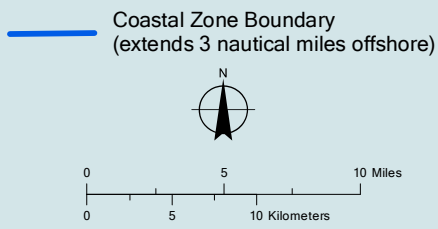
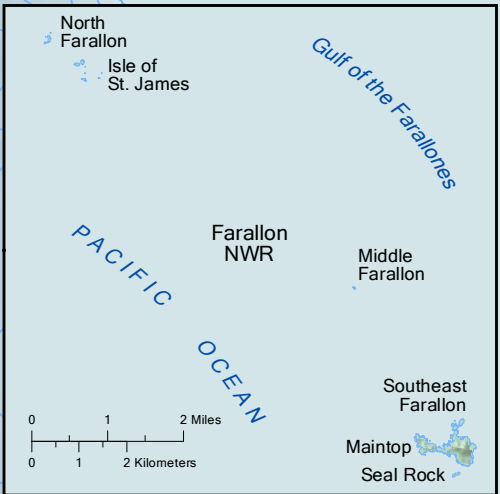




Farallon Islands (S.F. Co.)

See Inset Below

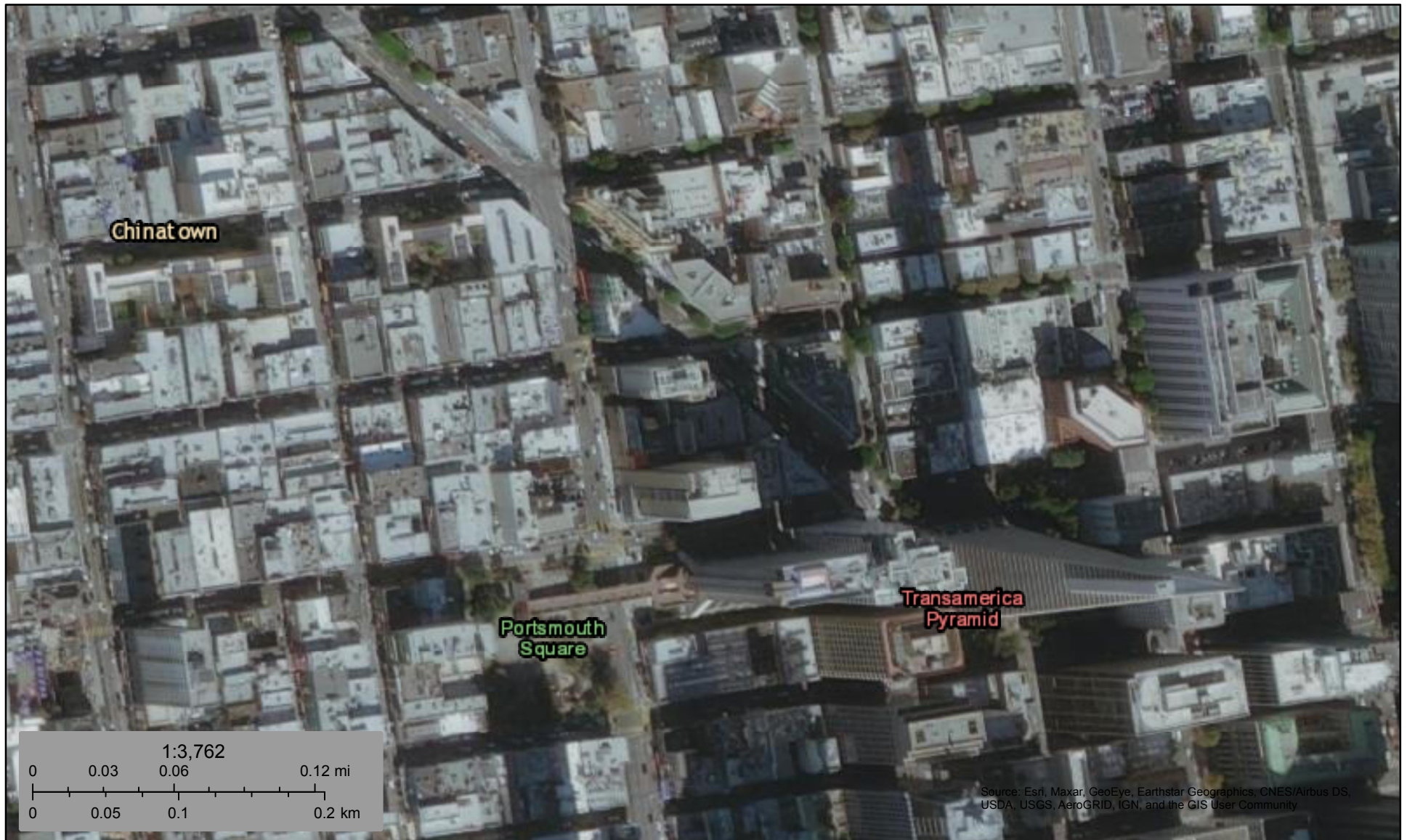




U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands 55 Columbus



April 13, 2022

Wetlands



