



MONK & ASSOCIATES INC

1136 Saranap Avenue Suite Q | Walnut Creek, CA 94595 | (925) 947-4867 | www.monkassociates.com

**BIOLOGICAL RESOURCES ANALYSIS
4095 PARADISE ROAD
MARIN COUNTY, CALIFORNIA**

January 23, 2026

Revised March 26, 2026

Prepared for

Anytime Construction
329 South San Antonio Road
Los Altos, California 94022
Attention: Mr. Nima Jouzi

Prepared by

Monk & Associates, Inc.
Contact : Ms. Sarah McNamara
Smcnamara@monkassociates.com



TABLE OF CONTENTS

1. INTRODUCTION	1
2. PROPERTY LOCATION AND SETTING	1
3. PROPOSED PROJECT	1
4. ANALYSIS METHODS	2
5. RESULTS OF RESEARCH AND PROJECT SITE ANALYSES	2
5.1 Topography	2
5.2 Hydrology	2
5.3 Plant Communities and Associated Wildlife Habitats	2
5.3.1 ANTHROPOGENIC (LANDSCAPING).....	3
5.3.2 OAK/CALIFORNIA BAY LAUREL WOODLAND	3
5.4 Wildlife Corridors.....	4
6. SPECIAL-STATUS SPECIES	4
6.1 Legal Protection for California Species of Special Concern.....	4
6.2 California Fish and Game Code § 3503, 3503.5, 3511, and 3513	5
6.3 Federal Migratory Bird Treaty Act	5
6.4 California Endangered Species Act	5
6.5 Federal Endangered Species Act (FESA).....	5
6.6 Applicability to the Project Site	6
7. MARIN COUNTYWIDE PLAN	7
7.1 Goal BIO-1: Enhance Native Habitat and Biodiversity	7
7.2 Policy BIO-1.3 Protect Woodlands, Forests, and Tree Resources.....	7
7.2.1 APPLICABILITY TO THE PROPOSED PROJECT	7
7.3 Goal BIO-2 Protection of Sensitive Biological Resources	7
7.4 Policy BIO-2.1 Include Resource Preservation in Environmental Review	7
7.4.1 APPLICABILITY TO THE PROPOSED PROJECT	7
7.5 Policy BIO-2.2 Limit Development Impact	8
7.5.1 APPLICABILITY TO THE PROPOSED PROJECT	8
7.6 Policy BIO-2.3 Preserve Ecotones.....	8
7.6.1 APPLICABILITY TO THE PROPOSED PROJECT	8
7.7 Policy BIO-2.4 Protect Wildlife Nursery Areas and Movement Corridors.....	9
7.7.1 APPLICABILITY TO THE PROPOSED PROJECT	9
7.8 Policy BIO-2.5 Restrict Disturbance in Sensitive Habitat During Nesting Season	9
7.8.1 APPLICABILITY TO THE PROPOSED PROJECT	9
7.9 Policy BIO-2.6 Identify Opportunities for Safe Wildlife Movement	9
7.9.1 APPLICABILITY TO THE PROPOSED PROJECT	9
7.10 Policy BIO-2.7 Protect Sensitive Coastal Habitat	10
7.10.1 APPLICABILITY TO THE PROPOSED PROJECT	10
7.11 Policy BIO-2.8 Coordinate with Trustee Agencies.....	10
7.11.1 APPLICABILITY TO THE PROPOSED PROJECT	10
7.12 Policy BIO-2.9 Promote Early Consultation with Other Agencies	10
7.12.1 APPLICABILITY TO THE PROPOSED PROJECT	10
7.13 Goal BIO-3 Wetland Conservation.....	10
7.14 Policy BIO-3.1 Protect Wetlands.....	10
7.14.1 APPLICABILITY TO THE PROPOSED PROJECT	11



7.15 Goal BIO-4 Riparian Conservation.....	12
7.16 Policy BIO-4.1 Restrict Land Use in Stream Conservation Areas	12
7.16.1 APPLICABILITY TO THE PROPOSED PROJECT	14
7.17 Policy BIO-4.2 Comply with SCA Regulations.....	14
7.17.1 APPLICABILITY TO THE PROPOSED PROJECT	14
7.18 Policy BIO-4.7 Protect Riparian Vegetation	15
7.18.1 APPLICABILITY TO THE PROPOSED PROJECT	15
7.19 Policy BIO-4.15 Reduce Wet Weather Impacts.....	15
7.19.1 APPLICABILITY TO THE PROPOSED PROJECT	15
7.20 Policy BIO-4.20 Minimize Runoff	15
7.20.1 APPLICABILITY TO THE PROPOSED PROJECT	15
7.21 Goal BIO-5 Baylands Conservation	15
7.22 Policy BIO-5.1 Protect the Baylands Corridor	17
7.23 Policy BIO-5.2 Limit Development and Access	18
7.24 Policy BIO-5.3 Leave Tidelands in Their Natural State	18
7.25 Policy BIO-5.5 Protect Freshwater Habitats.....	18
7.26 Policy BIO-5.8 Control Shoreline Modification	18
7.26.1 APPLICABILITY TO THE PROPOSED PROJECT (POLICY BIO 5.1, 5.2, 5.3, 5.5 AND 5.8).....	18
8. NATIVE TREE PROTECTION AND PRESERVATION ORDINANCE (CHAPTER 22.27 OF THE MARIN COUNTY CODE)	19
8.1 Applicability to the Proposed Project	19
9. MARIN COUNTY LOCAL COASTAL PROGRAM.....	20
9.1 C-BIO-1 Environmentally Sensitive Habitat Areas (ESHAs)	20
9.1.1 APPLICABILITY TO THE PROPOSED PROJECT	20
9.2 C-BIO-2 ESHA Protection.....	20
9.2.1 APPLICABILITY TO THE PROPOSED PROJECT	21
9.3 C-BIO-3 ESHA Buffers	21
9.3.1 APPLICABILITY TO THE PROPOSED PROJECT	22
9.4 C-BIO-4 Protect Major Vegetation.....	22
9.4.1 APPLICABILITY TO THE PROPOSED PROJECT	22
9.5 C-BIO-6 Invasive Plants.....	22
9.5.1 APPLICABILITY TO THE PROPOSED PROJECT	22
9.6 C-BIO-7 Coastal Dunes.....	23
9.6.1 APPLICABILITY TO THE PROPOSED PROJECT	23
9.7 C-BIO-8 Stringline Method of Preventing Beach Encroachment.	23
9.7.1 APPLICABILITY TO THE PROPOSED PROJECT	23
9.8 C-BIO-10 Roosting and Nesting Habitat.....	23
9.8.1 APPLICABILITY TO THE PROPOSED PROJECT	23
9.9 C-BIO-11 Development Adjacent to Roosting and Nesting Habitat.....	24
9.9.1 APPLICABILITY TO THE PROPOSED PROJECT	24
9.10 C-BIO-14 Wetlands.....	24
9.10.1 APPLICABILITY TO THE PROPOSED PROJECT	24
9.10.2 C-BIO-15 DIKING, FILLING, DRAINING AND DREDGING	24
9.10.3 APPLICABILITY TO THE PROPOSED PROJECT	25
9.11 C-BIO-16 and C-BIO-17 Conditions and Standards for Diking, Filling, Draining and Dredging and Disposal.	25
9.11.1 APPLICABILITY TO PROPOSED PROJECT.....	25



9.12 C-BIO-18 Wetland Buffers	25
9.12.1 APPLICABILITY TO THE PROPOSED PROJECT	25
9.13 C-BIO-19 Wetland Buffer Adjustments and Exceptions	25
9.13.1 APPLICABILITY TO THE PROPOSED PROJECT	26
9.14 C-BIO-20 Wetland Impact Mitigation.....	26
9.14.1 APPLICABILITY TO THE PROPOSED PROJECT	28
9.15 C-BIO-22 Marine Resources.....	28
9.15.1 APPLICABILITY TO THE PROPOSED PROJECT	28
9.16 C-BIO-23 Coastal Streams and Riparian Vegetation.....	28
9.16.1 APPLICABILITY TO THE PROPOSED PROJECT	29
9.17 C-BIO-24 Coastal Stream and Riparian Vegetation Buffers	29
9.17.1 APPLICABILITY TO THE PROPOSED PROJECT	29
9.18 C-BIO-25 Stream Buffer Adjustments and Exceptions	29
9.18.1 APPLICABILITY TO THE PROPOSED PROJECT	30
10. STATE AND FEDERAL REGULATIONS PERTINENT TO THE PROJECT SITE	30
10.1 San Francisco Bay Conservation and Development Commission.....	30
10.1.1 APPLICABILITY TO THE PROPOSED PROJECT	31
10.2 Federal Migratory Bird Treaty Act	32
10.3 California Fish and Game Code § 3503, 3503.5, 3511, and 3513	32
10.3.1 APPLICABILITY TO THE PROPOSED PROJECT	32
10.4 The Clean Water Act.....	32
10.4.1 SECTION 404 OF THE CLEAN WATER ACT	32
10.4.2 SECTION 401 OF THE CLEAN WATER ACT	33
10.4.3 APPLICABILITY TO THE PROPOSED PROJECT	34
11. STATE WATER RESOURCES CONTROL BOARD (SWRCB)/RWQCB – STORMWATER MANAGEMENT	34
11.1 Construction General Permit.....	34
11.1.1 APPLICABILITY TO THE PROPOSED PROJECT	36
12. IMPACT ASSESSMENT.....	37
13. RECOMMENDATIONS.....	38
13.1 Development of the Project Should Avoid Impacting Nesting Birds.....	38
13.2 Development of the Project Should Implement Best Management Practices	38
13.3 Development of the Project Should Include Preparation of a Stormwater Control Plan ..	38
13.4 Development of the Project Should Include Applying for a Permit from the BCDC.....	38
14. CONCLUSION	39
15. LITERATURE CITED	40



FIGURES
(At Back of Report)

Figure 1. Regional Map of the 4095 Paradise Road Project Site.

Figure 2. 4095 Paradise Road Project Site Location.

Figure 3. Aerial photograph of the 4095 Paradise Road Project Site.

Figure 4. Biological Resources and County Setbacks on the 4095 Paradise Road Project Site.

TABLES
(At Back of Report)

Table 1. Plant Species Observed on the 4095 Paradise Road Project Site.

Table 2. Wildlife Species Observed on the 4095 Paradise Road Project Site.

ATTACHMENTS
(At Back of Report)

Attachment A. New Site Plan by Anytime Construction dated November 5, 2025

Attachment B. Arborist Report by Dr. Kent Julin dated January 4, 2026



1. INTRODUCTION

Monk & Associates, Inc. (M&A) has prepared this biological resources analysis for the proposed project site located at 4095 Paradise Drive in Marin County, California (the “project site”) (Figures 1, 2 and 3). The purpose of our analysis is to provide a description of existing biological resources on the project site and to identify potentially significant impacts that could occur to sensitive biological resources from the demolition of a single-family home and detached garage and construction of a new single-family home, swimming pool, and associated infrastructure (“the project”).

Biological resources include common plant and animal species, and special-status plants and animals as designated by the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), National Marine Fisheries Service (NMFS), and other resource organizations including the California Native Plant Society. Biological resources also include waters of the United States (U.S.) and State, as regulated by the U.S. Army Corps of Engineers (Corps), California Regional Water Quality Control Board (RWQCB), and CDFW. It is important to note that our analysis includes an assessment of the potential for impacts to regulated waters but does not provide the level of detail required for a formal delineation of “waters of the U.S.” suitable for submittal to the Corps, the regulatory agency that defines waters of the U.S.

2. PROPERTY LOCATION AND SETTING

The approximately 2-acre project site is located in southeastern Marin County, immediately east of the Town of Tiburon limits, and abutting San Francisco Bay. The site consists of a northeast-facing slope that slopes down to a small rocky bluff adjacent to the Bay. Existing development on the site includes a single-family residence and detached garage constructed in the 1930s, a paved driveway, and a wooden boathouse located on a wooden pier along the shoreline.

Vegetation on the project site consists primarily of ornamental landscaping associated with the residence, ruderal (weedy) herbaceous species, and areas of oak–California bay woodland. San Francisco Bay borders the site to the north, while existing single-family residential development surrounds the site to the east, south, and west.

3. PROPOSED PROJECT

The proposed project consists of demolition of the existing single-family residence and associated detached garage, followed by construction of a new, larger two-story single-family residence with an upper deck, an accessory dwelling unit (ADU), and a swimming pool established on piers. Site improvements would also include upgrades to existing infrastructure, such as the driveway, and replacement of fencing along the eastern and western boundaries of the project site. The project would incorporate stormwater management features to ensure stormwater would be treated prior to discharge into the San Francisco Bay. A Site Plan prepared by Anytime Construction, dated November 5, 2025, depicts the proposed improvements in relation to existing site conditions and is included as Attachment A.



4. ANALYSIS METHODS

Prior to preparing this biological resources analysis report, M&A researched the most recent version of CDFW's Natural Diversity Database (CNDDDB) (RareFind 5 application) (CNDDDB 2026). The CNDDDB is a database maintained by the CDFW that provides historic and recent records of special-status plant and animal species (that is, threatened, endangered, rare species) known from the state of California. M&A also searched the 2026 electronic version of the California Native Plant Society's (CNPS) *Inventory of Rare and Endangered Plants of California* (CNPS 2001) for records of special-status plants known in the region of the project site. M&A examined all known record locations for special-status species to determine if special-status species could occur on the project site or within an area of affect.

M&A biologists Ms. Sarah Lynch and Ms. Sarah McNamara conducted a general survey of the project site on January 15, 2026 to record biological resources and to assess the likelihood of resource agency regulated areas on the project site. The survey involved searching all habitats on the site and recording all plant and wildlife species observed. M&A cross-referenced the habitats found on the project site against the habitat requirements of local or regionally known special-status species to determine if the proposed project could directly or indirectly impact such species.

M&A's site evaluation included a cursory examination of the site to determine if there could be areas within the project site that would be regulated as waters of the U.S. and/or State. (The level of analysis was not sufficient for a preliminary wetlands report suitable for submittal to the Corps, the federal agency that confirms the boundaries of jurisdictional waters but was sufficient to assess the proposed project's potential effects on regulated waters). The results of our literature research and field reconnaissance are provided in the sections below.

5. RESULTS OF RESEARCH AND PROJECT SITE ANALYSES

5.1 Topography

The project site is located on a northeastern sloping property along San Francisco Bay. Elevations on site measure approximately 70 feet above sea level on the southern end and slopes down to the Bay on the northern end of the project site, as shown on the Site Plan by Anytime Construction Inc., dated November 5, 2025 included as Attachment A.

5.2 Hydrology

The project site slopes northeast toward the Bay. Since the property has little flat ground, all rainwater that does not soak into the ground flows over land, downslope to the Bay. There are no mapped creeks or streams on the project site, and none were observed by M&A during our site visit.

5.3 Plant Communities and Associated Wildlife Habitats

A complete list of plant species observed on the project site is presented in Table 1. Nomenclature used for plant names follows *The Jepson Manual* Second Edition (Baldwin 2012) and changes made to this manual as published on the Jepson Interchange Project website (<http://ucjeps.berkeley.edu/interchange/index.html>). Table 2 is a list of wildlife species observed



on the project site. Nomenclature for wildlife follows the CDFW's *Complete List of Amphibian, Reptile, Bird, and Mammal Species in California* (2016) and any changes made to species nomenclature as published in scientific journals since the publication of the CDFW's list.

5.3.1 ANTHROPOGENIC (LANDSCAPING)

Communities dominated by plants introduced by people and established or maintained by human disturbance are “anthropogenic communities.” Some of these are entirely artificial communities such as cultivated row crops, lawns, vineyards, etc. Others are assemblages of weedy species that have invaded disturbed areas, sometimes despite human efforts to control them (Holland and Keil 1989). There are landscaping plants and weedy species around the single-family home and garage on the project site.

Landscaping plant species observed growing around the home include iris (*Iris* sp.), pride of Maderia (*Echium candicans*), glossy privet (*Ligustrum lucidum*), boxwood (*Buxus* sp.) and American flag (*Chasmanthe floribunda*). Other non-native or weedy species growing in the yard around the house include Italian thistle (*Carduus cynocephalus*), French broom (*Genista monspessulana*), geranium (*Geranium robertianum*) and Bermuda buttercup (*Oxalis pes-capre*). A few native species are scattered in the yard including miner's lettuce (*Claytonia parviflora*), forget-me-not (*Myosotis latifolia*), and toyon (*Heteromeles arbutifolia*).

Typically, anthropogenic influenced communities provide habitat for those animal species adapted to humans and human-induced disturbances. This may include mammals such as racoon (*Procyon lotor*) and the Virginia opossum (*Didelphis virginiana*). Common birds, such as Chestnut-backed Chickadee (*Poecile rufescens*) and Dark-eyed Junco (*Junco hyemalis*) may use the yard and vegetation around the single-family home for foraging and nesting, while birds such as the Ruby-crowned Kinglet (*Regulus calendula*), a migrant, may use the trees and vegetation for shelter and foraging. Each of these bird species was observed on the project site during M&A's January site survey.

5.3.2 OAK/CALIFORNIA BAY LAUREL WOODLAND

The oak/bay woodland on the project site is dominated by coast live oak (*Quercus agrifolia*) and California bay laurel (*Umbellularia californica*) trees and is located between the house on site and the San Francisco Bay. This plant community is typically found in cooler and darker, north-facing slopes, which is the case on the project site. The oak/bay tree canopy allows little sunlight to filter through the trees. The limited sunlight, in combination with the large amount of leaf litter that is deposited on the woodland floor, prevents the growth of well-developed shrubby and herbaceous understories. While the project site's shrub community is not well-developed, it is represented by several species including non-native species such as tall sock destroyer (*Torilis arvensis*), Algerian ivy (*Hedera canariensis*), vetch (*Vicia* sp.), dogtail grass (*Cynosurus echinatus*) and rattlesnake grass (*Briza maxima*). A variety of native plants are also growing under the canopy including grand hound's tongue (*Adelinia grandis*), acrid fern (*Polypodium calirhiza*), poison oak (*Toxicodendron diversilobium*), wild cucumber (*Marah fabacean*), hedge-nettle (*Stachys bullata*) and goose grass (*Galium aparine*).



Oak trees are known to provide habitat for a variety of wildlife species. Hundreds of vertebrate species and thousands of invertebrate species are associated with California's oak habitats (Pavlik et al. 1991). Oak acorns, leaves, wood, and sap are sustenance for a myriad of insects, birds, and mammals. Additionally, the combination of oak and bay trees creates a closed canopy environment which provides cooler, moister conditions. Wildlife observed in the oak/bay woodland community at the time of M&A's surveys included bird species such as Bushtit (*Psaltriparus minimus*), Hutton's Vireo (*Vireo huttoni*), Lesser Goldfinch (*Spinus psaltria*) and Ruby-crowned Kinglet (*Regulus calendula*). California slender salamanders (*Batrachoseps attenuatus*) can be expected underneath rotting logs on the woodland floor. Mammal species that may be observed in the oak/bay woodland include Columbian black-tailed deer (*Odocoileus hemionus columbianus*), fox squirrel (*Sciurus niger*), deer mouse (*Peromyscus maniculatus*), racoon and Virginia opossum.

