

Biological Resources Assessment
Half Moon Bay Yacht Club Dock Expansion Project
Princeton-by-the-Sea, California

June 2016



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Table of Contents

Table of Contents.....	2
Introduction	3
Project area.....	4
Project description and methodology	6
Physical and Biological Resources.....	7
Nearshore and Terrestrial Soils and Vegetation	7
Nearshore and Terrestrial Wildlife	9
Impact Analysis and Proposed Restoration	10
References	12
Appendix A – Bird Checklist for Pillar Point Harbor	13
Appendix B – California Environmental Quality Act (CEQA) Checklist.....	17

Introduction

This Biological Resources Assessment discusses the existing physical and biological settings surrounding the Half Moon Bay Yacht Club (HMBYC or club) and the anticipated impacts to these resources from a proposed dock expansion project inside the breakwater of Pillar Point Harbor.

HMBYC is a 501(c)7 entity that is located in Princeton-by-the-Sea (also known as Princeton), an unincorporated community of San Mateo County. The club has operated land- and marine-based activities in this waterfront/industrial area at the corner of Vassar Avenue and the Princeton beach since 1983. Vassar Avenue is an existing public right-of-way. The unpaved road leads to rip-rap along the shoreline that must be maneuvered over to gain access to the beachfront. The County of San Mateo owns a 50-foot right-of-way along Vassar Avenue; however, this is not a county-maintained road. The lateral easement extends inland 25 feet from the mean high tide line. The easement falls within the “Ocean Boulevard right-of-way,” which is the area between the yacht club facility and the beach (Figure1). The club holds title to a parcel on the southern side of the Ocean Boulevard right-of-way, extending approximately 60 feet out into the water. A boat ramp is located on the beach in front of the club that is surrounded by riprap on both sides.



Figure 1. Princeton Shoreline

Based upon the club's unique position along the Half Moon Bay coast and the increasing foot traffic in the area from visitors and residents, HMBYC has maintained a proactive policy to provide safe public beach access across its property. Riprap and steep grade changes along the shoreline present an obstacle for people who are less mobile. High tide and continuing erosion also reduce accessibility to and along the beach. The club allows the public to cross its property in order to use its ramp, as the ramp is currently the only break in the riprap that can provide a safer and more accessible way for those with mobility limitations to gain access to the beach from Vassar Avenue.

The club is proposing to create a unique floating platform that will be available to the community for recreational and marine activities. The location of the proposed pier and floating dock would enhance existing waterfront activities in Princeton. It would add valuable public access to the beach along with a walkway that would be compliant under the Americans with Disabilities Act (ADA), which would also provide access to water-based activities. The outer dock section would provide for small recreational boat launch and recovery. The low height of the floating structure would provide ease of access for watercraft activities and classes for disabled sailors.

Project area

The proposed project will be located inside Pillar Point Harbor on the southwest end of the San Francisco Peninsula in San Mateo County. The harbor is contained within two breakwaters that surround approximately 430 acres, which are protected from the Pacific Ocean to the south and west (Figure 2). This is the only protected harbor on the coast between San Francisco and Santa Cruz, a distance of more than 75 miles. The harbor is used by a variety of recreational and commercial vessels. Johnson Pier, with commercial and recreational boat slips, is located within a smaller, inner breakwater to the east of the proposed project. A public boat launch with three concrete ramps is located at the southeast end of the outer breakwater. Use of the public boat launch is largely associated with sport fishing and correlates to a great degree with offshore fishing conditions (Dyett & Bhatia, 2014). The waters outside of the Pillar Point Harbor breakwater are part of the Monterey Bay National Marine Sanctuary.