	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Distance to SFO from Site

60,500 feet

Legend

-  55 Columbus Ave
-  Distance to SFO

55 Columbus Avenue

55 Columbus Ave

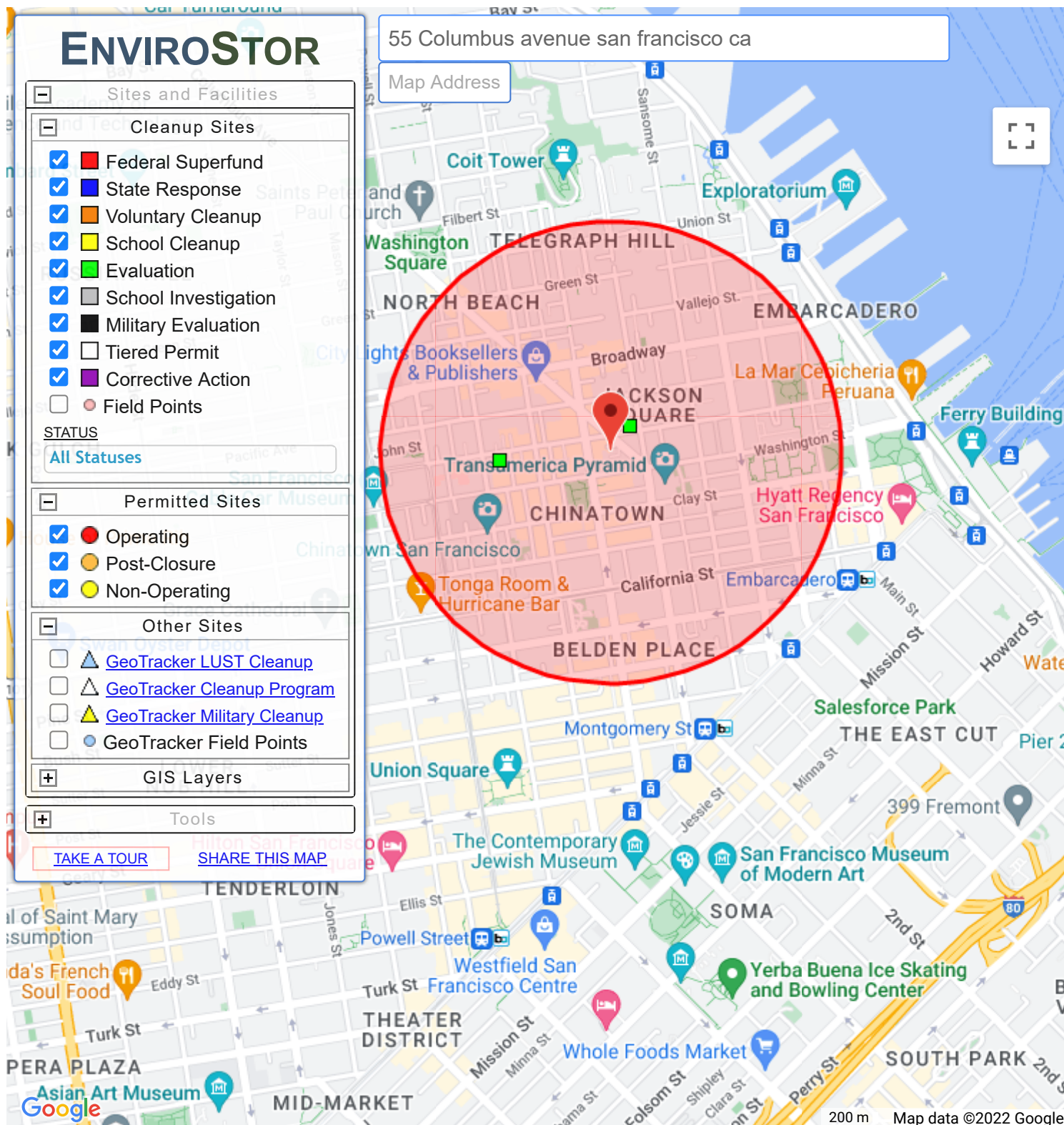
SFO

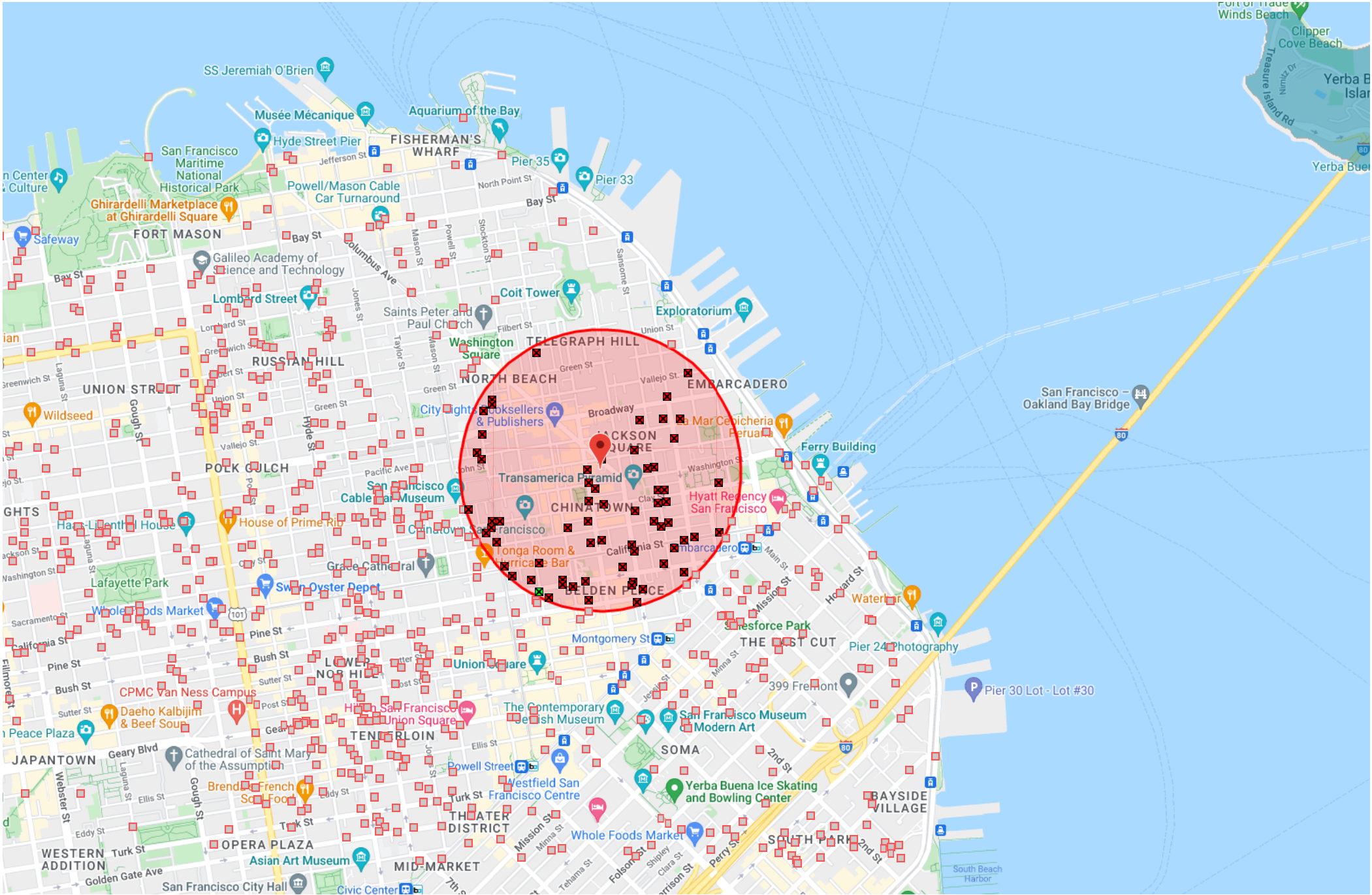
Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Data CSUMB SFML, CA OPC