5.4 Wildlife Corridors

Wildlife corridors are linear and/or regional habitats that provide connectivity to other natural vegetation communities within a landscape fractured by urbanization and other development. Wildlife corridors have several functions: 1) they provide avenues along which wide-ranging animals can travel, migrate, and breed, allowing genetic interchange to occur; 2) populations can move in response to environmental changes and natural disasters; and 3) individuals can recolonize habitats from which populations have been locally extirpated (Beier and Loe 1992). All three of these functions can be met if both regional and local wildlife corridors are accessible to wildlife. Regional wildlife corridors provide foraging, breeding, and retreat areas for migrating, dispersing, immigrating, and emigrating wildlife populations. Local wildlife corridors also provide access routes to food, cover, and water resources within restricted habitats.

The proposed project will not interfere with the movement of native wildlife. The project site is currently fenced on two sides, has neighbors (residences) on three sides, and is located on a bluff adjacent to the San Francisco Bay. The property's location on a bluff with development on three sides, and fencing all around, limits the opportunities for wildlife to use the area as a local or regional corridor. Similarly, there are no wildlife nursery opportunities onsite or adjacent. The demolition of the existing buildings and development of a larger single-family home will not change the movement of wildlife in the area or impede wildlife movement. The project as currently proposed would not adversely impact wildlife movement corridors.

6. SPECIAL-STATUS SPECIES

For purposes of this analysis, special-status species are those legally protected under the California and Federal Endangered Species Acts (CESA and FESA, respectively) or other regulations, and species that are considered rare by the scientific community (for example, the California Native Plant Society (CNPS)). Additional protections for plant and wildlife species are listed below.

6.1 Legal Protection for California Species of Special Concern

California "species of special concern," are not protected pursuant to either the California Endangered Species Act or the Federal Endangered Species Act as species of special concern are not state or federally listed under these Acts. Species of special concern are species in which



their California breeding populations are seriously declining and extirpation from all or a portion of their range is possible. This designation affords no legally mandated protection; however, pursuant to the CEQA Guidelines (14 CCR §15380), some species of special concern could be considered “rare.” Pursuant to its rarity status, any unmitigated impacts to rare species could be considered a “significant effect on the environment” (§15382). Thus, species of special concern must be considered in any project that will, or is currently, undergoing CEQA review, and/or that must obtain an environmental permit(s) from a public agency.

6.2 California Fish and Game Code § 3503, 3503.5, 3511, and 3513

California Fish and Game Code §§3503, 3503.5, 3511, and 3513 prohibit the “take, possession, or destruction of birds, their nests or eggs.” Disturbance that causes nest abandonment and/or loss of reproductive effort (killing or abandonment of eggs or young) is considered “take.” Thus, it is unlawful to remove an active bird’s nest, eggs or young.

6.3 Federal Migratory Bird Treaty Act

The Migratory Bird Treaty Act of 1918 (16 U.S.C. §§ 703-712, July 3, 1918, as amended 1936, 1960, 1968, 1969, 1974, 1978, 1986 and 1989) makes it unlawful to “take” (kill, harm, harass, shoot, etc.) any migratory bird listed in Title 50 of the Code of Federal Regulations, Section 10.13, including their nests, eggs, or young. Migratory birds include geese, ducks, shorebirds, raptors, songbirds, wading birds, seabirds, and passerine birds (such as warblers, flycatchers, swallows, etc.). Thus, take of this bird, active nests, eggs or young would be unlawful and in violation of this act.

6.4 California Endangered Species Act

State-listed endangered or threatened species are afforded protection pursuant to the California Endangered Species Act, Title 14, California Code of Regulations. These species would be considered “rare”, and impacts would be regarded as significant. Impacts to foraging habitat can be regarded as significant based upon guidelines provided by the Department of Fish and Wildlife (CDFW) for these species.

6.5 Federal Endangered Species Act (FESA)

Federally-listed endangered and threatened species are afforded protection pursuant to the FESA, Section 9, which prohibits the “take” of any fish or wildlife species listed under FESA as endangered. Under federal regulation, “take” of fish or wildlife species listed as threatened is also prohibited unless otherwise specifically authorized by regulation. “Take,” as defined by FESA, means “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.” “Harm” includes not only the direct taking of a species itself, but the destruction or modification of the species’ habitat resulting in the potential injury of the species. As such, “harm” is further defined to mean “an act which actually kills or injures wildlife; such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering” (50 CFR 17.3). Section 9 applies not only to federal agencies but also to any local or State agency, and to any individual.



6.6 Applicability to the Project Site

Based on site conditions and habitat characteristics, *no special-status plant or wildlife species are expected to occur on the project site, and the proposed project would not result in impacts to special-status species.*

Special-status wildlife species known from the region are associated with specialized habitats that are not present on the project site. Regionally known special-status species include California red-legged frog (*Rana draytonii*), which requires aquatic breeding habitats such as perennial or seasonal ponds and streams, and California Black Rail (*Laterallus jamaicensis coturniculus*), San Pablo Song Sparrow (*Melospiza melodia samuelis*), and salt-marsh harvest mouse (*Reithrodontomys raviventris*), all of which are associated with tidal salt marsh habitats. These habitat types are absent from the project site.

Aquatic special-status species such as green sturgeon (*Acipenser medirostris*) and longfin smelt (*Spirinichus thaleichthys*) occur in rivers, estuaries, and marine waters and may be present in San Francisco Bay. However, the proposed project would not involve in-water work or modification of Bay habitats, and the proposed project is buffered from the shoreline. Stormwater generated by the project would need to be managed on site through infiltration prior to any potential discharge toward the Bay. Therefore, with the onsite treatment of stormwater runoff, the proposed project would not result in impacts to special-status fish species.

Most special-status plant species known from the region, including Tiburon buckwheat (*Eriogonum luteolum* var. *caninum*), Marin western flax (*Hesperolinon congestum*), Tiburon paintbrush (*Castilleja affinis* ssp. *neglecta*), and Tiburon mariposa lily (*Calochortus tiburonensis*), are adapted to serpentine soil conditions, which are not present on the project site. Other special-status plant species, such as two-fork clover (*Trifolium amoenum*), which requires mesic grassland, and Point Reyes salty bird's-beak (*Chloropyron maritimum* ssp. *palustre*), which requires marsh habitat, also lack suitable habitat on the project site.

Accordingly, no special-status plant or wildlife species are expected to occur on the project site, and no impacts to special-status species would result from implementation of the proposed project.

Nesting birds protected under the California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3513) and the federal Migratory Bird Treaty Act could occur in trees or shrubs on or adjacent to the project site. Potential impacts to nesting birds would be avoided through implementation of recommended preconstruction nesting bird surveys and avoidance measures, as described in the Recommendations section of this report.



7. MARIN COUNTYWIDE PLAN

The Marin Countywide Plan has a number of goals and policies that pertain to Biological Resources. Below are those goals and policies that are pertinent to the project site and its existing resources.

7.1 Goal BIO-1: Enhance Native Habitat and Biodiversity

Enhance Native Habitat and Biodiversity. Effectively manage and enhance native habitat, maintain viable native plant and animal populations, and provide for improved biodiversity throughout the County.

7.2 Policy BIO-1.3 Protect Woodlands, Forests, and Tree Resources.

Protect large native trees; trees with historical importance; oak woodlands; healthy and safe eucalyptus groves that support colonies of monarch butterflies, colonial nesting birds, or known raptor sites; and forest habitats. Prevent the untimely removal of trees through implementation of standards in the Development Code and the Native Tree Preservation and Protection Ordinance. Encourage other local agencies to adopt tree preservation ordinances to protect native trees and woodlands, regardless of whether they are located in urban or undeveloped areas.

7.2.1 APPLICABILITY TO THE PROPOSED PROJECT

There are no eucalyptus trees on the project site and no substantial groves of trees that could support wintering monarchs (the closest record of monarch butterflies to the project site is on Angel Island, approximately 3.7 miles away). An arborist report has been completed for the project site and multiple trees are recommended for removal, one of which would require a permit from the County (a bigleaf maple (*Acer macrophyllum*) tree). Please see the Native Tree Protection and Preservation Ordinance section below. While no nests were observed in the trees or on the buildings on the project site during M&A's site survey, January is not a good month to assess bird nesting activity as many birds do not begin nesting until February or later. A nesting bird survey is recommended prior to tree removal or building demolition on the project site to avoid impacts to nesting birds.

7.3 Goal BIO-2 Protection of Sensitive Biological Resources

Require identification of sensitive biological resources and commitment to adequate protection and mitigation, and monitor development trends and resource preservation efforts.

7.4 Policy BIO-2.1 Include Resource Preservation in Environmental Review

Require environmental review pursuant to CEQA of development applications to assess the impact of proposed development on native species and habitat diversity, particularly special-status species, sensitive natural communities, wetlands, and important wildlife nursery areas and movement corridors. Require adequate mitigation measures for ensuring the protection of any sensitive resources and achieving "no net loss" of sensitive habitat acreage, values, and function.

7.4.1 APPLICABILITY TO THE PROPOSED PROJECT

This report is intended to assist the County in reviewing the proposed project in relation to biological resources. No sensitive natural communities, special-status species, or wildlife nursery



areas or movement corridors are located on the project site or will be impacted by the proposed project. Thus, there should not be any required mitigation compensation for the project's impacts to biological resources. Biological resources on site and County setbacks including the Species Refuge Area and a 100-foot boundary from the mean high tide line are shown on Figure 4. To protect nesting birds and the Bay, "recommendations" are provided at the end of this report.

7.5 Policy BIO-2.2 Limit Development Impact

Restrict or modify proposed development in areas that contain essential habitat for special-status species, sensitive natural communities, wetlands, baylands and coastal habitat, and riparian habitats, as necessary to ensure the continued health and survival of these species and sensitive areas. Development projects should preferably be modified to avoid impacts on sensitive resources, or to adequately mitigate impacts by providing on-site or (as a lowest priority) off-site replacement at a higher ratio.

7.5.1 APPLICABILITY TO THE PROPOSED PROJECT

The project site does not support special-status species, their habitats, sensitive natural communities, or wetlands. The proposed residence would be located entirely within an area that is already developed or disturbed by an existing single-family home, driveway, detached garage, and associated improvements (such as garden boxes) dating as far back as the 1930s. The proposed project includes a 59-foot setback from the San Francisco Bay which maintains separation between the proposed development and shoreline and preserves the existing undeveloped bluff and shoreline zone in its current condition. No grading, construction, or vegetation removal is proposed within the shoreline area, and no impacts to Bay waters or baylands would occur as long as appropriate Best Management Practices (BMPs) such as the use of silt fencing on the downward slope and other runoff and silt collection measures are in place prior to demolition and grading.

7.6 Policy BIO-2.3 Preserve Ecotones

Condition or modify development permits to ensure that ecotones, or natural transitions between habitat types, are preserved and enhanced because of their importance to wildlife. Ecotones of particular concern include those along the margins of riparian corridors, baylands and marshlands, vernal pools, and woodlands and forests where they transition to grasslands and other habitat types.

7.6.1 APPLICABILITY TO THE PROPOSED PROJECT

The proposed project includes a 59-foot setback from the San Francisco Bay which maintains separation between the proposed development and shoreline and preserves the existing undeveloped bluff and shoreline zone in its current condition. No grading, construction, or vegetation removal is proposed within the shoreline area, and no impacts to Bay waters or baylands would occur as long as BMPs are in place for the entirety of the project.



7.7 Policy BIO-2.4 Protect Wildlife Nursery Areas and Movement Corridors

Ensure that important corridors for wildlife movement and dispersal are protected as a condition of discretionary permits, including consideration of cumulative impacts. Features of particular importance to wildlife for movement may include riparian corridors, shorelines of the coast and bay, and ridgelines. Linkages and corridors shall be provided that connect sensitive habitat areas such as woodlands, forests, wetlands, and essential habitat for special-status species, including an assessment of cumulative impacts.

7.7.1 APPLICABILITY TO THE PROPOSED PROJECT

No wildlife nurseries or movement corridors will be impacted by the proposed project. Please see section 5.4 Wildlife Corridors above.

7.8 Policy BIO-2.5 Restrict Disturbance in Sensitive Habitat During Nesting Season

Limit construction and other sources of potential disturbance in sensitive riparian corridors, wetlands, and baylands to protect bird nesting activities. Disturbance should generally be set back from sensitive habitat during the nesting season from March 1 through August 1 to protect bird nesting, rearing, and fledging activities. Preconstruction surveys should be conducted by a qualified professional where development is proposed in sensitive habitat areas during the nesting season, and appropriate restrictions should be defined to protect nests in active use and ensure that any young have fledged before construction proceeds.

7.8.1 APPLICABILITY TO THE PROPOSED PROJECT

Nesting bird surveys are recommended prior to any tree or shrub removal or building demolition on the project site to protect nesting birds if work is to occur between February 1-August 31, as recommended by the CDFW. More details are included in the Recommendations section below.

7.9 Policy BIO-2.6 Identify Opportunities for Safe Wildlife Movement

Ensure that existing stream channels and riparian corridors continue to provide for wildlife movement at roadway crossings, preferably through the use of bridges, or through over-sized culverts, while maintaining or restoring a natural channel bottom. Consider the need for wildlife movement in designing and expanding major roadways and other barriers in the county. Of particular concern is the possible widening of Highway 101 north of Novato to the county line, where maintenance of movement opportunities for terrestrial wildlife between the undeveloped habitat on Mount Burdell and the marshlands along the Petaluma River is critical.

7.9.1 APPLICABILITY TO THE PROPOSED PROJECT

There are no stream channels or riparian corridors on the project site. No wildlife corridors will be impacted by the proposed project.



7.10 Policy BIO-2.7 Protect Sensitive Coastal Habitat

Protect coastal dunes, streams, and wetlands, and sensitive wildlife habitat from development in accordance with coastal resource management standards in the development code.

7.10.1 APPLICABILITY TO THE PROPOSED PROJECT

The proposed project will not cause impacts to coastal dunes, streams, wetlands or sensitive wildlife habitat. The project proposes a 59-foot setback from the San Francisco Bay and will ensure stormwater infiltration systems are in place to protect the Bay from runoff on the project site.

7.11 Policy BIO-2.8 Coordinate with Trustee Agencies

Consult with trustee agencies (the California Department of Fish and Game, U.S. Fish and Wildlife Service, National Oceanic and Atmospheric Administration Fisheries, U.S. Army Corps of Engineers, Environmental Protection Agency, Regional Water Quality Control Board, and Bay Conservation and Development Commission) during environmental review when special-status species, sensitive natural communities, or wetlands may be adversely affected.

7.11.1 APPLICABILITY TO THE PROPOSED PROJECT

Not applicable. There are no special-status species or their habitats, sensitive natural communities or wetlands onsite or that would be impacted by the proposed project.

7.12 Policy BIO-2.9 Promote Early Consultation with Other Agencies

Require applicants to consult with all agencies with review authority for projects in areas supporting wetlands and special-status species at the outset of project planning.

7.12.1 APPLICABILITY TO THE PROPOSED PROJECT

Not applicable. There are no special-status species, sensitive natural communities or wetlands onsite or that will be impacted by the proposed project.

7.13 Goal BIO-3 Wetland Conservation.

Require all feasible measures to avoid and minimize potential adverse impacts on existing wetlands and to encourage programs for restoration and enhancement of degraded wetlands.

7.14 Policy BIO-3.1 Protect Wetlands.

Require development to avoid wetland areas so that the existing wetlands and upland buffers are preserved and opportunities for enhancement are retained (areas within setbacks may contain significant resource values similar to those within wetlands and also provide a transitional protection zone). Establish a Wetland Conservation Area (WCA) for jurisdictional wetlands to be retained, which includes the protected wetland and associated buffer area. Development shall be set back a minimum distance to protect the wetland and provide an upland buffer. Larger setback standards may apply to wetlands supporting special-status species or associated with riparian systems and baylands under tidal influence, given the importance of protecting the larger



ecosystems for these habitat types as called for under Stream Conservation and Baylands Conservation policies defined in Policy BIO-4.1 and BIO-5.1, respectively. Regardless of parcel size, a site assessment is required either where incursion into a WCA is proposed or where full compliance with all WCA criteria would not be met. Employ the following criteria when evaluating development projects that may impact wetland areas (see Figure 2-1):

Coastal, Inland Rural, and Baylands Corridors:

For all parcels, provide a minimum 100-foot development setback from wetlands (areas within setbacks may contain significant resource values similar to those within wetlands and also provide a transitional protection zone). An additional buffer may be required, based on the results of a site assessment, if such an assessment is determined to be necessary. Site assessments will be required and conducted pursuant to Program BIO-3.c, Require Site Assessment.

Exceptions to full compliance with the WCA setback standards may apply only in the following cases:

1. Parcel is already developed with an existing use, provided no unauthorized fill or other modifications to wetlands have occurred as part of ongoing use of the property.
2. Parcel is undeveloped and falls entirely within the WCA.
3. Parcel is undeveloped and potential impacts on water quality, wildlife habitat, or other sensitive resources would be greater as a result of development outside the WCA than development within the WCA, as determined by a site assessment.
4. Wetlands are avoided and a site assessment demonstrates that minimal incursion within the minimum WCA setback distance would not result in any significant adverse direct or indirect impacts on wetlands.

7.14.1 APPLICABILITY TO THE PROPOSED PROJECT

Policy BIO-3.1 requires development to avoid wetlands and associated upland buffers to the maximum extent feasible in order to preserve wetland functions, transitional habitat, and opportunities for enhancement. The proposed development of a single-family residence set back approximately 59 feet from San Francisco Bay is consistent with this goal and policy and would not result in adverse effects to wetland resources for the reasons described below.

The minimum setback standards are required to protect wetlands and associated buffers, with larger setbacks applied where wetlands support special-status species or are associated with riparian systems or baylands under tidal influence. While San Francisco Bay is tidally influenced, the absence of tidal marsh, mudflat, or other bayland habitats within or adjacent to the proposed project means that the biological functions targeted by larger setback standards—such as habitat connectivity, foraging areas, or transitional upland refuge—are not present on site. The proposed residence would be located entirely within an area that is already developed within an existing use, or disturbed by an existing single-family home, detached garage, driveway, and associated improvements (such as garden boxes) dating as far back as the 1930s.



The proposed 59-foot setback from the Bay maintains separation between the proposed development and shoreline and preserves the existing undeveloped bluff and shoreline zone in its current condition. No grading, construction, or vegetation removal is proposed within the shoreline area, and no impacts to Bay waters or baylands would occur since BMPs will be implemented during construction and a stormwater treatment system will be installed as part of the project. Therefore, the project avoids impacts to baylands, transitional habitat values, and ecological processes relevant to Policy BIO-3.1.