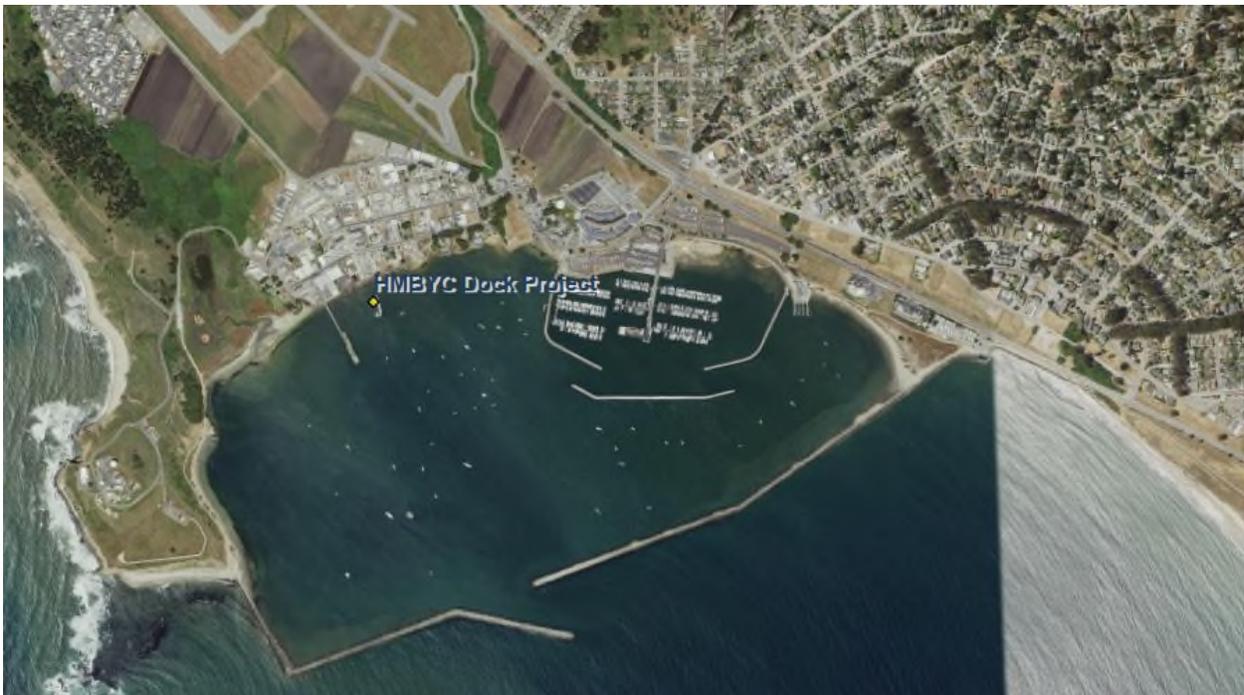


Figure 2. The Pillar Point Harbor (outer) east and west breakwaters, the Johnson Pier (inner) breakwater, and the location of the HMBYC dock project. Romeo Pier is the structure to the west of the dock project.

The James V. Fitzgerald Marine Reserve is situated adjacent to Princeton-by-the-Sea in the town of Moss Beach, to the north of Pillar Point Harbor. The reserve encompasses approximately 370 acres of intertidal and subtidal marine habitat, and 32 acres of upland coastal bluffs with elevations up to 100 feet (San Mateo County Parks Department, 2002). The terrestrial part of the reserve includes the majority of the Pillar Point Marsh, which lies to the west of the club, while the marine reserve extends along the coastline to near Pillar Point (Figure 3). The reserve is also designated an “Area of Special Biological Significance” (ASBS) by the State of California. The ASBS includes the reserve and an extension beyond the southern limit of the reserve to the Pillar Point breakwater and beyond the northern limit to Montara Beach for a distance of 1,000 feet offshore (State Water Resources Control Board, 2003).

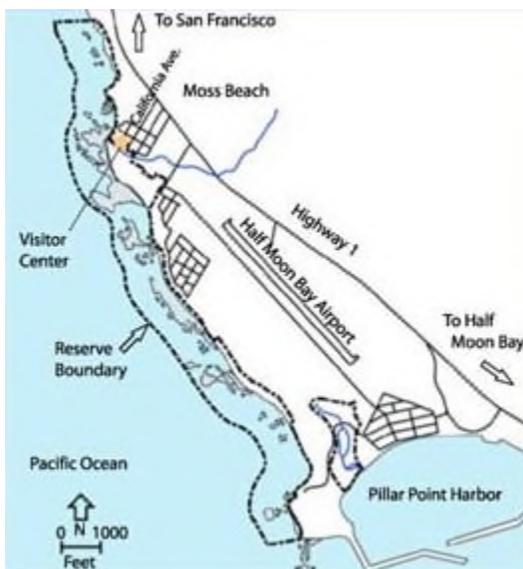


Figure 3. Pillar Point Marine Reserve and Marsh

The Pillar Point Marsh that lies mostly within the Fitzgerald Reserve is one of the largest principal wetland/riparian areas along the San Mateo County coast. In addition to supporting a wide variety of plant and animal species, the marsh functions as a water purifier and sediment basin. The area encompasses 23.5 acres of upper freshwater marsh to the northeast of West Point Avenue and 17.5 acres of lower salt marsh and beach to the southwest of the road (San Mateo County Parks Department, 2002).

Adjacent to the reserve is the Pillar Point Air Force Station, a military radar tracking station that sits atop the ocean bluffs at Pillar Point above the western edge of the project site. Ocean bluffs and beach habitat in the vicinity of the project are accessible via

hiking trails.