N

3 mi





IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Project information

NAME

55 Columbus Avenue

LOCATION

San Francisco County, California



DESCRIPTION

Some(Rehabilitation of community facility)

Local office

Sacramento Fish And Wildlife Office

☎ (916) 414-6600

📠 (916) 414-6713

Federal Building

2800 Cottage Way, Room W-2605

Sacramento, CA 95825-1846

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Log in to IPaC.
2. Go to your My Projects list.
3. Click PROJECT HOME for this project.
4. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
 2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of

Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Salt Marsh Harvest Mouse <i>Reithrodontomys raviventris</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/613	Endangered
Southern Sea Otter <i>Enhydra lutris nereis</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8560	Threatened Marine mammal

Birds

NAME	STATUS
California Least Tern <i>Sterna antillarum browni</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8104	Endangered
Western Snowy Plover <i>Charadrius nivosus nivosus</i> There is final critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/8035	Threatened

Reptiles

NAME	STATUS
Green Sea Turtle <i>Chelonia mydas</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6199	Threatened

Amphibians

NAME	STATUS
------	--------

California Red-legged Frog *Rana draytonii*

Threatened

Wherever found

There is **final** critical habitat for this species. The location of the critical habitat is not available.

<https://ecos.fws.gov/ecp/species/2891>

Fishes

NAME

STATUS

Delta Smelt *Hypomesus transpacificus*

Threatened

Wherever found

There is **final** critical habitat for this species. The location of the critical habitat is not available.

<https://ecos.fws.gov/ecp/species/321>

Tidewater Goby *Eucyclogobius newberryi*

Endangered

Wherever found

There is **final** critical habitat for this species. The location of the critical habitat is not available.

<https://ecos.fws.gov/ecp/species/57>

Flowering Plants

NAME

STATUS

Franciscan Manzanita *Arctostaphylos franciscana*

Endangered

Wherever found

There is **final** critical habitat for this species. The location of the critical habitat is not available.

<https://ecos.fws.gov/ecp/species/5350>

Marin Dwarf-flax *Hesperolinon congestum*

Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/5363>

Marsh Sandwort *Arenaria paludicola*

Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/2229>

Presidio Clarkia *Clarkia franciscana*

Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/3890>**Presidio Manzanita** *Arctostaphylos hookeri* var. *ravenii*

Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/7216>**San Francisco Lessingia** *Lessingia germanorum* (=L.g. var. *germanorum*)

Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/8174>**White-rayed Pentachaeta** *Pentachaeta bellidiflora*

Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/7782>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.

2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A
BREEDING SEASON IS
INDICATED FOR A BIRD ON
YOUR LIST, THE BIRD MAY
BREED IN YOUR PROJECT AREA
SOMETIME WITHIN THE
TIMEFRAME SPECIFIED, WHICH
IS A VERY LIBERAL ESTIMATE
OF THE DATES INSIDE WHICH
THE BIRD BREEDS ACROSS ITS
ENTIRE RANGE. "BREEDS
ELSEWHERE" INDICATES THAT
THE BIRD DOES NOT LIKELY
BREED IN YOUR PROJECT
AREA.)

Allen's Hummingbird *Selasphorus sasin*

Breeds Feb 1 to Jul 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9637>

Black Oystercatcher *Haematopus bachmani*

Breeds Apr 15 to Oct 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9591>

Black Skimmer *Rynchops niger*

Breeds May 20 to Sep 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/5234>

Black Storm-petrel *Oceanodroma melania*

Breeds May 15 to Nov 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Black Turnstone *Arenaria melanocephala*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Clark's Grebe *Aechmophorus clarkii*

Breeds Jun 1 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Common Yellowthroat *Geothlypis trichas sinuosa*

Breeds May 20 to Jul 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/2084>

Long-eared Owl *asio otus*

Breeds Mar 1 to Jul 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/3631>

Marbled Godwit *Limosa fedoa*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9481>

Nuttall's Woodpecker *Picoides nuttallii*

Breeds Apr 1 to Jul 20

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/9410>

Oak Titmouse *Baeolophus inornatus*

Breeds Mar 15 to Jul 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9656>

Olive-sided Flycatcher *Contopus cooperi*

Breeds May 20 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/3914>

Short-billed Dowitcher *Limnodromus griseus*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9480>

Tricolored Blackbird *Agelaius tricolor*

Breeds Mar 15 to Aug 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/3910>

Willet *Tringa semipalmata*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Wrentit *Chamaea fasciata*