The Applicant is aware that stormwater generated by the proposed project would need to be managed and treated on site prior to any potential discharge toward San Francisco Bay. The project's proposed stormwater infiltration system will minimize the potential for erosion, sedimentation, or pollutant transport to Bay waters, further meeting the requirements of Goal BIO-3's to avoid and minimize adverse effects on wetland resources.

The project does not affect jurisdictional wetlands, does not remove riparian or bayland vegetation, and does not interfere with habitat functions associated with wetlands or upland buffers. As such, a larger setback than the 59-foot setback proposed would not provide additional biological benefit and is not warranted given the existing developed nature of the site and absence of sensitive habitats. Based on these factors, development of the proposed single-family residence at a setback of approximately 59 feet from San Francisco Bay would not result in negative effects to wetlands or the Bay and is consistent with the goals and policies of the Marin County General Plan.

7.15 Goal BIO-4 Riparian Conservation

Protect and, where feasible, restore the natural structure and function of riparian systems.

7.16 Policy BIO-4.1 Restrict Land Use in Stream Conservation Areas

A Stream Conservation Area (SCA) is established to protect the active channel, water quality and flood control functions, and associated fish and wildlife habitat values along streams. Development shall be set back to protect the stream and provide an upland buffer, which is important to protect significant resources that may be present and provides a transitional protection zone. Best management practices (BMPs) shall be adhered to in all designated Stream Conservation Areas. BMPs are also strongly encouraged in ephemeral streams not defined as Stream Conservation Areas.

Exceptions to full compliance with all Stream Conservation Area criteria and standards may be allowed only if the following is true:

1. A parcel falls entirely within the Stream Conservation Area(s); or
2. Development on the parcel entirely outside the Stream Conservation Area(s) either is infeasible or would have greater impacts on water quality, wildlife habitat, other sensitive biological resources, or other environmental constraints than development within the Stream Conservation Area(s).



Stream Conservation Areas are designated along perennial, intermittent, and ephemeral streams as defined in the Countywide Plan Glossary. Regardless of parcel size, a site assessment is required where incursion into a Stream Conservation Area is proposed or where full compliance with all Stream Conservation Area criteria would not be met. An ephemeral stream is subject to the Stream Conservation Area policies if it: (a) supports riparian vegetation for a length of 100 feet or more, and/or (b) supports special-status species and/or a sensitive natural community type, such as native grasslands, regardless of the extent of riparian vegetation associated with the stream. For those ephemeral streams that do not meet these criteria, a minimum 20-foot development setback should be required.

Stream Conservation Areas consist of the watercourse itself between the tops of the banks and a strip of land extending laterally outward from the top of both banks to the widths defined below (see Figure 2-2). The Stream Conservation Area encompasses any jurisdictional wetland or unvegetated other waters within the stream channel, together with the adjacent uplands, and supersedes setback standards defined for WCAs. Human-made flood control channels under tidal influence are subject to the Bayland Conservation policies. The following criteria shall be used to evaluate proposed development projects that may impact riparian areas:

Coastal, Inland Rural, and Baylands Corridors:

- For all parcels, provide a development setback on each side of the top of bank that is the greater of either (a) 50 feet landward from the outer edge of woody riparian vegetation associated with the stream or (b) 100 feet landward from the top of bank. An additional setback distance may be required based on the results of a site assessment. A site assessment may be required to confirm the avoidance of woody riparian vegetation and to consider site constraints, presence of other sensitive biological resources, options for alternative mitigation, and determination of the precise setback. Site assessments will be required and conducted pursuant to Program BIO-4.g, Require Site Assessment. SCAs shall be measured as shown in Figure 2-2.

Allowable uses in SCAs in any corridor consist of the following, provided they conform to zoning and all relevant criteria and standards for SCAs:

- Existing permitted or legal nonconforming structures or improvements, their repair, and their retrofit within the existing footprint;
- Projects to improve fish and wildlife habitat;
- Driveway, road and utility crossings, if no other location is feasible;
- Water-monitoring installations;
- Passive recreation that does not significantly disturb native species;
- Necessary water supply and flood control projects that minimize impacts to stream function and to fish and wildlife habitat;
- Agricultural uses that do not result in any of the following:
 - a. The removal of woody riparian vegetation;
 - b. The installation of fencing within the SCA that prevents wildlife access to the riparian habitat within the SCA;
 - c. Animal confinement within the SCA; and
 - d. A substantial increase in sedimentation.



7.16.1 APPLICABILITY TO THE PROPOSED PROJECT

There are no streams or riparian vegetation onsite. The code section of Marin County's General Plan: Coastal, Inland Rural, and Baylands Corridors discusses a 100-foot buffer landward from the top of bank and states that the goal of that 100-foot buffer is to protect riparian vegetation from impacts (see paragraphs above). Although SCAs also require a 100-foot buffer from San Francisco Bay, the project site is already developed within this buffer; therefore, a reduced setback would be appropriate.

In the absence of onsite streams, the top of bank would apply to the edge of San Francisco Bay. The project site is small and steep and already supports existing structures that have been in place since the 1930s. The proposed project will be developed primarily in the footprint of the existing single-family home and detached garage. While the proposed new house is larger than the existing buildings, it will be constructed in approximately the same location as the existing structures and will not impact the San Francisco Bay or any environmentally sensitive habitat areas (ESHAs). The proposed development would be set back approximately 59 feet from San Francisco Bay. Given the site's existing development, a reduced buffer of 50 feet is considered sufficient to protect Bay resources. Therefore, the proposed project would not result in impacts to San Francisco Bay (see Figure 4). Please see Section 7.15.1 above.

By conducting a habitat assessment of the site and evaluating the property's biological resources, M&A has been able to determine that a setback of approximately 59 feet from San Francisco Bay would not result in negative impacts to streams, sensitive biological resources, ESHAs or San Francisco Bay, and this setback is consistent with the goals and policies of the Marin County General Plan.

7.17 Policy BIO-4.2 Comply with SCA Regulations

Implement established setback criteria for protection of SCAs through established discretionary permit review processes and/or through adoption of new ordinances. Environmental review shall be required where incursion into an SCA is proposed and a discretionary permit is required. In determining whether allowable uses are compatible with SCA regulations, development applications shall not be permitted if the project does any of the following:

- Adversely alters hydraulic capacity;
- Causes a net loss in habitat acreage, value, or function;
- Degrades water quality.

7.17.1 APPLICABILITY TO THE PROPOSED PROJECT

The proposed project would not adversely alter hydraulic capacity. No in-water work, shoreline armoring, dredging, or modification of San Francisco Bay or adjacent shoreline features is proposed. The project footprint is entirely upland and located approximately 59 feet landward of the Bay, within an area that is already developed and disturbed. The existing bluff and shoreline configuration would remain unchanged, and no drainage features conveying Bay waters would be altered. Stormwater on the project site will be treated prior to entering the San Francisco Bay. The project would not result in a net loss of habitat acreage, value, or function. No jurisdictional wetlands, tidal marsh, riparian habitat, or other ESHAs occur within the development footprint.



During construction, standard best management practices should be implemented to control erosion, sedimentation, and accidental releases of fuels or other materials. These measures would minimize the potential for turbidity, sediment loading, or pollutant introduction to the Bay, ensuring that water quality standards are maintained.

7.18 Policy BIO-4.7 Protect Riparian Vegetation

Retain riparian vegetation for stabilization of streambanks and floodplains, moderating water temperatures, trapping and filtering sediments and other water pollutants, providing wildlife habitat, and aesthetic reasons.

7.18.1 APPLICABILITY TO THE PROPOSED PROJECT

There is no riparian vegetation on the project site, and the project will ensure that any trees or vegetation that must be removed will not affect stabilization of the bluff adjacent to the Bay. Minimal tree impacts are proposed as part of the project, as described in the arborist report (Attachment B) and the Native Tree Protection and Preservation Ordinance section below. Any impacts to protected trees will require a permit from Marin County.

7.19 Policy BIO-4.15 Reduce Wet Weather Impacts

Ensure that development work adjacent to and potentially affecting SCAs is not done during the wet weather or when water is flowing through streams, except for emergency repairs, and that disturbed soils are stabilized and replanted, and areas where woody vegetation has been removed are replanted with suitable species before the beginning of the rainy season.

7.19.1 APPLICABILITY TO THE PROPOSED PROJECT

Demolition of the single-family home, grading and tree removal are recommended during the dry season to protect San Francisco Bay from sedimentation from work on the project site. Appropriate BMPs are recommended, as described in the Recommendations section below.

7.20 Policy BIO-4.20 Minimize Runoff

In order to decrease stormwater runoff, the feasibility of developing a peak stormwater management program shall be evaluated to provide mitigation opportunities such as removal of impervious surface or increased stormwater detention in the watershed.

7.20.1 APPLICABILITY TO THE PROPOSED PROJECT

The Applicant is aware that stormwater infiltration systems need to be established to ensure runoff from the project site is clean and does not pollute San Francisco Bay.

7.21 Goal BIO-5 Baylands Conservation

Preserve and enhance the diversity of the baylands ecosystem, including tidal marshes and adjacent uplands, seasonal marshes and wetlands, rocky shorelines, lagoons, agricultural lands, and low-lying grasslands overlying historical marshlands.



The Baylands Corridor is described in Maps 2-5a and 2-5b. While the mapped areas include lands within incorporated cities, the policies, programs, and implementation measures related to the Baylands Corridor apply only within unincorporated Marin County.

The Baylands Corridor consists of areas previously included in the Bayfront Conservation Zones in the 1994 Countywide Plan, as well as all areas included in Bayfront Conservation Zone overlays adopted since the 1994 Countywide Plan. The Baylands Corridor consists of land containing historic bay marshlands based on maps prepared by the San Francisco Estuary Institute. Based upon information contained in studies completed during the preparation of this Plan, the Baylands Corridor also includes associated habitat from the San Francisco Bay to Highway 101 in the Las Gallinas Planning Area. Except in the Tam Junction area and at the Rowland Boulevard and Highway 101 interchange in Novato, the Baylands Corridor does not extend west of Highway 101.

Where applicable for large parcels (more than 2 acres in size) that are primarily undeveloped, and based upon site-specific characteristics, an additional area of 300 feet or more of associated habitat is included. The inclusion of the 300-foot buffer is consistent with the minimum setback recommendations contained in the 1999 Baylands Ecosystem Habitat Goals report. This portion of the corridor serves both to recognize the biological importance of associated uplands adjacent to remaining tidelands, and to provide the opportunity to improve habitat values as part of future restoration of historic tidelands.

Within the Baylands Corridor, potential residential density and commercial floor area ratios shall be calculated at the low end of the applicable ranges. This provision does not apply to small parcels (2 acres or less in size) that were legally created prior to January 1, 2007. Within PD-AERA designation, the density and floor area ratios shall be as specified for those areas. Section 22.14.060 of the Development Code should be updated to reflect these policies.

For parcels of all sizes, existing lawful uses are grandfathered. For properties 2 acres or less in size within the Bayfront Conservation Zone on January 1, 2007, no additional regulations are imposed other than those previously applied to such lands. Creation of the Baylands Corridor will not subject currently allowed activities to additional County regulation. Such activities include repair and maintenance of bank erosion protection (riprap, plantings, etc.) and docks, levees, or dredging of existing dredged channels (such as Novato Creek), including existing dredge disposal sites.

Within the Baylands Corridor, public improvements at Gness Field and immediately adjacent properties pursuant to an approved Airport Master Plan or Airport Land Use Plan will not be subject to additional Baylands protection regulations.

The provisions of TR-1.7, Direct Aviation Uses to Appropriate Locations, and TR-1.p, Limit Aviation Uses, apply to Gness Field. Efforts to restore or enhance wetlands in the vicinity of Gness Field shall be consistent with an approved Airport Master Plan or Airport Land Use Plan and applicable FAA regulations. While the San Rafael airport is not in the Baylands Corridor, efforts to restore or enhance wetlands in the vicinity of the San Rafael Airport shall



be consistent with the City of San Rafael's General Plan and other applicable City regulations, and shall also be consistent with safety considerations related to aircraft operations.

Small parcels not currently subject to tidal influence should be subject to mapping and analysis to determine whether they should be added to or omitted from the Baylands Corridor. In particular, historic marshland in the Richardson Bay and Bothin Marsh area should be included in the resource mapping and analysis to determine if these parcels meet the criteria for inclusion in the Baylands Corridor.

This mapping and analysis should do the following: (1) identify existing vegetative cover and sensitive features, such as streams, wetlands, and occurrences of special-status species; (2) use focal species and other similar ecological tools to determine the interrelationship between baylands and uplands; (3) identify methods to maintain connectivity between sensitive habitat features and baylands; (4) specify criteria and thresholds used in determining the extent of upland habitat essential to the baylands ecosystem; (5) make recommendations on an appropriate biologically based boundary if the Baylands Corridor is to be expanded; and (6) identify lands that provide habitat, could be restored to provide habitat, or provide protection from sea level rise. Completion of the analysis does not require on-site evaluations.

All parcels added to the Baylands Corridor as a result of this study are subject to Baylands Corridor regulations in effect at that time.

7.22 Policy BIO-5.1 Protect the Baylands Corridor

Ensure that baylands and large, adjacent essential uplands are protected, and encourage enhancement efforts for baylands, including those in the Baylands Corridor. The following criteria shall be used to evaluate proposed development projects that may impact the Baylands Corridor:

- For large parcels (over 2 acres in size), adhere to development setback standards for areas qualifying for protection under the WCA and SCA, but increase setback distances as necessary to ensure that hydrologically isolated features such as seasonal wetlands and freshwater marshes are adequately linked to permanently protected habitat. These additional development setbacks shall serve to prevent fragmentation and preserve essential upland buffers in the Baylands Corridor.
- For small parcels (2 acres or less in size), encourage property owners where suitable habitat exists to preserve up to 10 feet landward of mean high tide as a species refuge area for high water events. Site constraints, opportunities for avoidance of sensitive biological resources, and options for alternative mitigation, may also be considered.
- Minor redevelopment involving less than 25% of a structure on a residential or industrial parcel that is already filled and at least 50% developed may be exempted from the requirements for a site assessment, provided that no additional filling or modification to wetlands occurs. (See BIO-5.2.)



7.23 Policy BIO-5.2 Limit Development and Access

Ensure that development does not encroach into sensitive vegetation and wildlife habitats, damage fisheries or aquatic habitats, limit normal wildlife range, or create barriers that cut off access to food, water, or shelter for wildlife. Require an environmental assessment where development is proposed within the Baylands Corridor.

7.24 Policy BIO-5.3 Leave Tidelands in Their Natural State

Require that all tidelands be left in their natural state to respect their biological importance to the estuarine ecosystem. Any modifications should be limited to habitat restoration or enhancement plans approved by regulatory agencies.

7.25 Policy BIO-5.5 Protect Freshwater Habitats

Preserve and, where possible, expand habitats associated with freshwater streams, seasonal wetlands, and small former marshes to facilitate the circulation, distribution, and flow of fresh water, and to enhance associated habitat values.

7.26 Policy BIO-5.8 Control Shoreline Modification

Ensure that any modifications to the shoreline do not result in a loss of biodiversity or opportunities for wildlife movement. Possible modifications may include construction of revetments, sea walls, and groins, as permitted by State and federal agencies.

7.26.1 APPLICABILITY TO THE PROPOSED PROJECT (POLICY BIO 5.1, 5.2, 5.3, 5.5 AND 5.8)

The proposed project site is within a zoning district designated as Residential, Single-Family Planned-Bayfront Conservation combining district. The proposed project site is already developed, and the proposed project would be set back approximately 59 feet from the Bay and would not involve grading, filling, or development within baylands, tidal marsh, or other habitats qualifying for protection under the Wetland Conservation Area (WCA) or Stream Conservation Area (SCA). No hydrologically isolated wetlands, freshwater marshes, or essential upland habitats occur on the project site. The undeveloped bluff and shoreline area would remain intact, and no fragmentation of upland buffers would occur. The project would not interfere with wildlife access to food, water, or shelter and would not adversely affect fisheries or aquatic habitats. The species refuge area, a 10-foot buffer from the mean high tide line, is shown on Figure 4 and will not be impacted by the proposed project.

The proposed project would not involve any development, grading, or modification within tidelands. The project does not propose shoreline modification, including construction of revetments, seawalls, groins, or other shoreline structures. The existing shoreline and bluff would remain unchanged, and no impacts to biodiversity or wildlife movement along the shoreline would occur.

In summary, the proposed project would not affect the baylands, and the 59-foot setback in conjunction with the stormwater treatment that is required to be implemented as part of the proposed project will suffice in protecting the Bay.



8. NATIVE TREE PROTECTION AND PRESERVATION ORDINANCE (CHAPTER 22.27 OF THE MARIN COUNTY CODE)

Protected Trees shall not be removed except in compliance with Section 22.62.050 (Exemptions), and as provided for in Chapter 22.62 (Tree Removal Permits) of the Marin County Code. When trees are removed and/or management plans are prepared in compliance with this Chapter, the County's Oak Woodland Management Guidelines provided by the Agency should be taken into consideration.

In order to mitigate for any trees removed under the provisions of this Chapter, the Director may require one or more of the following:

- A. Establishment and maintenance of replacement trees in conformance with Countywide Plan policies, the Landscaping Objectives identified in section 22.26.040 of this Development Code, the Single-Family Residential Design Guidelines, and/or the vegetation management requirements of the Marin County Fire Department or local Fire Protection District, as applicable.
- B. For large properties, a management plan which designates areas of the property for preservation of stands of trees or saplings and replacement plantings as required.
- C. Removal of invasive exotic species.
- D. Posting of a bond to cover the cost of an inspection to ensure success of measures described above.

In the event that tree planting on the site is not feasible or appropriate, the Director may require in lieu of planting on the specific property, the payment of money in the amount of \$500.00 per replacement tree to be deposited into the Tree Preservation Fund managed by the Marin County Parks and Open Space Department for planting, maintenance, and management of trees and other vegetation.

8.1 Applicability to the Proposed Project

An arborist report has been prepared for the project site and is attached to this report as Attachment B, *Arborist Report* by Dr. Kent Julin dated January 4, 2026. In this report, Dr. Julin has noted the presence of 36 mature trees on the project site, 20 of which are protected and 8 of which are heritage trees, all of which are regulated by the Marin County Code listed above. The arborist has recommended the removal of one bigleaf maple (*Acer macrophyllum*) tree that would require a permit from the County. Also recommended is the removal of three other individual trees and a cluster of non-native trees that would not require a permit from the County, due to poor tree health or due to the trees being non-native. Existing trees, trees proposed for removal and their driplines are mapped on Figure 4.

Any tree permit approved for the proposed project(s) would include conditions of approval for the restitution of any tree approved to be removed, protection of remaining trees where work may occur within the driplines of the trees, and any other protection measures prescribed by the project's certified arborist.