The shoreline and property in the project area have been significantly altered going back at least the past 80 years. Romeo Pier (Figure 4) was built in 1940 to serve fishermen unloading their catches before the breakwaters were built. It was closed as unsafe in 1998 and has been deteriorating ever since. In May 2014, the San Mateo County Harbor District voted to spend \$61,000 to hire engineers to draft initial plans for disassembling the structure (Noack, 2014).



Figure 4. Romeo Pier

The east breakwater was built by the U.S. Army Corps of Engineers between 1959 and 1961, with the west part of the breakwater built in 1966-1967. Johnson Pier and the inner breakwater were constructed in 1970s and 80s (San Mateo County Harbor District, 2016). Historically, Pillar Point Marsh probably occupied a larger area, but it was dammed in the early

part of the 20th century for agricultural uses. Construction of the Air Force access road in the late 1920s probably further confined its extent (Fitzgerald Marine Reserve Master Plan, 2002).

Project description and methodology

The overall footprint of the proposed dock and floating pier will be approximately 14,000 square feet (Figure 5). Two ramps are proposed to be constructed to allow public/ADA access to the beach from one ramp and access to the dock from the other. One ramp will be 6-ft by 30-ft and will run from the end of Vassar Avenue onto the pier. The other will be 4-ft by 90-ft and will extend from the pier to the beach. A 10-foot (ft) by 103-ft by 12-ft access pier will extend from the west corner of the yacht club property pier adjacent to Vassar Avenue and cross the beach with a minimum of 10-ft of clearance.

