County of San Mateo
Planning and Building Department

REVISED RE-CIRCULATED INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST

Revision Date: July 8, 2021

The original Initial Study/Mitigated Negative Declaration was released with a comment period from April 7, 2018 to May 7, 2018. The Recirculated Initial Study/Mitigated Negative Declaration (RIS/MND) was released with a public comment period from January 31, 2020 to February 24, 2020.

This Revised Recirculated Initial Study/Mitigated Negative Declaration (RRIS/MND) shows minor revisions made in response to comments received on the RIS/MND during the public comment period. Changes to the document have been made for the following purposes: 1) to provide additional clarification and analysis in response to comments on the RIS/MND and 2) to incorporate and analyze a sewer system line upgrade as proposed by the applicant to address required mitigation of sewer impacts. Staff has reviewed the sewer upgrade plans and analyzed the impacts of the proposed sewer improvements in applicable sections of this document and found that the sewer improvements would not increase project environmental impacts from the levels previously analyzed in the RIS/MND. Staff has updated mitigation measures to reflect the planned implementation of required sewer improvements and to add a standard requirement regarding the construction of sewer improvements prior to the recordation of the Subdivision Map. No new mitigation measures are necessary.

As the changes made to the document do not change the conclusions of the RIS/MND, recirculation of this document is not required per Section 15073.5 of the California Environmental Quality Act. This document, along with comments received during the comment period, will be attached to the staff report for the Planning Commission meeting, tentatively scheduled for July 28, 2021.

Revisions are shown throughout this document in tracked changes format, with additions shown in underline and deletions shown in ~~strike-through~~, with the exception that changes are not tracked in the summary list of mitigation measures at the end of this document.

1. **Project Title:** Zmay 3-Lot Minor Subdivision, Grading Permit and Resource Management (RM) Permit.

   Note: This project was revised and reduced in scope. The prior proposal included four new lots for residential development and a large remainder parcel, land excluded from the subdivision. The current proposal includes creation of three, approximately 0.7-acre, new lots for residences and a designated remainder parcel which will contain the existing residence and land which will be placed into a conservation easement. The lot that was eliminated was to be developed with a residence on a landslide area, which would have been repaired with an engineered fill slope as part of the project which entailed earthwork quantities of 11,200 cubic yards (cy). The land area of the eliminated lot has been added to the land to be placed in a conservation easement on the remainder parcel. As a result, no residence or other development will be built in the landslide area and grading is reduced to 455 cy of earthwork. Repair of the landslide area is proposed to be achieved with stich pier retaining walls.

The future residential development would connect to Crystal Springs Sanitary District (District). Connection to the District requires the realignment and upgrade of a 203 linear foot portion of the serving pipeline to maintain system capacity levels and approximately 60 cy of earthwork (30 cy of cut and 30 cy of fill). The pipe will be installed via a subsurface technique (horizontal bore and pull) which is less intrusive method than traditional trenching. Access to the area is via an existing dirt roadway which is currently used by the District to service the pipeline.

2. **County File Number:** PLN 2014-00410

3. **Lead Agency Name and Address:** San Mateo County Planning and Building Department 455 County Center, 2nd Floor, Redwood City, CA 94063

4. **Contact Person and Phone Number:** Erica D. Adams, Project Planner 650/363-1828

5. **Project Location:** 1551 Crystal Springs Road, San Mateo Highlands Area of Unincorporated San Mateo County

6. **Assessor's Parcel Number and Size of Parcel:** 038-131-110; 60.263 acres

7. **Project Sponsor's Name and Address:** Steve and Nicholas Zmay, 751 Laurel Street, Suite 409, San Carlos, CA 94070

8. **General Plan Designation:** Open Space; Urban

9. **Zoning:** Resource Management (RM)

10. **Description of the Project:** The proposed project (PLN 2014-00410), includes a tentative map for the three-lot Minor Subdivision and the associated RM Permit and Grading Permit for landslide repair associated with previous landslide activity. The applicant proposes a Minor Subdivision of a 60.3-acre parcel into three lots and a remainder parcel. The subdivision would result in three parcels (0.669-acre, 0.707-acre, 0.734-acre in size; Proposed ~~Lots 1-3~~Parcels 1-3) and a 58.153-acre remainder parcel (48.88 acres of land to be protected by a conservation easement, and 9.273 acres of developable area which includes an existing single-family dwelling). The three new lots ~~w~~could support future development ~~be developed~~ with single-family residences, subject to additional permits that are not a part of the current proposal. The future residences would connect to the Crystal Springs Sanitary District (District). An upgrade to a 203 linear portion of the sewer line is required by the District as an off-set to the proposed increase in service capacity. The pipe would be bored underground within an existing sewer easement to minimize impacts to natural resources. The project requires a Grading Permit for 455 cubic yards (cy) of earthwork (290 cy of cut and 165 cy of fill) for landslide repair, and separately, approximately 60 cubic yards of cut would be necessary for the pipeline upgrade. Stabilization of the landslide area would be achieved with stich pier retaining walls to be completed prior to any future residential construction. No residential development is proposed with this application.

    The subject parcel is adjacent to existing residential development in the Town of Hillsborough and in the sphere of influence of the City of San Mateo. The new lots that would accommodate future residential development are along and would take access from Parrott Drive.

    In the future, the applicant intends to apply for additional land use permits necessary to construct houses on the three new lots. While residential development is not included in the proposed project (and any such future development will require discretionary Resource

Management (RM) Permits and potentially Grading Permits through a separate permitting process), development of three single-family residences on the lots created by the minor subdivision is a reasonably foreseeable result of approval of the current application. As such, this Initial Study/Mitigated Negative Declaration evaluates the environmental impact associated with such foreseeable development.

At the time of any specific application for a permit to allow residential development, such future development will be subject to the applicable level of review under the California Environmental Quality Act (CEQA). Depending on the specific details of a future development application, possible CEQA review could include, but is not limited to, a tiered review based on this Initial Study/Mitigated Negative Declaration, application of a categorical exemption, or preparation of a new environmental review document.

11. **Surrounding Land Uses and Setting:**

The subject parcel is approximately 60.3 acres. The site is bounded to the west by Crystal Springs Road, to the southwest by Polhemus Road, to the northeast by Parrott Drive. The Town of Hillsborough borders/surrounds the parcel to the north and west. Single-family residential neighborhoods are located to the east and west, with areas of open space to the north and south. The property is within the sphere of influence of the City of San Mateo and is adjacent to the Town of Hillsborough.

The majority of the parcel is undeveloped. There is an existing single-family residence on a portion of the subject parcel which takes access from Crystal Spring Road. The property is generally steep with slopes varying from 2:1 to 3:1 (horizontal to vertical). San Mateo Creek and Polhemus Creek run along the base of the ridgeline and converge near the southern corner of the property. The portion of the parcel along Parrott Drive where three new lots are proposed, has an approximate slope of 37 percent.

Hillside areas of the property have experienced landslide activity in the past. One active landslide is mapped over a large portion of land which would remain undeveloped and become part of the conservation easement. Proposed development areas are outside of mapped landslide activity.

12. **Other Public Agencies Whose Approval is Required:** If landslide repair work necessitates modifications to the project scope which cause encroachment into wetlands under federal jurisdiction, the project could require permits from U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and/or California Department of Fish and Wildlife (CDFW). As designed and proposed, the landslide repair is located outside, but immediately adjacent to of the wetland area under federal jurisdiction.

13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?:** *(NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process (see Public Resources Code Section 21083.3.2.). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality).*

This project is not subject to Assembly Bill 52, as the County of San Mateo has no records of requests for formal notification of proposed projects within the County from any traditionally or culturally affiliated California Native American Tribes. However, the County seeks to satisfy the Native American Heritage Commission's best practices and has referred this project to all tribes within San Mateo County. As of the date of this report, no tribes have contacted the County requesting formal consultation on this project.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Significant Unless Mitigated" as indicated by the checklist on the following pages.

	Aesthetics	X	Hazards and Hazardous Materials		Recreation
	Agricultural and Forest Resources	X	Hydrology/Water Quality		Transportation/Traffic
X	Air Quality		Land Use/Planning	X	Tribal Cultural Resources
X	Biological Resources		Mineral Resources	X	Utilities/Service Systems
X	Cultural Resources	X	Noise		Mandatory Findings of Significance
X	Geology/Soils		Population/Housing		
	Climate Change		Public Services		

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

   a. Earlier Analysis Used. Identify and state where they are available for review.

   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1. AESTHETICS. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
1.a.	Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	

Discussion: The subject parcel is 60± acres with approximately 2,300 feet of road frontage along Crystal Springs Road and Polhemus Road, with the exception of about 600 feet where The Odyssey School (a private school) is located between Polhemus Road and the property. Approximately 1,500 lineal feet of the parcel abuts Crystal Springs Road, which is a designated County Scenic Route by the San Mateo County General Plan. The southwestern corner of the parcel, 800 lineal feet, abuts a portion of Polhemus Road which is also designated as a County Scenic Route. Neither road is designated a state scenic highway.

Three of the proposed ~~lots~~ parcels (~~Lots 1-3~~Parcels 1-3) would take access from Parrott Drive which is along the northwestern edge of the parcel. The remainder parcel has an existing residence which

takes access from Crystal Springs Road. Crystal Springs Road is a lineal distance of approximately 1,000 feet from the parcel locations on ~~Parrot~~ Parrott Drive. Polhemus Road curves eastward, away from the proposed parcels and is a lineal distance of approximately 2,200 feet from the proposed lots. In addition, the proposed lots would be located approximately 300 feet in elevation above the scenic routes, with dense tree coverage in between the scenic route and parcel locations on ~~Parrot~~ Parrott Drive. ~~Lots 1-3~~Parcels 1-3 and any future residences would not be visible from Crystal Springs Road nor Polhemus Road due to distance, intervening vegetation, and topography. The view from both roads would remain unchanged due to these factors. These factors also minimize the visibility of future residential structures from either road.

The proposed development primarily consists of the creation of three ~~lots~~ parcels, (~~Lots~~ parcels 1 to 3), along Parrott Drive, which could accommodate single-family residential development. These lots would be located in an area adjacent to and across from existing residences located on Parrott Drive in the Town of Hillsborough. The new parcels are proposed to be smaller than the typical parcel size found in the Resource Management (RM) Zoning District, in order to be more compatible in size to residential lots on Parrott Drive which are zoned R-1/S-8, and have a minimum lot size of 7,500 square feet.

Residential uses are allowed in the RM Zoning Districts and are consistent with the property's General Plan designation of Urban and Open Space. ~~Lots 1-3~~Parcels 1-3 are proposed along Parrott Drive and would retain the existing RM zoning designation, which requires development to conform to development review criteria~~.~~ found in Section 20.A.2 (Development Review Criteria) of the San Mateo County Zoning Ordinance. RM development criteria include prohibiting development which detracts from the natural characteristics of the land, i.e., vegetation, wildlife water courses, and require development to be sited in a manner that maintains the character of the site to the maximum extent possible. The future residences will be subject to and incorporate these criteria when houses are proposed.

No significant visual impact would result from the potential development of three single-family residences adjacent to an existing residential community. The visual change is one which is commonly experienced in a residential community when undeveloped infill property is developed with a residence. The visual impact of the existing houses on the west side of Parrott Drive would be comparable to the visual impact that the houses on Parcels 1-3. These houses are in close proximity to the future development sites; the proposed residence on Parcel 1 would be approximately 30 feet from the residence on the adjacent parcel to the north and approximately 40 feet from the residence on the east side of Parrott Drive. Images of the site from Parrott Street are included below. The new parcels would not be subject to the standards of the Design Review Zoning District; however, new development will be required to meet the aforementioned Development Review Criteria.

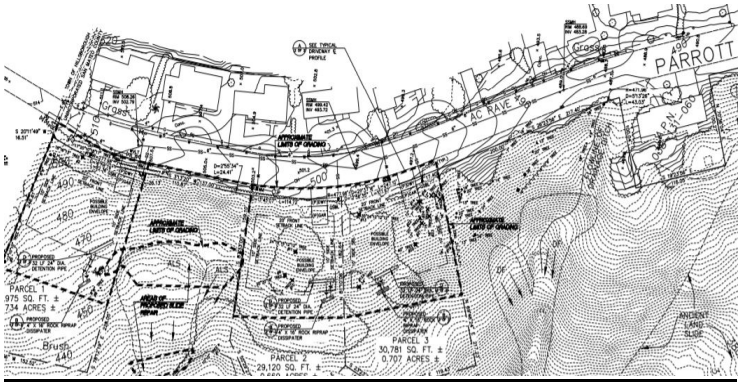

Image 1: Proposed new parcels along Parrott Drive

Image 2: Map of existing development along Parrott Drive with approximate proposed lot lines

Image 3: Photo of residence on the east side of Parrott Drive, across from proposed parcels

Image 4: Photo of the west side of Parrott Drive, to the south of the parcels

At this time, the applicant intends to maintain the existing single-family residence on the remainder parcel. The existing residence, while accessed from Crystal Springs Road, is minimally visible from the public right-of-way due to intervening vegetation. Any new development on the remainder parcel would also require an RM Permit and must be in compliance with all applicable development review criteria. ~~RM development criteria includes prohibiting development which detracts from the natural characteristics of the land, i.e., vegetation, wildlife water courses, and sited in a manner that the~~

~~character of the site is maintained to the maximum extent possible~~ No trees would be removed for the subdivision and landslide repair. Seven trees, which are greater than 55 inches in circumference, have been identified on the proposed parcels, ~~Lots~~ Parcels 1-3, and may need to be removed for future residential development. Future residential development would further modify the hillside but the impacts from scenic roads would remain less than significant, as the proposed building locations would infill an undeveloped area between existing houses on Parrott Drive.

Replanting of trees will improve hillside stabilization and comply with the RM development criteria. Development on ~~Lots~~ Parcels 1-3 will be conditioned such that replacement for all protected trees (55 inches or greater in circumference) will either be at a 1:1 replacement with 5-gallon sized trees, or a 3:1 replacement ratio with trees 15 gallons or greater in size, based on an arborist's recommendation. Replacement trees shall be a native species. A comprehensive tree replacement plan which includes a planting list and monitoring plan, including any necessary irrigation, prepared by a landscape designer or architect is required to be submitted to the Planning and Building Department for review and approval for all future residential development. The tree replanting shall be made a condition of the final approval of the certificate of occupancy for each new residence.

The proposed grading for landslide repair would not alter the scenic nature of the hillside as viewed from public roads, since, as previously mentioned, the area is not visible from Polhemus or Crystal Springs Roads. The proposed stich pier walls would be primarily below grade. Approximately 2-3 feet of structure would protrude from the ground.

The proposed sewer line upgrade would occur on the eastern portion of the parcel, approximately 203 feet from Crystal Springs Road (see Attachment V). The work would be below grade and/or at ground level with the exception of a small amount of grading (60 cy) on both ends to create a 64 square foot, six-foot deep pit to give enough space for the equipment to bore and pull the new line and provide space for the new manholes to be installed. No trees are proposed to be removed and the boring for the new pipe would be within an existing easement, near an existing unpaved road used by the District to service the pipeline. No tree removal is required and tree protection measures are required by Mitigation Measure No. 45. No visual impacts are anticipated to views along the Crystal Springs Road scenic corridor due to the distance from the road, existing vegetation, and installation of infrastructure underground.

The disturbed area, in the case of pier installation, ~~or~~ construction or homes, would be seeded for slope stabilization using erosion control measures as recommended by the project geologist and approved by the County, which is required to meet state and County guidelines. The disturbed areas of the hillside will be stabilized using erosion control measures as recommended by project geologist and approved by the County. The erosion control measures would be temporary and not visible from Polhemus Road and Crystal Springs Road. The distance of the proposed lots from the scenic road and the intervening vegetation, will prevent the grading work, retaining walls, and the future construction of residences from being visible from the scenic roadway. In addition, the visual change experienced along Parrott Drive would be consistent with the existing adjacent residential development. Therefore, ~~and simultaneously, will prevent significant~~ visual impacts would be less than significant.

Source: Site Visit, Project Scope, San Mateo County Zoning Regulations - Resource Management (RM) Zoning District

1.b.	Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	

Discussion: The proposed area of grading work and the site of future residences are not visible from the scenic roads due to distance, topography and vegetation. **Source:** Site Visit, Project Scope, San Mateo County Maps					
1.c.	Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?			X	
Discussion: Land disturbance in areas of proposed grading would be not be visible from the scenic road and only minimally visible from Parrott Drive, as it is located below street level on a steep slope. There is no topography change associated with the retaining walls. In addition, ground disturbance will be treated with replacement vegetation as an erosion control measure. The project and future residential development will not involve development on a ridgeline. **Source:** Site Visit, San Mateo County Maps					
1.d.	Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?			X	
Discussion: No development is proposed with this application. Future residential development will be subject to a Resource Management Permit and must comply with RM development review criteria pertaining to lighting, such as minimization of exterior lighting. **Source:** Project Scope, RM Zoning District					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X	
Discussion: See discussion for Question 1.a. **Source:** Project Scope, San Mateo County Maps					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
Discussion: The project is not located within a Design Review District. <u>All development is subject to the RM Development Review Criteria.</u> **Source:** San Mateo County General Plan and Zoning Regulations					
1.g.	Visually intrude into an area having natural scenic qualities?			X	
Discussion: See discussion for Question 1.a. **Source:** Site Visit, Project Scope					

2. AGRICULTURAL 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 Department 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 forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
2.a.	For lands outside the Coastal Zone, 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?			X	

Discussion: The subject property is within the RM Zoning District, which allows for agricultural uses. The area to be subdivided consists of soil comprised of Fagan Loam and with slopes ranging from 15 percent to 50 percent. The project site does not contain land identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.