Breeds Mar 15 to Aug 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

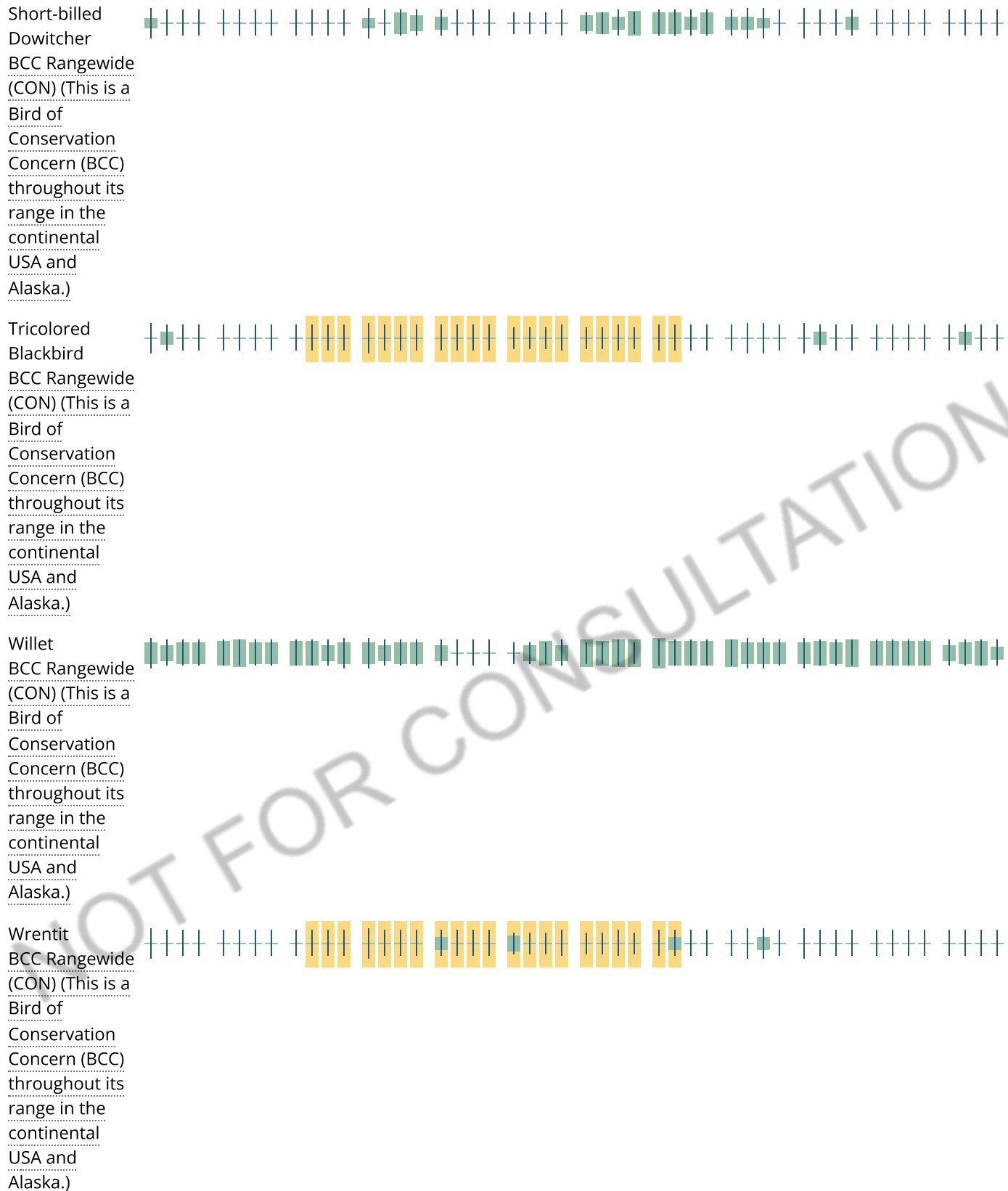
Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.









Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the

locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and

3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Marine mammals

Marine mammals are protected under the [Marine Mammal Protection Act](#). Some are also protected under the Endangered Species Act¹ and the Convention on International Trade in Endangered Species of Wild Fauna and Flora².

The responsibilities for the protection, conservation, and management of marine mammals are shared by the U.S. Fish and Wildlife Service [responsible for otters, walruses, polar bears, manatees, and dugongs] and NOAA Fisheries³ [responsible for seals, sea lions, whales, dolphins, and porpoises]. Marine mammals under the responsibility of NOAA Fisheries are **not** shown on this list; for additional information on those species please visit the [Marine Mammals](#) page of the NOAA Fisheries website.

The Marine Mammal Protection Act prohibits the take (to harass, hunt, capture, kill, or attempt to harass, hunt, capture or kill) of marine mammals and further coordination may be necessary for project evaluation. Please contact the U.S. Fish and Wildlife Service Field Office shown.

1. The [Endangered Species Act](#) (ESA) of 1973.
2. The [Convention on International Trade in Endangered Species of Wild Fauna and Flora](#) (CITES) is a treaty to ensure that international trade in plants and animals does not threaten their survival in the wild.
3. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following marine mammals under the responsibility of the U.S. Fish and Wildlife Service are potentially affected by activities in this location:

NAME

Southern Sea Otter *Enhydra lutris nereis*
<https://ecos.fws.gov/ecp/species/8560>

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also

been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

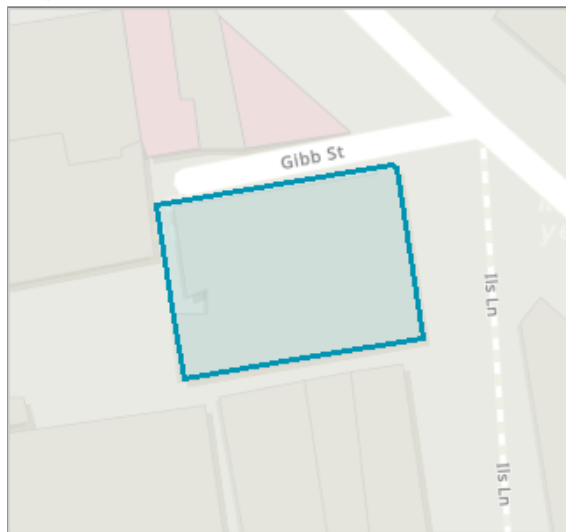
Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION



Report for: **55 COLUMBUS AVE**



Property

General information related to properties at this location.

Parcel (Block/Lot)	Parcel History	Address(es) for this Parcel	Reports
0195/023	0195/012 became 0195/023 on an unknown date 0195/012 became 0195/023 on an unknown date 0195/012 became 0195/023 on an unknown date 0195/012 became 0195/023 on an unknown date	53 Columbus Ave, San Francisco, CA 94111	Assessor Summary Assessor Recorded Documents ↗ Secured Property Tax Rolls
0195/024	0195/012 became 0195/024 on an unknown date 0195/012 became 0195/024 on an unknown date 0195/012 became 0195/024 on an unknown date 0195/012 became 0195/024 on an unknown date	55 Columbus Ave #A, San Francisco, CA 94111	Assessor Summary Assessor Recorded Documents ↗ Secured Property Tax Rolls
0195/025	0195/012 became 0195/025 on an unknown date 0195/012 became 0195/025 on an unknown date	55 Columbus Ave #G/F Com'l, San Francisco, CA 94111	Assessor Summary Assessor Recorded Documents ↗ Secured Property Tax Rolls

0195/012 became 0195/025
on an unknown date
0195/012 became 0195/025
on an unknown date

There are 3 parcels at this location.