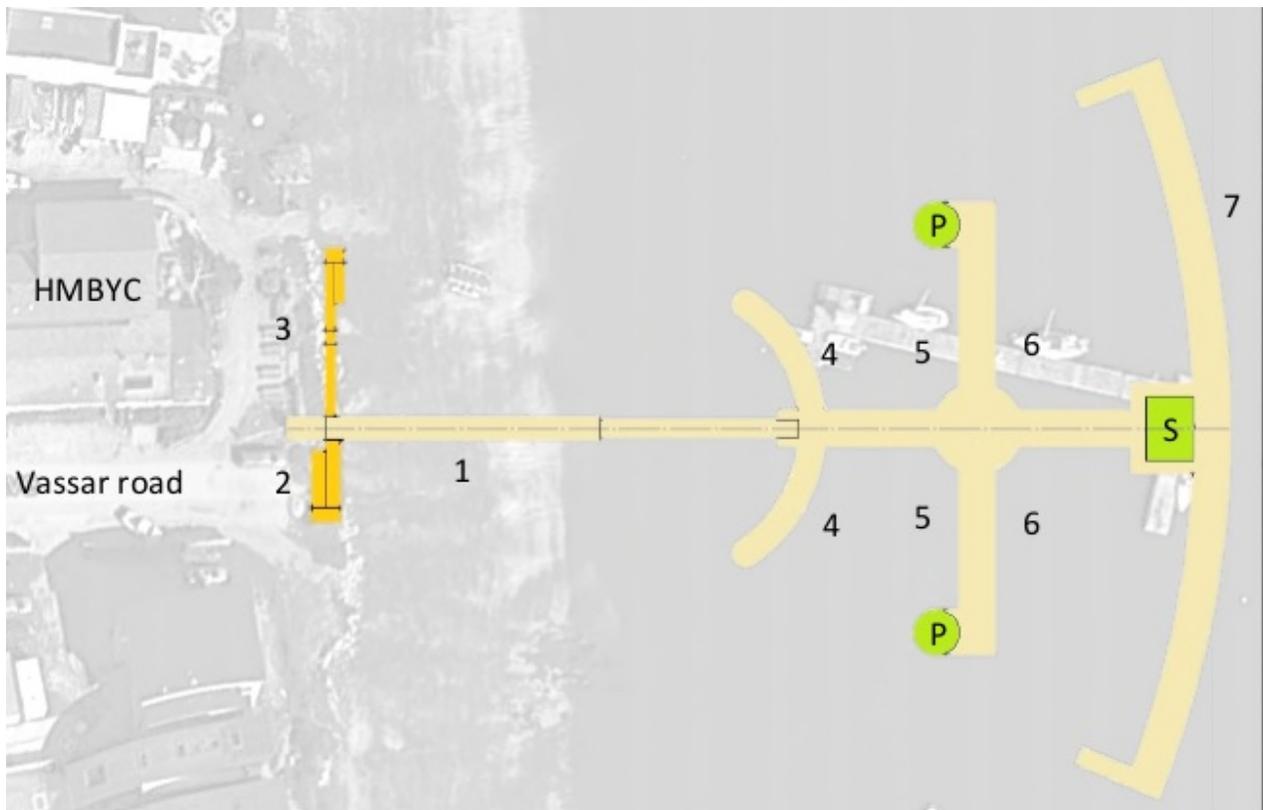


Figure 5. Overlay of pier and floating dock adjacent to Vassar Avenue

On February 13, 2016, a field survey of the property was conducted by biologists Carliane Johnson with SeaJay Environmental, and Nicole David with the San Francisco Estuary Institute. Additional desktop research was conducted using the California Natural Diversity Database, Calflora (<http://www.calflora.org/>), eBird (<http://ebird.org/content/ebird/>), and the San Mateo County Birding Guide of the Sequoia Audubon Society (<http://birding.sequoia-audubon.org/descriptionV3.php?loc=18&p=0>).

Physical and Biological Resources

Nearshore and Terrestrial Soils and Vegetation

Intertidal habitat in the project area is characterized by soft bottom sands, shells, and occasionally cobble in the area between the highest and lowest tides (USACE, 2015). Sandy intertidal habitat provides habitat for various organisms such as clams, crabs, and other invertebrates (USACE, 2015). Vegetation growing on the club dock and along the rip rap of the outer breakwaters include several species of algae such as sea lettuce (*Ulva* sp.), lichens, plantain (*Plantago maritime*) and bristly ox tongue (*Picris echioides* L). Kelp beds are not present in Pillar Point Harbor (USACE, 2015).

The subtidal zone is located below the mean lower low water (MLLW). Unconsolidated sand or mud with some areas of hard bottom or rocky outcrops approximately 200 ft to the west of the existing club dock comprise some of the sea floor in the subtidal zone of the project area. The deeper areas of the subtidal zone are characterized by fine sands and sediment with a significant amount of mud (USACE, 2015).

Terrestrial soils in the Princeton-by-the-Sea vicinity have good drainage, since the surface consists of marine deposits with underlying water-bearing sediments of unconsolidated sand and gravel deposits. The project area does not include any terrestrial habitat considered to be sensitive natural communities by the California Department of Fish and Wildlife. Nor are there any Environmentally Sensitive Habitat Areas (ESHAs) designated by the California Coastal Commission or San Mateo County through the Local Coastal Program. Due to the highly manipulated landscape and high prevalence of invasive weeds, no special status plant species, including those listed by the U.S. Fish and Wildlife Service and the California Fish and Wildlife as rare, threatened or endangered, have been documented to occur in the project area. Figure 6 depicts the vegetation types in and around the HMBYC property.

The terrestrial landscape on the HMBYC property contains some California native shrubs, but the majority is ruderal habitat consisting of many invasive, old world weeds. The property supports two individual native trees, arroyo willow (*Salix lasiolepis*; Figure 7) and Monterey pine (*Pinus radiata*, an introduced species; Figure 8). Native strand habitat plants include: seaside daisy (*Erigeron glaucus*); lizard tail (*Eriophyllum staechadifolium*); coast buckwheat (*Eriogonum latifolium*); and California oatgrass (*Danthonia californica*). The rest of the property contains non-native trees, shrubs and groundcovers. The non-native trees and ornamental shrubs are: bottlebrush (*Callistemon* spp.); juniper (*Juniperus* spp.); Escallonia (*Escallonia* spp.); Morea lily (*Iris africano*); daisy bush (*Euryops* spp.); pink breath of heaven (*Coleonema pulchellum*) and boxwood (*Buxus* spp.). Non-native ornamentals include: New Zealand flax (*Phormium* spp.); Lily of the Nile (*Agapanthus praecox*); and iceplant (*Carpobrotus edulis*).



Habitat	
	Agriculture
	Mixed Monterey Cypress Forest
	Central Coast Riparian Scrub
	Central Coast Scrub
	Non-Native Annual Grassland
	Northern Coastal Bluff Scrub
	Northern Coastal Salt Marsh
	Coastal and Valley Freshwater Marsh
	Developed/Ruderal
	Princeton Waterfront/Industrial Area
	Princeton Study Area Boundary

Sources: SWCA, 2013; San Mateo County Planning & Building Department, 2013; Dyett & Bhatta, 2013.