The site contains a single-family residence and has not been used in the recent past for agriculture. The parcel is surrounded by residential uses in the Town of Hillsborough and is located within the sphere of influence of the City of San Mateo. With the exception of the existing dwelling on a proposed 9.27-acre remainder parcel, the proposed 48.88-acre remainder parcel will retain its current open space use through the recordation of a conservation easement. No conversion of farmland would occur with this proposal.

Source: Project Scope, University of California Natural Resources Conservation Service: http://casoilresource.lawr.ucdavis.edu/gmap/

2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X

Discussion: The proposal is consistent with the RM Zoning District. Both agriculture and residential uses are allowed uses within the RM Zoning District. The proposal does not conflict with any existing zoning related to agricultural use. The property currently does not contain any existing open space easements and is not subject to a Williamson act contract.

The allowable development density of a parcel zoned RM is determined by a density analysis conducted pursuant to the applicable regulations. The resulting density that would be allowed pursuant to the proposed subdivision (a total of three new single-family residences) is consistent with the RM Zoning Regulations and was approved by the County on May 21, 2013

(DEN 2013-00001). The recordation of a conservation easement (which would allow agricultural uses consistent with the RM Zoning District and Development Criteria), provides a density bonus per the RM zoning regulations and will be applied to the existing single-family residence. The approved density for the subject parcel will allow for a total of four single-family residences. The project would result in the creation of three lots and a designated remainder parcel that could accommodate four single-family houses, three new houses and one existing house. **Source:** Project Scope, San Mateo County Maps and Zoning Regulations					
2.c.	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 forestland to non-forest use?			X	
Discussion: See discussion of potential impacts to farmland for Question 2.a. There are no forestlands on the subject property. **Source:** Project Scope, San Mateo County Maps					
2.d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
Discussion: The subject parcel is not within the Coastal Zone. **Source:** San Mateo County Maps					
2.e.	Result in damage to soil capability or loss of agricultural land?			X	
Discussion: See discussion of potential impacts to agricultural land for Question 2.a. **Source:** Project Scope, San Mateo County Maps					
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (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))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				X

Discussion: The subject parcel does not contain timberland or forestland, nor does the parcel adjoin such areas or uses.

Source: San Mateo County Maps

3. 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:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
3.a.	Conflict with or obstruct implementation of the applicable air quality plan?		X		

Discussion: The project would result in temporary air quality impacts, including dust from grading activities, including utility trenching, and exhaust from construction vehicles, to occupants of residences in the immediate project area during the landslide repair, grading and construction phases. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance for construction emissions and operational emissions. As defined in the BAAQMD's 1999 California Environmental Quality Act (CEQA) Guidelines, the BAAQMD does not require quantification of construction emissions due to the number of variables that can impact the calculation of construction emissions. Instead, the BAAQMD emphasizes implementation of all feasible control measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures that, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. These control measures are included in the mitigation measure provided below.

BAAQMD exempts construction and operation of residential uses from permit requirements (Regulation 2-1-113). The project may facilitate the eventual construction and operation of up to three single-family residences; however, the majority of the parcel would remain as open space use through a conservation easement. The project also includes grading for landslide repair.

The grading proposed for the landslide repair and sewer pipeline upgrade would involve a small number of construction vehicles. It is estimated that 455 cy of soil would be relocated within the site for the landslide repair, 290 cy of cut and 165 cy of fill. This quantity of soil would require 45 trucks carrying approximately 10 cy of off-haul per truck. Additional grading may occur with residential development. Grading quantities are anticipated to be small, as the sites are downslope and minimal excavation will be required. Minor grading associated with sewer pipeline upgrade and residential projects is conditioned to comply with the County and State's erosion and dust control policies, which are consistent with regulations for larger grading amounts. The release of pollutants associated with grading activity and residential development would be minimized by adherence to the mitigation measures below. Implementation of these mitigation measures would reduce potential air quality impacts to a less than significant level.

Mitigation Measure 1: The applicant shall submit an Air Quality Best Management Practices Plan to the Planning and Building Department prior to the issuance of any grading permit "hard

card" or building permit that, at a minimum, includes the "Basic Construction Mitigation Measures" as listed in Table 8-2 of the BAAQMD California Environmental Quality Act (CEQA) Guidelines (May 2017). The following Bay Area Air Quality Management District Best Management Practices for mitigating construction-related criteria air pollutants and precursors shall be implemented prior to beginning any grading and/or construction activities and shall be maintained for the duration of the project grading and/or construction activities:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day.

d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.

e. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.

f. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

g. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.

h. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications.

i. Minimize the idling time of diesel-powered construction equipment to two minutes.

j. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 2: Prior to the beginning of any grading construction activities, including landslide repair work, the applicant shall submit to the Planning and Building Department for review and approval an erosion and drainage control plan for each phase of grading (e.g., landslide repair, site preparation for residential construction) showing conformance with mitigation measures and the County Erosion Control Guidelines. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall also demonstrate adherence to the following measures recommended by Murray Engineering Inc., in their geotechnical studies of the project (Attachments K and L).

a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

b. Minimize the area of bare soil exposed at one time (phased grading).

c. Clear only areas essential for construction.

d. Within five days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.

e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.

f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.

k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).

Mitigation Measure 3: Prior to the issuance of the grading permit "hard card," the applicant shall submit a dust control plan for review and approval by the Current Planning Section. The plan, at a minimum, shall include the following measures:

a. Water all construction and grading areas at least twice daily.

b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.

c. Pave, apply water two times daily, or (non-toxic) soil on all unpaved access roads, parking areas and staging areas at the project site.

d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.

e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

Source: San Mateo County Government Operations Climate Action Plan; BAAQMD

3.b.	Violate any air quality standard or contribute significantly to an existing or projected air quality violation?			X	

Discussion: The project would not violate air quality standards or contribute significantly to any air quality violation. See discussion of potential air quality impacts for Question 3.a.

Source: San Mateo County Government Operations Climate Action Plan					
3.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)?				X
Discussion: The project would not create pollutants that will have a cumulative impact or prevent attainment of regional or federal quality standards. See discussion for Question 3.a. **Source:** San Mateo County Government Operations Climate Action Plan					
3.d.	Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?		X		
Discussion: The project would result in temporary air quality impacts, including dust from grading activities and exhaust from construction vehicles, to occupants of residences in the immediate project area during the hillside reap, grading and construction phases. Mitigation Measures 1-3 would reduce this impact to a less than significant level. **Source:** San Mateo County Government Operations Climate Action Plan					
3.e.	Create objectionable odors affecting a significant number of people?			X	
Discussion: The project may result in temporary generation of odors associated with project grading and construction of three new single-family dwellings. However, this impact is temporary and would be minimized by implementation of Mitigation Measures 1-3. **Source:** San Mateo County Government Operations Climate Action Plan					
3.f.	Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?			X	
Discussion: See discussion for Question 3.a. **Source:** San Mateo County Government Operations Climate Action Plan					

4.	**BIOLOGICAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
4.a.	Have a significant 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 Wildlife or U.S. Fish and Wildlife Service?		X		

Discussion: The project scope and design consists of landslide repair, stitch pier retaining walls, repair/upgrade of a portion of a sewer line, and creation of three parcels for future residential development. The proposed subdivision would facilitate development of 2.11 acres (3.5%) of the 60-acre parcel for residential development. With the exception of the footprint of approximately 9,500 sq. ft. area which would be disturbed to install the stich pier retaining walls, and 128 sq. foot area surrounding the 203 linear feet of new pipe to go underground, the remaining 58± acres of the subject parcel would remain unchanged by the subdivision. The project was designed to cluster development along Parrott Drive and to avoid to the greatest extent possible the natural resources on the property and the landslide areas. No special-status plants were mapped on the existing or re-aligned sewer line segments, but a population of Franciscan onion appears to be within approximately 10 feet of the lower existing alignment, near the Odyssey School. The discussion below identifies the resources which could be impacted by project-related disturbance. Mitigation measures specific to each resource described below are included to reduce impacts to a less than significant level.

A reconnaissance-level site survey of the entire ~~The~~ 60± acre site was performed by biologists in December 2006, on foot, and ~~surveyed in 2006 and~~ the observations were summarized in the 2007 Floristic Analysis (Attachment A)~~. The survey was conducted on foot for the entire parcel.~~ The location of all populations of special-status plants were mapped and the approximate size of each population was estimated. A formal wetland delineation and preliminary jurisdictional determination of the study area was conducted by biologists Michael Wood and Heath Bartosh on March 5, 2007 The limits of the ordinary high-water mark (OHWM) conformed with procedures outlined in USACE (2006b).

An update to the earlier studies was conducted in 2014 and 2015.~~This report was updated in 2014; then in 2015 it was revised after~~ A second reconnaissance-level survey was performed (June 26, 2014) over an area of 8 acres, encompassing the proposed new parcels (Attachment F). The results of the March 2015 survey are documented in the Biological Site Assessment for the Proposed Zmay Property Subdivision. (Attachment G) and are consistent with both prior surveys.

On June 21, 2021 and June 24, 2021, Chris Rogers, Senior Ecologist of Woods Biological Consulting, visited the site to examine the area where the sewer upgrade would occur. The visits served as a survey of the location of the Franciscan onion which is identifiable during the months of May to June while it is in bloom. The onions were in bloom during the site visits and was observed in the locations identified in the 2007 survey. Survey flags were placed where plant populations

exist to mark the area for construction protection measures that would be implemented prior to any site disturbance.

While the most recent biological report for the proposed parcels was prepared in 2017, the conducted surveys have documented consistent findings. The mitigation measures will require pre-site evaluations and surveys prior to start of work, and will require the applicant to complete activities necessary to preserve biological resources. The pre-site evaluations will apply to the areas associated with the sewer line upgrade. The mitigation measures are based on scientific, widely-accepted detection and protection protocols, specific to the identified special species and habitat. Therefore, staff has determined that mitigation measures are adequate to protect the identified special species.

The subject parcel contains special-status natural communities. The proposed subdivision has been designed to avoid these communities, however due to their presence, precautions should be integrated into any development plans for the site. The primary biological concerns related to this project involve wetlands and plant and wildlife special status species, as the site contains habitat and potential habitat for the California red-legged frog, San Francisco garter snake, Central California Coast Steelhead, and mission blue butterfly.

The project must comply with requirements of the Clean Water Act (§§401 and 404), California Fish and Game Code (§1600), State water quality certification from the Regional Water Quality Control Board (RWQCB), and obtain endangered species consultation with the U.S. Fish and Wildlife Service (USFWS), National Oceanic and Atmospheric Administration (NOAA) Fisheries, and California Department of Fish and Wildlife.

The biological discussion of potential project impacts to special status and regulated features is divided into four sections: wetlands; special-status plants; raptors, migratory birds, and bats; and special-status animals.

Wetlands

Three intermittent stream channels cross the slopes of the subject property. Water runs along the property's steep slopes, in ravines, and supports assorted vegetation, including willows, brush and grasses. The presence of the willow vegetation qualifies the area as a wetland. Geotechnical reports indicate that the wetlands most likely resulted from erosion caused by runoff from Parrott Drive in addition to an unspecified number of small underground channels feeding into Crystal Springs.

A wetland delineation was prepared and verified by the U.S. Army Corps of Engineers (USACE) in 2007 for an earlier, concept for a 20-lot version of the subdivision. In 2007, the area on the parcel qualifying as wetlands was estimated as 0.42-acre and described as including 4,624 linear feet of stream channels. Each is a tributary to San Mateo Creek. An additional 0.21-acre of non-wetland riparian habitat falls under State jurisdiction only. Due to the passage of 10 years from the original wetland survey, the 2007 USACE verification has expired.

In 2014, the original subdivision project was revised from the concept of a 20-lot subdivision to a four-lot subdivision with parcels approximately 2 acres in size and a remainder parcel approximately 48 acres in size. A reconnaissance-level survey of a reduced study area, containing the area of the proposed subdivision, was performed by biologist Michael Wood on June 26, 2014.

During the 2014 site reconnaissance, conditions in the reduced study area were not found to have appreciably changed since 2007. The 2014 survey by biologist Michael Wood also identified CDFW special-status natural communities, consisting of three incised tributaries to San Mateo Creek that cross the slopes on-site, scattered willows, and coast live oak trees adjacent to these channels that might be regarded as riparian habitat, potentially falling under CDFW jurisdiction waters of the State. In addition to the presence of the wetlands, the parcel also contains habitat or potential habitat for

the previously mentioned, four (4) federal and/or state-listed endangered, threatened or fully protected species.

Further modifications to the subdivision in 2018 changed the parcel boundaries such that the intermittent streams would be within the conservation easement on the remainder parcel~~Parcel 4~~, and not the three parcels that will be eligible to be developed with residences. The 2015 Wood evaluation (Revised Creek Setback Evaluation, Zmay Property Subdivision) of a modified subdivision proposal, with a further reduced study area, states the study area supports two small stands of typical riparian vegetation. Proposed parcel boundaries were modified to avoid intersection with wetlands and riparian habitat and the landslide area. The scope of the evaluation was limited to an analysis of the reduced project area and potential impacts of the proposed development on wetlands and riparian habitat. Biologist Michael Wood recommended the buffers be established before and during construction to minimize impacts to the wetlands and riparian habitat. The buffer will be incorporated in both project design and Mitigation Measures ~~4 and 5~~13 and 14.

In a 2017 wetland evaluation of the property, a formal wetland delineation was performed in conformance with USACE guidelines. The scope of this evaluation analyzed the limits of wetlands jurisdiction related to a stand of willows growing (based on the current proposal) below Parcels 2 and 3, and on the remainder parcel. ~~Parcel 4~~ The evaluation was conducted because 10 years had passed since the completion of the original 2007 wetland survey. These efforts are discussed in the August 16, 2017, Revised Wetland Evaluation (Attachment E).

Utilizing field data, site observations and recent and historic aerial photographs, the wetland/ upland boundary was mapped (Attachment E – within the document see Attachment A, Figure 3 of the delineation). Two data points were sampled and data on vegetation, soils and hydrology were collected and recorded (Attachment E – within the document, the field data forms are attached as Attachment D of delineation letter) the survey also mapped the limits of non-wetland riparian habitat subject to CDFW jurisdiction.

In all evaluations, the subject property was found to contain features falling under both federal (USACE) and state (CDFW and the Regional Water Quality Control Board) jurisdiction. The current proposal minimizes impacts to these features, and the proposal does not involve any direct disturbance of wetland area. The 2018 revision to the subdivision boundaries and the change from an engineered fill slope to stich pier stabilization methods reduced the grading footprint~~,~~ and as a result it is not anticipated that jurisdictional wetlands would be impacted.~~ The sensitive habitat is primarily located on proposed Parcel 4 and would be covered by the conservation easement.~~

The construction and installation of the stitch pier walls and residences could have some indirect impact on the wetlands in that surface water could travel over new grade contours and be dissipated to a wider area, via contours created from erosion. The direct impact of the construction is difficult to measure, just as the amount of water from each water source (on-site or run-on) is also difficult to measure. Surface water is not the only contributing water source. The applicant's geotechnical consultant stated that there could be a potential for perched groundwater within bedrock zones along slopes or shallow groundwater may concentrate within swale zones. Past landsliding on the property (including beyond the subdivision limits) can create water barriers that could lead to localized seeps/wetland areas. Other water sources could come from storm water runoff or irrigation from upslope properties.

Surface water sources may be reduced after residential development, as reduction in surface water flow is necessary to control erosion and reduce future landslide susceptibility. One wetland area below the landslide stabilization area is most susceptible to indirect impact from new surface water runoff, while the two other wetlands are approximately 25 linear feet from the proposed building envelopes on Lots 2 and 3 with a 60-foot elevation differential.

Test pier drilling in the project area uncovered water at depths ranging from 6.5 feet to 28 feet. No free groundwater was found. Based on the water levels found during test pier drilling, the proposed retaining walls are not anticipated to intersect with groundwater. The proposed walls are not directly above the wetland area and would not prevent water from travelling downward to the wetlands. The stitch pier walls and new grading would allow more measured flow of surface water and more even dispersal of drainage. In some areas, these proposed improvements would change the amount of water which feeds the wetland area, but water flow to the wetlands would not be eliminated.

Both surface water and groundwater would continue to flow downhill and supply wetland vegetation post development. Neither, the slope nor a significant number of underground water sources, would be impacted by residential piers or the stich pier retaining wall. Due to the slope and existing contours of the subject parcel's hillside, the installation of impervious areas from residential development is expected to have a small less-than-significant indirect impact on the wetlands.

In light of the possibility of changed site conditions since the most recent surveys, Mitigation Measures 4 - 6 require a new evaluation of the site prior to any ground disturbance. This evaluation shall be a site survey of special-status plants in a manner consistent with California Fish and Game's "Protocols for Surveying and Evaluating Impacts in Special-Status Native Plant Populations and Natural Communities". In the event that the survey indicates that jurisdictional wetlands or riparian habitat may be encroached upon by the proposed grading activities, Mitigation Measures 4 and 5 require the applicant to obtain all necessary permits from USACE and/or CDFW prior to any site disturbance.

~~Based on the current wetland delineation, the anticipated limits of grading for the proposed landslide repair would not encroach on federal or state jurisdictional wetlands or riparian habitat so long as site conditions remain consistent with previous biological surveys.~~

~~In light of the possibility of changed site conditions, Mitigation Measures 4 - 6 require a new evaluation of the site prior to any ground disturbance. In the event that survey indicates that jurisdictional wetlands or riparian habitat may be encroached upon by the proposed grading activities, Mitigation Measures 4 and 5 require the applicant to obtain all necessary permits from USACE and/or CDFW prior to any site disturbance.~~

Mitigation Measures (Numbers 4-10) would protect the wetlands and riparian habitat and ensure that impacts are limited to a less than significant level. As proposed and mitigated, potential impacts to these habitats would be reduced to a less-than-significant level.