9. MARIN COUNTY LOCAL COASTAL PROGRAM

The Marin County Local Coastal Program (LCP) was adopted by the Board of Supervisors on April 24 and December 11, 2018 and was prepared by the Marin County Community Development Agency. The Marin County Coastal Zone contains a broad range of estuarine and marine environments, tidal marshes, freshwater wetlands, stream corridors, upland forests, chaparral, and grasslands. The following are the relevant policies from the Biological Resources (BIO) chapter to the proposed projects.

9.1 C-BIO-1 Environmentally Sensitive Habitat Areas (ESHAs)

1. An environmentally sensitive habitat area (ESHA) is any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.
2. ESHA consists of three general categories: wetlands, streams and riparian vegetation, and terrestrial ESHAs. Terrestrial ESHA includes non-aquatic habitats that support rare and endangered species; coastal dunes as referenced in C-BIO-7 (Coastal Dunes); roosting and nesting habitats as referenced in C-BIO-10 (Roosting and Nesting Habitats); and riparian vegetation that is not associated with a perennial or intermittent stream. The ESHA policies of C-BIO-2 (ESHA Protection) and C-BIO-3 (ESHA Buffers) apply to all categories of ESHA, except where modified by the more specific policies of the LCP.

9.1.1 APPLICABILITY TO THE PROPOSED PROJECT

There are no ESHAs on the project site; that is, no sand dunes, no wetlands, streams or riparian vegetation. There are trees on the project site that may support nesting birds. However, nesting bird surveys are recommended prior to tree or shrub removal or demolition of buildings on the project site if work occurs during the nesting bird season (February 1- August 31) to ensure no nesting birds are impacted by work activities. This is further detailed in the Recommendations section below.

9.2 C-BIO-2 ESHA Protection

1. Protect ESHAs against disruption of habitat values, and only allow uses within those areas that are dependent on those resources or otherwise specifically provided in C-BIO-14 (Wetlands), C-BIO-15 (Diking, Filling, Draining and Dredging) or C-BIO-23 (Coastal Streams and Riparian Vegetation). Disruption of habitat values includes when the physical habitat is significantly altered or when species diversity or the abundance or viability of species populations is reduced. The type of proposed development, the particulars of its design, and its location in relation to the habitat area, will affect the determination of disruption.
2. Accessways and trails that are fundamentally associated with the interpretation of the resource are resource dependent uses that shall be sited and designed to protect ESHAs against significant disruption of habitat values in accordance with Policy C-BIO-2.1. Where it is not feasible to avoid ESHA, the design and development of accessways and



trails shall minimize intrusions to the smallest feasible area and least impacting routes. As necessary to protect ESHAs, trails shall incorporate measures to control the timing, intensity or location of access (e.g., seasonal closures, placement of boardwalks, limited fencing, etc.).

3. Avoid fence types, roads, and structures that significantly inhibit wildlife movement, especially access to water.
4. Development proposals within or adjacent to ESHA will be reviewed subject to a biological site assessment prepared by a qualified biologist hired by the County and paid for by the applicant. The purpose of the biological site assessment is to confirm the extent of the ESHA, document any site constraints and the presence of other sensitive biological resources, recommend buffers, development timing, mitigation measures including precise required setbacks, provide a site restoration program where necessary, and provide other information, analysis and modifications appropriate to protect the resource.

9.2.1 APPLICABILITY TO THE PROPOSED PROJECT

There are no areas of ESHA on the project site. The development of a larger, two-story single-family home and ADU as proposed will not affect streams, riparian habitat, bayland vegetation or any other environmentally sensitive habitat areas (ESHAs). Development of the proposed single-family residence at a setback of approximately 59 feet from San Francisco Bay would not result in negative impacts to streams, associated biological resources, ESHAs or the San Francisco Bay, and will not impact wildlife corridors in any way. Please see the Recommendations section below for more information on the recommended nesting bird surveys prior to work activities if work will take place during the nesting bird season (February 1-August 31).

9.3 C-BIO-3 ESHA Buffers

1. In areas adjacent to ESHAs and parks and recreation areas, site and design development to prevent impacts that would significantly degrade those areas, and to be compatible with the continued viability of those habitat and recreation areas.
2. Provide buffers for wetlands, streams and riparian vegetation in accordance with C-BIO-18 (Wetland Buffers) and C-BIO-23 (Coastal Streams and Riparian Vegetation), respectively.
3. Establish buffers for terrestrial ESHA to provide separation from development impacts. Maintain such buffers in a natural condition, allowing only those uses that will not significantly degrade the habitat. Buffers for terrestrial ESHA shall be 50 feet, a width that may be adjusted by the County as appropriate to protect the habitat value of the resource, but in no case shall be less than 25 feet. Such adjustment shall be made on the basis of a biological site assessment supported by evidence that includes but is not limited to:
 - a. Sensitivity of the ESHA to disturbance;



- b. Habitat requirements of the ESHA, including the migratory patterns of affected species and tendency to return each season to the same nest site or breeding colony;
- c. Topography of the site;
- d. Movement of stormwater;
- e. Permeability of the soils and depth to water table;
- f. Vegetation present;
- g. Unique site conditions;
- h. Whether vegetative, natural topographic, or built features (e.g., roads, structures) provide a physical barrier between the proposed development and the ESHA; and
- i. The likelihood of increased human activity and disturbance resulting from the project relative to existing development.

9.3.1 APPLICABILITY TO THE PROPOSED PROJECT

There are no ESHAs on the project site and none will be impacted by the proposed project. Please see Section 7.15.1. above for more information regarding the proposed development buffer and the Recommendations section below for more information on the recommended nesting bird surveys prior to work activities if work will take place during the nesting bird season (February 1-August 31).

9.4 C-BIO-4 Protect Major Vegetation

Require a Coastal Development Permit for the removal or harvesting of major vegetation other than for agricultural purposes. Such major vegetation removal shall avoid ESHA, ESHA buffers, coastal waters, and public views, and shall not conflict with prior conditions of approval.

9.4.1 APPLICABILITY TO THE PROPOSED PROJECT

The proposed project does not include removal or harvesting of major vegetation, and no ESHA will be impacted. Any protected trees required to be removed on the project site as part of the proposed project will require obtaining a tree removal permit from the County prior to removal.

9.5 C-BIO-6 Invasive Plants

Where feasible, require the removal of non-native, invasive plant species such as pampas grass, brooms, iceplant, thistles and other invasive plant species on the list maintained by the California Invasive Plant Council in the areas of development and revegetate those areas with native plants as specified in Coastal Development Permit approvals. Ensure that required landscaping avoids use of nonnative, invasive trees and plants in accordance with Policy C-DES-9 (Landscaping). This policy does not apply to agricultural crops and pastures.

9.5.1 APPLICABILITY TO THE PROPOSED PROJECT

The only invasive plant noted on the project site was French broom, but only very little of this was noted. This would likely be removed by the development of the proposed project, and the Applicant is encouraged to use native trees and shrubs as part of the landscaping plan. No invasive plants should be planted.



9.6 C-BIO-7 Coastal Dunes

Prohibit development in coastal dunes to preserve dune formations, vegetation, and wildlife habitats. Prevent overuse in dune areas by mechanisms such as restricting parking and directing pedestrian traffic through signage and sand fencing to areas capable of sustaining increased use. Prohibit motor vehicles in dune areas except for emergency purposes, and prohibit motor vehicles in nondune beach areas except for emergency and essential maintenance purposes and where previously coastal permitted.

9.6.1 APPLICABILITY TO THE PROPOSED PROJECT

Not applicable. There are no coastal dunes on or adjacent to the project site.

9.7 C-BIO-8 Stringline Method of Preventing Beach Encroachment.

In a developed area where most lots are developed and where there are relatively few vacant lots, no part of a proposed new development (other than an allowable shoreline protective device), including decks, shall be built farther onto a beachfront than a line drawn between the most seaward portions of the adjacent structures. Enclosed living space in a new unit or addition shall not extend farther seaward than a second line drawn between the most seaward portions of the enclosed living space of the adjacent structures.

9.7.1 APPLICABILITY TO THE PROPOSED PROJECT

The project will not be built on beach frontage. Regardless, the new house and ADU shall not be built farther out towards the Bay than the neighbor's existing landscaping. The property to the southeast of the proposed project includes development that extends over 100 feet past the current residence on the project site, as the land juts out toward the Bay to the east. Additionally, landscaping on the development to the southeast appears to be approximately 50 feet from the shoreline, whereas the proposed project will be set back at least 59 feet from the mean high tide line. The proposed project complies with C-BIO-8.

9.8 C-BIO-10 Roosting and Nesting Habitat

Prohibit the alteration or removal of groves of trees that provide colonial nesting and roosting habitat for monarch butterflies or other wildlife, except where the trees pose a threat to life or property.

9.8.1 APPLICABILITY TO THE PROPOSED PROJECT

There are no groves of trees on the project site suitable for roosting monarch butterflies, and there are no signs of colonial nesting birds (i.e., distinct stick nests) such as Great Blue Heron (*Ardea herodias*) or Great Egret (*Ardea alba*) present on the project site. However, the trees on site may provide suitable nesting habitat for other types of birds, for example, song birds, and as such, nesting bird surveys are recommended prior to tree or shrub removal or building demolition on the project site. Please see the Recommendations section below for further details.



9.9 C-BIO-11 Development Adjacent to Roosting and Nesting Habitat

Development adjacent to wildlife nesting and roosting areas shall be set back a sufficient distance to protect against disruption in nesting and roosting activities and designed to avoid impacts on the habitat area. Time such development activities so that disturbance to nesting and breeding wildlife is avoided. To the extent feasible, use native vegetation for landscaping.

9.9.1 APPLICABILITY TO THE PROPOSED PROJECT

There are no colonial nesting birds such as Great Blue Heron or Great Egret present on the project site (colonial rookeries/nesting locations are apparent any time of the year not just during the nesting season so M&A was able to assess the absence of such rookeries onsite). However, the trees on site may provide suitable nesting habitat for passerine birds (song birds), and as such, nesting bird surveys are recommended prior to tree or shrub removal or building demolition on the project site. Please see the Recommendations section below for further details.

9.10 C-BIO-14 Wetlands

Preserve and maintain wetlands in the Coastal Zone as productive wildlife habitats and water filtering and storage areas, and protect wetlands against significant disruption of habitat values. Prohibit grazing or other agricultural uses in a wetland, except for ongoing agricultural activities.

9.10.1 APPLICABILITY TO THE PROPOSED PROJECT

There are no wetlands present on the project site. The proposed project will not impact wetlands. Please see Section 7.15.1. above for more information regarding the proposed development buffer from the San Francisco Bay.

9.10.2 C-BIO-15 DIKING, FILLING, DRAINING AND DREDGING

Diking, filling, draining and dredging of coastal waters can have significant adverse impacts on water quality, marine habitats and organisms, and scenic features. Limit strictly the diking, filling, and dredging of open coastal waters, wetlands, and estuaries to the following purposes:

1. New or expanded commercial fishing facilities.
2. Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.
3. Incidental public service purposes, including burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
4. Mineral extraction, including sand for restoring beaches, except in ESHAs.
5. Restoration purposes.
6. Nature study, aquaculture, or similar resource-dependent activities.



7. Excluding wetlands, new or expanded boating facilities and the placement of structural pilings for public recreation piers that provide public access and recreational opportunities may be permitted.
8. In the Esteros Americano and de San Antonio, limit any alterations to those for the purposes of scientific study and restoration.

9.10.3 APPLICABILITY TO THE PROPOSED PROJECT

Not applicable. There will be no diking, filling, draining and/or dredging of coastal waters as part of the proposed project.

9.11 C-BIO-16 and C-BIO-17 Conditions and Standards for Diking, Filling, Draining and Dredging and Disposal.

9.11.1 APPLICABILITY TO PROPOSED PROJECT

Not applicable. There will be no diking, filling, draining and/or dredging as part of the proposed project.

9.12 C-BIO-18 Wetland Buffers

Consistent with Policy C-BIO-3.1 (ESHA Buffers), maintain a buffer area, a minimum of 100 feet in width, in a natural condition along the periphery of all wetlands. A wider buffer may be required based on the results of a site assessment that evidences that a buffer greater than 100 feet in width is necessary to protect wetland resources from the impacts of the proposed development, including construction and post-construction impacts. No development shall be permitted within the wetland buffer, unless such development is authorized by C-BIO-2 (ESHA Protection), C-BIO-14 (Wetlands), C-BIO-15 (Diking, Filling, Draining and Dredging), or C-BIO-19 (Wetland Buffer Adjustments).

9.12.1 APPLICABILITY TO THE PROPOSED PROJECT

Not applicable. There are no wetlands on the project site. No wetlands will be impacted by the proposed project. Please see Section 7.15.1. above for more information regarding the proposed development buffer. Since the project site is located on a bluff above San Francisco Bay and not down at the same elevation as the Bay, the proposed building setback of 59 feet from the Bay below is a sufficient distance to protect the Bay and its resources.

9.13 C-BIO-19 Wetland Buffer Adjustments and Exceptions

1. A buffer adjustment to less than 100 feet may be considered only if it conforms with zoning and:
 - a. It is proposed on a legal lot of record located entirely within the buffer; or
 - b. It is demonstrated that permitted development cannot be feasibly accommodated entirely outside the required buffer; or
 - c. It is demonstrated that the permitted development outside the buffer would have greater impact on the wetland and the continuance of its habitat than development within the buffer; or



- d. The wetland was constructed out of dry land for the treatment, conveyance or storage of water, its construction was authorized by a Coastal Development Permit (or pre-dated Coastal Development Permit requirements), it has no habitat value, and it does not affect natural wetlands.
2. A buffer adjustment may be granted only if supported by the findings of a site assessment which demonstrate that the adjusted buffer, in combination with incorporated siting, design or other mitigation measures, will prevent impacts that significantly degrade the wetland and will be compatible with the continuance of the wetland ESHA.
3. A Coastal Development Permit authorizing a buffer adjustment shall require measures that create a net environmental improvement over existing conditions, in addition to what is otherwise required by minimum applicable site development standards. Such measures shall be commensurate with the nature and scope of the project and shall be determined at the site level, supported by the findings of a site assessment or other technical document. Work required in accordance with this Policy shall be completed prior to occupancy. Appropriate measures may include but are not limited to:
 - a. Retrofitting existing improvements or implementing new measures to reduce the rate or volume of stormwater run-off and improve the quality of stormwater run-off (e.g., use of permeable “hardscape” materials and landscape or site features designed to capture, absorb and filter stormwater; etc.);
 - b. Elimination of on-site invasive species;
 - c. Increasing native vegetation cover (e.g., expand continuous vegetation cover, reduce turf areas, provide native groundcover, shrubs and trees; etc.);
 - d. Reduction in water consumption for irrigation (e.g., use of drought-tolerant landscaping or high efficiency irrigation systems, etc.); and
 - e. Other measures that reduce overall similar site-related environmental impacts.
4. The buffer shall not be adjusted to a distance of less than 50 feet in width from the edge of the wetland.

9.13.1 APPLICABILITY TO THE PROPOSED PROJECT

The proposed development project will be built in approximately the same footprint as the existing buildings; however, since the proposed buildings are larger than the existing, they will extend farther east towards the Bay than the existing home and detached garage currently do. There will be 59 feet between the edge of the Bay and the edge of the new home. Since the project site is located on a bluff above San Francisco Bay and not down at the same elevation as the Bay, the proposed building setback of 59 feet from the Bay is a sufficient distance to protect the Bay and its resources. This distance along with the integration of a stormwater treatment system onsite to ensure that all runoff is captured and treated before it enters the Bay will ensure that there are no impacts to San Francisco Bay and its environs. No impacts to the Bay are expected from this project above and beyond current land uses.

9.14 C-BIO-20 Wetland Impact Mitigation

Where any dike and fill development is permitted in wetlands in conformity with this section, require mitigation measures to include, at a minimum, either acquisition of required areas of equal or greater biological productivity or opening up equivalent areas to tidal action; provided,



however, that if no appropriate restoration site is available, an in-lieu fee sufficient to provide an area of equivalent productive value or surface areas shall be dedicated to an appropriate public agency, or such replacement site shall be purchased before the dike or fill development may proceed. A minimum ratio of 2:1 in area is required for on-site mitigation, a minimum ratio of 3:1 is required for off-site mitigation, and a minimum ratio of 4:1 is required for an in-lieu fee. Mitigations shall meet the following criteria:

1. No net losses shall occur in wetland acreage, functions, or values. This includes both direct impacts on wetlands and essential buffers, and consideration of potential indirect effects of development due to changes in available surface water and nonpoint water quality degradation. Detailed review of the adequacy of a proposed mitigation plan shall be performed as part of any environmental and permit review of the proposed development project to allow for a thorough evaluation of the anticipated loss, as well as the replacement acreage, functions, and values.
2. Restoration of degraded wetlands is generally preferred to creation of new replacement wetlands, due to the greater likelihood of success.
3. Mitigation shall be implemented prior to and/or concurrently with the project activity causing the potential adverse impact to minimize any short-term loss and modification to wetlands.
4. An area of adjacent upland habitat shall be protected to provide an adequate buffer for wetland functions and values. Development shall be set back the minimum distance specified in Policy C-BIO-18 (Wetland Buffers) to create this buffer, unless an adjustment is allowed and appropriate mitigation is provided where necessary, pursuant to Policy C-BIO-19 (Wetland Buffer Adjustments).
5. Mitigation sites shall be permanently protected and managed for open space and wildlife habitat purposes.
6. Mitigation projects must to the extent feasible minimize the need for ongoing maintenance and operational manipulation (e.g., dredging, artificial water-level controls, etc.) to ensure long-term success. Self-sustaining projects with minimal maintenance requirements constitute the primary objective and are encouraged.
7. All plans to mitigate or minimize adverse impacts to wetland environments shall include provisions to monitor the success of the restoration project. The measures taken to avoid adverse impacts may be modified if the original plans prove unsuccessful. Performance bonds shall be required for all mitigation plans involving habitat creation or enhancement, including the cost of monitoring for at least five years post-completion, or as long as necessary to ensure success criteria are achieved.
8. Mitigation must be commensurate with adverse impacts of the wetland alteration and consist of providing similar values and greater wetland acreage than those of the wetland area adversely affected. All restored or created wetlands shall be provided at least at the



minimum replacement ratio specified in this Policy (C-BIO-20) and shall have the same or increased habitat values as the wetland proposed to be impacted.

Such mitigation measures shall not be required for temporary or short-term fill or diking; provided that a bond or other evidence of financial responsibility is provided to assure that restoration will be accomplished in the shortest period of time not to exceed 12 months.

9.14.1 APPLICABILITY TO THE PROPOSED PROJECT

Not applicable. There are no wetlands on the project site. No wetlands will be impacted (i.e., filled or diked) by the proposed project.

