatalities: 0
Start Date: January 1, 2006
End Date: December 31, 2010
Number of Years: 5

Highway Type: Undivided 4 lanes
Area: Urban
Design Speed: <=45

Segment Length: 0.2 miles
Direction: North/South

$$\frac{\text{NUMBER OF COLLISIONS} \times 1 \text{ MILLION}}{\text{ADT} \times 365 \text{ DAYS PER YEAR} \times \text{SEGMENT LENGTH} \times \text{NUMBER OF YEARS}}$$

$$\frac{4 \times 1,000,000}{21,300 \times 365 \times 0.2 \times 5}$$

	<u>Collision Rate</u>	<u>Fatality Rate</u>	<u>Injury Rate</u>
Study Segment	0.51 c/mvm	0.0%	100.0%
Statewide Average*	3.80 c/mvm	1.0%	34.5%

ADT = average daily traffic volume
c/mvm = collisions per million vehicle miles
* 2007 Collision Data on California State Highways , Caltrans