Planning District

District 3 Northeast

Current Planning Team

NE Team

Schools (K-12) Within 600ft

Alt School - North Beach
Saint Marys School
Chinese Education Center Elementary School

Port Facilities

None

City Properties

None

Official Maps

Assessor's Block Map
Block Map 2009
Block Book Maps 1980
Block Book Maps 1960-65
Block Book Maps 1946
Block Book Maps 1935
Historic Sanborn Map

Supervisor District

District 3 (Aaron Peskin)

Census Tract

2010 Census Tract 061100

Neighborhood (Planning Dept)

Financial District
Neighborhood Groups Map
Services nearby (street cleaning, parks, MUNI, etc.)
Transportation (transit, ped & bike safety, etc.)

Recommended Plants

Would you like to grow plants that create habitat and save water? Check out the plants that we would recommend for this property at SF Plant Finder

Zoning Information

Planning Department Zoning and other regulations.

Zoning Districts

CRNC - Chinatown- Residential- Neighborhood Commercial

Height & Bulk Districts

40-X

Special Use Districts

None

Sign Regulations

Business Zoning Check ^{BETA}

Find out what businesses are permitted at this property

Coastal Zone

Not in the Coastal Zone

Port

Not under Port Jurisdiction

Redevelopment Areas

None

Legislative Setbacks

None

Cultural Districts

None

Limited and Nonconforming Uses

None

Planning AreasChinatown [↗](#)**Public Realm and Streetscape Plans**

None

Notice of Special Restrictions

None

Other Notices and Regulations**Accessory Dwelling Units**

May be eligible for adding new accessory dwelling unit(s).

Read more about this regulation [↗](#)

Added:

Chinatown Formula Retail

Peskin's original formula retail controls were removed inadvertently by Eastern Neighborhood amendments in January 2009. Until they are restored, formula retail is prohibited in Visitor Retail, and conditional uses in Community Business and Residential Neighborhood Commercial districts.

Added: 11/2/2009

Hotels and Motels Near Places of Entertainment

Hotel and Motel Projects within 300 feet of a Place of Entertainment may be subject to an Entertainment Commission outreach process.

Read more about this regulation [↗](#)

Added:

Noise Regulations Near Places of Entertainment

Projects within 300 feet of a Place of Entertainment may be subject to an Entertainment Commission outreach process if they: (a) Are subject to the Planning Department's requirement for a Preliminary Project Assessment for residential use, pursuant to Planning Department policy; (b) Are subject to the Planning Department's Pre-Application Meeting requirement for new construction, pursuant to Planning Department policy; or (c) Are proposing a conversion of a structure from non-residential use to residential use.

Read more about this regulation [↗](#)

Added: 5/5/2015

Stormwater Management Ordinance

Projects that disturb 5,000 square feet or more of the ground surface must comply with the Stormwater Design Guidelines and submit a Stormwater Control Plan to the SFPUC for review. To view the Guidelines and download instructions for preparing a Stormwater Control Plan, go to <http://stormwater.sfwater.org/>. Applicants may contact stormwaterreview@sfwater.org for assistance.

None

Neighborhood-Specific Impact Fees

In addition to those impact fees that apply throughout the City, the following neighborhood-specific impact fees apply to this particular property:

None

An overview of Development Impact Fees can be found on the Impact Fees Website [↗](#)

Mayor's Invest in Neighborhoods Initiative Areas

None

Community Benefit Districts

None

Read more about this regulation [↗](#)

Added: 8/6/2010

Design Guidelines

Area Specific Design Guidelines

HOME-SF Design Guidelines [↗](#)

The Affordable Housing Bonus Program (AHBP) design guidelines will be applied to projects that utilize the HOMESF density bonus program to clarify how projects shall adapt to their neighborhood context with added height or differing masses.

This location is potentially eligible for HOME-SF, a number of limiting criteria apply. See <http://sf-planning.org/homesf> for details. In cases where there is a discrepancy between the unique architectural attributes accessible through the AHBP (HOMESF) guidelines and the Residential Design Guidelines, the AHBP Specific Design Guidelines shall apply.

Urban Design Guidelines [↗](#)

The Urban Design Guidelines are an implementation document for Urban Design Policy in the General Plan. Sites in National Register, California Register, Article 10 and Article 11 Historic Districts are exempt. They apply in Residential districts only for projects with non-residential uses or residential projects with twenty-five units or more or with a frontage longer than 150'.

Citywide Design Guidelines

Architectural Design Guide for Exterior Treatments of Unreinforced Masonry Buildings during Seismic Retrofit [↗](#)

This design guide should provide guidance on how to maintain the historical character of a building when conducting seismic retrofit.

General information only. Use of this information for specific applications should be determined in each instance by the user and only upon the professional advice of competent experts.

Design Guide Standards for Bird-Safe Buildings [↗](#)

These guidelines should be applied to new construction and alterations that require treatment options to meet the Bird-Safe Building Standards.

Guide to the San Francisco Green Landscaping Ordinance [↗](#)

The guide describes the Green Landscaping Ordinance and helps san Francisco residents and property owners understand the benefits, requirements, and ways to comply with the ordinance.

Planning Code; Public Works Code

Guidelines for Adding Garages and Curb Cuts [↗](#)

These guidelines explain the criteria in which new garages and curb cuts are reviewed when installing to an existing or an historic building.

Guidelines for Ground Floor Residential Design [↗](#)

The Ground Floor Residential Design Guidelines (Draft) promote buildings that enhance the pedestrian experience and the livability of dwelling by encouraging the ground floor to contribute to active, safe, and comfortable streets.

Draft Document

Standards for Storefront Transparency [↗](#)

These standards promote a transparent storefront that welcomes customers inside with products and services on display, discourage crime with more "eyes on the street," reduced energy consumption with use of natural light, and enhances the curb appeal and value of the store and the entire neighborhood.

Planning Code Requirements for Commercial Buildings

Better Streets Plan [↗](#)

The Better Streets Plan contains guidelines that focus on pedestrian comfort, safety, and the usability of streets as public spaces. They contain pedestrian-oriented guidelines for curb lines, crosswalks, and other street design features to enable generous, usable public spaces.

Commission Guide for Formula Retail [↗](#)

The purpose of this document is to evaluate the appropriateness of each individual formula retail establishment's use, design, and necessity to help preserve the character of the City's neighborhoods.