9.15 C-BIO-22 Marine Resources

Maintain, enhance, and, where feasible, restore marine resources. Provide special protection to areas and species of special biological or economic significance. Carry out uses of the marine environment in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

9.15.1 APPLICABILITY TO THE PROPOSED PROJECT

The project is not impacting the Bay or marine resources so there is not cause to enhance or restore marine resources. The San Francisco Bay lines the northeastern portion of the project site. However, the proposed project will be set back at least 59 feet from the Bay and will not impact this buffer area. Additionally, the Applicant is aware that stormwater treatment is a requirement of the proposed development, and runoff will be treated prior to entering the Bay. Please see Section 7.15.1 above for more information regarding the proposed development buffer.

9.16 C-BIO-23 Coastal Streams and Riparian Vegetation

1. Stream alterations. Limit channelizations, diversions, dams, or similar substantial alterations of coastal streams to the following purposes:
 - a. Necessary water supply projects where no other less environmentally damaging method of water supply is feasible;
 - b. Flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development; or
 - c. Developments where the primary function is the improvement of fish and wildlife habitat.

Before any such substantial alterations that would significantly disrupt the habitat value of a stream are permitted, minimum flows necessary to maintain fish habitat and water quality, and to protect downstream resources (e.g. riparian vegetation, groundwater recharge areas, receiving waters, spawning habitats, etc.) and downstream users shall be determined by the Department of Fish and Wildlife and the Division of Water Rights of the State Water Resources Control Board. Prohibit new impoundments which, individually or cumulatively, would decrease stream flows below the minimum.



2. Access and Utility Crossings. Access and utility crossings shall be accomplished by clear span bridging, unless other methods are determined to be less disruptive to the stream and/or riparian ESHA. Wherever possible, shared bridges or other crossings shall be used to provide access and utilities to groups of lots covered by this policy. Bridge abutments shall be located outside stream channels and designed to minimize disturbance of riparian vegetation.
3. Conditions. Minimize the alteration of streams allowed for the purposes listed in (1) and (2) above in order to protect stream water quality and the volume and rate of streamflow. Require all developments to incorporate the best mitigation measures feasible, including erosion and runoff control measures, and re-vegetation of disturbed areas with native species. Minimize the disturbance of riparian vegetation and require revegetation.

9.16.1 APPLICABILITY TO THE PROPOSED PROJECT

Not applicable. There are no coastal streams or riparian vegetation on the project site. There will be no impact to coastal streams or riparian vegetation.

9.17 C-BIO-24 Coastal Stream and Riparian Vegetation Buffers

Consistent with Policy C-BIO-3.1 (ESHA Buffers), establish buffers to protect streams from the impacts of adjacent uses including development impacts from construction and post-construction activities, and maintain such buffers in a natural condition. The buffer shall be the wider of the following on both sides of the stream: (a) the area 50 feet landward from the outer edge of the riparian vegetation, or (b) the area 100 feet landward from the top of the stream banks, or (c) as recommended by the biological site assessment per C-BIO-2 (ESHA Protection). No development shall be permitted in the stream or riparian vegetation buffer unless such development is authorized by C-BIO-2 (ESHA Protection), C-BIO-23 (Coastal Streams and Riparian Vegetation) or C-BIO-26 (Stream and Riparian Buffer Adjustments).

9.17.1 APPLICABILITY TO THE PROPOSED PROJECT

Not applicable. There are no coastal streams or riparian vegetation on the project site. No coastal streams or riparian vegetation will be impacted by the proposed project.

9.18 C-BIO-25 Stream Buffer Adjustments and Exceptions

1. A buffer adjustment to less than that required by C-BIO-24 (Coastal Stream and Riparian Vegetation Buffers) may be considered only if it conforms with zoning and:
 - a. It is proposed on a legal lot of record located entirely within the buffer; or
 - b. It is demonstrated that permitted development cannot be feasibly accommodated entirely outside the required buffer; or
 - c. It is demonstrated that the permitted development outside the buffer would have greater impact on the stream or riparian ESHA and the continuance of its habitat than development within the buffer.
2. A buffer adjustment may be granted only if supported by the findings of a site assessment which demonstrate that the adjusted buffer, in combination with incorporated siting, design or other mitigation measures, will prevent impacts that significantly degrade the



stream or riparian vegetation, and will be compatible with the continuance of the stream/riparian ESHA.

3. A Coastal Development Permit authorizing a buffer adjustment shall require measures that create a net environmental improvement over existing conditions, in addition to what is otherwise required by minimum applicable site development standards. Such measures shall be commensurate with the nature and scope of the project and shall be determined at the site level, supported by the findings of a site assessment or other technical document. Work required in accordance with Policy C-BIO-25 shall be completed prior to occupancy. Appropriate measures may include but are not limited to:
 - a. Retrofitting existing improvements or implementing new measures to reduce the rate or volume of stormwater run-off and improve the quality of stormwater run-off (e.g., permeable “hardscape” materials and landscape or site features designed to capture, absorb and filter stormwater);
 - b. Elimination of on-site invasive species;
 - c. Increasing native vegetation cover (e.g., expand continuous riparian vegetation covers; reduce turf areas; provide native groundcover, shrubs and trees; etc.);
 - d. Improvement of streambank or in-stream conditions (e.g., remove hard bank armoring, slope back streambanks, create inset floodplains, install large woody debris structures, etc.), in order to restore habitat and more natural stream conditions;
 - e. Reduction in water consumption for irrigation (e.g., use of drought-tolerant landscaping or high efficiency irrigation systems, etc.);
 - f. Other measures that reduce overall similar site-related environmental impacts.
4. The buffer shall not be adjusted to a distance of less than 50 feet in width from the edge of the stream/riparian ESHA.

9.18.1 APPLICABILITY TO THE PROPOSED PROJECT

Not applicable. There are no coastal streams or riparian vegetation on the project site. No coastal streams or riparian vegetation will be impacted by the proposed project.

10. STATE AND FEDERAL REGULATIONS PERTINENT TO THE PROJECT SITE

There are many state and federal regulations in place that protect our waterways, native plants and wildlife, and endangered species. Those regulations relevant to the project site and the proposed project are discussed below. There is not a discussion of the Federal or California Endangered Species Acts in this report because the project site does not provide habitat for any federally or state-listed species, as stated above.

10.1 San Francisco Bay Conservation and Development Commission

The San Francisco Bay Conservation and Development Commission (BCDC) administers a comprehensive plan (i.e., the San Francisco Bay Plan) for the conservation of the San Francisco Bay through regulation of development. BCDC regulates all filling and dredging in the San Francisco Bay. BCDC regulates new development within the first 100 feet inland from the Bay



to ensure maximum feasible public access, minimizes pressure to fill the Bay by ensuring that the limited amount of shoreline area suitable for high priority water-oriented uses (ports, water-related industries, water-oriented recreation, airports and wildlife areas) is reserved for these purposes.

The BCDC area or jurisdiction includes:

1. Areas subject to tidal action from the south end of the Bay to the Golden Gate and the Sacramento River line, including all sloughs, and specifically, the marshlands lying between mean high tide and five feet above mean sea level; tidelands (land laying between mean high tide and mean low tide); and submerged lands (land lying below mean low tide);
2. 100-foot inland of the shoreline extending around San Francisco Bay, which includes the South Bay, Central Bay, San Pablo Bay and Suisun Bay;
3. Salt ponds diked off from the Bay and used as such from 1966-1969;
4. Managed wetlands diked off from the Bay and used as duck hunting preserve, game refuge, or farms from 1966-1969;
5. Specified waterways subject to tidal action and tributaries up to five feet above mean sea level on or tributary to the following waterways: Plummer Creek; Redwood Creek; Petaluma River; Sonoma Creek; Coyote Creek; Tolay Creek; Napa River; and Corte Madera Creek.

If it is determined that the project site falls within BCDC jurisdiction, it is likely that an Administrative permit or a Regionwide permit would be necessary. Such permits authorize minor repairs and improvements, as defined by BCDC regulations. If the activity is not classified as a minor repair or improvement, a major permit would have to be required. Major permits are subject to public hearings and can only be issued if the project is consistent with the policies of the San Francisco Bay Plan and the McAteer-Petris Act. Administrative permit applications can be reviewed by the Commission and would then be subject to the public hearing process as well. Regionwide permits may be issued for projects involving routine repair, replacement and maintenance of existing facilities, as specified by the Commission's regulations.

10.1.1 APPLICABILITY TO THE PROPOSED PROJECT

The Bay is defined by the BCDC as the elevation line of mean high water where tidal marsh vegetation is not present, as well as the 100-foot shoreline band, which is defined as the area within 100 feet landward of the mean high water line. The project site is located within the BCDC shoreline band, and as the proposed development is set back approximately 59 feet from the mean high water line, it would fall within the jurisdiction of the BCDC. Thus, a BCDC permit would be required for development of the project. Coordination with BCDC (a pre-application meeting) would be required to determine applicable permit requirements and conditions of approval.



10.2 Federal Migratory Bird Treaty Act

The Migratory Bird Treaty Act of 1918 (16 U.S.C. §§ 703-712, July 3, 1918, as amended 1936, 1960, 1968, 1969, 1974, 1978, 1986 and 1989) makes it unlawful to “take” (kill, harm, harass, shoot, etc.) any migratory bird listed in Title 50 of the Code of Federal Regulations, Section 10.13, including their nests, eggs, or young. Migratory birds include geese, ducks, shorebirds, raptors, songbirds, wading birds, seabirds, and passerine birds (such as warblers, flycatchers, swallows, etc.).

10.3 California Fish and Game Code § 3503, 3503.5, 3511, and 3513

California Fish and Game Code §3503, 3503.5, 3511, and 3513 prohibit the “take, possession, or destruction of birds, their nests or eggs.” Disturbance that causes nest abandonment and/or loss of reproductive effort (killing or abandonment of eggs or young) is considered “take.” Such a take would also violate federal law protecting migratory birds (Migratory Bird Treaty Act).

All birds, their active nests, eggs, and young are protected under California Fish and Game Code (§3503.5). Additionally, “fully protected” birds, such as the white-tailed kite and golden eagle, are protected under California Fish and Game Code (§3511). “Fully protected” birds may not be taken or possessed (that is, kept in captivity) at any time.

10.3.1 APPLICABILITY TO THE PROPOSED PROJECT

There are trees on the project site that may provide nesting habitat for raptors (that is, birds of prey: hawks, eagles, owls). Additionally, the trees provide suitable nesting habitat for passerine birds (perching birds/songbirds). Nesting season in the Bay Area starts February 1st and continues until August 31st. As such, prior to any tree or shrub removal, or demolition/grading work on the project site initiated during the nesting season, a preconstruction survey would need to be conducted for nesting birds to ensure that site activities do not disturb these birds which could result in adults abandoning the nest and eggs/young dying. A preconstruction nesting survey should be conducted within 7 days of any proposed site disturbance if this disturbance occurs between February 1st and August 31st, the nesting season. If nesting birds are identified on the project site, a suitable non-disturbance buffer would have to be established and fenced around the nest tree until the young birds had fledged (that is, left the nest) and were independent of the nest tree. A typical non-disturbance buffer for passerine birds is 75 feet; however, the size of the buffer could be determined in the field by a qualified biologist who would take into account site conditions and the nesting birds’ tolerance to noise/activities.

10.4 The Clean Water Act

10.4.1 SECTION 404 OF THE CLEAN WATER ACT

Congress enacted the Clean Water Act “to restore and maintain the chemical, physical, and biological integrity of the Nation’s waters” (33 U.S.C. §1251(a)). Pursuant to Section 404 of the Clean Water Act (CWA) (33 U.S.C. 1344), the U.S. Army Corps of Engineers (Corps) regulates the disposal of dredged or fill material into “waters of the United States” (33 CFR Parts 328 through 330). This requires project applicants to obtain authorization from the Corps prior to discharging dredged or “fill” materials into any water of the United States.



In the published 2023 rule from the Federal Register, the term “waters of the United States” is defined as:

1. Waters which are:
 - a. currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
 - b. The territorial seas; or
 - c. Interstate waters;
2. Impoundments of waters otherwise defined as waters of the United States under the definition, other than impoundments of waters identified under paragraph (a)(5) of this section;
3. Tributaries of waters identified in (a)(1) or (2), (4), or (6) of this section that are relatively permanent, standing or continuously flowing bodies of water;
4. Wetlands adjacent to the following waters:
 - i. Waters identified in paragraph (a)(1) of this section; or
 - ii. Relatively permanent, standing or continuously flowing bodies of water identified in paragraph (a)(2) or (a)(3) of this section and with a continuous surface connection to those waters;
5. Intrastate lakes and ponds not identified in paragraphs (a)(1) through (4) of this section that are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (a)(1) or (a)(3) of this section.

10.4.2 SECTION 401 OF THE CLEAN WATER ACT

The State Water Resources Control Board (SWRCB) and the California Regional Water Quality Control Board (RWQCB) regulate activities in "waters of the State" (which includes wetlands) through Section 401 of the Clean Water Act. While the Corps administers a permitting program that authorizes impacts to waters of the U.S., including wetlands and other waters, any Corps permit authorized for a proposed project would be inoperative unless it is a Nationwide Permit (NWP) that has been certified for use in California by the SWRCB, or if the RWQCB has issued a project specific certification of water quality. Where a project will result in dredge or fill of non-federal waters of the State (that is, a water outside of the Corps' jurisdiction), the RWQCB will authorize those fills through waste discharge requirements issued under the Porter Cologne Water Quality Control Act.

On April 2, 2019, the SWRCB adopted a State-level definition of “wetlands,” which definition is broader than the federal definition in that unvegetated areas may be considered a wetland water of the State. As a part of the same policy, the SWRCB adopted permit procedures and standards governing the discharge of dredged or fill material into wetlands and other waters of the State. The policy includes, among other things, requirements for analyses to identify the least environmentally damaging practicable alternative (LEDPA) and compensatory mitigation standards including a minimum 1:1 ratio for wetlands and streams, and full functional replacement of all waters on top of this minimum where applicable.



10.4.3 APPLICABILITY TO THE PROPOSED PROJECT

The only water of the U.S./State on the project site is San Francisco Bay. The proposed project is set back 59 feet from the mean high tide line and will not impact the bay. There are no streams, drainages or wetlands onsite. There will be no impacts to waters of the U.S. or State (San Francisco Bay) from the proposed project. As such, authorization from the Corps pursuant to Section 404 of the Clean Water Act or from the Regional Water Quality Control Board pursuant to a Section 401 would not be necessary for the proposed project.

11. STATE WATER RESOURCES CONTROL BOARD (SWRCB)/RWQCB – STORMWATER MANAGEMENT

11.1 Construction General Permit

While federal Clean Water Act National Pollution Discharge Elimination System (NPDES) regulations allow two permitting options for construction related stormwater discharges (individual permits and General Permits), the SWRCB has elected to adopt only one statewide Construction General Permit at this time that will apply to all stormwater discharges associated with construction activity, except from those on Tribal Lands, in the Lake Tahoe Hydrologic Unit, and those performed by the California Department of Transportation (CalTrans).

The Construction General Permit requires all dischargers where construction activity disturbs greater than one acre of land or those sites less than one acre that are part of a common plan of development or sale that disturbs more than one acre of land surface to:

1. Develop and implement a SWPPP which specifies BMPs that will prevent all construction pollutants from contacting stormwater with the intent of keeping all products of erosion from moving off site into receiving waters.
2. Eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the nation. Achieve quantitatively-defined (i.e., numeric) pollutant-specific discharge standards, and conduct much more rigorous monitoring based on the project's projected risk level.
3. Perform inspections of all BMPs.

This Construction General Permit is implemented and enforced by the nine RWQCBs. It is also enforceable through citizens' suits and represents a dramatic shift in the SWRCB's approach to regulating new and redevelopment sites, imposing new affirmative duties and fixed standards on builders and developers.

Types of Construction Activity Covered by the Construction General Permit

- clearing,
- grading,
- disturbances to the ground such as stockpiling, or excavation that results in soil disturbances of at least one acre or more of total land area.



Construction activity that results in soil disturbances to a smaller area would still be subject to this General Permit if the construction activity is part of a larger common plan of development that encompasses greater than one acre of soil disturbance, or if there is significant water quality impairment resulting from the activity.

Construction activity does not include:

- routine maintenance to maintain original line and grade,
- hydraulic capacity, or original purpose of the facility,
- nor does it include emergency construction activities required to protect public health and safety.

The Construction General Permit includes several “post-construction” requirements. These requirements entail that site designs provide no net increase in overall site runoff and match pre-project hydrology by maintaining runoff volume and drainage concentrations. To achieve the required results where impervious surfaces such as roofs and paved surfaces are being increased, developers must implement non-structural off-setting BMPs, such as landform grading, site design BMPs, and distributed structural BMPs (bioretention cells, rain gardens, and rain cisterns). This “runoff reduction” approach is essentially a SWRCB-imposed regulatory requirement to implement Low Impact Development (“LID”) design features. Volume that cannot be addressed using non-structural BMPs must be captured in structural BMPs that are approved by the RWQCB.

Improving the quality of site runoff is necessary to improve water quality in impaired and threatened streams, rivers, and lakes (that is, water bodies on the EPA’s 303(d) list). The RWQCB prioritizes the water bodies on the 303(d) list according to potential impacts to beneficial uses. Beneficial uses can include a wide range of uses, such as nautical navigation; wildlife habitat; fish spawning and migration; commercial fishing, including shellfish harvesting; recreation, including swimming, surfing, fishing, boating, beachcombing, and more; water supply for domestic consumption or industrial processes; and groundwater recharge, among other uses. The State is required to develop action plans and establish Total Maximum Daily Loads (TMDLs) to improve water quality within these impaired water bodies. The TMDL is the quantity of a pollutant that can be safely assimilated by a water body without violating the applicable water quality standards.

Pursuant to the Clean Water Act, the RWQCB regulates construction discharges under the NPDES. The project sponsor of construction or other activities that disturb more than one acre of land must obtain coverage under NPDES Construction General Permit Order 2009-0009-DWQ, administered by the RWQCB¹.

¹ CGP Order 2009-0009-DWQ remains in effect, but has been amended by CGP Order 2009-0014-DWQ, effective February 14, 2011, and CGP Order 2009-0016-DWQ, effective July 17, 2012. The first amendment merely provided additional clarification to Order 2009-0009-DWQ, while Order 2009-0016-DWQ eliminated numeric effluent limits on pH and turbidity (except in the case of active treatment systems), in response to a legal challenge to the original order.



11.1.1 APPLICABILITY TO THE PROPOSED PROJECT

To obtain coverage under the SWRCB administered Construction General Permit, the applicant (typically through its civil engineer) must electronically file a number of permit-related compliance documents (Permit Registration Documents (PRDs), including a Notice of Intent (NOI), a risk assessment, site map, signed certification, SWPPP, Notice of Termination (NOT), NAL exceedance reports, and other site-specific PRDs that may be required. The PRDs must be prepared by a Qualified SWPPP Practitioner (QSP) or Qualified SWPPP Developer (QSD) and filed by a Legally Responsible Person (LRP) on the RWQCB's Stormwater Multi-Application Report Tracking System (SMARTS). (QSDs are typically civil engineers, professional hydrologists, engineering geologists, or landscape architects.) Once filed, these documents become immediately available to the public for review and comment. At a minimum, the SWPPP shall identify BMPs for implementation during project construction that are in accordance with the applicable guidance and procedures contained in the California Stormwater Quality Association's *California Stormwater Best Management Practices Handbook* (2015).