Based on the current wetland delineation, the anticipated limits of grading for the proposed landslide repair would not encroach on federal or state jurisdictional wetlands or riparian habitat so long as site conditions remain consistent with previous biological surveys. Furthermore, the sensitive habitat is primarily located on the proposed designated remainder parcel and within the conservation easement with additional development limitations.

Mitigation Measure 4: Prior to the issuance of a grading permit and any site disturbance, the contractor and the biologist shall meet in the field to survey and identify with fencing the limits of wetlands, ~~and~~ riparian habitat, and special-status plant populations, and shall determine the extent of excavation abutting and/or within them. The survey methods shall be consistent with the California Fish and Game's "Protocols for Surveying and Evaluating Impacts in Special-Status Native Plant Populations and Natural Communities". A report/letter summarizing the meeting and containing an analysis of whether the project would require permits from or additional consultation with USACE, RWQCB, and/or CDFW, shall be submitted to the Planning and Building Department, and approved by the Community Development Director or his designee, prior to the commencement of such grading. If permits or additional consultation is required, ~~such activities~~ they shall be ~~completed~~ obtained prior to commencement of any grading or ground disturbing activity.

Mitigation Measure 5: Prior to the commencement of any land disturbing activities, the project biologist shall provide a copy of and explain in detail Mitigation Measures ~~4~~ 6 - 10, regarding protection of wetlands and special-status plants to the construction site manager. The biologist shall provide environmental awareness training to all construction crews on the job site. More detailed training shall be provided to the construction site manager, who shall be responsible for ensuring training is given to all construction crews, and particularly those who are working (i.e., grading, slope stabilization, drainage, foundations, and landscaping) ~~in near the ESA~~ within 25 feet of the wetland or other buffer zone area.

Mitigation Measure 6: Removal, but not trimming, of any willow trees is prohibited without a federal or state permit. Grading near willow trees is only permitted if excavation work avoids root disturbance. ~~Grading near willow trees is only permitted if excavation avoids work within the canopy of the willows, or if work extends within the canopy of the willows, such work does not involve root disturbance or tree removal~~

Mitigation Measure 7: A federal permit is required for any excavation that requires the removal of willows within the limits of federal jurisdiction. Should removal be deemed necessary, at that time, work shall cease until all appropriate permits have been issued by the USACE and RWQCB, and by CDFW and the Planning and Building Department shall be notified. CDFW must be notified prior to commencing any activity that may substantially change or use any material from the bed, bank, or channel of any river, stream, or lake (including the removal of riparian vegetation). Prior to resumption of grading activities, copies of all regulatory permits and proof of the successful implementation of all permit conditions and mitigation measures shall be provided to the Planning and Building Department.

Mitigation Measure 8: If a Clean Water Act permit is required for impacts to waters of the U.S., consultation with the USFWS under Section 7 of Federal Endangered Species Act (FESA) is required. USFWS may require formal or informal consultation and issue a Biological Opinion, which may include an incidental take permit and an outline of mandatory minimization and/or mitigation measures. Compliance with Section 7 of the Federal Endangered Species Act (FESA) can also facilitate compliance with the California Endangered Species Act (CESA). Conditions of all permits issued by these agencies shall be implemented in full to reduce impacts to special-status species. If the project results in temporary or permanent disturbance to wetlands or riparian areas, a revegetation plan shall be prepared by a qualified biologist, and shall include, at a minimum, restoration to pre-project conditions, revegetation of disturbed areas with native plant species that complement the native vegetation of adjacent habitats, maintenance, and long-term monitoring of plant survival and habitat condition. The revegetation plan shall be subject to the approval by the County and other regulatory agencies and proper execution of the plan shall be ~~review~~ evaluated and ~~be~~ confirmed by a biologist with written confirmation submitted to the County.

Mitigation Measure 9: At the conclusion of ground disturbance, a biological report shall be submitted to the Planning and Building Department which describes the erosion control and restoration measures implemented and whether any additional restoration measures were implemented, or if extended monitoring is required.

Special-Status Plant Species

In 2007, a floristic survey was conducted which identified a total of six special-status plant species that occurred on the 60-acre subject property, two of which were also on the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants. Special-status plant species include those listed as endangered, threatened, rare, or as candidates for listing by the U.S. Fish and Wildlife Service (USFWS 2014), the CDFW (2014a,b), and the CNPS (2014). The CNPS Inventory of Rare and Endangered Plants (2014) focuses on native plants that are rare in California or that face the threat of extinction or extirpation in the state.

The six plants are (1) San Mateo woolly sunflower (*Eriophyllum latilobum*), (2) Arcuate bush mallow (Malacothamnus arcuatus), (3) Franciscan onion (*Allium peninsulare* var*. franciscanum*), (4) Western leatherwood (*Dirca occidentalis*), (5) California bottle-brush grass (*Elymus californicus*), and (6) San Francisco (*collinsia*) a.k.a. Franciscan blue-eyed Mary (*Collinsia multicolor; formerly C. franciscana*). Of these, western leatherwood (*Dirca occidentalis*; CNPS List 1B) was mapped as occurring in the vicinity of the proposed Parcel 3~~4~~ and the Franciscan onion is within 10 feet of the area associated with the proposed sewer upgrade. A follow-up survey was conducted by botanist Michael Wood in August 2014 for the revised project. Mr. Wood found the presence of western leatherwood plants within the proposed boundary of Parcel 3. None of the other five special-status plant species previously documented on the subject property was observed in the project area for proposed residential development, which covers a total of approximately ~~5~~ 3 acres.

A population of Franciscan onion appears within about 10 feet of the lower existing sewer pipe alignment, near the Odyssey School, however no special-status plants were mapped on the existing or re-aligned segment. On June 21, 2021 and June 24, 2021, site visits were made by Chris Rogers, Chief Ecologist to flag both the mapped Franciscan onion and any newly observed plants during the bloom period. The flagged plants shall be fenced off to prevent intrusion by construction activities as detailed in Mitigation Measure 4.

No slide landslide repair activity is proposed or required on Parcel 3, and the portion of the designated remainder parcel that is likely to accommodate a future residential structure is not in the vicinity of known leatherwood plants, as they are approximately 175 feet down slope from Parrott Drive and outside of a residential footprint. (Attachment G)

Pre-construction identification of any plants and protection measures in the area surrounding the sewer pipe realignment and areas designated for future residential development will prevent any significant impacts from the proposed development.

Mitigation Measure 10: No earlier than thirty (30) days prior to development of a residence on Parcel 3 ~~,~~ the project biologist shall complete a survey identifying any western leatherwood plants on the parcel. Any plants that are identified outside of the residential footprint shall be protected by fencing to prevent damage from construction activities, at the discretion of the project biologist. If western leatherwood plants are located within the residential footprint, then a mitigation plan shall be developed in coordination with CDFW to offset the loss of plants. The mitigation plan shall be implemented by the Project Biologist. The plan shall include, at a minimum, measures for salvage and transplanting, if feasible, or for planting new western leatherwood plants in suitable sites identified by the project biologist; recommended activities to improve habitat condition; recommendations for post-project monitoring and reporting to the County; and recommended criteria for measuring success. New plants should be planted at a ratio of 3:1 for each plant displaced.

Raptors, Migratory Birds, and Bats

The 2015 Biological Site Assessment report states that “Oak woodland, scrub and grassland habitats on-site provide nesting habitat for one state-listed fully protected raptor (white-tailed kite) and ten other special-status bird species (Allen’s hummingbird, Cooper’s hawk, grasshopper sparrow, Lawrence’s goldfinch, loggerhead shrike, merlin, Nuttall’s woodpecker, oak titmouse, sharp-shinned hawk, and yellow warbler), and numerous species of migratory birds.” The report further found that the “new parcels support suitable nesting habitat for numerous species of migratory raptors and passerines. Furthermore, the oak woodland on site provides suitable roosting habitat for as many as six special-status bat species (e.g., pallid bat, western red bat, hoary bat, long-eared myotis bat, long-legged myotis bat, and Yuma myotis).

Based on the amount of vegetative cover on-site, there is a high potential for the utilization of these habitat for breeding by such birds and mammals. Site clearing activities could result in a take of migratory birds protected under the Migratory Bird Treaty Act (MBTA) and the California Fish and

Game Commission (CFGC). Disturbance during the nesting season could result in the potential nest abandonment and mortality of young, which would be a significant adverse effect pursuant to CEQA." Additionally, removal or pruning of large trees and construction activities in the vicinity of occupied roosts could result in the destruction of the occupied roosts of special status bat species. In addition, disturbance during the maternity roosting season could result in potential roost abandonment and mortality of young.

No trees would be removed for the subdivision or landslide repair. However, the anticipated future development of three new single-family residences is anticipated to require the removal of approximately 7 trees greater than 17.5 inches in diameter (55 inches in circumference) at breast height (DBH), which would result in direct or indirect impacts to nesting birds by causing destruction or abandonment of occupied nests. Seven trees is a small fraction of the scores of trees located on the subject parcel, and with planting of replacement trees, careful site planning, and incorporation of mitigation measures for surveying and monitoring for the presence of nests and other habitat, potential impacts from site development would be reduced to levels that are less than significant.

Mitigation Measure 11: If the removal or pruning of trees at any of the project sites is proposed, a preconstruction survey should be performed no more than 2 weeks prior to the initiation of any construction activities. The preconstruction survey shall be performed by a qualified biologist who should inspect each work site to identify the following:

a. Presence of raptor nests. This is required regardless of season. If a suspected raptor nest is discovered, the CDFW shall be notified. Pursuant to CFGC Section 3503.5, raptor nests, whether or not they are occupied, may not be removed until approval is granted by the CDFW.

b. Suitable bat roosting habitat. This includes snags, stumps, and decadent trees with broken limbs, exfoliating bark, and cavities. If no suitable roost sites or evidence of bat roosting is identified, no further impact avoidance or minimization measures are necessary.

c. Nesting or breeding activity of migratory birds. If none is observed, work may proceed without restrictions. All active migratory bird nests identified within 76 m (250 feet) for raptors and 15 m (50 feet) for passerines shall be mapped.

Mitigation Measure 12: If suitable bat roosting habitat is identified, the following measures shall be implemented:

a. Trees with suitable bat roosting sites should be removed or pruned during the non-breeding season between September 1 and February 1 to avoid disturbance to maternal colonies or individuals.

b. A qualified biologist should survey suitable roost sites immediately prior to initiation of work.

c. Removal of suitable tree roost sites should be conducted by first removing limbs smaller than 7.6 cm (3 in) in diameter and peeling away loose bark. The tree should then be left overnight to allow any bats using the tree/snag to find another roost during their nocturnal activity period.

d. A qualified biologist should survey the trees/snags a second time the following morning prior to felling or pruning.

e. Tree removal or pruning should occur during daylight hours, to avoid impacts on bats that may utilize adjacent trees for night-roosting.

Mitigation Measure 13: For any active bird nests found near the construction limits (i.e., within 76 m [250 feet.] for raptors and 15 m [50 feet.] for passerines of the limits of work) the Project Biologist shall make a determination as to whether or not construction activities are likely to disrupt reproductive behavior. If it is determined that construction would not disrupt breeding behavior, construction may proceed. If it is determined that construction may disrupt breeding, a no-construction buffer zone shall be designated by the Project Biologist; avoidance is the only mitigation

available. The ultimate size of the no-construction buffer zone may be adjusted by the Project Biologist based on the species involved, topography, lines of site between the work area and the bird nest, physical barriers, and the ambient level of human activity. Site evaluations and buffer adjustments shall be made in consultation with the CDFW and/or the USFWS Division of Migratory Bird Management.

If it is determined that construction activities are likely to disrupt raptor breeding, construction activities within the no-construction buffer zone may not proceed until the Project Biologist determines that the nest is long longer occupied.

Mitigation Measure 14: If maintenance of a no-construction buffer zone is not feasible, the Project Biologist shall monitor the bird nest(s) to document breeding and rearing behavior of the adult birds. If it is determined that construction activities are causing distress of the adult birds and are thus likely to cause nest abandonment, work shall cease immediately. Work may not resume in the area until the Project Biologist has determined that the young birds have fledged, and the bird nest is no longer occupied.

Special-Status Animals

Mr. Wood, in a report titled Wood Biological Consulting, Inc., Biological Site Assessment, Zmay Property, dated August 13, 2014, and revised March 10, 2015, states that based on knowledge of the geographic range and habitat affinities of special-status animals recorded from the region, and evaluation of on-site habitats, a total of four (4) federal and/or state-listed endangered, threatened or fully protected species are considered to have the potential to occur on the subject property: California red-legged frog, San Francisco garter snake, mission blue butterfly, and white tailed kite. Only the mission blue butterfly and white-tailed kite are considered to have a potential for occurrence on the property; the potential for occurrence of California red-legged frog and San Francisco garter snake is considered to be low. Residential development on the three lots could indirectly affect California red-legged frog, San Francisco garter snake, as well as one additional species (steelhead in San Mateo Creek, located off the property) through erosion and sedimentation.

Another 15 non-listed special-status wildlife species are considered to have the potential to occur within the reduced study area, including ten birds and five bat species.

Federal and State-listed species are regulated under the California and Federal Endangered Species Acts, and impacts to such species would be considered significant. Impacts to other (i.e., non-listed) special-status species would be considered significant under California Environmental Quality Act (CEQA). Future development of the project site could result in direct impacts to these species (i.e., mortality of individuals, loss of host plants, nest failure, etc.) or indirect (i.e., loss of foraging habitat, noise disturbance, nest disturbance, etc.).

The 2014 survey documented one special-status mammal, the San Francisco dusky-footed woodrat, within the project site. With this exception, there were no existing habitats or features which function as wildlife movement corridors for special status species. Because (1) the landslide repair and proposed residential development will be limited to approximately 2.1 acres of the a 60-acre site (3.5%), (2) land disturbance will occur in areas that are adjacent to disturbed and/or developed land, and (3) mitigation measures are available to minimize potential impacts, the potential project impacts to biological resources would be reduced to a less than significant level.

Mitigation Measure 15: The applicant shall implement the following measures to avoid or minimize impacts to special status animals including: (1) a qualified biologist shall perform pre-construction surveys for snakes within the work areas prior to ground disturbance, and weekly during construction to ensure the exclusion fence is in good condition; (2) a USFWS-approved biologist shall be on-site during work during initial ground disturbance, including clearing of vegetation and grading; (3) a qualified biologist shall provide environmental awareness training to the contractor; (4)

the contractor shall construct exclusion fencing along the perimeter of grading no more than 30 days prior to ground disturbance; and (5) the contractor shall refuel vehicles/equipment off-site.

Mitigation Measure 16: A qualified biologist shall perform a ground survey to locate and mark all woodrat nests in the proposed grading and construction area. The survey shall be performed no less than 30 days prior to the initiation of ground disturbing activity. The contractor shall participate in the ground survey to help the qualified biologist understand the scope and extent of the construction activities.

Mitigation Measure 17: Any woodrat nest that cannot be avoided shall be manually disassembled by a qualified biologist following authorization from CDFW to give any resident woodrats the opportunity to disperse to adjoining undisturbed habitat. Nest building materials shall be immediately moved off-site and disposed of to prevent woodrats from reassembling nests on-site.

Mitigation Measure 18: To ensure woodrats do not rebuild nests within the construction area, a qualified biologist shall inspect the construction areas no less than once per week during vegetation clearing, initial site grading, and landslide repair. If new nests appear, they shall be disassembled and the building materials disposed of off-site. If there is a high degree of woodrat activity, more frequent monitoring shall be performed, as recommended by a qualified biologist.

Mitigation Measure 19: To ensure woodrats do not rebuild nests within the construction area, a qualified biologist shall inspect the construction areas no less than once per week during construction activities. If new nests appear, they shall be disassembled and the building materials disposed of off-site. If there is a high degree of woodrat activity, more frequent monitoring shall be performed, as recommended by a qualified biologist.

Source: Wetland Evaluation by Wood Biological Consulting, Inc., dated March 11, 2015; Biological Site Assessment for the Proposed Zmay Property Subdivision, San Mateo County, California, dated August 13, 2014, revised March 10, 2015; Wood Biological Consulting, Inc., Revised Botanical Evaluation, Zmay Property Subdivision, San Mateo County Letter, dated March 11, 2015; ~~and~~ Revised Wetland Evaluation, Zmay Property Subdivision, dated, August 6, 2017, geotechnical email dated, September 24, 2020 from Murray Engineers, Technical Memo dated June 29, 2021, from Chis Rogers, Ecologist, Wood Biological Consulting; and Geotechnical Plan Review, Zmay 4 Lot Subdivision, by Murray Engineers, Inc., dated June 3, 2015 and Supplemental Evaluation and Response, dated March 18, 2015, email correspondence dated September 24, 2020.

4.b.	Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		
Discussion: See discussion for Question 4.a. **Source:** See Question 4.a					
4.c.	Have a significant 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		X		

	removal, filling, hydrological interruption, or other means?				
Discussion: See discussion for Question 4.a. **Source:** See Question 4.a					
4.d.	Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
Discussion: See discussion for Questions 4.a. **Source:** Biological Site Assessment for the Proposed Zmay Property Subdivision, San Mateo County, California, dated August 13, 2014, revised March 10, 2015, Prepared by: Wood Biological Consulting, Inc.					
4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?		X		
Discussion: No trees would be removed for the subdivision and landslide repair. Seven trees, which are greater than 55 inches in circumference, have been identified on the proposed parcels, and may need to be removed for future residential development. Replanting of trees is required by to achieve compliance with the County's RM Zoning Regulations, to improve hillside stabilization, and minimize the potential visual impact of the new development. **Mitigation Measure 20:** Whenever possible, trees shall be planted in areas of grading disturbance for hillside stabilization, to minimize the visual impact of the grading activities, and compliance with the County's RM Zoning District Regulations. **Source:** San Mateo County RM Zoning District Regulations					
4.f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?		X		
Discussion: The property is not within an area subject to an adopted Habitat Conservation Plan, Natural Conservation Community Plan or other local, regional habitat plan. As discussed in the response to Question 4.a, the proposal, as proposed and mitigated, reduces impacts to biological resources to a less than significant level. **Source:** Biological Site Assessment for the Proposed Zmay Property Subdivision, San Mateo County, California, dated August 13, 2014, Revised March 10, 2015, Prepared by: Wood Biological Consulting, Inc.					