Figure 6. Habitat Types in the Pillar Point Harbor Area



Figure 7. Arroyo willow on east side of club at water's edge

Nearshore and Terrestrial Wildlife

The nearshore subtidal zone is generally occupied by small, mobile, deposit-feeding crustaceans and contains fewer species of invertebrates than in the finer sandy to mixed sediments offshore (USACE, 2015). Benthic subtidal habitat in the Pillar Point area consists of invertebrates such as polychaete worms (including *Mediomastus californiensis* and

Polydora kempii), anemones, shrimp (*Neomysis rayii*, *Bathyleberis* sp., and *Euphilomedes carcharodonta*), crabs (including *Hemigrapsus nudus*), bivalves (including *Macoma secta* and *Transennella tantilla*), and gammarid amphipods (including *Aoroides columbiae* and *Corophium acherusicum*), among other sessile and suspension feeding organisms (USACE, 2015). Organisms that attach to the existing floating dock include: colonial ascidians, barnacles (*Balanus* sp.), skeleton shrimp (*Caprellid* sp.), blue mussel (*Mytilus edulis*), limpet (*Acmaea persona*), and checkered periwinkle snail (*Littorina scutulata*).



Figure 8. Monterey pine and boxwood in front of club house

During late summer and fall, schools of fish often concentrate in the harbor and provide feeding grounds for large numbers of birds. Protected species of Chinook salmon (*Oncorhynchus tshawytscha*), steelhead trout (*Oncorhynchus mykiss*) and coho salmon (*Oncorhynchus kisutch*) could occur in the ocean outside of the harbor and potentially inside, as well (California Coastal Commission, 2013). Subtidal waters provide foraging and summer nursery habitat for fish such as English sole (*Parophrys vetulus*), shiner surfperch (*Cymatogaster aggregate*), Pacific herring (*Clupea harengus*), and rockfish (*Sebastes* sp). Starry flounder (*Platichthys stellatus*) and topsmelt are abundant in winter when northern anchovy (*Engraulis mordax*), Pacific sardine (*Sardinops sagax caerulea*), mackerel (Scombridae) and striped bass (*Morone saxatilis*) are present (USACE, 2015). Larger fish and rays include leopard shark (*Triakis semifaceata*) and bat rays (*Myliobatis californicus*) are seen during the spring and summer months.

The most common marine mammal at Pillar Point is the harbor seal (*Phoca vitulina*). Harbor seals forage near the shore in water that is up to 16 feet deep, and rest on the breakwater jetties. This stretch of coast provides numerous haul-out sites for harbor seals and California sea lions (*Zalophus californianus*). Fitzgerald Marine Reserve is a pupping area for harbor seals and young of the year seals are often seen resting on the docks inside the harbor. Harbor seals and sea lions are both protected under the Marine Mammal Protection Act (MMPA), but they are

neither designated as “depleted” populations under the MMPA, nor are they listed for protection under the Endangered Species Act (ESA).

Aquatic and terrestrial habitats in the project vicinity also support a variety of shorebirds, diving birds, gulls, terns, wading birds and waterfowl. Open water habitat is the most heavily used habitat by birds (primarily for resting on the surface and diving for submerged food; USACE, 2006). Shallow intertidal habitat is also used by birds for foraging and roosting. The project occurs in an area that attracts migratory ducks and shorebirds associated with the Pacific Flyway, averaging 1,200 individuals in the winter months, but populations decrease in the summer as birds migrate, dropping to an average of approximately 300 individuals (USACE 2015). Migrants include snowy plover (*Charadrius nivosus*) and spotted sandpiper (*Actitis macularius*). Summer visitors include sooty shearwater (*Puffinus griseus*), Heermann's gull (*Larus heermanni*), pigeon guillemot (*Cephus columba*) and terns (*Sternidae*). Winter visitors include: Northern fulmar (*Fulmarus glacialis*), black-crowned night heron (*Nycticorax nycticorax*), black scoter (*Melanitta americana*), surf scoter (*Melanitta perspicillata*), grebes (*Podicipedidae*) and loons (*Gavia* spp; Metropulos, 2014). The most common bird species that occur in the project area include: brown pelicans (*Pelecanus occidentalis*), pelagic cormorants (*Phalacrocorax pelagicus*), Brandt's cormorants (*Phalacrocorax penicillatus*), double-crested cormorants (*Phalacrocorax auritus*), black oystercatchers (*Haematopus bachmani*), western gulls (*Larus occidentalis*), California gulls (*L. californicus*), common murre (*Uria aalge*), sooty shearwater and Cassin's auklets (*Ptychoramphus aleuticus*; USACE, 2015). Appendix A provides a list of bird species that are likely to be seen in the Pillar Point area.

Due to a number of feral cats (*Felis cattus*) in the Princeton area and that congregate near the club, small ground animals such as lizards and moles have not been observed on the property.

Impact Analysis and Proposed Restoration

Section 13096 of the California Code of Regulations requires that a specific finding be made in conjunction with coastal development permit applications showing the application to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Appendix B provides a CEQA checklist of the project. All categories except two are listed as “no impact.”