12. IMPACT ASSESSMENT

This impact assessment is based on the site development plan prepared by Anytime Construction. In this section we discuss potential impacts to sensitive biological resources including protected nesting birds and treatment of surface runoff prior to draining into San Francisco Bay.

Appendix G – CEQA Checklist Items are listed below. Where there would be significant impacts to checklist categories, these impacts and recommendations are fully discussed in the sections below.

Would the Proposed Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS?

Yes. Nesting birds. See the recommendations detailed below.

Would the Proposed Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS?

No. There is no riparian habitat or other sensitive natural community on the project site. There are no ESHAs on the project site. There will be no impacts to any sensitive natural community.

Would the Proposed Project have a substantial adverse effect on state or federally protected “wetlands” (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No. There are no jurisdictional waters, including “wetlands” onsite that will be impacted by the proposed project. The proposed project is on a bluff up above San Francisco Bay and the buildings will be set back 59 feet from the Bay and will not impact it.

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

No. The proposed project would not adversely affect, impact or interfere with wildlife movement corridors.

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

Yes. The County Tree Ordinance and the Marin Countywide Plan. An arborist report (Attachment B) has recommended the removal of several trees, at least one of which would require a permit from the County. The project also proposes to have a building setback of 59 feet



from the San Francisco Bay rather than 100 feet, as required by the Marin Countywide Plan (see Section 7.15.1 above).

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

No. There are no Habitat Conservation Plans or Natural Community Conservation Plans in effect in Marin County.

13. RECOMMENDATIONS

13.1 Development of the Project Should Avoid Impacting Nesting Birds

The trees, shrubs and buildings on the project site provide nesting habitat for birds. Multiple trees are proposed for removal based on the arborist report (Attachment B). Regardless of the trees proposed for removal, prior to demolition and/or tree removal on the project site, if work is proposed to begin during the nesting season of February 1 through August 31, then a nesting bird survey should be conducted by a qualified biologist. Birds such as Black Phoebe (*Sayornis nigricans*) and Cliff Swallows (*Petrochelidon pyrrhonota*) could construct nests on the sides of the residence and/or garage, raptors such as Red-shouldered Hawk (*Buteo lineatus*) and common songbirds could nest in the trees on the project site. All raptors and common songbirds are protected under the Migratory Bird Treaty Act (50 CFR 10.13) and California Fish and Game Code sections that protect nesting birds, their eggs and young (Sections 3503, 3503.5). If active nests are found on the buildings or trees on the project site, protective non-disturbance buffers should be established, at a size recommended by the biologist, that would protect the nesting birds until the biologist confirms the nesting cycle is complete (that is, the young are independent of the nest). Nesting buffers (non-disturbance buffers) are typically 50 feet for small birds and up to 300 feet for raptors.

13.2 Development of the Project Should Implement Best Management Practices

To avoid impacts to the San Francisco Bay, Best Management Practices (BMPs) such as wildlife friendly hay wattles (i.e., no monofilament netting) and silt fencing should be installed around the work area prior to grading or construction to avoid sedimentation of the San Francisco Bay.

13.3 Development of the Project Should Include Preparation of a Stormwater Control Plan

In order to avoid untreated surface runoff from the new development polluting San Francisco Bay, the project engineer should prepare a stormwater control plan or stormwater low-impact development plan that shows the capture and treatment of runoff from roof leaders and paved surfaces prior to discharging the runoff to the Bay. Structural BMPs such as bioretention cells, rain gardens, and rain cisterns are some options.

13.4 Development of the Project Should Include Applying for a Permit from the BCDC

The project site is located within the BCDC shoreline band, and as the proposed development is set back approximately 59 feet from the Bay's mean high water line, it would fall within the



jurisdiction of the BCDC. Thus, a BCDC permit would be required for development of the project. Coordination with BCDC (a pre-application meeting) would be required to determine applicable permit requirements and conditions of approval.

14. CONCLUSION

The proposed project to demolish a single-family home and detached garage to create a larger, two-story home, pool and ADU will not impact ESHAs such as wetlands, coastal streams, San Francisco Bay, or special-status plant or wildlife species. The proposed project includes a 59-foot setback from the San Francisco Bay, which is a sufficient buffer, considering that the property is situated on a bluff up above the Bay and not in a direct elevational line. The current residence is only setback approximately 69 feet. The proposed project will include stormwater treatment of runoff to protect offsite waters, which will be an improvement to the current residence on site which currently does not have any mechanisms in place for capturing and treating runoff before it enters the Bay. *If the recommendations above are followed, there should be no significant impacts to biological resources from the proposed project.*



15. LITERATURE CITED

- Baldwin D.H., Goldman D.H., Keil D.J., Patterson R., Rosatti T.J., Wilken D.H. (ed.). 2012. The Jepson Manual Vascular Plants of California: Second Edition. University of California Press, Berkeley. 1568 pps.
- Beier, P. and Loe, S. (1992). A checklist for evaluating impacts to wildlife movement corridors. Wildl. soc. bull. 20: 434-440.
- CDFW (California Department of Fish and Wildlife). 2016. Complete list of amphibian, reptile, bird and mammal species in California. Published September 2008; updated May 2016.
- CDFW (California Department of Fish and Wildlife). 2026. *California Natural Diversity Database (CNDDDB): RareFind 5 and BIOS 6*. Biogeographic Data Branch, California Department of Fish and Wildlife, www.wildlife.ca.gov/Data/CNDDDB. Accessed Jan. 2026.
- CNPS (California Native Plant Society). 2001. Inventory of rare and endangered plants of California (sixth edition). Rare plant scientific advisory committee, David P. Tibor, convening editor. California Native Plant Society. Sacramento, CA. x+338 pps.
- County of Marin. *Marin County Local Coastal Program: Coastal Land Use Plan and Coastal Zoning Code*. San Rafael, CA: Marin County Community Development Agency. Accessed January 2026. <https://www.marincounty.gov/departments/cda/planning/plans-policies-and-regulations/local-coastal-program>
- County of Marin. *Marin Countywide Plan*. San Rafael, CA: Marin County Community Development Agency, 2023. Accessed January 2026. <https://www.marincounty.gov/departments/cda/planning/plans-policies-and-regulations/marin-countywide-plan>
- Hickman, J. (ed.). 1993. The Jepson manual: higher plants of California. University of California Press, Berkeley. 1400 pp.
- Holland, V.L. & D.J. Keil. 1989. California vegetation. Biological Sciences Department/ California Polytechnic State University. San Luis Obispo, California.
- Julin, Dr. Kent. Arborist Report, Tree Inventory 4095 Paradise Drive, Tiburon, California (APN: 038-171-61). 2026.
- Pavlik, B. M., P. C. Muick, S. G. Johnson, and M. Popper. 1991. Oaks of California. Los Olivos, CA: Cachuma Press, Inc.



Monk & Associates Inc
 Biological Consultants
 1136 Saranap Avenue, Suite Q
 Walnut Creek, California 94595
 (925) 947-4867

Figure 1. 4095 Paradise Drive Project Site
 Regional Map
 Tiburon, California

County: Marin
 Map Preparation Date: December 23, 2025



Monk & Associates Inc
 Biological Consultants
 1136 Saranap Avenue, Suite Q
 Walnut Creek, California 94595
 (925) 947-4867

Figure 2. 4095 Paradise Drive Project Site
 Location Map
 Tiburon, California

37.903115 -122.472235
 Section 25: T01N R06W
 7.5-Minute San Quentin quadrangle
 HUC08 Watershed CA: San Pablo Bay
 Topography Source: USGS
 Map Preparation Date: December 23, 2025

Project Site
APN













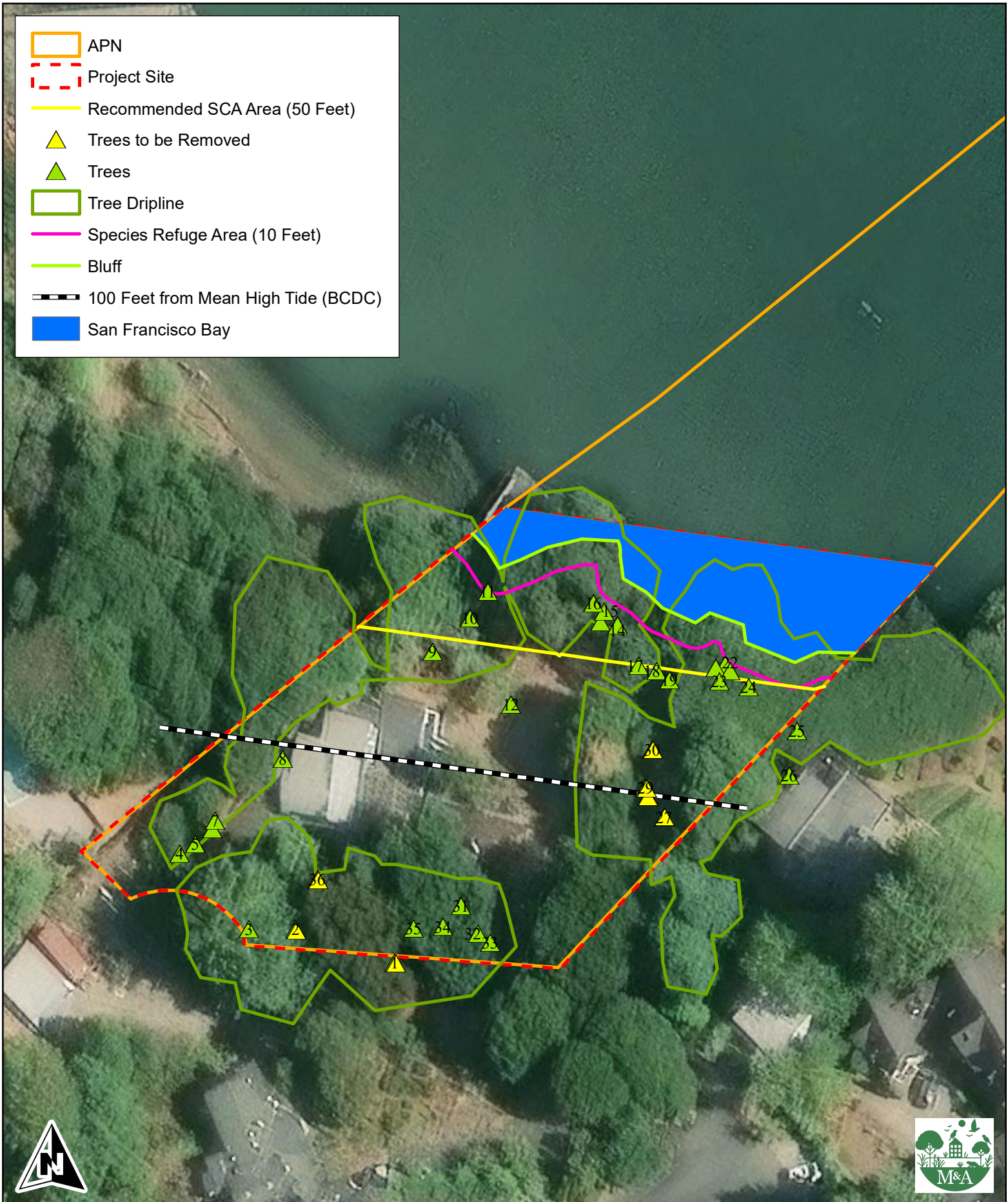
Monk & Associates Inc
Biological Consultants
1136 Saranap Avenue, Suite Q
Walnut Creek, California 94595
(925) 947-4867

0 25 50 100 150 Feet

Figure 3. Aerial Photograph of the
4095 Paradise Drive Project Site
Tiburon, California

Aerial Photograph Source: ESRI
Map Preparation Date: December 23, 2025

-  APN
-  Project Site
-  Recommended SCA Area (50 Feet)
-  Trees to be Removed
-  Trees
-  Tree Dripline
-  Species Refuge Area (10 Feet)
-  Bluff
-  100 Feet from Mean High Tide (BCDC)
-  San Francisco Bay



0 25 50 100 150 Feet

Figure 4. Biological Resources and County Setbacks on the
4095 Paradise Drive Project Site
Tiburon, California

Monk & Associates Inc
Biological Consultants
1136 Saranap Avenue, Suite Q
Walnut Creek, California 94595
(925) 947-4867

Aerial Photograph Source: ESRI
Map Preparation Date: March 25, 2026

Table 1
Plant Species Observed on the 4095 Paradise Drive Project Site

Ferns and Allies

Polypodiaceae

Polypodium calirhiza Polypody

Gymnosperms

Cupressaceae

Calocedrus decurrens Incense cedar
Sequoia sempervirens Redwood

Angiosperms - Dicots

Anacardiaceae

Toxicodendron diversilobum Poison-oak

Apiaceae

**Torilis arvensis* Tall sock destroyer

Araliaceae

**Hedera canariensis* Algerian ivy

Asteraceae

**Carduus pycnocephalus subsp. pycnocephalus* Italian thistle

Boraginaceae

Adelina grandis Grand hound's tongue
**Echium candicans* Pride of Maderia
**Myosotis latifolia* Forget-me-not

Buxacea

**Buxus sp.* Boxwood

Crassulaceae

Crassula sp. Pygmy-weed

Cucurbitaceae

Marah fabacea Wild cucumber

Fabaceae

**Acacia melanoxyton* Blackwood acacia
**Genista monspessulana* French broom
**Vicia sp.* Vetch

Fagaceae

Quercus agrifolia var. agrifolia Coast live oak

Geraniaceae

**Geranium robertianum* Geranium

Lamiaceae

Stachys bullata Hedge-nettle

* Indicates a non-native species

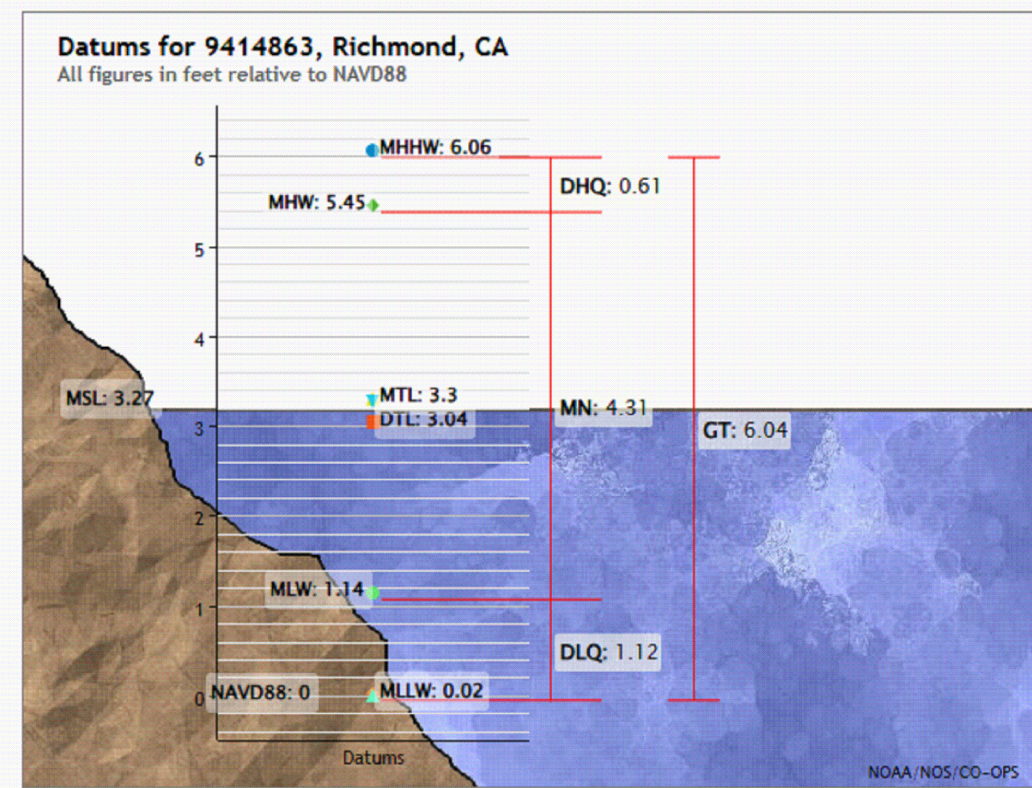
Table 1
Plant Species Observed on the 4095 Paradise Drive Project Site

Lauraceae	
<i>Umbellularia californica</i>	California bay
Montiaceae	
<i>Claytonia parviflora</i>	Miner's lettuce
Oleaceae	
* <i>Ligustrum lucidum</i>	Glossy privet
Oxalidaceae	
* <i>Oxalis pes-caprae</i>	Bermuda buttercup
Rosaceae	
<i>Heteromeles arbutifolia</i>	Toyon
<i>Malus sp.</i>	Apple tree
* <i>Rubus armeniacus</i>	Himalayan blackberry
Rubiaceae	
<i>Galium aparine</i>	Goose grass
Sapindaceae	
<i>Acer macrophyllum</i>	Big-leaf maple
Angiosperms -Monocots	
Iridaceae	
* <i>Chasmanthe floribunda</i>	Chasmanthe
<i>Iris sp.</i>	Iris
Poaceae	
* <i>Briza maxima</i>	Rattlesnake grass
* <i>Cynosurus echinatus</i>	Dogtail Grass

Table 2
Wildlife Species Observed on the 4095 Paradise Drive Project Site

Birds

Hutton's Vireo	<i>Vireo huttoni</i>
Chestnut-backed Chickadee	<i>Poecile rufescens</i>
Bushtit	<i>Psaltriparus minimus</i>
Ruby-crowned Kinglet	<i>Regulus calendula</i>
Dark-eyed Junco	<i>Junco hyemalis</i>
Lesser Goldfinch	<i>Spinus psaltria</i>



BASIS OF SURVEY

OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT ORDER NO. 0457027375,
591 REDWOOD HWY., SUITE 3150 MILL VALLEY, CA. 95491
DATED AUGUST 27, 2025. (TEL: 415-388-8740, FAX: 415-383-0416)

MAP REFERENCES

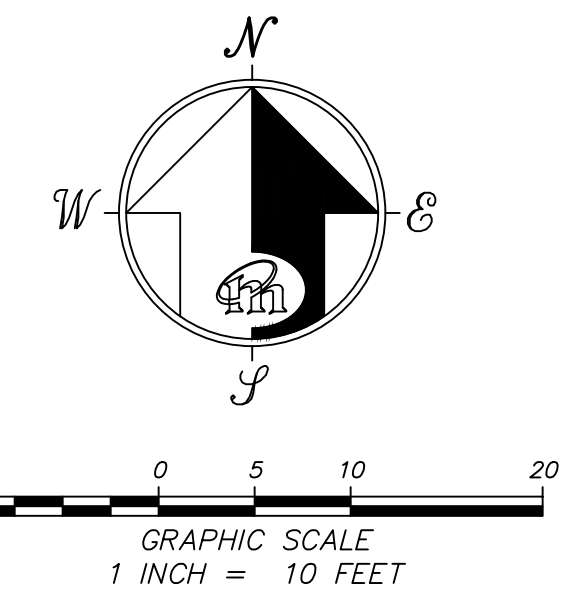
[A] RECORD OF SURVEY FILED IN BOOK 2006 OF MAPS AT PAGE 72,
MARIN COUNTY RECORDS.