4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?			X	

Discussion: There is no marine or wildlife reserve within 200 feet of the subject parcel.

Source: San Mateo County Maps

4.h.	Result in loss of oak woodlands or other non-timber woodlands?			X	

Discussion: There are scattered trees on the subject parcel, including oaks. The project involves the creation and development of three lots, 0.66-0.73-acre, within an area for future residential development, and a fourth 58.15± acre remainder parcel, with approximately 48.88 acres of land to be protected by a conservation easement. ~~The conservation easement would retain the open space use of this area which contains many oak trees.~~ As discussed in Section 4.e, no trees are located in the landslide areas and seven trees greater than 55 inches in circumference on the site may be removed for future residential grading and construction activity. Removal of any trees greater than 55 inches in circumference requires a discretionary tree removal permit. These trees will be conditioned in the residential permits to be replaced with native species. No development is proposed within the conservation easement with this application. The conservation easement would retain the open space use of this area which contains many oak trees.

The proposed mitigation work for the sewer line repair/upgrade would primarily remain within the existing unpaved path where there are no trees. A road roughly follows the 10-foot wide Billy Goat Hill sewer line easement. The applicant would utilize a trenchless installation method for a six-inch pipe. The horizontal boring method would only require excavation of two 8'x8'x6' deep pits at each end of the new line. The excavation work for the pits would be kept within the existing easement. This would give enough space for the equipment to bore and pull the new line and provide space for the new manholes to be installed. Photos of the work area are attached (Attachment V).

Source: Project Scope

5.	**CULTURAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
5.a.	Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?			X	

Discussion: In July 2015, Dr. Daniel Shoup of Archaeological/Historical Consultants (A/HC) conducted a comprehensive record search for previously recorded cultural resources in the project area and within a half-mile radius. The Northwest Information Center, California Historical Resources Information System (NWIC File #14-1853) and other resources were consulted. In addition, A/HC staff reviewed the National Register of Historic Places, the California Register of Historic Resources, California Historical Landmarks, and the California Inventory of Historical Resources. No recorded cultural resources and no historic resources were identified.

Dr. Shoup also carried out a pedestrian archaeological survey of the Area of Potential Effects (APE), including the three proposed parcels and the area of the landslide repair, on July 28, 2015. All open

areas were inspected for cultural evidence such as historic structures, artifacts, and features; and indicators of prehistoric archaeological deposits like midden soil, flaked lithics, groundstone, and shell. No prehistoric archaeological resources were discovered in the course of the survey. No artifacts that appeared over 45 years of age were observed. No built environmental resources were discovered in the course of the survey.

Source: California Historical Resources Information System Letter, dated July 8, 2015, Cultural Resource Survey Report, Prepared by Daniel Shoup, RPA, dated August 10, 2015

5.b.	Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?			X	

Discussion: See discussion for Question 5.a.

Source: Cultural Resources Survey Report, by Daniel Shoup, RPA, dated August 10, 2015

5.c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

Discussion: The grading associated with the project (landslide repair and foreseeably future residential development) involves land disturbance of an area approximately 67,000 sq. ft. in size on the project site. The area of disturbance does not contain any mapped or observed unique geologic features. Due to the moderate amount earthwork associated with landslide repair, the project has the potential to directly or indirectly destroy a unique paleontological resource or site. The following mitigation measures, provided by the Tribal Energy and Environmental Information Clearinghouse, Office of Indian Energy and Economic Development, will mitigate any potential impact to paleontological resources to a less than significant level:

Mitigation Measure 21: A discovery of a paleontological specimen during the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. The applicant shall immediately notify the County of such a finding. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal by a professional paleontologist) may be needed to mitigate the impact, as determined by a professional paleontologist.

Mitigation Measure 22: Contractors and workers shall use existing roads to the maximum extent feasible to avoid additional surface disturbance.

Mitigation Measure 23: The applicant shall keep equipment and vehicles within the limits of the previously disturbed construction area. The applicant shall delineate all areas to remain undisturbed on the Erosion Control and Staging Plan and the plan shall include measures, such as chain-link fencing or other kinds of barriers, to demarcate the “limit of disturbance.” The property owner shall demonstrate the implementation of these measures prior to issuance of the grading permit “hard card.”

Source: Project Scope, Cultural Resources Survey Report, by Daniel Shoup, RPA, dated August 10, 2015

5.d.	Disturb any human remains, including those interred outside of formal cemeteries?		X		

Discussion: The landslide repair activity involves land disturbance of an area of approximately 9,500 sq. ft. and movement of 455 cy extracted and fill brought in and compacted on the project site. The sewer line repair work involves approximately excavation of about 15 cy cut and 15 cy of fill for each equipment pit, a total of 60 cy. Future residential development will also involve additional grading work for site access and house construction. Due to the earthwork associated with landslide repair and foreseeable residential construction, the project has the potential to disturb human remains interred outside of formal cemeteries. Mitigation Measure 24 below, requires the property owner, applicant, and contractors to comply with the requirements of California law with regard to the discovery of human remains during construction, whether historic or prehistoric. The implementation of this mitigation measure would mitigate any potential impact to interred human remains to a less than significant level:

Mitigation Measure 24: The property owner, applicant, and contractors must be prepared to carry out the requirements of California law with regard to the discovery of human remains during construction, whether historic or prehistoric including but not limited to the following:

a. That all excavation crews, including landscapers, receive cultural sensitivity training for Native American cultural resources;

b. That a California-trained Archaeological Monitor with field experience be present for all earth movement including landscaping; and

c. That a qualified and trained Native American Monitor be present for all earth-moving activities, including landscaping.

Source: Tribal Energy and Environmental Information Clearinghouse website: http://teeic.anl.gov/er/wind/mitigation/paleo/index.cfm

Mitigation Measure 25: In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend the subsequent measures for disposition of the remains.

6. GEOLOGY AND SOILS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
6.a. Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				

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 significant evidence of a known fault? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*		X		

Discussion: A report by Murray Engineers, Inc., dated February 2014, states that federal and regional seismologic and geologic experts have concluded that there is a 63 percent probability for at least one "large" earthquake of magnitude 6.7 or larger in the Bay Area before the year 2038. The northern portion of the San Andreas fault is estimated to have a 21 percent probability of producing a magnitude 6.7 or larger earthquake by the year 2038.

A peer review geotechnical report, by Cotton, Shires and Associates, Inc., dated June 24, 2015, concurs that the subject parcel is located in an active seismic area. The report states there are three major faults in the San Francisco Bay Area. The San Andreas and San Gregorio faults are located approximately 1.1 and 8.3 miles southwest of the site, respectively. The Hayward and Calaveras faults are located approximately 17 and 25 miles northeast of the site, respectively.

Moderate to large earthquakes are probable along several active faults in the greater Bay Area over a 30- to 50-year design life. Strong ground shaking should therefore be expected several times during the design life of any new structure, as is typical for sites throughout the Bay Area. Therefore, strong to violent ground shaking should be expected in the area during the design-life of the proposed improvements.

Murray Engineers developed site-specific earthquake design parameters based on the current California Building Code. The February 2014 report states that "These procedures utilize State standardized spectral acceleration values for maximum considered earthquake ground motion taking into account historical seismicity, available paleoseismic data, and activity rate along known fault traces, as well as site specified soil and bedrock response characteristics." These guidelines and parameters are intended to prevent catastrophic collapse of structures.

This project was revised to eliminate the remainder parcel and proposed residential development in a landslide area. The land area of the eliminated parcel has been added to the land to be placed in a conservation easement. No residence or other development will be built in the landslide area and repair of the landslide area would be achieved with stich pier retaining walls, where the previous proposal involved an engineered fill slope. The proposed sewer pipeline upgrade would occur in an area which has no mapped landslide activity.

The following mitigation measures have been included to mitigate potential impacts related to earthquakes and ground shaking to a less than significant level:

Mitigation Measure 26: The improvements shall be designed and constructed in accordance with current earthquake resistance standards.

Mitigation Measure 27: All future development shall meet or exceed the standards prescribed in the Murray Engineers, Inc., report dated February 2014.

Mitigation Measure 28: Prior to final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading for the slope stabilization and any future residential development:

a. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 8606.2 of the Grading Ordinance. The Engineer's responsibilities shall include those relating to noncompliance detailed in Section 8606.5 of the Grading Ordinance.

b. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval, mitigation measures, and the County's Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.

c. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Current Planning Section.

Mitigation Measure 29: For any future residential development, as part of the building permit application, the applicant shall provide documentation demonstrating that the proposed residences and associated retaining walls shall be supported on drilled pier foundations extending through the fill and colluvium and gaining support in the underlying bedrock.

Source: Cotton, Shires and Associates, Inc., Supplemental Geologic and Geotechnical Peer Review, dated June 24, 2015, and Murray Engineers, Inc., Geotechnical Plan Review, dated June 3, 2015.

ii. Strong seismic ground shaking?		X		

Discussion: See discussion for Question 6.a.

Source: See Question 6.a.

iii. Seismic-related ground failure, including liquefaction and differential settling?			X	

Discussion: The Geotechnical Investigation prepared by Murray Engineers, Inc., does not identify liquefaction and differential settling as potential geologic hazards for the project site.

Source: Cotton, Shires and Associates, Inc., Supplemental Geologic and Geotechnical Peer Review, dated June 24, 2015, and Murray Engineers, Inc., Geotechnical Plan Review, dated June 3, 2015 and July 14, 2015.

iv. Landslides?		X		

Discussion: A geotechnical report prepared for the project by Murray Engineers, Inc., (MEI), dated February 2014, states that three relatively large landslides are mapped in the central portion of the property according to the geologic map, the Geotechnical Hazard Synthesis Map for San Mateo County (Leighton and Associates, 1976), and the Preliminary Map of Landslide Deposits in San Mateo County (Brabb & Pampeyan, 1972). This document was peer reviewed for the County by Cotton, Shires and Associates, Inc. (CSA) with the results documented in a letter dated July 14, 2015. (Attachment M)

The active landslide feature measures approximately 900 feet in length and 600 feet in width and is located approximately 350 feet to the west (downhill) of Parrott Drive and extends down to Crystal

Springs Road. The second mapped landslide is approximately 700 feet long and 500 feet wide and is located immediately south of the first landslide. Both are located on the remainder parcel within the area to be dedicated as a conservation easement.

When evaluating the original project, CSA recommended the following measures to facilitate stabilization work and avoid coordination complexities associated with stabilizing a landslide that crosses a property line: "(1) slope stabilization measures must be designed and constructed prior to individual lot residential development, or (2) consideration should be given to modifying property lines so that the entire landslide is within a single parcel, or that active landslide repair be proposed as a subdivision-level improvement." Subsequently, the project was revised to incorporate both recommendations into the scope of the current proposal.

The applicant's project scope was revised to a subdivision of three lots which could be developed with new residences and a remainder parcel. The project would also include the landslide repair of the active landslide feature now located entirely within the proposed conservation easement on the remainder parcel. In the revised proposal, the parcel that was proposed in the area of landslide repair has been eliminated. In addition, the property lines for the parcels of the proposed subdivision have been modified to minimize exposure to the areas which encountered landslide activity. These landslide areas are now contained within the conservation easement, where new development is restricted and outside of residential development footprints.

With the elimination of one new lot, the type of landslide repair has been revised from engineered fill slope ~~installation~~ with 11,200 cy or earthwork to a stitch pier wall system which will involve only 455 cy. of earthwork. In the current proposal, two stitch pier walls would be constructed, prior to the recordation of the Parcel Map for the Minor Subdivision. CSA has updated their Geotechnical Review to recommend that the project be conditioned such that "new construction will not be allowed between or directly upslope of the two proposed walls between Parcels 1 and 2."

MEI's geotechnical investigation concluded that the proposed subdivision is feasible from an engineering geologic and geotechnical perspective. The primary constraints to the project include the potential for shallow landslides and/or debris flows developing along the steeper portions of the property, consolidation, creep, and/or shallow landsliding of the undocumented fill along the downhill side of Parrott Drive, and the potential for strong to very strong ground shaking during a moderate to large earthquake on the nearby San Andreas fault or one of the other nearby active faults. In general, the future residences would be located in the uphill portion of the lots, adjacent to Parrott Drive and the stich pier walls will minimize impacts from this type of activity.

CSA's peer review of the MEI report concluded that the geotechnical feasibility of residential development of Parcels 1, 2, and 3 was demonstrated. CSA further concluded that existing drainage and diversion wall improvements have historically mitigated significant landslide and debris flow hazards to offsite areas (such as Crystal Springs Road).

The County Geotechnical Section reviewed the submitted geotechnical reports in order to identify any potential alternative sites for new residential development and parcel locations. All areas where identified geological hazards exist were depicted and conceptually mapped (Attachment S). As is illustrated by the map, there are only two areas on the parcel that are entirely outside of identified geologic hazard areas: the subject project area, and an area behind the homes on Enchanted Lane.

The alternate location would require the construction of a private roadway approximately 200 feet long over an easement which is adjacent to Rainbow Drive, and is located over a steeply sloped portion of the parcel. A firetruck turn around would be required to provide adequate fire protection, however, a turnaround may not be feasible due to the parcel's slope. New utility infrastructure and trenching would also be required.

The applicant submitted analysis of this alternative site (Attachment T). Development concerns included road construction of approximately 550 feet for access and a cul-de-sac, 500 feet of utility

trench, an increase in excavation and retaining walls, and that the site does not fit in to the existing community fabric. As a result, the applicant is not pursuing the alternative.

Incorporation of the mitigation measures below will reduce the potential impact associated with landslides to a less-than-significant level.

Mitigation Measure 30: Prior to the recordation of the Subdivision Map, the stich pier walls for landslide repair on the remainder parcel shall be completed to the satisfaction of the County's Geotechnical Section, to ensure that landslide repair occurs prior to the construction of any residential structures.

Mitigation Measure 31: The final design shall include intermediate surface drainage control measures. Construction plans at the building permit stage shall demonstrate compliance with this mitigation measure.

Mitigation Measure 32: A surveyed, as-built subdrain plan shall prepared and added to the proposed landslide repair plan. Grading plans at the building permit stage shall demonstrate compliance with this mitigation measure.

Mitigation Measure 33: A modified design plan shall be prepared, with approval by the Project Geotechnical Consultant, and submitted to the County for approval prior to the initiation of grading for landslide repair work.

Mitigation Measure 34: No cut or fill exceeding 5 feet in vertical dimension shall be permitted on Parcels 1, 2, or 3 unless supported by an engineered retaining wall. Construction plans at the building permit stage for each new residence shall demonstrate compliance with this mitigation measure.

Mitigation Measure 35: Grading and drainage plans for each lot shall be reviewed by the County Geotechnical Section, or designated consultant, prior to approval of building or grading permits on Parcels 1, 2, or 3.

Mitigation Measure 36: No new construction shall be located between or directly upslope of the two proposed stitch pier walls between Parcels 1 and 2.

Mitigation Measure 37: Final geotechnical design parameters to be utilized for residential construction on Parcels 1, 2, and 3 shall fully meet or exceed design recommendations presented in the Engineering Geologic and Geotechnical Report by Murray Engineers, Inc., dated February 10, 2014. Construction plans at the building permit stage for each new residence shall demonstrate compliance with this mitigation measure.

Mitigation Measure 38: Future residences shall be supported on 12-inch diameter piers, extending at least 8 feet into competent materials.

Mitigation Measure 39: All subdrain alignments within the landslide repair area shall be accurately surveyed during construction so that future pier-support foundations do not interfere with constructed subdrain systems. Construction plans at the building permit stage for each new residence shall demonstrate compliance with this mitigation measure.

Mitigation Measure 40: Unsupported large cuts and fills shall be avoided. Grading plans at the building permit stage shall demonstrate compliance with this mitigation measure.

Mitigation Measure 41: If site conditions vary from those described in the 2014 Murray Engineers, Inc. report, the geotechnical design of the project recommendations shall be updated and submitted to San Mateo County Planning and Building Department for approval, prior to associated project construction.

Source: Figure A-4, San Mateo County Landslide Map and Figure A-5, San Mateo County Geotechnical Hazard Synthesis Map; Cotton, Shires and Associates, Inc., Supplemental Geologic

and Geotechnical Peer Review, dated June 24, 2015; and Murray Engineers, Inc., Geotechnical Plan Review, dated June 3, 2015 and July 14, 2015				
v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*				X
Discussion: The project site is not located on or adjacent to the coast. **Source:** San Mateo County Maps				
6.b. Result in significant soil erosion or the loss of topsoil?		X		

Discussion: The subject parcel is 60.3 acres. The proposed development would occur upslope of Crystal Springs Road. Precipitation during project grading would result in potential for sedimentation in on-site areas downslope from the project area; however, off-site areas would not be affected due to the size of the parcel and project location.