The two areas in which there might be some effects, but “less than significant impact,” are on water quality standards and the potential for inundation by seiche, tsunami, or mudflow. Water quality impacts would be minimized through HMBYC's compliance with state and federal Water Quality Standards through adherence to permit conditions and compliance with San Mateo County's Construction Best Management Practices. Although it is possible that the harbor could

again be affected by a tsunami, the dock would be constructed as a floating structure and would be engineered to minimize any direct effects to tsunami waves, storm surges and other impacts.

Of the bird species that visit Pillar Point Harbor area, only the Western snowy plover is listed as threatened under the ESA. These birds nest on barren or sparsely vegetated sandy beaches near coastal lagoons, lakes, rivers, bays, and estuaries. They breed during spring and summer in California and forage on coastal beaches above the mean high water line. Critical habitat for this species is located approximately 1-mile south of the proposed area, occupying approximately 1.25 miles of Half Moon Bay State Beach. However, snowy plovers are not known to be present or nest in the vicinity of the proposed dock. Given the erosion of much of the sand habitat in the area around the club, and the fact that the species is sensitive to disturbances caused by frequent human and dog access, plovers likely avoid the minimal remaining beach in the area.

Protected fish species that could potentially occur in the project area are steelhead trout (threatened), Coho salmon (endangered), and Chinook salmon (threatened).

Steelhead can be found in coastal waters, estuaries, and freshwater streams. They spend much of their adult life in the ocean, but return to natal streams to spawn from December through April. Critical habitat includes Denniston Creek, which is located on the west side of the inner harbor of Johnson Pier and drains into Pillar Point Harbor approximately 1,300 feet from the project site.

Coho and Chinook salmon are also found in coastal waters, estuaries, and freshwater streams, but no critical habitat is designated for these species in Central California.

At this time, fish passage barriers would need to be removed for trout and salmon to use the Denniston Creek waterway again. Barriers to fish passage exist where the creek crosses Prospect and Capistrano roads near Princeton Harbor, at Denniston Dam, and potentially at the water treatment plant access road (TRC Essex, 2006). Although these fish may occur inside the harbor and near the proposed project site, construction activities would be of limited duration and with a small footprint, which would unlikely cause any direct adverse effects to these species. No impacts (either directly or indirectly) would occur to the Denniston Creek waterway.

A Natural Environment Study was prepared in 2009 by the consulting firm, Coast Ridge Ecology, for the Mirada Surf Coastal Trail project, which traverses through Princeton between the Pillar Point Marsh and Surfer's Beach to the south of Pillar Point Harbor. Pre-construction surveys and daily biological monitoring were also conducted for the California red-legged frog (*Rana draytonii*) and San Francisco garter snake (*Thamnophis sirtalis tetrataenia*) for the duration of the project. Neither species was found to occur near the HMBYC project site.

Based on the current project design, the proposed project is not likely to have an adverse effect on biological resources in the area, including designated ESA species or critical habitat. The developed area of the HMBYC property has limited habitat value due to its highly disturbed

history and regular levels of human activity, though some animals such as harbor seals and gulls may use the existing and proposed dock for resting purposes.

Although mitigation would not be required based on the criteria threshold in Appendix B, HMBYC is proposing to restore habitat on the property to further minimize effects. Many of the invasive plant species would be removed and replaced with native species to provide a more pleasing visual environment for the public and to enhance overall native habitat value.

Native species that would be considered include: Coast strawberry (*Frageria chiloensis*); yarrow (*Achillea millefolium*), California poppy (*Eschscholzia californica*), lizard-tail (*Eriogonum staechadifolium*), seaside daisy (*Erigeron glaucus*), cliff buckwheat (*Eriogonum parvifolium*), wild rye (*Elymus triticoides*), red fescue (*Festuca rubra*), and California brome (*Bromus carinatus*).

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Appendix A – Bird Checklist for Pillar Point Harbor

6/9/2016

Checklist for Pillar Pt. Harbor

eBird Field Checklist

Pillar Pt. Harbor

San Mateo, California, US

ebird.org/ebird/hotspot/L242192

241 species (+20 other taxa) - Year-round, All Years

Date: _____
Start Time: _____
Duration: _____
Distance: _____
Party Size: _____
Notes:

This checklist is generated with data from eBird (ebird.org), a global database of bird sightings from birders like you. If you enjoy this checklist, please consider contributing your sightings to eBird. It is 100% free to take part, and your observations will help support birders, researchers, and conservationists worldwide.

Go to ebird.org to learn more!