Aligns with Planning Code Sections 303.1, 703.3, 803.6(c), Article 6, Article 11

Standards for Window Replacement [↗](#)

With such a variety of different window shapes, muntin profiles, methods of operation and configurations, windows can alter the appearance of a building or overall neighborhood character. These standards are meant to inform the applicant on these details and provide design standards that allow new or replacement windows to be approved.

Zoning Letters of Determination

6383ZAD Zoning Administrator Determination Letter (ZAD) 53 Columbus Avenue - letter of Determination - zoning for affordable housing project

Opened: 3/15/2007

Status: Closed - Issued 3/23/2007

Assigned Planner: Planning counter: pic@sfgov.org Tel: 628.652.7300

53 Columbus Avenue - letter of Determination - zoning for affordable housing project

Official Zoning Maps

[View Zoning District Map - ZN1 !\[\]\(3342c215b2a8b663596a81468d5dc314_img.jpg\)](#)

[View Height District Map - HT1 !\[\]\(56549452e01ca28bdf2500ced9653143_img.jpg\)](#)

[View Special Use District Map - SU1 !\[\]\(1f56542a42e2413e44a2b2023033aa2e_img.jpg\)](#)

[View Preservation District Map - PD1 !\[\]\(19d44b37fb4fa155bf9d60c77a3d3cb2_img.jpg\)](#)

[View Special Sign District Map - Citywide - SS01 !\[\]\(5a351309c3b87e4420622c1f0e57efc0_img.jpg\)](#)

[View Special Sign District Map - Detailed - SS02 !\[\]\(bff896c19919791b89ab521f039b410a_img.jpg\)](#)

Environmental Information

The two sections below list environmental monitoring requirements and general environmental topics related to this property.

CEQA Information

Known environmental issues related to this property are listed below. Under the California Environmental Quality Act (CEQA), certain types of work on this property may require additional environmental review.

Air Pollutant Exposure Zone

Health Code Article 38 [↗](#)

Site is located in an area with elevated pollutant concentrations. Sensitive use buildings, as defined in the Applicability section of the Ordinance, must comply with Health Code Article 38.

CEQA Impact: An Environmental Evaluation Application may be required for projects that generate air pollutants.

[Read more about this regulation \[↗\]\(#\)](#)

Added: 12/7/2014

Archeologically Sensitive Areas

Not applicable.

Cortese List – State Database of Hazardous Sites

California Government Code Section 65962.5 [↗](#)

Not applicable.

Flooding: 100-Year Storm Flood Risk Zone (Stormwater)

Not applicable.

Flooding: FEMA FIRM Flood Hazards (Coastal)

This location does not fall within a Special Flood Hazard Area (SFHA) pursuant to the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRM). Read more about the City's Floodplain Management Program [↗](#) and the Floodplain Management ordinance [↗](#) or contact the City Administrator's Office at floodplainadminister@sfgov.org.

FEMA FIRM Map Panel 0117A [↗](#)

AREA OF LOW OR MINIMAL FLOOD RISK

This location has an area of Low or Minimal Flood Risk - Flood Zone: X Unshaded [↗](#)

"Shaded" Zone X represents areas of moderate or low flood risk – these areas are subject to inundation during a flood having a 0.2-percent-annual-chance of occurrence, or during the 1-percent-annual-chance flood with depth less than 1 foot. "Unshaded" Zone X represents areas of minimal flood risk or areas that FEMA did not study or map. For San Francisco, FEMA did not study or map inland areas where stormwater flooding occurs during heavy rains. Flood insurance purchase requirements do not apply in these areas, but flood insurance may be purchased at reduced cost.

Maher Ordinance

Health Code Article 22A [↗](#)

Not applicable.

Seismic Hazard – Landslide

Not applicable.

Seismic Hazard – Liquefaction

Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area?

Additionally, any new construction is subject to a mandatory Interdepartmental Project Review.

Read more about this regulation [↗](#)

Added: 3/20/2013

Serpentine Rock
Not applicable.

Slopes of 20% or Greater
Not applicable.

Slopes of 25% or Greater
Not applicable.

Slope Protection Areas - San Francisco Building Code
Not applicable.

Historic Preservation

Historic preservation surveys and evaluations. The Historic Resource status shown on this page is tentative, to confirm the status of your property please speak to a Preservation Technical Specialist. Tel: 628.652.7300; Email: pic@sfgov.org. For a glossary of terms, visit the Help section of this site.

Historic Evaluation

Planning Dept. Historic Resource Status:

B - Unknown / Age Eligible [↗](#)

Parcel: 0195/023

Building Name:

Address: 53 COLUMBUS AVE

Status Reason: No evaluation and
45 years or older

Article 10 Designated Historic Districts and Landmarks

None

Article 11 Preservation Designation

None

Mills Act

Properties with Mills Act [↗](#) approval.

None

Legacy Business Registry

None

National Register of Historic Places

None

California Register of Historical Resources

None

Historic Resource Evaluation Responses

None

Evaluations for the Purposes of CEQA - These evaluations do not result in the automatic listing or designation of any property within the study area.