BASIS OF ELEVATION

BASED ON OPUS SOLUTION
NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) GEOID 18.

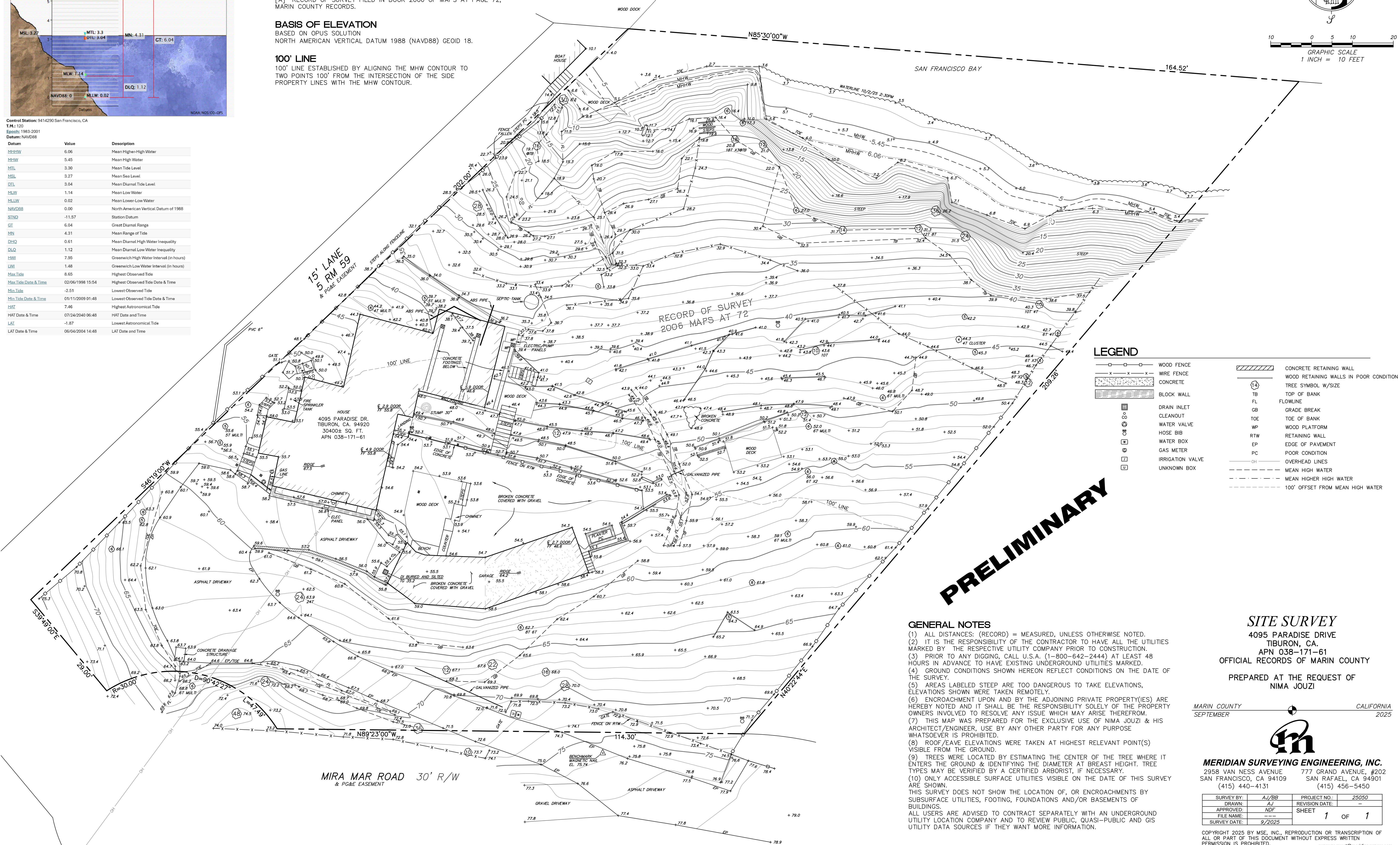
100' LINE

100' LINE ESTABLISHED BY ALIGNING THE MHW CONTOUR TO
TWO POINTS 100' FROM THE INTERSECTION OF THE SIDE
PROPERTY LINES WITH THE MHW CONTOUR.



Control Station: 9414290 San Francisco, CA
T.M.: 120
Epoch: 1983.2001
Datum: NAVD88

Datum	Value	Description
MHHW	6.06	Mean Higher-High Water
MHW	5.45	Mean High Water
MTL	3.30	Mean Tide Level
MSL	3.27	Mean Sea Level
DTL	3.04	Mean Diurnal Tide Level
MLW	1.14	Mean Low Water
MLLW	0.02	Mean Lower-Low Water
NAVD88	0.00	North American Vertical Datum of 1988
STHD	-11.57	Station Datum
GT	6.04	Great Diurnal Range
MN	4.31	Mean Range of Tide
DHQ	0.61	Mean Diurnal High Water Inequality
DLQ	1.12	Mean Diurnal Low Water Inequality
LWI	7.95	Greenwich High Water Interval (in hours)
LWI	1.48	Greenwich Low Water Interval (in hours)
Max Tide	8.65	Highest Observed Tide
Max Tide Date & Time	02/06/1998 15:54	Highest Observed Tide Date & Time
Min Tide	-2.51	Lowest Observed Tide
Min Tide Date & Time	01/11/2009 01:48	Lowest Observed Tide Date & Time
HAT	7.46	Highest Astronomical Tide
HAT Date & Time	07/24/2040 06:48	HAT Date and Time
LAT	-1.87	Lowest Astronomical Tide
LAT Date & Time	06/04/2004 14:48	LAT Date and Time



LEGEND

	WOOD FENCE		CONCRETE RETAINING WALL
	WIRE FENCE		WOOD RETAINING WALLS IN POOR CONDITION
	CONCRETE		TREE SYMBOL W/SIZE
	BLOCK WALL		TOP OF BANK
	DRAIN INLET		FLOWLINE
	CLEANOUT		GRADE BREAK
	WATER VALVE		TOE OF BANK
	HOSE BIB		WOOD PLATFORM
	WATER BOX		RETAINING WALL
	GAS METER		EDGE OF PAVEMENT
	IRRIGATION VALVE		POOR CONDITION
	UNKNOWN BOX		OVERHEAD LINES
			MEAN HIGH WATER
			MEAN HIGHER HIGH WATER
			100' OFFSET FROM MEAN HIGH WATER

PRELIMINARY

GENERAL NOTES

- (1) ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.
 - (2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
 - (3) PRIOR TO ANY DIGGING, CALL U.S.A. (1-800-642-2444) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.
 - (4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.
 - (5) AREAS LABELED STEEP ARE TOO DANGEROUS TO TAKE ELEVATIONS. ELEVATIONS SHOWN WERE TAKEN REMOTELY.
 - (6) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.
 - (7) THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF NIMA JOUZI & HIS ARCHITECT/ENGINEER, USE BY ANY OTHER PARTY FOR ANY PURPOSE WHATSOEVER IS PROHIBITED.
 - (8) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.
 - (9) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.
 - (10) ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN.
- THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS.
- ALL USERS ARE ADVISED TO CONTRACT SEPARATELY WITH AN UNDERGROUND UTILITY LOCATION COMPANY AND TO REVIEW PUBLIC, QUASI-PUBLIC AND GIS UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.

SITE SURVEY

4095 PARADISE DRIVE
TIBURON, CA.
APN 038-171-61
OFFICIAL RECORDS OF MARIN COUNTY

PREPARED AT THE REQUEST OF
NIMA JOUZI

MARIN COUNTY SEPTEMBER CALIFORNIA 2025



MERIDIAN SURVEYING ENGINEERING, INC.
2958 VAN NESS AVENUE 777 GRAND AVENUE, #202
SAN FRANCISCO, CA 94109 SAN RAFAEL, CA 94901
(415) 440-4131 (415) 456-5450

SURVEY BY:	AJ/BB	PROJECT NO.:	25050
DRAWN:	AJ	REVISION DATE:	-
APPROVED:	NDF	SHEET:	1 OF 1
FILE NAME:			
SURVEY DATE:	9/2025		

COPYRIGHT 2025 BY MSE, INC., REPRODUCTION OR TRANSCRIPTION OF ALL OR PART OF THIS DOCUMENT WITHOUT EXPRESS WRITTEN PERMISSION IS PROHIBITED. surveyrequest@meridiansurvey.com

PROJECT NAME

4095
PARADISE DRIVE,
TIBURON, CA
94920

APPLICATION:

MARIN COUNTY



LIC #: 1106249

ANYTIME CONSTRUCTION INC
408-373-8414
CUSTOM DESIGN - BUILD - REMODELING
<https://anytime.construction>

Compression (E) & (N) Site plan



Nima Jouzi

ISSUES / REVISIONS

NO. DATE DESCRIPTION

DRAWN M.SH.

CHECKED A.HK.

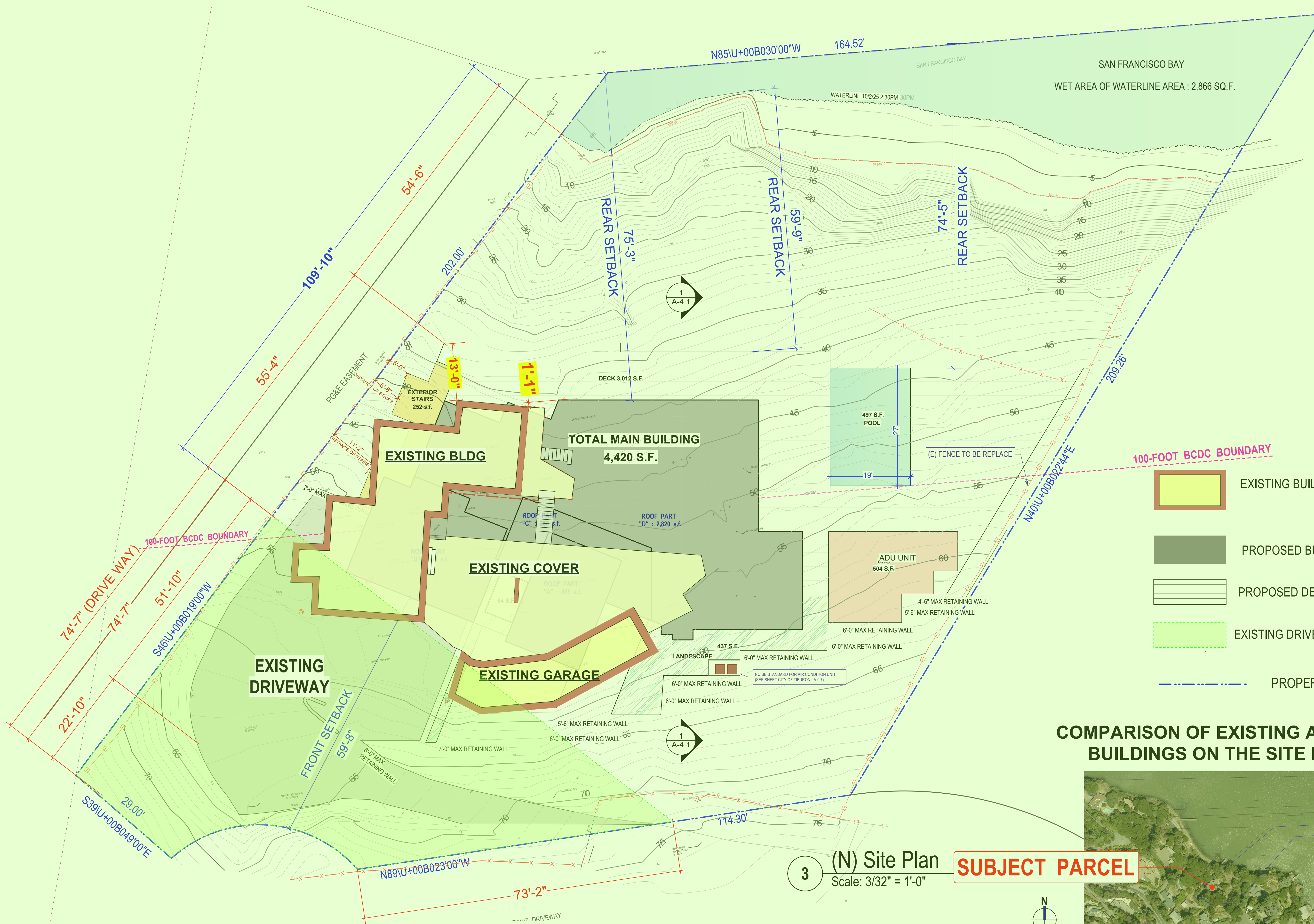
DATE 11/03/2025

REVISED DATE 11/05/2025

JOB NO. 25-1913

SHEET NO.

A-3 bio

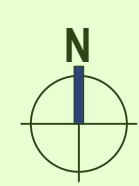


COMPARISON OF EXISTING AND NEW BUILDINGS ON THE SITE PLAN



3 (N) Site Plan
Scale: 3/32" = 1'-0"

SUBJECT PARCEL



PROJECT NAME

4095
PARADISE DRIVE,
TIBURON, CA
94920

APPLICATION:

MARIN COUNTY



LIC #: 1106249

ANYTIME CONSTRUCTION INC
408-373-8414
CUSTOM DESIGN - BUILD - REMODELING
<http://anytime.construction>

(N) Elevations
(1)



Nima Jouzi

ISSUES / REVISIONS

NO. DATE DESCRIPTION

DRAWN M.SH.

CHECKED A.HK.

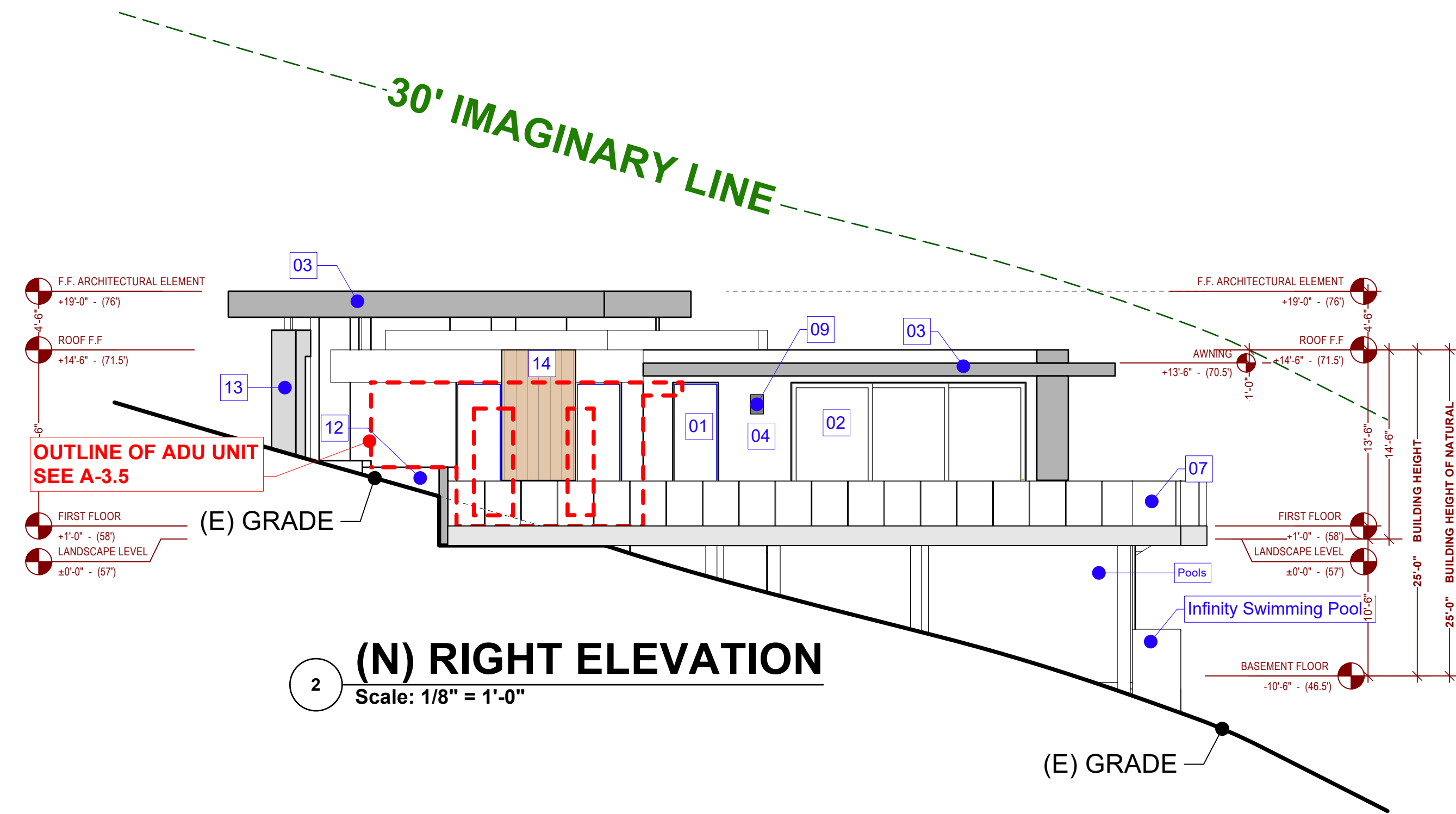
DATE 11/03/2025

REVISED DATE 11/05/2025

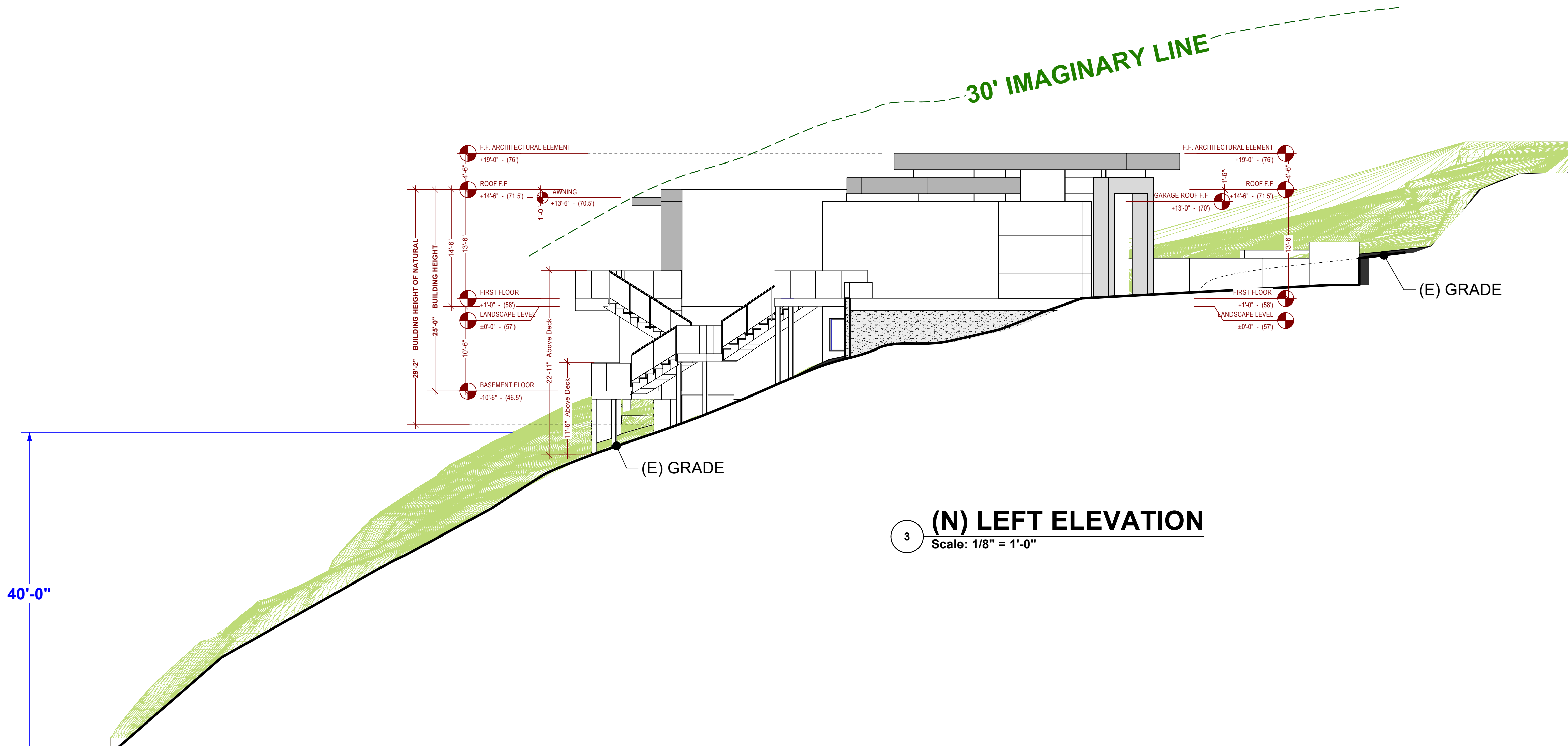
JOB NO. 25-1913

SHEET NO.

A-4-1 bio



AVERAGE ELEVATION WATER LINE OF PROPOSED BUILDING IS : 40 FEET



WATER LINE SEE SURVEY MAP

PROJECT NAME

4095
PARADISE DRIVE,
TIBURON, CA
94920

APPLICATION:

MARIN COUNTY



LIC #: 1106249

ANYTIME CONSTRUCTION INC
408-373-8414
CUSTOM DESIGN - BUILD - REMODELING
<http://anytime.construction>

(N) Elevations (2)



Nima Jouzi

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN M.SH.

CHECKED A.HK.

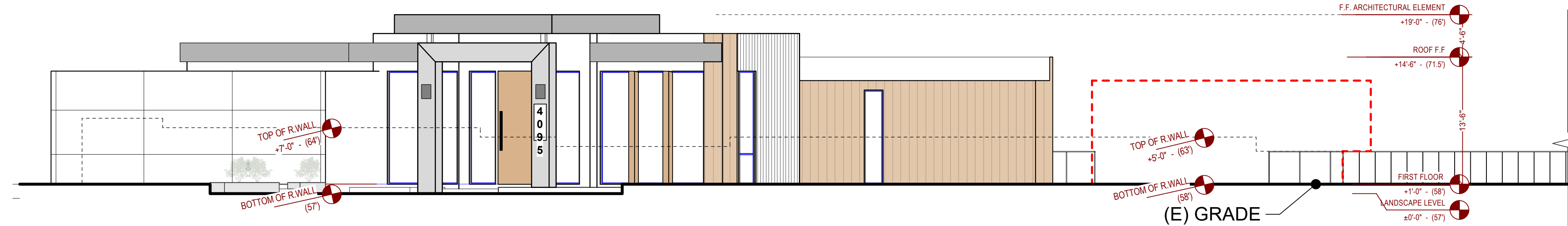
DATE 11/03/2025

REVISED DATE 11/05/2025

JOB NO. 25-1913

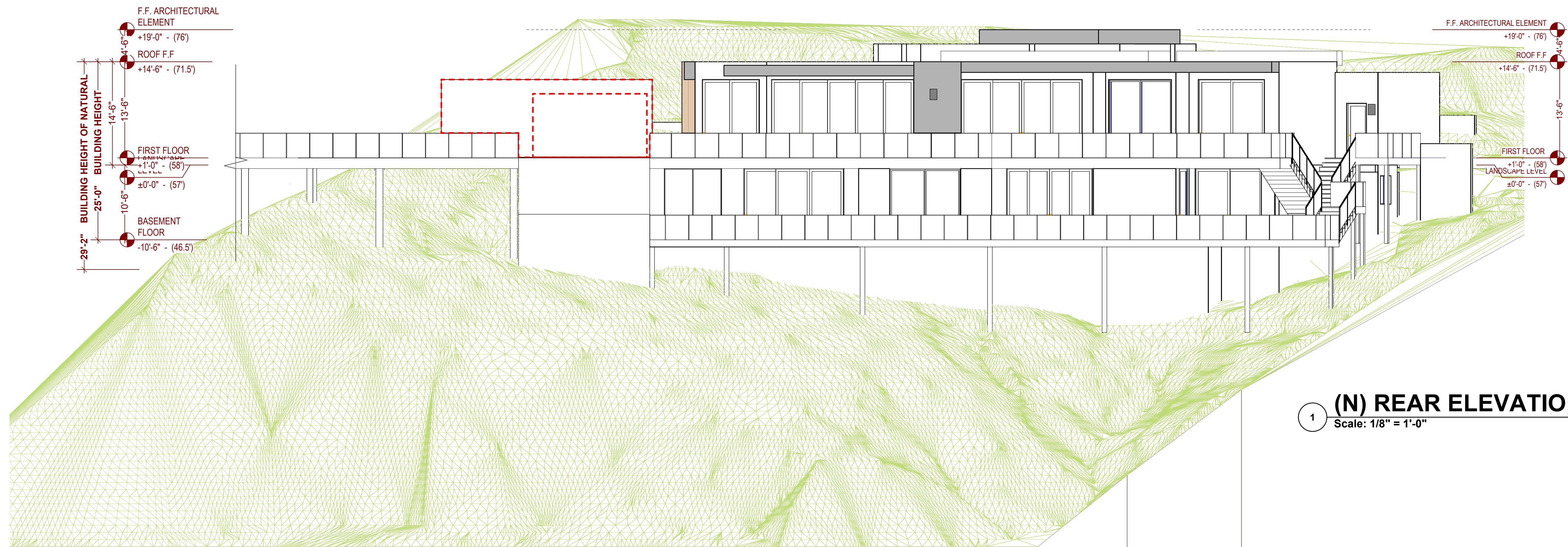
SHEET NO.

A-4-2 bio



(N) FRONT ELEVATION
Scale: 1/8" = 1'-0"

AVERAGE ELEVATION WATER LINE OF PROPOSED BUILDING IS : 40 FEET



(N) REAR ELEVATION
Scale: 1/8" = 1'-0"

Attachment B

ARBORIST REPORT

Tree Inventory
4095 Paradise Drive
Tiburon, California
(APN: 038-171-61)

Prepared for:
Anytime Construction Inc.
nima@anytimeconstruction.net

Prepared by:
Dr. Kent Julin
ISA Certified Arborist
California Professional Forester
ARBORSCIENCE, LLC

January 4, 2026

ASSIGNMENT

Anytime Construction, Inc. hired **ARBORSCIENCE, LLC** to inventory trees growing at 4095 Paradise Drive in Tiburon. I inspected the trees on December 29, 2025.

SCOPE OF WORK AND LIMITATIONS

All trees with trunks that are 6" in diameter at breast height (dbh) or greater were measured to the nearest inch using a Biltmore Stick, tagged with numbered, round aluminum tags, and identified by species, noted by condition (good, fair, poor), and protection status pursuant to §22.130.030 of the Marin County Development Code. Trunk diameters on trees rooted in steep areas were estimated and these trees were not tagged for personal safety reasons. This inventory is based on the circumstances and observations, as they existed at the time of the site inspection. Opinions in this report are given based on observations made and using generally accepted professional judgment; however, because trees are living organisms and subject to change, damage and disease, the results, observations, recommendations, and analysis as set out in this report are valid only at the date any such observations and analysis took place and no guarantee, warranty, representation or opinion is offered or made by Arborscience as to the length of the validity of the results, observations, recommendations and analysis contained within this report. As a result the client shall not rely upon this Assessment, save and except for representing the circumstances and observations, analysis and recommendations that were made the date of such inspections. I recommend that the trees discussed in this report and are retained be re-assessed periodically.

SITE DESCRIPTION AND CONTEXT

The home at 4095 Paradise Drive in unincorporated Marin County was built in 1930 on a gently sloping (16%), northeast-facing, 2-acre bayside parcel (APN: 038-171-61). Improvements include an asphalt-paved driveway leading to a single-family home with a detached garage. Landscaping is mature and informal. Project plans include demolition of the existing structures and construction of a new, larger, two-story home.

Native trees on the property are regulated by §22.130.030 of the Marin County Development Code.

SUBJECT TREE DESCRIPTIONS

The 36 trees on the property include both native and planted non-native species (Table 1, Tree Inventory Map, attached). Native trees include coast live oak (*Quercus agrifolia*), California bay (*Umbellularia californica*), toyon (*Heteromeles arbutifolia*), and bigleaf maple (*Acer macrophyllum*). The property supports 20 protected and 8 heritage native trees that are regulated by the Marin County Code. Non-native species include blackwood acacia (*Acacia melanoxydon*), glossy privet (*Lingustrum lucidum*), incense cedar (*Calocedrus decurrens*), and apple tree (*Malus domestica*). None of these non-native species are regulated by the Marin County Code and may be removed without a permit.

CONCLUSIONS AND RECOMMENDATIONS

The 36 mature trees growing at 4095 Paradise Drive range in condition from good to poor (the latter due to deferred maintenance, poor form, and advanced trunk decay). Following are my recommendations related to redevelopment and use of the property:

1. I recommend that Trees 1 and 2 be removed because they present high failure risks to the driveway due to advanced trunk decay. No County permit would be required to remove these trees. Tree 1 is non-native and Tree 2 is a heritage native tree that is exempt from permitting requirements due to its hazardous condition.
2. I recommend that Tree 9 be removed to improve the northern view of the bay. A County permit would be required to remove Tree 9.
3. I recommend that Tree 36 be removed to protect the integrity of the natural gas line that passes close to the tree. No County permit would be required to remove this non-native tree.
4. I recommend that the small cluster of blackwood acacias west of the existing house be removed to promote fire safety for the new home. No permit would be required to remove these non-native trees.

Sincerely,

ARBORSCIENCE, LLC

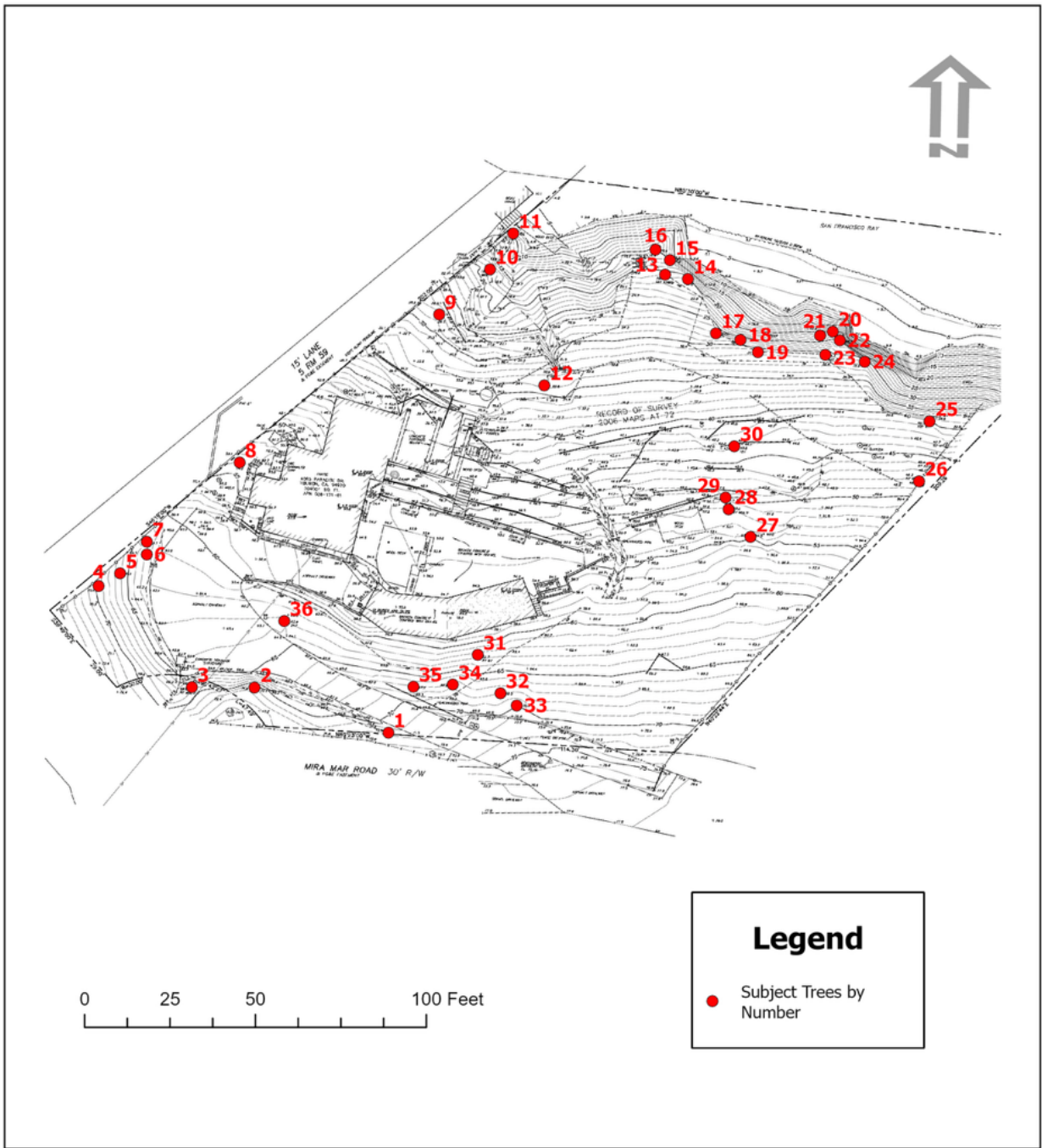


Dr. Kent R. Julin
ISA Certified Arborist #WE-8733A
ISA Tree Risk Assessor Qualified
California Registered Professional Forester #2648

Table 1. Trees growing at 4095 Paradise Drive, Tiburon.

No.	Tag	Common Name	Scientific Name	DBH (in.)	Status	Condition	
1	501	blackwood acacia	Acacia melanoxylon	34	None	Good	Extensive trunk decay
2	502	coast live oak	Quercus agrifolia	28	Heritage	Poor	Extensive trunk decay
3	503	Toyon	Heteromeles arbutifolia	7, 7	None	Good	
4	504	coast live oak	Quercus agrifolia	6	Protected	Fair	
5	505	coast live oak	Quercus agrifolia	6	Protected	Fair	
6	506	coast live oak	Quercus agrifolia	6	Protected	Fair	
7	507	coast live oak	Quercus agrifolia	9	Protected	Fair	
8	508	coast live oak	Quercus agrifolia	6	Protected	Good	
9	509	bigleaf maple	Acer macrophyllum	32	Heritage	Good	
10	510	California bay	Umbellularia californica	16	Protected	Poor	Poor form
11	511	California bay	Umbellularia californica	34	Heritage	Poor	Poor form
12	512	apple tree	Malus domestica	6	None	Poor	
13	513	coast live oak	Quercus agrifolia	18,22	Heritage	Fair	
14	514	coast live oak	Quercus agrifolia	18	Heritage	Good	
15	-	Toyon	Heteromeles arbutifolia	10	None	Fair	
16	-	Toyon	Heteromeles arbutifolia	8	None	Fair	
17	517	coast live oak	Quercus agrifolia	10	Protected	Fair	
18	-	Toyon	Heteromeles arbutifolia	6	None	Fair	
19	-	coast live oak	Quercus agrifolia	12	Protected	Poor	Extensive trunk decay
20	-	coast live oak	Quercus agrifolia	10	Protected	Poor	
21	-	coast live oak	Quercus agrifolia	9	Protected	Poor	
22	-	California bay	Umbellularia californica	18	Protected	Poor	Poor form
23	-	California bay	Umbellularia californica	34	Heritage	Poor	Poor form
24	524	coast live oak	Quercus agrifolia	14, 16	Protected	Poor	
25	548	coast live oak	Quercus agrifolia	10	Protected	Fair	
26	549	coast live oak	Quercus agrifolia	5,6	Protected	Poor	
27	550	coast live oak	Quercus agrifolia	10	Protected	Fair	
28	551	glossy privet	Ligustrum lucidum	Multi	None	Poor	
29	552	coast live oak	Quercus agrifolia	10	Protected	Fair	
30	553	coast live oak	Quercus agrifolia	11	Protected	Fair	
31	554	California bay	Umbellularia californica	8,10	Protected	Fair	
32	555	coast live oak	Quercus agrifolia	15	Protected	Fair	
33	556	coast live oak	Quercus agrifolia	32	Heritage	Fair	
34	557	coast live oak	Quercus agrifolia	20	Heritage	Fair	
35	558	coast live oak	Quercus agrifolia	11	Protected	Fair	
36	559	incense cedar	Calocedrus decurrens	29	None	Fair	Rooted near gas line

Condition Ratings: Poor: declining health and/or significant or extensive defects that cannot be corrected. Fair: moderate vigor, some dieback or thinning of crown, moderate structural defects that would require ongoing maintenance. Good: healthy and vigorous, with good form or minor structural defects that can be corrected.



ARBORSCIENCE, LLC
Sound Tree Advice

Tree Inventory Map
4095 Paradise Drive
Marin County, California