Waterfowl

____ Greater White-fronted Goose
____ Snow Goose
____ Ross's Goose
____ Brant
____ Cackling Goose
____ Canada Goose
____ Gadwall
____ American Wigeon
____ Mallard
____ Blue-winged Teal
____ Cinnamon Teal
____ Northern Shoveler
____ Northern Pintail
____ Green-winged Teal
____ Canvasback
____ Redhead
____ Ring-necked Duck
____ Greater Scaup
____ Lesser Scaup
____ Greater/Lesser Scaup
____ Surf Scoter
____ White-winged Scoter
____ Black Scoter
____ scoter sp.
____ Long-tailed Duck
____ Bufflehead
____ Common Goldeneye
____ Hooded Merganser
____ Common Merganser

____ Red-breasted Merganser
____ Ruddy Duck

Grouse, Quail, and Allies

____ California Quail

Loons and Grebes

____ Red-throated Loon
____ Pacific Loon
____ Common Loon
____ Yellow-billed Loon
____ loon sp.
____ Pied-billed Grebe
____ Horned Grebe
____ Red-necked Grebe
____ Eared Grebe
____ Horned/Eared Grebe
____ Western Grebe
____ Clark's Grebe
____ Western/Clark's Grebe

Albatrosses, Petrels, and Shearwaters

____ Black-footed Albatross
____ Northern Fulmar
____ Pink-footed Shearwater
____ Buller's Shearwater
____ Sooty Shearwater
____ Black-vented Shearwater

Storm-Petrels

____ Fork-tailed Storm-Petrel
____ Ashy Storm-Petrel
____ Black Storm-Petrel

<http://ebird.org/ebird/printableList?regionCode=L242192&yr=all&m=>

1/4

Frigatebirds, Boobies, and Gannets

- Brown Booby
- Northern Gannet

Cormorants, Anhingas, and Pelicans

- Brandt's Cormorant
- Double-crested Cormorant
- Pelagic Cormorant
- cormorant sp.
- American White Pelican
- Brown Pelican

Hérons, Ibis, and Allies

- Great Blue Heron
- Great Egret
- Snowy Egret
- Cattle Egret
- Green Heron
- Black-crowned Night-Heron
- White-faced Ibis

Vultures, Hawks, and Allies

- Turkey Vulture
- Osprey
- White-tailed Kite
- Golden Eagle
- Northern Harrier
- Sharp-shinned Hawk
- Cooper's Hawk
- Accipiter sp.
- Red-shouldered Hawk
- Red-tailed Hawk

Rails, Gallinules, and Allies

- Virginia Rail
- Sora
- American Coot

Shorebirds

- Black-necked Stilt
- American Avocet
- Black Oystercatcher
- Black-bellied Plover
- Pacific Golden-Plover
- Snowy Plover
- Semipalmated Plover
- Killdeer
- Spotted Sandpiper
- Wandering Tattler
- Greater Yellowlegs
- Willet
- Lesser Yellowlegs
- Whimbrel
- Long-billed Curlew
- Marbled Godwit
- Ruddy Turnstone
- Black Turnstone
- Red Knot
- Surfbird
- Ruff
- Sanderling
- Dunlin
- Rock Sandpiper
- Baird's Sandpiper

- Least Sandpiper
- Pectoral Sandpiper
- Semipalmated Sandpiper
- Western Sandpiper
- peep sp.
- Short-billed Dowitcher
- Long-billed Dowitcher
- Short-billed/Long-billed Dowitcher
- Wilson's Snipe
- Wilson's Phalarope
- Red-necked Phalarope
- Red Phalarope
- Red-necked/Red Phalarope

Skuas and Jaegers

- Pomarine Jaeger
- Parasitic Jaeger
- jaeger sp.

Alcids

- Common Murre
- Pigeon Guillemot
- Marbled Murrelet
- Ancient Murrelet
- Cassin's Auklet
- Rhinoceros Auklet
- Horned Puffin

Gulls, Terns, and Skimmers

- Black-legged Kittiwake
- Bonaparte's Gull
- Laughing Gull
- Franklin's Gull

This field checklist was generated using eBird (ebird.org)

Heermann's Gull
 Mew Gull
 Ring-billed Gull
 Western Gull
 California Gull
 Herring Gull
 Thayer's Gull
 Glaucous-winged Gull
 Western x Glaucous-winged Gull (hybrid)
 Herring x Glaucous-winged Gull (hybrid)
 Glaucous Gull
 Larus sp.
 gull sp.
 Least Tern
 Caspian Tern
 Black Tern
 Common Tern
 Forster's Tern
 Elegant Tern
 tern sp.
 Black Skimmer
Pigeons and Doves
 Rock Pigeon
 Band-tailed Pigeon
 Eurasian Collared-Dove
 White-winged Dove
 Mourning Dove
Owls
 Barn Owl
 Great Horned Owl