Districts: None

Historic Resource Assessments

None

Historic Surveys

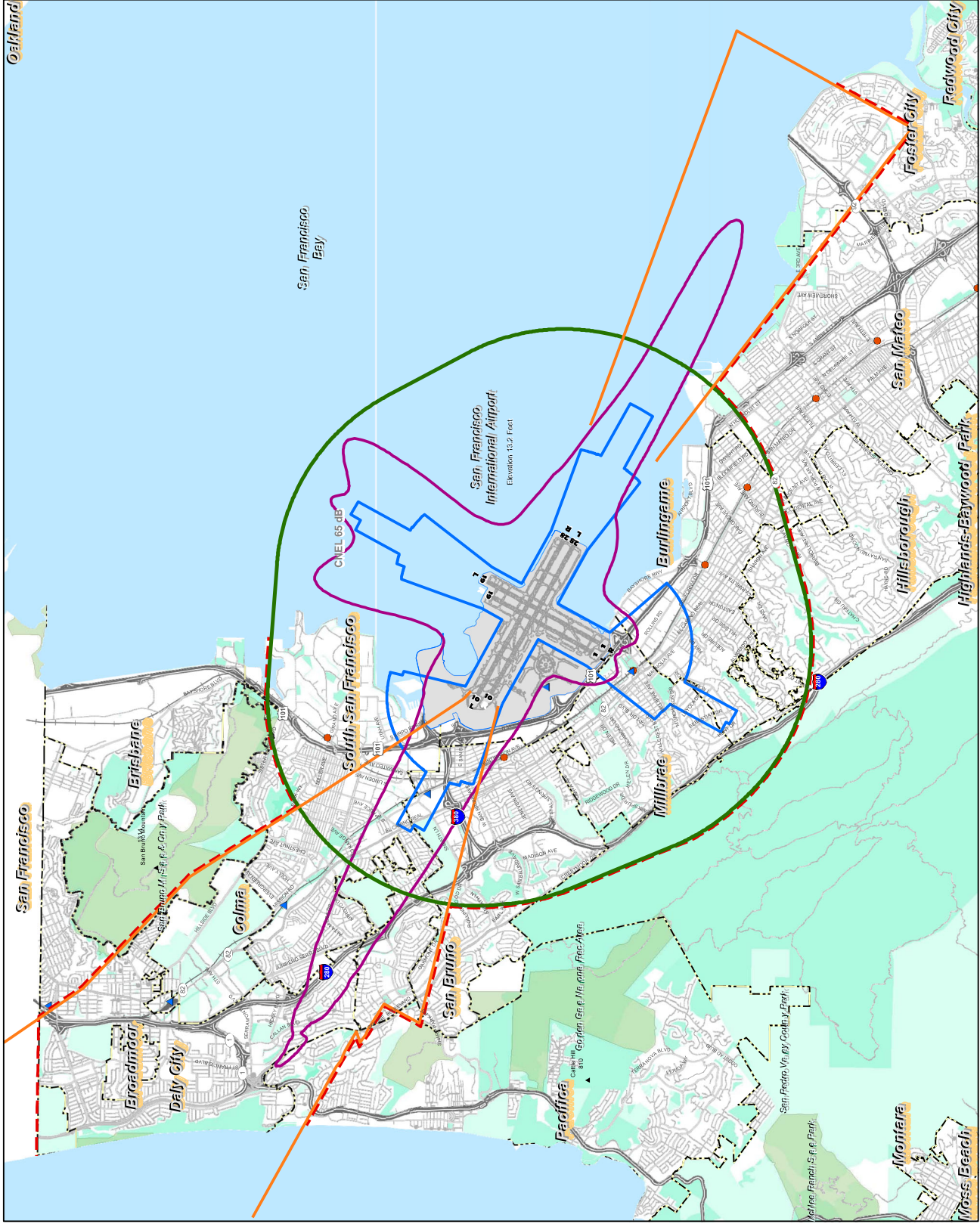
None

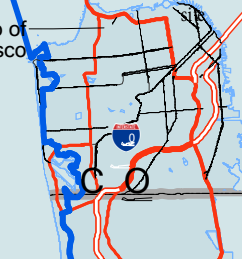
Historic Context Statements

None

Architecture

Unknown







Pacific Southwest, Region 9

Serving: Arizona, California, Hawaii, Nevada, Pacific Islands, Tribal Nations

Ground Water

Ground Water Quick Finder

[Ground Water Home](#)
[Class V Wells](#)
[Cesspools in Hawaii](#)

[Onsite Sewage Treatment Permits](#)

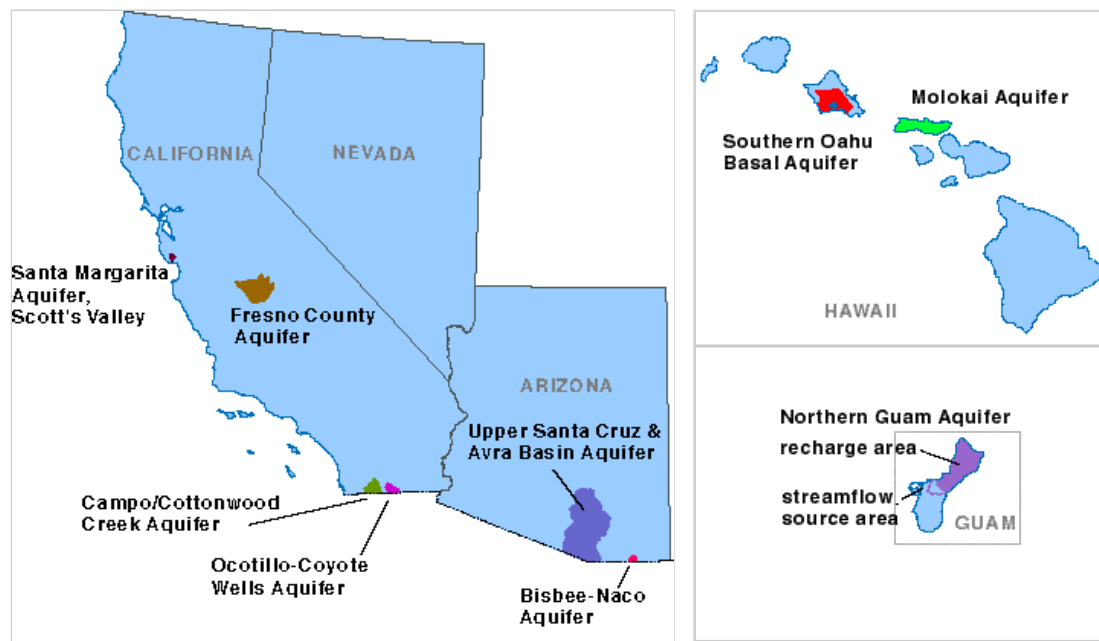
[Sole Source Aquifer Source Water Protection](#)

[Tribal Water Protection](#)
[Underground Injection Wells](#)

Sole Source Aquifer

The EPA's Sole Source Aquifer (SSA) Program was established under Section 1424(e) of the Safe Drinking Water Act (SDWA.) Since 1977, it has been used by communities to help prevent contamination of groundwater from federally-funded projects. It has increased public awareness of the vulnerability of groundwater resources. The SSA program allows for [EPA environmental review \(PDF\)](#) (1pg, 34K) of any project which is financially assisted by federal grants or federal loan guarantees. These projects are evaluated to determine whether they have the potential to contaminate a sole source aquifer.

In Region 9, nine sole source aquifers have been designated:



National Links

[EPA Ground Water & Drinking Water Home](#)

You will need Adobe Reader to view some of the files on this page. See [EPA's PDF page](#) to learn more about PDF, and for a link to the free Adobe Reader.