The project involves the installation of two stitch pier walls to repair landslide areas on the remainder parcel ~~Parcel 4~~, inside the area within the proposed conservation easement. The applicant's civil engineer estimates approximately 455 cubic yards of grading for the work associated with the stitch pier walls. The County's Subdivision Regulations require that a potential building site be shown on each proposed parcel and grading estimated for future construction. It is estimated that 810 cubic yards of grading would be associated with development of the three future residential sites. A Grading Permit is not required for the lots which will be developed with residences at this time, because no specific residential applications have been submitted. If earthwork on any of the proposed lots exceeds 250 cy per lot, then a separate Grading Permit(s) will be required. The issuance of a grading permit "hard card" would be required prior to the start of grading for the landslide repair and any residential construction activity.

The County requires an erosion control plan with site-specific erosion measures whenever construction occurs with a building permit. In addition, in the case of building permits with associated grading permits, a pre-site inspection is required in advance of any ground disturbance to ensure that erosion control measures have been adequately installed onsite to minimize erosion control during construction activity. The applicant proposes an Erosion Control and Staging Plan, included as Page C-2 of Attachment R, which includes measures that would contain and slow run-off, while allowing for natural infiltration.

Mitigation measures listed below have been included to require that the Erosion Control and Staging Plan include additional stormwater pollution prevention measures and require compliance with the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines." Implementation of erosion control measures are required throughout the term of the grading permit and building permit. Limits have been placed on project grading to confine grading activities to the dry season, unless an exception is reviewed and recommended by the project geotechnical consultant and approved, in writing, by the Community Development Director. Erosion control measures must be inspected and maintained under the supervision of the project civil engineer. The applicant is required to obtain coverage under the State General Construction Activity NPDES Permit should the area of disturbance equal 1-acre or more (currently

estimated at 33,215 sq. ft.). Implementation of these mitigation measures would reduce potential impact related to erosion to a less than significant level:

Mitigation Measure 42: The applicant shall use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the silt fence shall be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips shall have relatively flat slopes and be vegetated with erosion-resistant species.

Mitigation Measure 43: The applicant shall seed all disturbed areas with a native grassland mix as soon as grading activities are completed for each phase in order to minimize the potential establishment and expansion of exotic plant species into newly-graded areas, and to prevent potential future erosion.

Mitigation Measure 44: No site disturbance shall occur, including any land disturbance, grading, or vegetation or tree removal for the sewer pipeline or retaining walls, until a building permit has been issued.

Mitigation Measure 45: An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for grading and construction, as the project requires tree protection of significant trees and a grading permit. Once all review agencies have approved the building permit, the applicant will be notified that an approved job copy of the Erosion Control and/or Tree Protection Plan is ready for pick-up at the Planning counter of the Planning and Building Department. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, the applicant must contact the Building Section at 650/599-7311, to schedule a pre-site inspection. A $144 inspection fee will be assessed to the building permit for the inspection. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Building Inspection Section.

Mitigation Measure 46: Erosion and sediment control during the course of any grading work shall be according to a plan prepared and signed by the Engineer of record, and approved by the Department of Public Works and the Current Planning Section. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer, and require approval by the Planning Section.

Mitigation Measure 47: The applicant's engineer shall regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected to the satisfaction of County Building Inspectors.

Mitigation Measure 48: Prior to the issuance of the grading permit, the applicant shall submit, to the Department of Public Works for review and approval, a plan for any off-site hauling operations. This plan shall include, but not be limited to, the following information: size of trucks, haul route, disposal site, dust and debris control measures, and time and frequency of haul trips. As part of the review of the submitted plan, the County may place such restrictions on the hauling operation as it deems necessary to avoid any impacts to traffic.

Mitigation Measure 49: For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site:

a. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.

b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Current Planning Section.

Mitigation Measure 50: At the completion of all earthwork work, the engineer who prepared the approved grading plan shall submit a signed "as-graded" grading plan conforming to the requirements of the Grading Regulations.

Mitigation Measure 51: Prior to the issuance of the grading permit "hard card," the applicant shall revise the Erosion Control and Sediment Control Plan, dated December 21, 2012, to include the proposed measures and additional measures as follows, subject to the review and approval of the Community Development Director:

a. Provide stabilized construction entrance(s) using a minimum 3"-4" fractured aggregate over geo-textile fabric and stabilize all on-site unpaved construction access routes (e.g., aggregate over path of travel). For unpaved routes, use ridges running diagonally across the road that run to a stabilized outlet

b. Provide a designated area for parking of construction vehicles, using aggregate over geo-textile fabric.

c. Show re-vegetation of fill deposit areas, to be performed immediate after soils spreading. Use seeding and/or mulching and the following, as necessary:

   i. (For slopes 3:1 or greater) Anchored erosion control blankets (rice straw or coconut).

   ii. (For slopes less than 3:1) Anchored fiber fabric/netting or surface roughening.

d. Protect areas to remain undisturbed. These areas shall be delineated and protected using a fence or other kind of barrier.

e. Use diversion berms to divert water from unstable or denuded areas (top and base of a disturbed slope, grade breaks where slopes transition to a steeper slope).

f. Show location of office trailer(s), temporary power pole, and scaffold footprint.

g. Show location of utility trenches, indicate utility type.

h. Show location, installation and maintenance of a concrete/stucco mixer, washout, and pits.

i. Show storage location and containment (as necessary) of construction materials for during work, as well as afterhours/weekends)

j. Show areas for stockpiling. Cover temporary stockpiles using anchored-down plastic sheeting. For longer storage, use seeding and mulching, soil blankets or mats.

k. Show location of garbage and dumpster(s).

l. If these measures conflict with measures prescribed by the geotechnical consultant, measures as recommended by the geotechnical consultant shall rule.

Mitigation Measure 52: The applicant shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

c. Performing clearing and earth moving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.

e. Proper storage, handling, and disposal of construction materials and wastes, so as to prevent their contact with stormwater.

f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary stormwater permits.

h. Avoiding cleaning or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilization of designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving site shall be clear and running slowly at all times.

Mitigation Measure 53: Once approved, erosion and sediment control measures of the Erosion Control and Sedimentation Plan shall be installed prior to beginning any site work and maintained throughout the term of the grading permit and building permit. Failure to maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer and subject to review and approval of the Department of Public Works and the Community Development Director.

Mitigation Measure 54: No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion unless reviewed and recommended by the project geotechnical consultant and approved, in writing, by the Community Development Director. An applicant-completed and County-issued grading permit “hard card” is required prior to the start of any land disturbance/grading operations. The applicant shall submit a letter to the Current Planning Section, at least, two (2) weeks prior to commencement of grading with the project geotechnical consultants review recommendations (if any) for winter grading, stating the date when erosion controls will be installed, date when grading operations will begin, anticipated end date of grading operations, and date of re-vegetation. If the schedule of grading operations calls for grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.

Mitigation Measure 55: Should the area of disturbance equal one acre or more, the applicant shall file a Notice of Intent (NOI) with the State Water Resources Board to obtain coverage under the State General Construction Activity NPDES Permit. A copy of the project's NOI (containing the WDID No.) shall be submitted to the Current Planning Section and the Department of Public Works, prior to the issuance of the grading permit "hard card." **Source:** Murray Engineers, Inc. Supplemental Evaluation and Response to Review Comments Response Letter, dated April 15, 2015				
6.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, severe erosion, liquefaction or collapse?			X	
Discussion: The Geotechnical Investigation prepared by Murray Engineers, Inc., does not indicate lateral spreading, liquefaction or collapse as geologic hazards for the project site. For erosion, see discussion for Question 6.b of this section. **Source:** Murray Engineers, Inc., Supplemental Evaluation and Response to Review Comments Response Letter, dated March 18, 2015, Project Erosion Control Plan				
6.d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?			X	
Discussion: The Geotechnical Investigation prepared by Murray Engineers, Inc., does not identify expansive soil as a geologic hazard for the project site. **Source:** Cotton Shire and Associates, Inc., Supplemental Geologic and Geotechnical Peer Review, dated June 24, 2015, and Murray Engineers, Inc., Geotechnical Plan Review, dated June 3, 2015				
6.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
Discussion: The subject parcel is within the service area of Crystal Springs County Sanitation District. Any new residences will connect to this sewer system. **Source:** Crystal Springs County Sanitation District, Parrott Drive Sanitary Sewer Alternative Study, dated February 2003				

7. CLIMATE CHANGE. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***

7.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		X	~~X~~	

Discussion: A minor, temporary increase in greenhouse gas emissions during grading activities and residential construction may occur. Vehicles are subject to California Air Resources Board emission standards. The landslide repair activity, which will precede residential development, will be required to comply with the mitigation measure below, including minimizing construction vehicle idling to reduce energy consumption. Energy consumption for work associated with this project is of a relatively small scale and short duration. The project would not result in wasteful, inefficient or unnecessary consumption of energy resources and impacts would be less than significant.

The County has identified Energy Efficient Climate Action Plan (EECAP) goals which can be implemented in new development projects. Per Mitigation Measure 66, the project is required to incorporate applicable measures from the County's Government Operations Climate Action Plan (EECAP) Development Checklist and BAAQMD Best Management Practices (BMPs) that, once implemented, will reduce project impact on climate change.

Mitigation Measure 56: The applicant shall implement the following basic construction measures at all times:

a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Source: California Air Resources Board, San Mateo County Government Operations Climate Action Plan

7.b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		X		

Discussion: The project does not conflict with the San Mateo County Government Operations Climate Action Plan with implementation of Mitigation Measure 66.

Source: San Mateo County Government Operations Climate Action Plan

7.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X

Discussion: Construction activities, including the proposed grading and development of residential sites would likely necessitate the removal of approximately seven trees greater than 17.5 inches in diameter (55 inches in circumference) at breast height (DBH). However, the property does not contain forestland and no conversion will occur. **Source:** Project Scope					
7.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
Discussion: The project is not located on or adjacent to a coastal cliff or bluff. **Source:** San Mateo County Map					
7.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: The project is not located on or adjacent to the San Francisco Bay or Pacific Ocean. **Source:** San Mateo County Map					
7.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The subject parcel, and specifically the land to be subdivided, is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0165E, effective October 16, 2012. **Source:** FEMA Panel No. 06081C0165E, effective October 16, 2012					
7.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The subject parcel, and specifically the land to be subdivided, is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0165E, effective October 16, 2012. **Source:** FEMA Panel No. 06081C0165E, effective October 16, 2012					

8. **HAZARDS AND HAZARDOUS MATERIALS**. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
8.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
Discussion: No such uses are proposed. Neither the subdivision of land, nor grading associated with the landslide repair, nor would the construction or operation of three new single-family dwellings result in a significant impact involving the transport, use, or dispersal of hazardous material or toxic substances. **Source:** Project Scope				
8.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?				X
Discussion: No significant use of hazardous materials is proposed. The project involves land division, earthwork for landslide repair, residential construction, and permanent residential uses. **Source:** Project Scope				
8.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
Discussion: No use involving significant emission of or handling of hazardous materials or waste is proposed. The project involves land division, earthwork to repair a landslide, residential construction, and permanent residential uses. **Source:** Project Scope				
8.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?				X
Discussion: The project site is not a listed hazardous materials site. **Source:** San Mateo County Maps				

8.e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				X
Discussion: The site is not located within an area regulated by an airport land use plan nor is it located within 2 miles of a public airport or public use airport. **Source:** San Mateo County Maps					
8.f.	For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
Discussion: The project is not within the vicinity of a private airstrip. **Source:** San Mateo County Maps					
8.g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project involves the division of land, grading to repair a landslide, and construction of single-family residences only and would not permanently or significantly impede access on existing public roads. The plan has been reviewed by Cal-Fire for emergency vehicle access. **Source:** San Mateo County Maps					
8.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?		X		
Discussion: The subject parcel is located in a State Responsibility Area (SRA), Very High fire zone. State Responsibility Area is a legal term defining the area where the State of California has financial responsibility for wildland fire protection. Throughout the state of California, this designation does not prohibit development of a parcel with structures. Development in ~~this zone~~ areas designated SRA requires adherence to development standards in building codes and vegetation clearance requirements. The right to remove understory vegetation which, according to the County Fire Marshal, constitutes a fire hazard to the neighboring parcels is maintained for lands within the conservation easement. ~~Other concerns in these areas are evacuation routes.~~ The proposed subdivision may present a small increase in wildfire hazard, as human activity is the sources of most wildfires, however the wildfire hazard is not significant as site preparation reduces debris and flammable vegetation. During the landslide repair, the existing fire hazard level will be increased on a temporary basis by the use of construction machinery on site. The area on the site where landslide repair will occur does not contain highly flammable vegetation. The repair work will					

entail the movement of soil, which is not flammable. The grading quantities to be moved during the landslide repair will entail three or four pieces of large equipment on-site for a few weeks. The stitch pier retaining walls are not constructed from flammable materials and their permanent installation will not impact fire hazard levels.

All future residential development are required to address this hazard when residences are proposed with appropriate materials, vegetation clearance, and by meeting interior fire suppression requirements with water sprinklers.

~~Subsequently, new human activity in the future residential development will pose a more permanent increase in potential hazard; however, there are measures which can be implemented through design, material choice and vegetation selection and maintenance to reduce hazard levels.~~ As for material choice, the State of California has recently adopted building codes which reduce the risk of burning embers pushed by wind-blown wildfires from igniting buildings. Roofing standards vary by the fire hazard zone rating of the site. The new codes for siding, decking, windows, and vents apply throughout the State Responsibility Area regardless of the fire hazard severity ranking. These have been integrated in the project, are conditions of approval, and adherence to the standards is required by Mitigation Measure 57.

The existing roads are wide enough for traffic flows and for emergency vehicle access. In addition, the project has adequate evacuation routes should wildfire occur. The traffic impact of the proposed subdivision and development of three additional single-family residences would not substantially increase trips along evacuation routes or otherwise interfere with any emergency response or evacuation procedures and functions described in the County of San Mateo Emergency Operations Plan. By clustering and placing the new residences adjacent to an established neighborhood with paved roads and away from vegetated areas, response to fire hazards is not significantly impacted. Based on these aspects of the proposal, ~~Therefore,~~ the project would not conflict with an adopted emergency response plan or emergency evacuation plan, and no impact would occur.

Mitigation Measure 57: All roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall meet the latest version of the California Residential Code, R327 or California Building Code Chapter 7A requirements.

Source: San Mateo County Maps

8.i.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X

Discussion: The subject parcel, and specifically the land to be subdivided, is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0165E, effective October 16, 2012. Crystal Springs Dam is located approximately .75 miles away at a lower elevation than the subject property. The site of future development is along one of highest elevations of the property. Flooding from a dam is not possible.

Source: FEMA Panel No. 06081C0165E, effective October 16, 2012

8.j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X

Discussion: See discussion for Question 8.i.

Source: FEMA Panel No. 06081C0165E, effective October 16, 2012					
8.k.	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?				X
Discussion: See discussion for Question 8.i. **Source:** FEMA Panel No. 06081C0165E, effective October 16, 2012					
8.l.	Inundation by seiche, tsunami, or mudflow?				X
Discussion: Risk of inundation by seiche, tsunami, or mudflow is considered nil, as the project site is located within a forested area and is not located near any large bodies of water. **Source:** Project Scope, San Mateo County Maps					

9.	**HYDROLOGY AND WATER QUALITY**. Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
9.a.	Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?		X		

Discussion: Water quality may be impacted when groundwater is depleted, drainage patterns are changed, volume of run-off is increased, and in instances of flooding. The project would have minimal impact on the level of ground water, run-off levels would not be increased, and the project site is not in a flood zone.

Water flow on the site is driven primarily due to the steep slope of the land. The volume of the flow are not being significantly changed by the installation of retaining walls and the associated grading. As proposed, the landslide repair is over a small area (project area is approximately 9,500 sq. ft.) where surface water flow would be slowed, and a portion of water would be dissipated via perforated pipe in a manner as to not exacerbate the landside area. The impact on water quality would be considered less than significant, as the project would only impact surface water velocity, not volume, running down the slope as it continues downward.

The proposed grading and construction of three new residences would result in approximately 20,110 sq. ft. of new impervious surface and would alter the existing drainage pattern of the site through the alteration of existing grades and construction of new impervious surface, including houses and driveways. Drainage systems would be designed for each residence to ensure that

post-development run-off velocity will be the same as the pre-development level. Run-off water would by slowed, but not prevented from continuing downslope and into the ground water supply. Compliance with the County's Drainage Policy and Provision C.3.i of the San Francisco Bay Region Municipal Regional Permit is mandatory and would prevent the significant degradation of surface or groundwater water quality.

Mitigation Measures 58 and 59 below, requires post-construction project run-off to comply with Municipal Regional Permit Provision C.3.i and the County's Drainage Policy. Project compliance with these regulations would prevent the significant alteration of existing drainage patterns of the site and area. The project does not involve alteration of the course of a stream or river.

As discussed in Section 6.b (above), should there be any precipitation during project grading or construction, there is the potential for sedimentation in on-site areas downslope from the Parrott Drive border of the parcel (off-site areas would not be affected due to the size of the parcel and project location). With the implementation of Mitigation Measures 26-41, potential project impacts related to sedimentation would be reduced to a less than significant level.

(Note: Mitigation Measures 58 & 59 were moved, in document and not changed)

Mitigation Measure 58: At the time of application for a building permit, the applicant shall submit a permanent stormwater management plan to the Department of Public Works in compliance with Municipal Stormwater Regional Permit Provision C.3.i and the County's Drainage Policy.

Mitigation Measure 59: Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) shall implement at least one (1) of the six (6) site design measures listed below:

a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.

b. Direct roof runoff onto vegetated areas.

c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.

d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.

e. Construct sidewalks, walkways, and/or patios with permeable surfaces.

f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.

A site drainage plan will be required for construction of the new residences that will demonstrate how roof drainage and site runoff will be directed to an approved location. In compliance with the County's Drainage Policy, this plan must demonstrate that post-development flows and velocities to adjoining private property and the public right-of-way shall not exceed those that existed in the pre-developed state.

Source: Project Scope; San Mateo County's Drainage Policy and Provisions

9.b.	Significantly deplete groundwater supplies or interfere significantly 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				X

	land uses or planned uses for which permits have been granted)?				

Discussion: See discussion for Question 9.a. ~~The parcel is in a community water and sewer district. New water and sanitary connections will be installed in association with new residential development.~~

Source: Crystal Springs County Sanitation District, Parrott Drive Sanitary Sewer Alternative Study, California Water Service Company Will Serve Letter, dated October 10, 2013

9.c.	Significantly 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 that would result in significant erosion or siltation on- or off-site?		X		

Discussion: ~~The proposed grading and construction of three new residences would alter the existing drainage pattern of the site through the alteration of existing grades and construction of new impervious surface, including houses and driveways. The project will result in approximately 20,110 sq. ft. of new impervious surface, the project could potentially alter the existing drainage pattern of the site or area. Compliance with the County's Drainage Policy and Provision C.3.i of the San Francisco Bay Region Municipal Regional Permit is mandatory and would prevent the significant degradation of surface or groundwater water quality.~~

~~Mitigation Measures 58 and 59 below, requires post-construction project run-off to comply with Municipal Regional Permit Provision C.3.i and the County's Drainage Policy. Project compliance with these regulations will prevent the significant alteration of existing drainage patterns of the site and area. The project does not involve alteration of the course of a stream or river.~~

~~Mitigation Measure 58~~: ~~At the time of application for a building permit, the applicant shall submit a permanent stormwater management plan to the Department of Public Works in compliance with Municipal Stormwater Regional Permit Provision C.3.i and the County's Drainage Policy.~~

~~Mitigation Measure 59~~: ~~Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) shall implement at least one (1) of the six (6) site design measures listed below:~~

~~a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.~~

~~b. Direct roof runoff onto vegetated areas.~~

~~c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.~~

~~d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.~~

~~e. Construct sidewalks, walkways, and/or patios with permeable surfaces.~~

~~f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.~~

~~A site drainage plan will be required for construction of the new residences that will demonstrate how roof drainage and site runoff will be directed to an approved location. In compliance with the County's Drainage Policy, this plan must demonstrate that post-development flows and velocities to adjoining private property and the public right-of-way shall not exceed those that existed in the pre-developed state.~~

See discussion in Question 9.a. **Source:** San Mateo County's Drainage Policy and Provisions					
9.d.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X	
Discussion: The project does not involve alteration of the course of a stream or river. All development will be on a hillside where flooding would not occur. Existing drainage patterns will be altered by proposed grading and construction of impervious surface; however, site design measures would reduce stormwater runoff and would prevent a significant increase in the rate or amount of surface runoff. **Source:** San Mateo County's Drainage Policy and Provisions					
9.e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?			X	
Discussion: Compliance with the County's Drainage Policy and Provision C.3.i of the San Francisco Bay Region Municipal Regional Permit is mandatory and would prevent the creation of significant additional sources of polluted runoff. There are no existing or planned stormwater drainage systems in the area as the project site is undeveloped. **Source:** San Mateo County's Drainage Policy and Provisions					
9.f.	Significantly degrade surface or ground-water water quality?			X	
Discussion: See discussion for Question 9.c. **Source:** San Mateo County's Drainage Policy and Provisions					
9.g.	Result in increased impervious surfaces and associated increased runoff?		X		
Discussion: See discussion for Question 9.a~~e~~. **Source:** San Mateo County's Drainage Policy and Provisions					

10.	**LAND USE AND PLANNING**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***

10.a. Physically divide an established community?				X
Discussion: The subject parcel is adjacent to residential development in the Town of Hillsborough on two sides. The proposed parcels will be developed with residences along Parrott Drive. Residential development is the prevalent land use in the vicinity. **Source:** San Mateo County Maps				
10.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?			X	

Discussion: Both agriculture and residential uses are allowed uses within the RM Zoning District. An RM-zoned parcel's development density is determined by density analysis. The proposed density is consistent with the RM zoning regulations and was approved by the County on May 21, 2013 (DEN 2013-00001). With the recordation of a Conservation Easement (which would allow agricultural uses), a density bonus is available per the RM zoning regulations. The approved density for the subject parcel will allow for a total of four single-family residences. The subdivision would allow the development of three new houses in addition to one existing house.

The project does not conflict with applicable San Mateo County General Plan policies including those pertaining to Urban Land Use and Natural Hazards. The General Plan designation for the subject parcel is both Urban and Open Space.

The General Plan (8.15 Land Use Compatibility) states that residential development should protect and enhance the character of existing single-family areas and should protect existing single-family areas from adjacent incompatible land use designations. The newly created parcels would be developed with single family residences which would be adjacent to an established residential land use. New residential development will require a review against the RM development standards and can adopt the setback standards of the adjacent zoning district to better match the character of the surrounding development.

General Plan (15.20 Review Criteria) requires that development be located in a manner which minimizes geotechnical hazards, development is placed on land with less than a 30 % slope, and avoids construction of new roads. Additionally, the policy allows development in geotechnical hazardous and/or steeply sloping areas when there are no alternative building sites available, and when appropriate structural design measures to ensure safety and reduce hazardous conditions to an acceptable level are incorporated into the project. The entire subject parcel has a slope which exceeds 30%. The areas of the parcel with historic and/or active landslide activity have been evaluated and development has been determined to be feasible with the implementation of geotechnical recommendations.

The project has been designed to avoid the inclusion of landslide areas on the proposed parcels. The project is consistent with Policy 15.21 (Requirement for Detailed Geotechnical Investigations). The applicant has submitted a geotechnical report which has been review by the County in order to more precisely define the scope of the geotechnical hazards and determine the appropriate locations for structures on a specific site and suitable mitigation measures. The project includes the

construction of retaining walls for hillside stabilization. The geotechnical work has been addressed as mitigation measures in this document. **Source:** San Mateo County Maps					
10.c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?		X		~~X~~
Discussion: There is no habitat conservation plans which will conflict with the proposal. There are areas of the parcel which contain natural resources which fall under the jurisdiction of state and federal agencies (for example CDFW, USACE, USFWS). The project has been designed in a manner to minimize impact to the sensitive habitats. However, during construction, if there is intrusion into the areas under another agency's jurisdiction, consultation with the agency is required as is compliance with their regulations for that resource, as required by in Mitigation Measures 4-10. ~~The proposed subdivision includes a proposal for the creation of a conservation easement over approximately 48 acres of the 60-acre parcel.~~ **Source:** Project Scope					
10.d.	Result in the congregating of more than 50 people on a regular basis?				X
Discussion: The subdivision of land, landslide repair, residential construction, nor permanent residential uses would not result in the congregation of 50 or more people on a regular basis. **Source:** Project Scope					
10.e.	Result in the introduction of activities not currently found within the community?				X
Discussion: The project site is located within the residential community of the San Mateo Highlands and is adjacent to residential development in the Town of Hillsborough. Development of the property with a residential use would not result in the introduction of activities not currently found vicinity. The subject parcel is adjacent to both undeveloped rural land and residential development. **Source:** San Mateo County Zoning Maps, Project Scope					
10.f.	Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
Discussion: The project site is a 60-acre parcel within the existing unincorporated County region of San Mateo Highlands. It is adjacent to residential development in the Town of Hillsborough. The project includes the provision of services to meet the demands of the proposed project only and would not encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas. The proposed conservation easement would prevent additional residential development of the remainder parcel.					

Source: Project Scope				
10.g. Create a significant new demand for housing?			X	
Discussion: The project would provide three additional units of housing and would not increase the demand for housing in any other areas. **Source:** Project Scope				

11. MINERAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
11.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
Discussion: The project does not involve any mining or commercial extraction of minerals. **Source:** Project Scope				
11.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?				X
Discussion: The project would not affect any nearby mineral resource recovery site, if such a site should exist nearby. **Source:** Project Scope				

12. NOISE. Would the project result in:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
12.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?			X	
Discussion: The project will generate temporary noise associated with grading and construction and drilling of piers and sewer pipe installation. However, such noises will be temporary, where volume and hours are regulated by Section 4.88.360 (*Exemptions*) of the County Ordinance Code.				

Source: Project Scope, San Mateo County Noise Ordinance				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
Discussion: See discussion for Question 12.b. **Source:** Project Scope, San Mateo County Noise Ordinance				
12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
Discussion: The only foreseeably permanent noise generating activity as a result of the project is residential uses, but the project will generate temporary noise associated with grading and construction. The project does not involve a significant permanent increase in ambient noise levels in the project vicinity. **Source:** Project Scope, San Mateo County Noise Ordinance				
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
Discussion: See discussion for Question 12.a. **Source:** Project Scope, San Mateo County Noise Ordinance				
12.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: The site is not located within an area regulated by an airport land use plan nor is it located within 2 miles of a public airport or public use airport. The nearest airport, San Francisco International, is approximately 9 miles to the northeast. **Source:** San Mateo County Maps				
12.f. For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: The project is not within the vicinity of a private airstrip. **Source:** San Mateo County Maps				

13.	**POPULATION AND HOUSING**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
13.a.	Induce significant 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)?			X	
Discussion: The project is a minor land subdivision that will create three lots that can be developed with single-family residences, in an area that is an existing residential area served by public utilities. The project does not require the expansion or extension of facilities or infrastructure. The required infrastructure is available on Parrott Drive and can be brought to each parcel. The project will result in the creation of three RM-zoned parcels which can be sold separately and a remainder parcel, and based on development density credits allocated to the property, which can accommodate four residences. Therefore, the project will not be growth inducing directly or indirectly. **Source:** Project Scope					
13.b.	Displace existing housing (including low- or moderate-income housing), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: The project site is a large parcel developed with a single-family residence and is adjacent to the residential Town of Hillsborough. The project would provide three additional units of housing and would not displace any existing housing. **Source:** Project Scope					

14.	**PUBLIC SERVICES**. Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the 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:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
14.a.	Fire protection?			X	
14.b.	Police protection?			X	
14.c.	Schools?			X	

14.d.	Parks?			X	
14.e.	Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?		X	~~X~~	

Discussion: Regarding 14.a-d: The project involves the creation of three residential parcels where single-family residences will be developed, and one parcel which contains an existing residence. The parent parcel is assessed for County services through property taxes and newly created parcels would also be assessed for these services. The subject property is located outside of County Service Area-1 (CSA-1) which provides enhanced police and fire service within the San Mateo Highlands and Baywood Park area. The County would require the applicant to annex into CSA-1 for proper assessment of fees for services, prior to the issuance of any building permits for construction on the newly created parcels on Parrott Drive. An application to annex the subject parcels into the boundaries of CSA-1 shall be submitted by the project applicant, subject to approval by the San Mateo Local Agency Formation Commission (LAFCo).

The new parcels are bordered by existing residential development and would not significantly increase the use of existing neighborhood or regional parks or other recreational facilities. The County's Subdivision Regulations require the applicant to pay in-lieu park fees for each new parcel. Building permit fees will include school impact fees. Additionally, the property owners of the new parcels will pay taxes to contribute to the support and maintenance of these facilities.

Regarding 14.e: All the proposed residential development would be served by Crystal Springs Sanitation District (District), operated by the County of San Mateo Department of Public Works (DPW). The future residences would connect from Parrott Drive, through existing easements, to a sub system which serves 29 lots off of Parrott Drive, commonly referred to as the "Billy Goat Hill" sewer line, developed because steep topography restricted connection to the main system. A sewer main is located on the subject parcel, approximately 1,500 feet south of the proposed parcels (Parcels 1-3) and landslide repair area.

The Billy Goat Hill sewer line is connected to the main trunk line of the District collection system by approximately 3,000 ft. of 6" Vitrified Clay Pipe which was installed in the steep hillside below Parrott Drive, with a vertical drop of approximately 400 ft. This pipeline eventually connects to the main trunk line in the vicinity of Crystal Springs Road and Polhemus Road. Segments of the sanitary sewer system, within areas of the unstable hillside, were damaged over the years by earth movement and small landslides. Some damaged underground segments of the pipeline were replaced with a series of above-ground plastic pipes as a temporary bypass due to the unstable hillside.

The sub-system is currently on a nine-month cleaning schedule (cleaning by hydro-flushing) and damaged portions of the above-ground bypass pipes are repaired or replaced. District records show there have only been minor root intrusion issues two times during the timeframe between October 2018 and September 2019. District staff inspect the above-ground pipes weekly when safe to do so. If problems (i.e. overflow, pipe movement, etc.) are observed, a determination would be made based on whether immediate response is required or whether repair work can be scheduled for another time. This regular maintenance schedule for the Billy Goat Hill sub-system will continue until the damaged pipes can be replaced in stable ground or on support structures. This section of the pipeline is not impacted by this proposal. The proposal does not disturb the above-ground portions of the pipeline and no concerns of potential impacts to the line have been identified from the District or geotechnical consultants or civil engineers reviewing the project.

The District indicated that there are existing wet weather capacity issues with the downstream trunk line which transports District flows to the City of San Mateo Wastewater Treatment Plant through portions of the Town of Hillsborough and the City of San Mateo, but that the project's sewage generation from the additional residences would not exceed the average daily flow capacity of the system. In a letter dated December 3, 2013, the District indicated that it could service the four (now three) proposed additional parcels with single-family dwellings, pursuant to a requirement of the applicant to install the infrastructure necessary to connect new residences to the District's system; and, in addition, to off-set the impact to the wet weather capacity issues, the District has imposed a mitigation measure (Mitigation Measure 62 of RIS/MND; now Mitigation Measure 60), to be completed prior to the start of residential development. The District has advised the developer that replacing parts of this sub-system in stable ground or on support structures can be considered mitigation to reduce inflow and infiltration into the District's system for the projected sewage discharge amount from the development.

In response to comments received during the comment period for the IS/MND, the District's mandated mitigation for an upgrade project which achieves improvements commensurate with the impacts from the development of three new lots was further defined. Following consultation and evaluation in the field, District staff and the applicant, agreed to re-align 203 linear feet of sewer line between two manholes (MH), MH 286 and MH 288 as indicated on the attached (Attachment V). The mitigation work site is downhill from Parrott Drive, on the western portion of the subject parcel, follows the 10-foot wide sewer line easement, and will primarily remain within unpaved path where there are no trees. Installation of the replacement pipe would not require tree removal, as it will use a trenchless installation method, horizontal boring, to place a new 6" high-density polyethylene (HDPE) pipeline underground.

Staff has updated Mitigation Measures 60 and 61 to reflect the proposed sewer improvements and to add a standard requirement regarding the construction of sewer improvements prior recordation of the Subdivision Map. No additional mitigation measures are necessary.

As proposed and mitigated by Mitigation Measures 60 through 63, the project would result in a less than significant impact. The project minimizes its impact on the downstream systems by completing capital improvement projects within the Crystal Springs Sanitation District (District) that would reduce inflow and infiltration into the District's system in an amount equal to the projected sewage discharge amount to the District from the project.

The increase use of public services related to this project is minor and would not result in significant adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities.

(Note: Mitigation Measures 60-63 were moved, in document and not changed)

Mitigation Measure 60: The project shall minimize its impact on the downstream systems by completing capital improvement projects within the Crystal Springs Sanitation District (District) that would reduce inflow and infiltration into the District's system in an amount equal to the projected sewage discharge amount to the District from the project. The applicant shall submit detailed plans of the preliminary-approved sewer line (203 linear feet) upgrade to the Crystal Spring Sanitation and the Planning and Building Department for review and approval prior to construction of improvements.

Mitigation Measure 61: The developer shall upgrade the sewer lines to accommodate this subdivision. The applicant shall demonstrate that the District sewer mains utilized to transport

sewage from the subdivision have the peak wet weather capacity for conveying the additional flow generated from the three residences. ~~If it is determined that the lines are insufficient to convey the additional flow, the developer may need to upgrade the sewer lines to accommodate this subdivision.~~ Construction of off-set improvements shall be completed prior to recordation of the Subdivision Map.

Mitigation Measure 62: Should a pump system be utilized to deliver sewage from the three lots to the District's sewer main on Parrott Drive, the District will require that a covenant for each parcel be prepared, signed, notarized, recorded with the San Mateo County Recorder's Office, and a copy provided to the District prior to final sewer sign-off for the building permit.

Mitigation Measure 63: Each new parcel will require a 4-inch lateral with a minimum of 2% slope and a standard cleanout installed at the property line or the property within 5 feet of the property line.

Source: Utility Will Serve Letters; Consultation with DPW Staff.

15. RECREATION. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
15.a.	Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?				X

Discussion: The project involves the creation of three parcels, which will allow for future construction of three single-family residences in addition to the existing residence, next to and across from existing residential development. The development of three new residences would not significantly impact existing public service levels. Also, the County's Subdivision Regulations require the applicant to pay in-lieu park fees for each new parcel.

Source: Project Scope

15.b.	Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Discussion: The project involves the creation of three lots which will allow for the construction of three single-family residences in addition to the one existing residence on a remainder parcel. This low-density development will not significantly increase the use of existing neighborhood or regional parks or other recreational facilities. The project does not include any recreational facilities. The County's Subdivision Regulations require the applicant to pay in-lieu park fees for each new parcel.

Source: Project Scope

16. TRANSPORTATION/TRAFFIC. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
16.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?				X

Discussion: The project involves the creation of three lots and a designated remainder parcel from subdivision of one larger parcel, which will allow for future construction of three new single-family residences in addition to one existing residence in close proximity to existing residential development. Prior to the development of residences, there will be some minor grading associated with hillside-stabilization stitch pier retaining wall. Three of the proposed parcels take access from Parrott Drive, an existing public road and the existing residence takes access from Crystal Springs Road.

Parrott Drive has a Pavement Condition Index (PCI) of 86 out of a 100, per a May 3, 2019 evaluation by the San Mateo County Department of Public Works. The vehicle traffic on ~~Parrot~~ Parrott will increase only slightly as a result of the project, including the landslide repair work (10-15 truck trips for an estimated 3-5 days of grading work), residential construction, and with the permanent addition of three new residences. The proposed grading and residential construction will have minor temporary impacts on neighborhood traffic, but will have no permanent, significant impact on circulation or transportation. The three additional residences would represent approximately 5% of the residences who utilize this portion of Parrott Drive. No travel demand or level of service concerns were identified by San Mateo County Department of Public Works. Therefore, the project does not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.

Source: Project Scope, Review by San Mateo County Department of Public Works

16.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?			X	

Discussion: See discussion for Question 16.a.

Source: Project Scope, Review by San Mateo County Department of Public Works

16.c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?			X	
Discussion: The project involves the creation of three lots and a designated remainder parcel for single-family residences and will not require or result in a change in air traffic patterns, such that the change poses significant safety risks. **Source:** Project Scope, San Mateo County Airport Overlay Maps					
16.d.	Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
Discussion: The anticipated residential development will likely involve three new driveways from Parrott Drive. Preliminary driveway designs have been reviewed and approved by the Department of Public Works and would not create a new traffic hazard. Residential use is considered a compatible use in the RM Zoning District. **Source:** Project Scope, San Mateo County Zoning Regulations					
16.e.	Result in inadequate emergency access?				X
Discussion: The project has been reviewed and approved by Cal-Fire and would not result in inadequate emergency access. The existing roads are wide enough for traffic flows and for emergency vehicle access. In addition, the project has adequate evacuation routes should wildfire occur. As previously discussed, the traffic impact of the proposed subdivision and development of three additional single-family residences would not substantially increase trips along evacuation routes or otherwise interfere with any emergency response or evacuation procedures and functions described in the County of San Mateo Emergency Operations Plan. Therefore, the project would not conflict with an adopted emergency response plan or emergency evacuation plan, and no impact would occur. **Source:** Review by Cal-Fire, APA-PAS Report 594, “Planning the Wildland-Urban Interface, by Molly Mowery, AICP, Anna Read, AICP, Kelly Johnston, RPF, and Tareq Wafaie, AICP					
16.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?				X
Discussion: The proposed parcels have existing road frontage on Parrott Drive. New houses will be required to incorporate a pedestrian sidewalk. Pedestrian access will be improved with this proposal. There are no changes required to any transportation modalities to accommodate the future construction of three single-family residences. **Source:** Project Scope, San Mateo General Plan Transportation Element					

16.g.	Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
Discussion: See discussion for Question 16.f. **Source:** Project Scope, San Mateo General Plan Transportation Element					
16.h.	Result in inadequate parking capacity?				X
Discussion: The proposed use is the creation of three lots which, based on the applicable zoning, are likely to be developed with private, single-family residential development. Applicable Zoning Regulations require on-site parking for residential development. The proposed building sites on the tentative map show that the proposal meets all parking requirements. Construction work will temporarily utilize street parking while completing the landslide repair. **Source:** Project Scope, San Mateo County Zoning Regulations					

17.	**TRIBAL CULTURAL RESOURCES**. Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
17.a.	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
	i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)			X	
Discussion: The project site is not listed or eligible for listing in the California Register of Historical Resources. Furthermore, the project is not listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k). **Source:** Project Location; State Parks, Office of Historic Preservation, Listed California Historical Resources; County General Plan, Background, Historical and Archaeological Resources Appendices					

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)		X		

Discussion: Staff requested a Sacred Lands file search of the project vicinity, which was conducted by the Native American Heritage Council (NAHC), and resulted in no found records. While the project parcel is currently largely undeveloped, the site of the proposed parcels and future residential development is adjacent to the Town of Hillsborough and existing residential development is in the immediate project vicinity. Previous development in the project vicinity did not encounter any resources which could be considered significant to a California Native American tribe. Therefore, the project is not expected to cause a substantial adverse change to any potential tribal cultural resources.

The project is not subject to Assembly Bill 52 for California Native American tribal consultation requirements, as no traditionally or culturally affiliated tribe has requested, in writing, to be informed of proposed projects in the geographic project area. However, consistent with NAHC's recommended best practices, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal cultural resources.

(Note: Mitigation Measures have been re-numbered)

Mitigation Measure 64: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 65: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Source: Project Plans; Project Location; Native American Heritage Council, California Assembly Bill 52

18. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***

18.a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		X		
Discussion: See discussion for Question 14.e. **Source:** Crystal Springs Sanitation District (District), Letter dated December 3, 2013					
18.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?		X		
Discussion: The California Water Service Company has indicated that the subject property is located within the service area boundaries and that water service can be provided to three single-family homes. The newly created parcels will connect to the existing sanitary sewer system, Crystal Springs Sanitation District (District). Expansion of the facility is not required, although a capital improvement to a portion of the system. **Source:** California Water Service Company Letter, dated October 10, 2013					
18.c.	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
Discussion: In order to comply with San Mateo County's drainage policies on-site stormwater measures must be installed in association with the proposed project. These measures were designed by a licensed civil engineer and have been reviewed and preliminarily approved by the San Mateo County Department of Public Works. There is no indication that the installation of these measures will cause any significant environmental effects. **Source:** Project Plans					
18.d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
Discussion: See discussion for Question 18.a. **Source:** California Water Service Company Letter, dated October 10, 2013					
18.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?		X		
Discussion: See discussion for Question 18.a.					

Source: Project Scope					
18.f.	Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
Discussion: The project will have a negligible impact on the capacity of local landfills. Future development of three single-family residences will also have no significant impact on landfill capacity. **Source:** Project Scope					
18.g.	Comply with Federal, State, and local statutes and regulations related to solid waste?				X
Discussion: The project involves creation of three lots and a designated remainder, three of which can be developed with a new single-family residence within an existing residential community, and will result in a negligible increase in solid waste disposal needs. The earthwork associated with the landslide repair and site work for future single-family residences involves the disposal of up to 290 cy of landslide spoils to landfill. The applicant is required to pay separate fees (as set by the landfill operator) related to soil disposal. All elements of the project will comply with regulations related to solid waste. **Source:** Project Scope					
18.h.	Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?		X		
Discussion: The County has identified Energy Efficient Climate Action Plan (EECAP) goals which can be implemented in new development projects. The landslide repair activity, which will precede residential development, will be required to comply with Mitigation Measures 1 and 66, including minimizing of construction vehicle idling to minimize energy consumption. Any future residential development is required to comply with County, regional and state regulations which address energy conservation applicable for single-family residential development. To meet EECAP goals the applicant has indicated that future residential development will include tree replanting, zero waste, use of 15% recycled materials, installation of energy-efficient equipment, reduced hardscape and compliance with the Green Building Ordinance. Additionally, the new houses will be subject to Title 24 requirements which encompasses the state's Energy Efficiency Standards for construction, and requires the integration of a combination of features to demonstrate compliance. **Mitigation Measure 66:** The applicant shall meet EECAP goals by including tree replanting, using a zero waste approach, use of 15% recycled materials, installation of energy-efficient equipment, reduced hardscape, and compliance with the Green Building Ordinance. **Source:** Project Scope, EECAP Development Checklist, completed by the applicant on November 21, 2016					

18.i.	Generate any demands that will cause a public facility or utility to reach or exceed its capacity?			X	

Discussion: All public service providers have indicated that services will be available to the newly created parcels, with the exception of potential sewer line capacity constraints which are addressed by Mitigation Measures 60-63.

Source: California Water Service Company Will Serve letter, dated October 10, 2013, PG&E Will Serve Letter, dated October 10, 2013

19. MANDATORY FINDINGS OF SIGNIFICANCE.					
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
19.a.	Does the project have the potential to degrade the quality of the environment, significantly 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, 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?		X		

Discussion: As discussed in Section 4 Biological Services, the project could result in potential impacts to wetlands, migratory birds, and special species animals and plants on the subject parcel. Implementation of mitigation measures would adequately reduce project impacts to a less than significant level.

Source: Biological Reports Referenced in Section 4, Project Scope

19.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.)		X		

Discussion: Grading activities associated with the landslide repair will involve the movement on site of approximately 400 cy and the transport of approximately 55 cubic yards of soil. This has been estimated to be approximately 10-15 truck trips a day for approximately 3-5 days. The County has approved two subdivisions in the general vicinity (Highlands and Ascension Heights) within the

past 3 years. Each subdivision, both of which are significantly larger in size, has been mitigated and is in a different stage of development. Impacts from the projects are temporary.

Grading activities associated with the sewer line upgrade would involve the excavation of two areas, approximately 8' x 8' x 6' each at the ends of the pipe segment. The approximate 15 cy of excavation at each end would be recompacted after the pipe installation is complete. There would not be off-haul involved in this construction work.

Potential impacts which may occur include a temporary increase in traffic, dust and noise. As previously discussed in this initial study, due to the scope and the temporary nature of work the cumulative effect of the project will not be cumulatively considerable. All impacts are less than significant, with the implementation of project mitigation measures.

Source: Project Scope

19.c.	Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?		X		

Discussion: As discussed in this report, the project, as proposed and mitigated, will not result in significant environmental effects.

Source: Project Scope

RESPONSIBLE AGENCIES. Check what agency has permit authority or other approval for the project.

AGENCY	Yes	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)	X"		Clean Water Act – Section 404
State Water Resources Control Board		X	
Regional Water Quality Control Board	X		In the event the project involves over 1-acre of land disturbance, the property owner shall file a Notice of Intent (NOI) with the State Water Resources Board to obtain coverage under the State General Construction Activity NPDES Permit. A copy of the project's NOI, WDID Number, and Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the Current Planning Section and the Building Inspection Section, prior to the issuance of the grading permit "hard card."
State Department of Public Health		X	

AGENCY	Yes	NO	TYPE OF APPROVAL
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
Caltrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other: CA Department of Fish and Wildlife	X*		Lake and Streambed Alteration Permit

MITIGATION MEASURES

	Yes	No
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.		X

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Mitigation Measure 1: The applicant shall submit an Air Quality Best Management Practices Plan to the Planning and Building Department prior to the issuance of any grading permit "hard card" or building permit that, at a minimum, includes the "Basic Construction Mitigation Measures" as listed in Table 8-2 of the BAAQMD California Environmental Quality Act (CEQA) Guidelines (May 2017). The following Bay Area Air Quality Management District Best Management Practices for mitigating construction-related criteria air pollutants and precursors shall be implemented prior to beginning any grading and/or construction activities and shall be maintained for the duration of the project grading and/or construction activities:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day.

d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.

e. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control

Measure Title 13, Section 2485, of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.

f. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

g. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.

h. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications.

i. Minimize the idling time of diesel powered construction equipment to two minutes.

j. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 2: Prior to the beginning of any grading construction activities, including landslide repair work, the applicant shall submit to the Planning and Building Department for review and approval an erosion and drainage control plan for each phase of grading (e.g., landslide repair, site preparation for residential construction) showing conformance with mitigation measures and the County Erosion Control Guidelines. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall also demonstrate adherence to the following measures recommended by Murray Engineering Inc., in their geotechnical studies of the project (Attachments K and L).

a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

b. Minimize the area of bare soil exposed at one time (phased grading).

c. Clear only areas essential for construction.

d. Within five days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.

e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.

f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.

k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).

Mitigation Measure 3: Prior to the issuance of the grading permit "hard card," the applicant shall submit a dust control plan for review and approval by the Current Planning Section. The plan, at a minimum, shall include the following measures:

a. Water all construction and grading areas at least twice daily.

b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.

c. Pave, apply water two times daily, or (non-toxic) soil on all unpaved access roads, parking areas and staging areas at the project site.

d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.

e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

Mitigation Measure 4: Prior to the issuance of a grading permit and any site disturbance, the contractor and the biologist shall meet in the field to survey and identify (with fencing) the limits of wetlands, ~~and~~ riparian habitat, and special-status plant populations, and shall determine the extent of excavation abutting and/or within them. The survey methods shall be consistent with the California Fish and Game's "Protocols for Surveying and Evaluating Impacts in Special-Status Native Plant Populations and Natural Communities". A report/letter summarizing the meeting and containing an analysis of whether the project would require permits from or additional consultation with USACE, RWQCB, and/or CDFW, shall be submitted to the Planning and Building Department, and approved by the Community Development Director or his designee, prior to the commencement of such grading. If permits or additional consultation is required, they shall be obtained prior to commencement of any grading or ground disturbing activity.

Mitigation Measure 5: Prior to the commencement of any land disturbing activities, the project biologist shall provide a copy of and explain in detail Mitigation Measures 6 - 10, regarding protection of wetlands and special-status plants to the construction site manager. The biologist shall provide environmental awareness training to all construction crews on the job site. More detailed training shall be provided to the construction site manager, who shall be responsible for ensuring training is given to all construction crews, and particularly those who are working (i.e., grading, slope stabilization, drainage, foundations, and landscaping) within 25 feet of the wetland or other buffer zone area.

Mitigation Measure 6: Removal, but not trimming, of any willow trees is prohibited without a federal or state permit. Grading near willow trees is only permitted if excavation avoids root disturbance.

Mitigation Measure 7: A federal permit is required for any excavation that requires the removal of willows within the limits of federal jurisdiction. Should removal be deemed necessary, at that

time, work shall cease until all appropriate permits have been issued by the USACE and RWQCB, and by CDFW and the Planning and Building Department shall be notified. CDFW must be notified prior to commencing any activity that may substantially change or use any material from the bed, bank, or channel of any river, stream, or lake (including the removal of riparian vegetation). Prior to resumption of grading activities, copies of all regulatory permits and proof of the successful implementation of all permit conditions and mitigation measures shall be provided to the Planning and Building Department.

Mitigation Measure 8: If a Clean Water Act permit is required for impacts to waters of the U.S., consultation with the USFWS under Section 7 of Federal Endangered Species Act (FESA) is required. USFWS may require formal or informal consultation and issue a Biological Opinion, which may include an incidental take permit and an outline of mandatory minimization and/or mitigation measures. Compliance with Section 7 of the Federal Endangered Species Act (FESA) can also facilitate compliance with the California Endangered Species Act (CESA). Conditions of all permits issued by these agencies shall be implemented in full to reduce impacts to special-status species. If the project results in temporary or permanent disturbance to wetlands or riparian areas, a revegetation plan shall be prepared by a qualified biologist, and shall include, at a minimum, restoration to pre-project conditions, revegetation of disturbed areas with native plant species that complement the native vegetation of adjacent habitats, maintenance, and long-term monitoring of plant survival and habitat condition. The revegetation plan shall be subject to the approval by the County and other regulatory agencies and proper execution of the plan shall be evaluated and confirmed by a biologist with written confirmation submitted to the County.

Mitigation Measure 9: At the conclusion of ground disturbance, a biological report shall be submitted to the Planning and Building Department which describes the erosion control and restoration measures implemented and whether any additional restoration measures were implemented, or if extended monitoring is required.

Mitigation Measure 10: No earlier than thirty (30) days prior to development of a residence on Parcel 3, the project biologist shall complete a survey identifying any western leatherwood plants on the parcel. Any plants that are identified outside of the residential footprint shall be protected by fencing to prevent damage from construction activities, at the discretion of the project biologist. If western leatherwood plants are located within the residential footprint, then a mitigation plan shall be developed in coordination with CDFW to offset the loss of plants. The mitigation plan shall be implemented by the Project Biologist. The plan shall include, at a minimum, measures for salvage and transplanting, if feasible, or for planting new western leatherwood plants in suitable sites identified by the project biologist; recommended activities to improve habitat condition; recommendations for post-project monitoring and reporting to the County; and recommended criteria for measuring success. New plants should be planted at a ratio of 3:1 for each plant displaced.

Mitigation Measure 11: If the removal or pruning of trees at any of the project sites is proposed, a preconstruction survey should be performed no more than 2 weeks prior to the initiation of any construction activities. The preconstruction survey shall be performed by a qualified biologist who should inspect each work site to identify the following:

a. Presence of raptor nests. This is required regardless of season. If a suspected raptor nest is discovered, the CDFW shall be notified. Pursuant to CFGC Section 3503.5, raptor nests, whether or not they are occupied, may not be removed until approval is granted by the CDFW.

b. Suitable bat roosting habitat. This includes snags, stumps, and decadent trees with broken limbs, exfoliating bark, and cavities. If no suitable roost sites or evidence of bat roosting is identified, no further impact avoidance or minimization measures are necessary.

c. Nesting or breeding activity of migratory birds. If none is observed, work may proceed without restrictions. All active migratory bird nests identified within 76 m (250 ft.) for raptors and 15 m (50 ft.) for passerines shall be mapped.

Mitigation Measure 12: If suitable bat roosting habitat is identified, the following measures shall be implemented:

a. Trees with suitable bat roosting sites should be removed or pruned during the non-breeding season between September 1 and February 1 to avoid disturbance to maternal colonies or individuals.

b. A qualified biologist should survey suitable roost sites immediately prior to initiation of work.

c. Removal of suitable tree roost sites should be conducted by first removing limbs smaller than 7.6 cm (3 in) in diameter and peeling away loose bark. The tree should then be left overnight to allow any bats using the tree/snag to find another roost during their nocturnal activity period.

d. A qualified biologist should survey the trees/snags a second time the following morning prior to felling or pruning.

e. Tree removal or pruning should occur during daylight hours, to avoid impacts on bats that may utilize adjacent trees for night-roosting.

Mitigation Measure 13: For any active bird nests found near the construction limits (i.e., within 76 m [250 feet.] for raptors and 15 m [50 feet.] for passerines of the limits of work) the Project Biologist shall make a determination as to whether or not construction activities are likely to disrupt reproductive behavior. If it is determined that construction would not disrupt breeding behavior, construction may proceed. If it is determined that construction may disrupt breeding, a no-construction buffer zone shall be designated by the Project Biologist; avoidance is the only mitigation available. The ultimate size of the no-construction buffer zone may be adjusted by the Project Biologist based on the species involved, topography, lines of site between the work area and the bird nest, physical barriers, and the ambient level of human activity. Site evaluations and buffer adjustments shall be made in consultation with the CDFW and/or the USFWS Division of Migratory Bird Management.

If it is determined that construction activities are likely to disrupt raptor breeding, construction activities within the no-construction buffer zone may not proceed until the Project Biologist determines that the nest is long longer occupied.

Mitigation Measure 14: If maintenance of a no-construction buffer zone is not feasible, the Project Biologist shall monitor the bird nest(s) to document breeding and rearing behavior of the adult birds. If it is determined that construction activities are causing distress of the adult birds and are thus likely to cause nest abandonment, work shall cease immediately. Work may not resume in the area until the Project Biologist has determined that the young birds have fledged and the bird nest is no longer occupied.

Mitigation Measure 15: The applicant shall implement the following measures to avoid or minimize impacts to special status animals including: (1) a qualified biologist shall perform pre-construction surveys for snakes within the work areas prior to ground disturbance, and weekly during construction to ensure the exclusion fence is in good condition; (2) a USFWS-approved biologist shall be on-site during work during initial ground disturbance, including clearing of vegetation and grading; (3) a qualified biologist shall provide environmental awareness training to the contractor; (4) the contractor shall construct exclusion fencing along the perimeter of grading no more than 30 days prior to ground disturbance; and (5) the contractor shall refuel vehicles/equipment off-site.

Mitigation Measure 16: A qualified biologist shall perform a ground survey to locate and mark all woodrat nests in the proposed grading and construction area. The survey shall be performed no less than 30 days prior to the initiation of ground disturbing activity. The contractor shall participate in the ground survey to help the qualified biologist understand the scope and extent of the construction activities.

Mitigation Measure 17: Any woodrat nest that cannot be avoided shall be manually disassembled by a qualified biologist following authorization from CDFW to give any resident woodrats the opportunity to disperse to adjoining undisturbed habitat. Nest building materials shall be immediately moved off-site and disposed of to prevent woodrats from reassembling nests on-site.

Mitigation Measure 18: To ensure woodrats do not rebuild nests within the construction area, a qualified biologist shall inspect the construction areas no less than once per week during vegetation clearing, initial site grading, and landslide repair. If new nests appear, they shall be disassembled and the building materials disposed of off-site. If there is a high degree of woodrat activity, more frequent monitoring shall be performed, as recommended by a qualified biologist.

Mitigation Measure 19: To ensure woodrats do not rebuild nests within the construction area, a qualified biologist shall inspect the construction areas no less than once per week during construction activities. If new nests appear, they shall be disassembled and the building materials disposed of off-site. If there is a high degree of woodrat activity, more frequent monitoring shall be performed, as recommended by a qualified biologist.

Mitigation Measure 20: Whenever possible, trees shall be planted in areas of grading disturbance for hillside stabilization, to minimize the visual impact of the grading activities, and compliance with the County's RM Zoning District Regulations.

Mitigation Measure 21: A discovery of a paleontological specimen during the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. The applicant shall immediately notify the County of such a finding. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal by a professional paleontologist) may be needed to mitigate the impact, as determined by a professional paleontologist.

Mitigation Measure 22: Contractors and workers shall use existing roads to the maximum extent feasible to avoid additional surface disturbance.

Mitigation Measure 23: The applicant shall keep equipment and vehicles within the limits of the previously disturbed construction area. The applicant shall delineate all areas to remain undisturbed on the Erosion Control and Staging Plan and the plan shall include measures, such as chain-link fencing or other kinds of barriers, to demarcate the "limit of disturbance." The property owner shall demonstrate the implementation of these measures prior to issuance of the grading permit "hard card."

Mitigation Measure 24: The property owner, applicant, and contractors must be prepared to carry out the requirements of California law with regard to the discovery of human remains during construction, whether historic or prehistoric including but not limited to the following:

a. That all excavation crews, including landscapers, receive cultural sensitivity training for Native American cultural resources;

b. That a California-trained Archaeological Monitor with field experience be present for all earth movement including landscaping; and

c. That a qualified and trained Native American Monitor be present for all earth-moving activities, including landscaping.

Mitigation Measure 25: In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend the subsequent measures for disposition of the remains.

Mitigation Measure 26: The improvements shall be designed and constructed in accordance with current earthquake resistance standards.

Mitigation Measure 27: All future development shall meet or exceed the standards prescribed in the Murray Engineers, Inc., report dated February 2014.

Mitigation Measure 28: Prior to final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading for the slope stabilization and any future residential development:

a. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 8606.2 of the Grading Ordinance. The Engineer's responsibilities shall include those relating to noncompliance detailed in Section 8606.5 of the Grading Ordinance.

b. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval, mitigation measures, and the County's Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.

c. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Current Planning Section.

Mitigation Measure 29: For any future residential development, as part of the building permit application, the applicant shall provide documentation demonstrating that the proposed residences and associated retaining walls shall be supported on drilled pier foundations extending through the fill and colluvium and gaining support in the underlying bedrock.

Mitigation Measure 30: Prior to the recordation of the Subdivision Map, the stich pier walls for landslide repair on the remainder parcel shall be completed to the satisfaction of the County's Geotechnical Section, to ensure that landslide repair occurs prior to the construction of any residential structures.

Mitigation Measure 31: The final design shall include intermediate surface drainage control measures. Construction plans at the building permit stage shall demonstrate compliance with this mitigation measure.

Mitigation Measure 32: A surveyed, as-built subdrain plan shall prepared and added to the proposed landslide repair plan. Grading plans at the building permit stage shall demonstrate compliance with this mitigation measure.

Mitigation Measure 33: A modified design plan shall be prepared, with approval by the Project Geotechnical Consultant, and submitted to the County for approval prior to the initiation of grading for landslide repair work.

Mitigation Measure 34: No cut or fill exceeding 5 feet in vertical dimension shall be permitted on Parcels 1, 2, or 3 unless supported by an engineered retaining wall. Construction plans at the building permit stage for each new residence shall demonstrate compliance with this mitigation measure.

Mitigation Measure 35: Grading and drainage plans for each lot shall be reviewed by the County Geotechnical Section, or designated consultant, prior to approval of building or grading permits on Parcels 1, 2, or 3.

Mitigation Measure 36: No new construction shall be located between or directly upslope of the two proposed stitch pier walls between Parcels 1 and 2.

Mitigation Measure 37: Final geotechnical design parameters to be utilized for residential construction on Parcels 1, 2, and 3 shall fully meet or exceed design recommendations presented in the Engineering Geologic and Geotechnical Report by Murray Engineers, Inc., dated February 10, 2014. Construction plans at the building permit stage for each new residence shall demonstrate compliance with this mitigation measure.

Mitigation Measure 38: Future residences shall be supported on 12-inch diameter piers, extending at least 8 feet into competent materials.

Mitigation Measure 39: All subdrain alignments within the landslide repair area shall be accurately surveyed during construction so that future pier-support foundations do not interfere with constructed subdrain systems. Construction plans at the building permit stage for each new residence shall demonstrate compliance with this mitigation measure.

Mitigation Measure 40: Unsupported large cuts and fills shall be avoided. Grading plans at the building permit stage shall demonstrate compliance with this mitigation measure.

Mitigation Measure 41: If site conditions vary from those described in the 2014 Murray Engineers, Inc. report, the geotechnical design of the project recommendations shall be updated and submitted to San Mateo County Planning and Building Department for approval, prior to associated project construction.

Mitigation Measure 42: The applicant shall use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the silt fence shall be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips shall have relatively flat slopes and be vegetated with erosion-resistant species.

Mitigation Measure 43: The applicant shall seed all disturbed areas with a native grassland mix as soon as grading activities are completed for each phase in order to minimize the potential establishment and expansion of exotic plant species into newly-graded areas, and to prevent potential future erosion.

Mitigation Measure 44: No site disturbance shall occur, including any land disturbance, grading, or vegetation or tree removal for the sewer pipeline or retaining walls, until a building permit has been issued.

Mitigation Measure 45: An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for grading and construction, as the project requires tree protection of significant trees and a grading permit. Once all review agencies have approved the building permit, the applicant will be notified that an approved job copy of the Erosion Control and/or Tree Protection Plan is ready for pick-up at the Planning counter of the Planning and Building Department. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, the applicant must contact the Building Section at 650/599-7311, to schedule a pre-site inspection. A $144 inspection fee will be assessed to the building permit for the inspection. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Building Inspection Section.

Mitigation Measure 46: Erosion and sediment control during the course of any grading work shall be according to a plan prepared and signed by the Engineer of record, and approved by the

Department of Public Works and the Current Planning Section. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer, and require approval by the Planning Section.

Mitigation Measure 47: The applicant's engineer shall regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected to the satisfaction of County Building Inspectors.

Mitigation Measure 48: Prior to the issuance of the grading permit, the applicant shall submit, to the Department of Public Works for review and approval, a plan for any off-site hauling operations. This plan shall include, but not be limited to, the following information: size of trucks, haul route, disposal site, dust and debris control measures, and time and frequency of haul trips. As part of the review of the submitted plan, the County may place such restrictions on the hauling operation as it deems necessary to avoid any impacts to traffic.

Mitigation Measure 49: For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading at the project site:

a. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.

b. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Current Planning Section.

Mitigation Measure 50: At the completion of all earthwork work, the engineer who prepared the approved grading plan shall submit a signed "as-graded" grading plan conforming to the requirements of the Grading Regulations.

Mitigation Measure 51: Prior to the issuance of the grading permit "hard card," the applicant shall revise the Erosion Control and Sediment Control Plan, dated December 21, 2012, to include the proposed measures and additional measures as follows, subject to the review and approval of the Community Development Director:

a. Provide stabilized construction entrance(s) using a minimum 3"-4" fractured aggregate over geo-textile fabric and stabilize all on-site unpaved construction access routes (e.g., aggregate over path of travel). For unpaved routes, use ridges running diagonally across the road that run to a stabilized outlet

b. Provide a designated area for parking of construction vehicles, using aggregate over geo-textile fabric.

c. Show re-vegetation of fill deposit areas, to be performed immediate after soils spreading. Use seeding and/or mulching and the following, as necessary:

    i. (For slopes 3:1 or greater) Anchored erosion control blankets (rice straw or coconut).

    ii. (For slopes less than 3:1) Anchored fiber fabric/netting or surface roughening.

d. Protect areas to remain undisturbed. These areas shall be delineated and protected using a fence or other kind of barrier.

e. Use diversion berms to divert water from unstable or denuded areas (top and base of a disturbed slope, grade breaks where slopes transition to a steeper slope).

f. Show location of office trailer(s), temporary power pole, and scaffold footprint.

g. Show location of utility trenches, indicate utility type.

h. Show location, installation and maintenance of a concrete/stucco mixer, washout, and pits.

i. Show storage location and containment (as necessary) of construction materials for during work, as well as afterhours/weekends)

j. Show areas for stockpiling. Cover temporary stockpiles using anchored-down plastic sheeting. For longer storage, use seeding and mulching, soil blankets or mats.

k. Show location of garbage and dumpster(s).

l. If these measures conflict with measures prescribed by the geotechnical consultant, measures as recommended by the geotechnical consultant shall rule.

Mitigation Measure 52: The applicant shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

c. Performing clearing and earth moving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.

e. Proper storage, handling, and disposal of construction materials and wastes, so as to prevent their contact with stormwater.

f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary stormwater permits.

h. Avoiding cleaning or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilization of designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving site shall be clear and running slowly at all times.

Mitigation Measure 53: Once approved, erosion and sediment control measures of the Erosion Control and Sedimentation Plan shall be installed prior to beginning any site work and maintained throughout the term of the grading permit and building permit. Failure to maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer and subject to review and approval of the Department of Public Works and the Community Development Director.

Mitigation Measure 54: No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion unless reviewed and recommended by the project geotechnical consultant and approved, in writing, by the Community Development Director. An applicant-completed and County-issued grading permit "hard card" is required prior to the start of any land disturbance/grading operations. The applicant shall submit a letter to the Current Planning Section, at least, two (2) weeks prior to commencement of grading with the project geotechnical consultants review recommendations (if any) for winter grading, stating the date when erosion controls will be installed, date when grading operations will begin, anticipated end date of grading operations, and date of re-vegetation. If the schedule of grading operations calls for grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.

Mitigation Measure 55: Should the area of disturbance equal one area or more, the applicant shall file a Notice of Intent (NOI) with the State Water Resources Board to obtain coverage under the State General Construction Activity NPDES Permit. A copy of the project's NOI (containing the WDID No.) shall be submitted to the Current Planning Section and the Department of Public Works, prior to the issuance of the grading permit "hard card."

Mitigation Measure 56: The applicant shall implement the following basic construction measures at all times:

a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 57: All roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall meet the latest version of the California Residential Code, R327 or California Building Code Chapter 7A requirements.

Mitigation Measure 58: At the time of application for a building permit, the applicant shall submit a permanent stormwater management plan to the Department of Public Works in compliance with Municipal Stormwater Regional Permit Provision C.3.i and the County's Drainage Policy.

Mitigation Measure 59: Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) shall implement at least one (1) of the six (6) site design measures listed below:

a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.

b. Direct roof runoff onto vegetated areas.

c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.

d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.

e. Construct sidewalks, walkways, and/or patios with permeable surfaces.

f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.

Mitigation Measure 60: The project shall minimize its impact on the downstream systems by completing capital improvement projects within the Crystal Springs Sanitation District (District) that would reduce inflow and infiltration into the District's system in an amount equal to the projected sewage discharge amount to the District from the project. The applicant shall submit detailed plans of the preliminary-approved sewer line (203 linear feet) upgrade to the Crystal Spring Sanitation and the Planning and Building Department for review and approval prior to construction of improvements.

Mitigation Measure 61: The applicant shall demonstrate that the District sewer mains utilized to transport sewage from the subdivision have the peak wet weather capacity for conveying the additional flow generated from the three residences. If it is determined that the lines are insufficient to convey the additional flow, the developer may need to upgrade the sewer lines to accommodate this subdivision. Construction of off-set improvements shall be completed prior to recordation of the Subdivision Map.

Mitigation Measure 62: Should a pump system be utilized to deliver sewage from the three lots to the District's sewer main on Parrott Drive, the District will require that a covenant for each parcel be prepared, signed, notarized, recorded with the San Mateo County Recorder's Office, and a copy provided to the District prior to final sewer sign-off for the building permit.

Mitigation Measure 63: Each new parcel will require a 4-inch lateral with a minimum of 2% slope and a standard cleanout installed at the property line or the property within 5 feet of the property line.

Mitigation Measure 64: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 65: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Mitigation Measure 66: The applicant shall meet EECAP goals by including tree replanting, using a zero waste approach, use of 15% recycled materials, installation of energy-efficient equipment, reduced hardscape, and compliance with the Green Building Ordinance.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

	I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.
X	I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

(Signature)

July 8, 2021 — Revision Date

Planner III — (Title)

Attachments

A. Floristic Analysis for the Beeson Property, San Mateo County, by Wood Biological Consulting, Dated September 30, 2007
B. Letter Report for Mission Blue Butterfly Habitat Survey at Lands of Zmay Property, by Coast Ridge Ecology, dated July 22, 2016
C. Wetland Delineation and Preliminary Jurisdictional Determination for the Beeson Property, by Wood Biological Consulting, dated June 18, 2007
D. Revised Wetland Evaluation, by Wood Biological Consulting, Dated March 11, 2015, revised June 6, 2017
E. Revised Wetlands Evaluation, by Wood Biological Consulting, dated August 16, 2017
F. Biological Site Assessment for the Proposed Zmay Property Subdivision, by Wood Biological Consulting, Inc., dated August 13, 2014 and revised March 10, 2015
G. Revised Botanical Evaluation, Zmay Property Subdivision, by Wood Biological Consulting, Inc., dated March 11, 2015
H. Revised Creek Setback Evaluation, Zmay Property Subdivision, by Wood Biological Consulting, Inc., dated March 11, 2015
I. Arborist report, by Kielty Arborist Services LLC, dated September 6, 2016
J. Applicant EECAP Development Checklist
K. Engineering Geologic and Geotechnical Investigation, by Murray Engineers, dated February 2014
L. Geotechnical Plan Review, Zmay 4 Lot Subdivision, by Murray Engineers, Inc., dated June 3, 2015 and Supplemental Evaluation and Response, dated March 18, 2015, email correspondence dated September 24, 2020
M. Supplemental Geologic and Geotechnical Peer Review comments, by Cotton Shires and Associates, dated December 4, 2014, June 24, 2014 and July 14, 2015
N. Draft Conservation Easement

O. Cultural Resources Survey Report, by Daniel Shoup RPA, dated August 10, 2015
P. Parrott Drive Sanitary Sewer Alternatives Study by Crystal Springs County Sanitation District, dated February 2003
Q. Sewer Service for Proposed Parrott Drive Subdivision, by County of San Mateo, Department of Public Works, dated December 3, 2013
R. Project plans dated October 3, 2018
S. Landside Impact Analysis map, prepared by County Geotechnical Section, prepared January 15, 2019
T. Applicant statement, submitted June 17, 2019
U. Photos of Parcels 1-3 on Parrott Drive
V. Sewer Mitigation Plan with photos
W. Email from Chris Rogers, dated June 7, 2021 regarding Franciscan onion
X. Correspondence received during comment period