Short-eared Owl
Swifts
 Vaux's Swift
 White-throated Swift
Hummingbirds
 Anna's Hummingbird
 Allen's Hummingbird
 Rufous/Allen's Hummingbird
 hummingbird sp.
Kingfishers
 Belted Kingfisher
Woodpeckers
 Acom Woodpecker
 Red-breasted Sapsucker
 Downy Woodpecker
 Hairy Woodpecker
 Northern Flicker
Falcons and Caracaras
 American Kestrel
 Merlin
 Peregrine Falcon
 diurnal raptor sp.
Tyrant Flycatchers: Pewees, Kingbirds, and Allies
 Pacific-slope Flycatcher
 Black Phoebe
 Say's Phoebe
 Tropical Kingbird
 Western Kingbird
Shrikes
 Loggerhead Shrike

Vireos
 Cassin's Vireo
 Hutton's Vireo
 Warbling Vireo
Jays, Magpies, Crows, and Ravens
 Steller's Jay
 Western Scrub-Jay
 American Crow
 Common Raven
Larks
 Horned Lark
Martins and Swallows
 Northern Rough-winged Swallow
 Purple Martin
 Tree Swallow
 Violet-green Swallow
 Barn Swallow
 Cliff Swallow
 swallow sp.
Tits, Chickadees, and Titmice
 Chestnut-backed Chickadee
Penduline-Tits and Long-tailed Tits
 Bushitit
Nuthatches
 Red-breasted Nuthatch
 White-breasted Nuthatch
 Pygmy Nuthatch
Treecreepers
 Brown Creeper

This field checklist was generated using eBird (ebird.org)

Wrens

- House Wren
- Pacific Wren
- Marsh Wren
- Bewick's Wren

Gnatcatchers

- Blue-gray Gnatcatcher

Kinglets

- Golden-crowned Kinglet
- Ruby-crowned Kinglet

Parrotbills, Wrentit, and Allies

- Wrentit

Thrushes

- Western Bluebird
- Swainson's Thrush
- Hermit Thrush
- American Robin
- Varied Thrush

Catbirds, Mockingbirds, and Thrashers

- California Thrasher
- Northern Mockingbird

Starlings and Mynas

- European Starling

Wagtails and Pipits

- American Pipit

Waxwings

- Cedar Waxwing

Wood-Warblers

- Northern Waterthrush
- Black-and-white Warbler

- Orange-crowned Warbler
- Common Yellowthroat
- American Redstart
- Yellow Warbler
- Blackpoll Warbler
- Palm Warbler
- Yellow-rumped Warbler
- Black-throated Gray Warbler
- Townsend's Warbler
- Wilson's Warbler

Sparrows and other Emberizids

- Grasshopper Sparrow
- Fox Sparrow
- Dark-eyed Junco
- White-crowned Sparrow
- Golden-crowned Sparrow
- White-throated Sparrow
- Savannah Sparrow
- Song Sparrow
- Lincoln's Sparrow
- Swamp Sparrow
- California Towhee
- Spotted Towhee

Blackbirds

- Red-winged Blackbird
- Tricolored Blackbird
- Western Meadowlark
- Brewer's Blackbird
- Brown-headed Cowbird

Finches, Euphonias, and Allies

- House Finch
- Purple Finch
- Red Crossbill
- Pine Siskin
- Lesser Goldfinch
- Lawrence's Goldfinch
- American Goldfinch

Old World Sparrows

- House Sparrow

This field checklist was generated using eBird (ebird.org)

Appendix B – California Environmental Quality Act (CEQA) Checklist

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
I. AESTHETICS: Would the project:				
a) Have a substantial adverse effect on a scenic vista	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

IV. BIOLOGICAL RESOURCES: Would the project:

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

V. CULTURAL RESOURCES: Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VI. GEOLOGY AND SOILS: Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VII. GREENHOUSE GAS EMISSIONS: Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

IX. HYDROLOGY AND WATER QUALITY: Would the project:

- a) Violate any water quality standards or waste discharge requirements?
- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- f) Otherwise substantially degrade water quality?

- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- j) Inundation by seiche, tsunami, or mudflow

X. LAND USE AND PLANNING: Would the project:

- a) Physically divide an established community?
- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

XI. MINERAL RESOURCES: Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

II. NOISE: Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

XIII. POPULATION AND HOUSING: Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

XIV. PUBLIC SERVICES:

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

Police protection?

Schools?

Parks?

Other public facilities?

XV. RECREATION:

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

XVI. TRANSPORTATION/TRAFFIC: Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

e) Result in inadequate emergency access?

f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |