

**505 San Pedro Avenue Project
Initial Study/Mitigated Negative Declaration**

**Errata Sheet
June 7, 2018**

Note: Wording added is printed in double-underlined text. Wording deleted is printed in ~~strikeout~~.

Based on the comments received, pages 41 of the 505 San Pedro Avenue Project Initial Study/Mitigated Negative Declaration (released for public review April 2018), the Biological Resources Section, is hereby revised as follows:

Roosting Bats

IV-4(a). Prior to removal of any on-site trees, a qualified biologist shall conduct a pre-construction habitat assessment for roosting bats to identify trees with potentially suitable habitat. Once trees with potentially suitable habitat have been identified, those trees would be surveyed for roosting bats prior to construction activities ~~emergence survey~~. Roosting bat surveys require timing constraints due to the overwintering season. During the overwintering season (approximately October 16 through February), emergence surveys have the potential to result in a false-negative, therefore, emergence surveys will not be conducted in the overwintering season. Instead, visual surveys, such as surveys from a man-lift may be necessary in this season. If active roosts are not found, then further action shall not be warranted. If either a maternity roost or hibernacula (structures used by bats for hibernation) is present, Mitigation Measures IV-4(b) and IV-4(c) shall be implemented. The pre-construction survey shall be submitted to the City of Pacifica Planning Department and the CDFW.

IV-4(b). If active bat maternity roosts or hibernacula are found in trees which will be removed as part of project construction, the project shall be redesigned to avoid the loss of the tree occupied by the roost to the extent feasible as determined by the CDFW. If an active maternity roost is located and the project cannot be redesigned to avoid removal of the occupied tree, demolition shall commence before maternity colonies form (i.e., prior to April 15~~March 1~~) or after young are volant (flying) (i.e., usually after August 15~~July 31~~). Disturbance-free buffer zones, as determined by a qualified

biologist and CDFW, shall be observed during the maternity roost season (~~April 15~~~~March 1~~ through ~~August 15~~~~July 31~~).

IV-4(c). If a non-breeding and non-overwintering roosting bat(s) ~~hibernacula~~ is found in a tree scheduled for removal, the individual(s) shall be safely evicted, under the direction of a qualified biologist (i.e., a biologist holding a CDFW collection permit and a Memorandum of Understanding with CDFW allowing the biologist to handle bats), by opening the roosting area to allow airflow through the cavity. Demolition shall then follow at least one night after initial disturbance for airflow. This action should allow bats to leave during darkness, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight. Trees with roosts that need to be removed shall first be disturbed at dusk, just prior to removal that same evening, to allow bats to escape during the darker hours.

It should be noted that the above changes provide additional clarity and do not constitute significant new information nor create significant new impacts.