Maps

Click [here for a national layer](#) including all available coverage for [Sole Source Aquifers \(SSA\)](#) that can be used in Geographic Information Systems (GIS)

State	Sole Source Aquifer Name	Federal Reg. Cit	Publ. Date	Map
AZ	Upper Santa Cruz & Avra Basin Aquifer	49 FR 2948	01/24/84	KMZ PDF (1 pg, 1.3M)
AZ	Bisbee-Naco Aquifer	53 FR 38337	09/30/88	KMZ PDF (1 pg, 175K)
CA	Fresno County Aquifer	44 FR 52751	09/10/79	KMZ PDF (1 pg, 1.3M)
CA	Santa Margarita Aquifer, Scotts Valley	50 FR 2023	01/14/85	KMZ PDF (1 pg, 434K)
CA	Campo/Cottonwood Creek	58 FR 31024	05/28/93	KMZ PDF (1 pg, 321K)
CA	Ocotillo-Coyote Wells Aquifer	61 FR 47752	09/10/96	KMZ PDF (1 pg, 337K)
GU	Northern Guam Aquifer System	43 FR 17867	04/26/78	KMZ PDF (1 pg, 400K)

State	Sole Source Aquifer Name	Federal Reg. Cit	Publ. Date	Map
HI	Southern Oahu Basal Aquifer	52 FR 45496	11/30/87	KMZ PDF (1 pg, 716K)
HI	Molokai Aquifer	59 FR 23063	04/20/93	KMZ PDF (1 pg, 146K)

A map of all nationally designated SSAs is also [available on the Source Water Protection Publications Database](#).

For more information, please contact the Ground Water Office at 415-972-3971 or visit the national [EPA Sole Source Aquifer Program](#) site.

Outreach Documents

[Sole Source Aquifer Fact Sheet \(PDF\)](#) (1pg, 34K)

For Project Planners: [What to submit for EPA review of proposed projects \(PDF\)](#) (1pg, 34K)

Contact Information

See the [Sole Source Aquifer section](#) of the Ground Water contacts page.

Last updated on 2/14/2017



Search

Area of Interest

Import AOI

Quick Navigation

Address

View

Address55 Columbus Avenue, San Francisco CA

Show location marker☒

View

State and County

Soil Survey Area

Latitude and Longitude or Current Location

PLSS (Section, Township, Range)

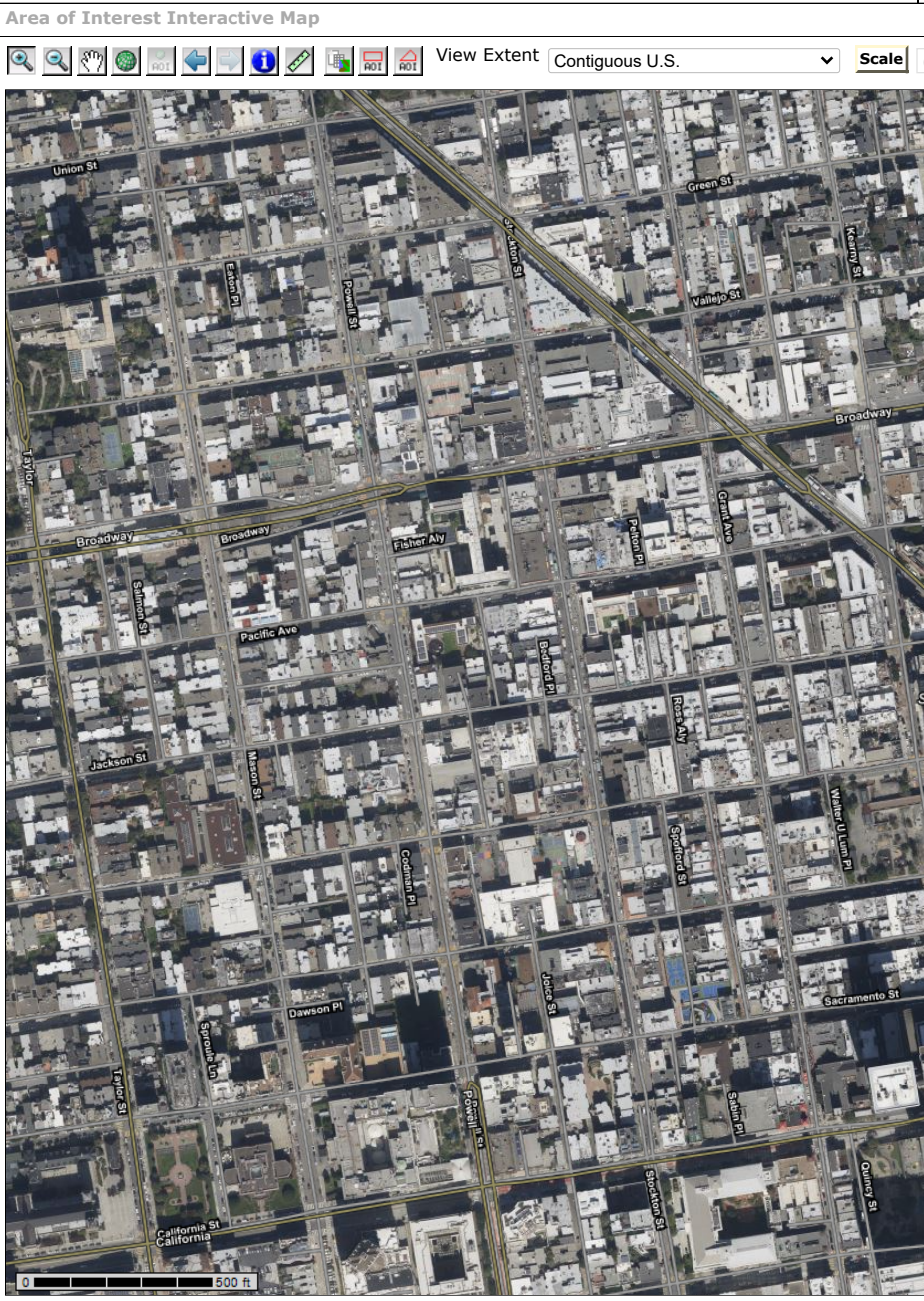
Bureau of Land Management

Department of Defense

Forest Service

National Park Service

Hydrologic Unit



Wild & Scenic Rivers

▼

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