COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: May 9, 2018

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of the Certification of an Initial Study/Mitigated Negative Declaration and a Minor Subdivision, Resource Management Permit and a Grading Permit, to subdivide a 60.3-acre parcel to create 4 parcels (±0.73-acre each), for future residential development, and a 57.48± acre remainder parcel, at 1551 Crystal Springs Road, unincorporated San Mateo Highlands. Approximately 48.21 acres of the remainder parcel will be protected by a conservation easement, and 9.27 acres will be a residential lot developed with an existing single family dwelling. The project involves 11,200 cubic yards (c.y.) of earthwork (5,600 c.y. of cut and 5,600 c.y. of fill) for landslide repair.

County File Number: PLN 2014-00410

PROPOSAL

The site is located in San Mateo Highlands, adjacent to the Town of Hillsborough and is bounded to the west by Crystal Springs Road (a County Scenic Route), to the southwest by Polhemus Road (a County Scenic Route), and to the northeast by Parrott Drive.

The applicant proposes to subdivide a 60.3-acre parcel located within the Resource Management (RM) Zoning District to create four new parcels, each approximately 0.73-acre (31,799 sq. ft.) in size, and a 57.48± acre remainder parcel. The four new parcels would be located on an undeveloped upper portion of the parcel along Parrott Drive, retaining a larger area of open space along Crystal Springs Road and Polhemus Road. The new parcels would be developed in the future with single-family residences in a separate permit process. New parcels would have front setbacks of 20 feet from Parrott Drive and side setbacks of 10 feet in order for future residential development to better blend with adjoining developed parcels within the R-1/S-8 Zoning District, as allowed for residential projects in an urban area that preserves open space by the RM Zoning District. Approximately 48.21 acres of the remainder parcel will be protected by a conservation easement.

The subject parcel has both historic and active landslide activity. The applicant proposes to repair a landside area which is primarily located on Proposed Parcel 2. The landslide repair requires a Grading Permit for 11,200 cubic yards of earthwork. On-site wetland areas are located outside of the boundaries of the new parcels and would be located within the 48.21-acre area proposed for a conservation easement. Potential impacts are discussed in the Initial Study/Mitigated Negative Declaration (IS/MND) included as Attachment F of the staff report.

RECOMMENDATION

1. That the Planning Commission certify the Initial Study and Mitigated Negative Declaration

2. That the Planning Commission approve the Minor Subdivision, Resource Management Permit, and Grading Permit, County File Number PLN 2014-00410, by adopting the required findings and conditions of approval listed in Attachment A.

SUMMARY

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration were prepared for this project and released with a public review period from April 7, 2018 to May 7, 2018. No comments were received at the time of the publication of this report.

RM Density Bonus: The County has determined that the existing parcel has four density credits. The proposed subdivision requires five density credits, with an additional density credit from a combination of two 10% density bonuses (20% of 4 density credits is 0.8 credits, totaling 4.8 credits, which is rounded to 5 credits) for the establishment of a conservation easement over 80% of the parcel and proposed use of building and site design measures which retain the natural state of the land.

Conservation Open Space Easement: The RM Zoning District requires, after any land division, that the applicant grant to the County (and the County to accept) a conservation easement limiting the use of land which is not designated for development to open space uses. The applicant proposes a conservation easement over a 48.21-acre section of the 57.48± acre remainder parcel (Draft Conservation Easement included as Attachment I of the staff report). The purpose of the easement is to preserve the natural and scenic character of the property. The easement allows for agricultural cultivation within the area of the conservation easement (a use allowed in RM Zoning District), but prohibits the construction or installation of any structures. The Conservation Easement is subject to the approval of the Board of Supervisors.

Scenic Routes: The parcel is adjacent to two County scenic routes, Crystal Springs Road and Polhemus Road. As discussed in the IS/MND, the proposed parcels would be located along Parrott Drive and will have minimal visual impact to these areas as they will not be visible from public view on either scenic roadway. In addition, the

proposed parcels 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 Parrott Drive.

Geotechnical Hazard Areas: A study of landslide activity was conducted by the project geotechnical consultant, Murray Engineers, Inc., and peer reviewed by the County's consultant, Cotton Shires and Associates, Inc. Repair of an active landslide area (primarily on Proposed Parcel 2) would involve grading activities which are intended to improve stability and require a Grading Permit. As proposed and mitigated, the active landslide would be repaired prior to the recordation of the final map. Both geotechnical consultants have evaluated the proposal and determined that upon completion of the landslide repair, the site is suitable for future single-family residential development.

Sensitive Habitat: Aspects of the project, in particular parcel location and size, delineation of sensitive habitats, and limits of grading, have been designed to minimize impacts to wetlands and associated sensitive habitat. As discussed in the IS/MND, site evaluations and surveys were performed in 2014 and 2015, with a formal wetland delineation completed in 2007, and a wetland survey in 2017. Special status species and habitat were observed on the site, as well as two (2) wetland areas falling under the jurisdiction of state and federal agencies. Mitigation Measures 5 through 28 of the IS/MND are associated with the protecting special status species and vegetation. These mitigation measures require that prior to the commencement of site disturbance, biological surveys and evaluations are required, followed by monitoring during construction activity, and restoration after completion of grading activities.

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COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: May 9, 2018

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of the Certification of an Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, and a Minor Subdivision and a Resource Management (RM) Permit, pursuant to Section 7101 of the 1992 San Mateo County Subdivision Regulations and Section 6313 of San Mateo County Zoning Regulations, respectively, and a Grading Permit, pursuant of Section 9290 of the Grading Ordinance, to subdivide a 60.3-acre parcel to create 4 parcels (±0.73-acre each), for future residential development, and a 57.48± acre remainder parcel at 1551 Crystal Springs Road, unincorporated San Mateo Highlands. Approximately 48.21 acres of the remainder parcel will be protected by a conservation easement, and 9.27 acres will be a residential lot developed with an existing single family dwelling. The project involves 11,200 cubic yards (c.y.) of earthwork (5,600 c.y. of cut and 5,600 c.y. of fill) for landslide repair.

County File Number: PLN 2014-00410

PROPOSAL

The applicant proposes to subdivide a 60.3-acre parcel located within the Resource Management (RM) Zoning District to create four new parcels, each approximately 0.73-acre (31,799 sq. ft.) in size, that could be developed in the future with single-family residences in a separate permit process. The project includes a 57.48± acre remainder parcel. Approximately 48.21 acres of the remainder parcel will be protected by a conservation easement, and 9.27 acres will be a parcel developed with an existing single family dwelling. The existing dwelling was built in 1985 and is located along Crystal Springs Road in a northwest portion of the property.

The County has determined that the existing parcel has four density credits. The proposed subdivision would achieve the maximum density for the subject property allowed by the Resource Management (RM) Zoning District of five density credits, with an additional density credit from a combination of two 10% density bonuses (20% of 4 density credits is 0.8 credits, totaling 4.8 credits, which is rounded to 5 credits) for the establishment of a conservation easement over 80% of the parcel and proposed use of building and site design measures which retain the natural state of the land.

The site is located in San Mateo Highlands, adjacent to the Town of Hillsborough and is bounded to the west by Crystal Springs Road (a County Scenic Route), to the southwest by Polhemus Road (a County Scenic Route), and to the northeast by Parrott Drive. Four new parcels are proposed on an undeveloped upper portion of the parcel along Parrott Drive, retaining a larger area of open space along Crystal Springs Road and Polhemus Road. The new parcels would have front setbacks of 20 feet from Parrott Drive and side setbacks of 10 feet in order for future residential development to better blend with adjoining developed parcels within the R-1/S-8 Zoning District.

The subject parcel has both historic and active landslide activity. The applicant proposes to repair a landside area which is primarily located on Proposed Parcel 2. The landslide repair requires a Grading Permit for 11,200 cubic yards of earthwork. As proposed and mitigated, the landslide repair on Proposed Parcel 2 shall be completed prior to the recordation of the Subdivision Map to ensure that repair occurs prior to the construction of any residential structures.

In a 2007 wetland evaluation of the property, a formal wetland delineation was performed in conformance to the guidelines of the U.S. Army Corps of Engineers (USACE) (2006, 2008). A wetland survey was conducted in 2017 which identified limits of wetland areas. Wetland areas, shown on Attachment C, consist 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. As designed, wetland areas are located outside of the boundaries of the new parcels (Proposed Parcels 1 through 4) and would be located within the 48.21-acre area proposed for a conservation easement. The area of proposed landslide repair area is near a delineated wetland area. Potential impacts are discussed in the Initial Study/Mitigated Negative Declaration (IS/MND) included as Attachment G.

RECOMMENDATION

That the Planning Commission certify the Initial Study and Mitigated Negative Declaration and approve the Minor Subdivision, Resource Management Permit, and Grading Permit, County File Number PLN 2014-00410, by adopting the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Erica Adams, Planner III, Project Planner, 650/363-1828

Applicant: Nicholas Zmay

Owner: Z-Enterprises LP

Location: 1551 Crystal Springs Road, Hillsborough (Unincorporated)

APN: 038-131-110

Size: 60.3± acres

Existing Zoning: Resource Management (RM)

General Plan Designation: Open Space; Urban

Sphere-of-Influence: City of San Mateo

Existing Land Use: Single-Family Residential

Water Supply: California Water Service (San Mateo)

Sewage Disposal: The project does not require sewage disposal at this time. At the time development is proposed, the residences will be served by Crystal Springs Sanitation District.

Flood Zone: Zone X Panel 06081C0165E, October 16, 2012

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration were prepared for this project and released with a public review period from April 7, 2018 to May 7, 2018. No comments were received at the time of the publication of this report.

Setting: The subject parcel is approximately 60.3 acres. The majority of the parcel is undeveloped. There is an existing single-family residence (built in 1985) on a portion of the subject parcel which takes access from Crystal Springs Road.

The site is bounded to the west by Crystal Springs Road, to the southwest by Polhemus Road, and to the northeast by Parrott Drive. The Town of Hillsborough borders/surrounds the parcel to the north and west. Developed 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.

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 4 new parcels are proposed, has an approximate slope of 37%.

Hillside areas of the property have experienced landslide activity in the past. One active landslide is mapped over a large portion of Proposed Parcel 2 and to a limited extent on Proposed Parcel 3. As proposed, landslide repair work, which includes 11,200 c.y. of grading, will precede recordation of the final map and any residential development.

Background: A potential 20-lot Major Subdivision and General Plan Text Amendment were explored in 1987. A version of a four-lot subdivision was considered as a Major Development Pre-Application in 2014. A formal application was submitted for a Minor Subdivision resulting in 4 parcels, each approximately 2 acres in size, and a remainder

parcel. After consideration of site analysis by reviewing agencies, the parcel sizes and configurations were revised to be approximately .73-acre each to exclude wetland areas.

Chronology:

Date	Action
March 18, 2014	A Major Development Pre-Application was submitted by the applicant.
June 10, 2014	A Major Development Pre-Application meeting was held.
October 17, 2014	Application submitted, including subdivision of the property into 4 approximately 2-acre parcels and a remainder parcel.
June 11, 2015	Project is revised to address the County's geotechnical comments about landslide and repair.
April 26, 2016	Project materials are revised to address location of landside and wetlands and submitted to the County. Parcels are reduced to approximately 0.73 acres each to exclude wetland areas.
July 12, 2016	Project meeting held with the applicant and additional information is requested by the County about grading and protection of wetlands for preparation of the IS/MND.
Nov. 2016 – Jan. 2017	Applicant provides information requested by the County, including additional biological reports, revised grading plans and additional project details.
August 2017	County asks applicant to provide updated biological data on wetlands, as wetland delineation expired and all on-site surveying of property occurred in 2014.
September 5, 2017	Updated wetland delineation received. Project deemed complete. Staff prepares Initial Study and Mitigated Negative Declaration (IS/MND).
April 7, 2018	IS/MND is submitted to State Clearinghouse, posted with County Clerk, and posted on Department’s website. The 30-day public review period begins.

May 7, 2018 IS/MND comment period ends.

May 9, 2018 Planning Commission Hearing.

DISCUSSION OF KEY ISSUES

A. Conformance with the General Plan

The subject parcel is designated Open Space--Urban by the General Plan. The proposed subdivision would create four new parcels, for future residential development, adjacent to existing residential development.

Staff has reviewed the project for conformance with all applicable General Plan Policies. The key policies applicable to this project are found in Chapter 1: Vegetative, Water Fish and Wildlife Resources; Chapter 4: Visual Quality; Chapter 8: Urban Land Use; and Chapter 15: Natural Hazards.

1. Chapter 1: Vegetative, Water Fish and Wildlife Resources

Policy 1.2 (Importance of Sensitive Habitats): Aspects of the project, in particular parcel location and size, delineation of sensitive habitats, and limits of grading, have been designed to minimize impacts to wetlands and associated sensitive habitat. As discussed in the IS/MND, site evaluations and surveys were performed in 2014 and 2015, with a wetland delineation completed in 2007and a wetland evaluation in 2017. Special status species and habitat were observed on the site, as well as two (2) wetland areas falling under the jurisdiction of state and federal agencies. Mitigation Measures 5 through 28 of the IS/MND protect these special status species and habitats. The mitigation measures require biological surveys and evaluations prior to the commencement of site disturbance, followed by monitoring during construction activity, and restoration after completion of grading activities.

Policies 1.22-1.25 (Regulation and Protection of Development): As part of the project design, the parcel sizes and configurations have been adjusted to minimize disturbance of sensitive habitats. Future development envelopes have been proposed outside of the sensitive habitat boundaries and landslide areas will be repaired prior to the recordation of the Final Map. Wetland areas are outside of the proposed parcels and included in the areas of the proposed conservation easement. As proposed and mitigated, the subdivision and landslide repair are consistent with the General Plan.

2. Chapter 4: Visual Quality

Policy 4.15 (Appearance of New Development): Land subdivisions should promote visually attractive development. The applicant requests reduced

development setbacks, as allowed by the Resource Management (RM) Zoning District, which are similar to the existing, surrounding residences, in order to enable future development that will be visually compatible with the existing neighborhood.

Policy 4.21 (Protect Scenic Corridors): The parcel is adjacent to two County scenic routes, Crystal Springs Road and Polhemus Road. Crystal Springs Road is a lineal distance of approximately 1,000 feet from the parcel locations on Parrott Drive. Polhemus Road curves eastward, away from the proposed parcels and is a lineal distance of approximately 2,200 feet from the proposed parcels. As discussed in the IS/MND, the proposed parcels would be located along Parrott Drive and will have minimal visual impact to these areas as they will not be visible from public view on either scenic roadway. In addition, the proposed parcels 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 Parrott Drive.

3. Chapter 8: Urban Land Use

Policy 8.14. (Appropriate Land Use Designations and Locational Criteria for Urban Unincorporated Areas): Residential development is an allowed use on land designated Open Space within an urban neighborhood, as indicated by Table 8.1.P of the General Plan. The proposed subdivision is consistent with the General Plan and RM Zoning District, and enables limited future residential development that will also comply with these standards, pursuant to subsequent permit requirements.

Policy 8.15 (Land Use Compatibility): The proposed subdivision and newly created parcels have been designed to infill an undeveloped area along Parrott Drive, thereby retaining a larger area of open space along Crystal Springs Road and Polhemus Road, and match the setbacks of existing residential development. Therefore, as designed, the project would maintain the character of the existing single-family area. As mitigated and conditioned, the proposed new parcels would not degrade the environmental quality of the area.

Policy 8.30 (Infill): According to the Department of Public Works, Parrott Drive has not reached capacity and no traffic report is required for a project of this scope.[1] The subdivision proposal clusters the parcels together and sites the parcels near existing residences on Parrott Drive, resulting in infill development.

[1] In general, traffic analysis is required for projects that would result in 100 or more vehicle trips per day [?]..

4. Chapter 15: Natural Hazards

Policies 15.18 -19 (Appropriate Land Uses and Densities in Geotechnical Hazard Areas): A study of landslide activity was conducted by the project geotechnical consultant, Murray Engineers, Inc., and peer reviewed by the County's consultant, Cotton Shires and Associates, Inc. Repair of an active landslide area (primarily on Proposed Parcel 2) would involve grading activities which are intended to improve stability and require a Grading Permit. As proposed and mitigated, the active landslide would be repaired prior to the recordation of the final map. Both geotechnical consultants have evaluated the proposal and determined that upon completion of the landslide repair, the site is suitable for future single-family residential development.

B. COMPLIANCE WITH THE RESOURCE MANAGEMENT (RM) ZONING DISTRICT

1. *Required Minimum Parcel Size*

The RM Zoning District does not establish a minimum parcel size. It applies a constraints based approach to determine the development capacity of the land, which is allocated through the use of density credits in a manner that maximizes protection of natural resources. The proposed subdivision would create four, new parcels approximately 0.73-acre each (31,799 sq. ft.) that may be developed with single-family residences in the future, subject to development permit requirements.

2. *Development Bonuses*

The density analyses performed by the County for the subject property resulted in four (4) density credits, one of which is currently being utilized by the existing residence. Based on a total of 4 density credits, the granting of two 10% bonus credits (0.4 each or 0.8 bonus credits total), would allow for a total of 4.8 density credits, which would be rounded up to 5 density credits. Five density credits would allow for 5 single-family dwelling units.

The additional credit needed for the proposed development is contingent upon the granting of two10% density bonuses, per Section 6318 of the RM Zoning District regulations (included below). Staff has determined that the proposal meets the criteria for bonus credits under Sections 6318.a and b:

Where it is demonstrated that a development will further the goals and policies of the Open Space and Conservation Element of the San Mateo County General Plan, increases in the maximum allowable density may be permitted.

a. *Developments where over 80% of the contiguous and compact parcel area is kept free from alteration (except as required for natural resource management purposes) and held in permanent common open space through appropriate forms of restrictions or public dedication, shall be encouraged by granting a bonus density of up to 10% beyond that permitted by the provisions of Section 6317.*

b. *An additional bonus of up to 10% shall be granted if one or more of the following criteria are also met:*

(1) *Auxiliary transportation modes will be used either to reduce the total land area devoted to structures and paved surfaces or to preserve areas of special open space value.*

(2) *Building and site design, structural systems and construction methods will be employed which both reduce the land area to be altered from a natural state and preserve the overall natural appearance and scale of the area.*

(3) *Housing units will be constructed of a type, price and in a location which would help promote the objectives of the Housing Element of the San Mateo County General Plan.*

Regarding criteria under Section 6318.a, the applicant proposes a conservation easement over 48.21 acres of the 60.3 acre parcel (or 80% of the total property). The Draft Conservation Easement, is included as Attachment I. Further discussion of the Draft Conservation Easement is included in Section B.4 of this report. This division of land meets this criteria as the land is contiguous and compact and would be kept from alteration and held in permanent common open space through dedication to the County.

Regarding criteria under Section 6318.b., Staff has determined that the proposal meets the criteria under subsection (2), as the proposed parcels are clustered together, clustered with existing development, and will be accessed from Parrott Drive, an existing road. In addition, the proposed reduced front setbacks of 20 feet allow for grading to be minimized through reduced driveway lengths. As discussed in the section below, all the criteria found in Section 6319C for a reduction in required setbacks for residential projects to preserve open space are met with this proposal.

3. *<u>Required Minimum Setbacks</u>*

While the current proposal includes the creation of four new parcels, no residences are proposed as part of this application. Future house

construction will require RM permits and potentially grading permits. Section 6319B requires a 50-foot front setback and 20-foot side and rear setbacks in the RM Zoning District.

Section 6319C *(Criteria for Reduction of Required Setbacks for Residential Projects in Urban Area that Preserve Open Space)* allows for a reduction in the required front setback to a minimum of 20 feet and side setbacks to a minimum of 10 feet for residential projects in urban areas that preserve open space and meet established criteria, listed below. The following is a discussion of project compliance with the established criteria:

6319C.(b) The front setback (yard) may be reduced to a minimum of 20 feet, and side setback(s) (yards) may be reduced to a minimum of 10 feet, if all of the following apply:

a. *The project preserves an area of open space that significantly enhances the protection of visual, habitat, or open space resources. The preservation of open space is accomplished by a conservation easement:* The applicant proposes a draft conservation easement (Attachment I) over a 48.21-acre area.

b. *The project is located in an urban area, as shown on Map 8.1M of the San Mateo County General Plan:* The project site is located within the urban area in the urban and rural boundaries set by the General Plan.

c. *The home sites are located immediately contiguous to an existing developed area:* The northern boundary of the project site and Proposed Parcel 1 is immediately contiguous to development at 1090 Parrott Drive in the Town of Hillsborough and is located across from developed houses in the County's R-1/S-8 Zoning District on Parrott Drive.

d. *The reduced setbacks are appropriate to conform the proposed development to existing development, thereby helping to integrate the new development into the surrounding neighborhood:* The proposed parcels are located across from developed houses in the County's R-1/S-8 Zoning District (minimum 20-feet setback) on Parrott Drive. With a proposed 20-foot setback, the front setback of the future houses would be consistent with the front setbacks of houses in the area.

e. *The reduced setbacks will allow for increased open space by: a) Reducing the front setback allows for shallower parcels, and thereby allowing for increased open space and/or conservation easement area to be preserved in the rear area of the project or subdivision, and/or b) Reducing the side setback(s) will promote clustering of proposed residences thereby allowing more open space and/or conservation*

easement area to be preserved in the project or subdivision: The reduction in setbacks helps to cluster the future houses together, reducing driveway length and associated grading, and maximizes the area of uninterrupted open space to the west and south, which would be protected by a conservation easement.

f. The project will comply with the following development standards:

(1) Minimum Lot Width of 75 feet: Proposed parcels have a street frontage length from 82.36 feet up to 125 feet and broader widths at the rear of the parcels.

(2) Maximum Building Site Coverage Ratio of 40%: This requirement is required to be included on the recorded Final Map by Condition No. 3.

(3) Accessory buildings and structures will comply with Sections 6410 and 6411 (Detached Accessory Buildings) of this Ordinance Code, except that structures will maintain the minimum 20-foot rear setback and a minimum side setback of 10 feet: This requirement is required to be included on the recorded Final Map by Condition No. 4.

(4) *The project will minimize grading:* The reduction in setbacks helps to cluster the future houses together, reducing driveway length and associated grading. Grading associated with this project is exclusively for landslide repair.

(5) The reduction of required setbacks does not adversely impact community character, public health, safety or welfare: The reduction of required setbacks has multiple environmental benefits, including reducing visual impacts and land disturbance, over the implementation of RM setbacks.

The proposed setbacks are reduced to a 20-foot front setback and 10-foot side setbacks. A reduction in the front and side setbacks is necessary in order to blend the 4 future houses with existing houses on Parrott Drive, which are zoned R-1/S-8 and require only a 20-foot front setback and a 5-foot side setback.

4. *Draft Conservation Easement*

Section 6317A *(Conservation Open Space Easement)* requires, after any land division, that the applicant grant to the County (and the County to accept) a conservation easement limiting the use of land which is not designated for development to open space uses. The applicant proposes a

conservation easement over a 48.21-acre section of the 57.48± acre remainder parcel to comply with this subdivision requirement (Draft Conservation Easement included as Attachment I). The 9.27-acre area not covered by the conservation easement is developed with an existing single-family dwelling and may be developed in the future according to the RM Zoning District standards; the remainder parcel cannot be further subdivided. The Draft Conservation Easement has been reviewed by Planning staff and County Counsel for compliance with this regulation.

As stated in the Draft Conservation Easement, the purpose of the easement is to preserve the natural and scenic character of the property. As drafted, the easement allows for agricultural cultivation within the area of the conservation easement (a use allowed in RM Zoning District), but prohibits the construction or installation of any structures. It also prohibits cutting or removing native timber or trees or natural growth and future subdivision of the property. As stated in Condition No. 5, the Conservation Easement is subject to the approval of the Board of Supervisors.

The timing and order of the recordation of the conservation easement and Final Map would be handled by the Department of Public Works and Planning staff working cooperatively as described in Condition 3 to ensure the proper recordation of both documents. At the time of the granting of the conservation easement to the County, the property owner will still retain ownership of the remainder parcel.

5. *Compliance with Development Review Criteria*

In the Resource Management (RM) Zoning District, development is subject to the development review criteria of Chapter 20A.2. For this project, criteria are applicable to the both the proposed subdivision and grading activity. Project compliance with applicable criteria is discussed below. A separate review of RM development criteria will occur when residences are proposed on the newly created parcels.

Section 6324.1 Environmental Quality Criteria

The subdivision design clusters future development by placing the proposed parcels near existing residences where adequate access, utilities, and services currently exist. The proposed parcels are located in a portion of the parcel where future residential construction will require minimal grading and modification of existing land forms and natural characteristics.

As discussed in Section 4 (Biological Resources) of the IS/MND, the removal of living trees with trunk circumference of more than 55 inches (17.5 inches in diameter) is prohibited, except as may be required for development permitted under the RM regulations. The applicant estimates

that up to ten (10) trees that meet or exceed this size threshold will need to be removed to allow equipment access to the landslide area. The proposed tree removals are included in this RM Permit application.

As proposed and mitigated, repair of the slide area would include revegetation to stabilize (Mitigation Measures 1 and 12) the hillside and trees would be replaced (Mitigation Measure 2) after construction of residences. With the required recordation of the conservation easement, the open space qualities of the parcel would be protected.

The proposed grading activities for the landslide repair are intended to ensure the stability of the site for future development. As outlined in the IS/MND, mitigation measures require associated vehicles to meet emission standards, limit construction activities and noise to permitted hours and levels, and require dust and erosion control.

Biological resource monitoring requirements are detailed in the IS/MND. As discussed in Section A.1 of this report, biological surveys and evaluations must occur prior to any disturbance of the site, with active monitoring and reporting to be conducted during construction activities. Per Mitigation Measure 9, permits from U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and by the California Department of Fish and Wildlife (CDFW) may be required for any excavation that involves the removal of willows within the limits of federal jurisdiction. As stated in Mitigation Measure 8, grading within the canopy of the willows is allowed without such permits as long as it does not involve root disturbance or removal. At this time, the anticipated footprint of landslide repair work is depicted on the plans and does not conflict with the wetland delineation. However, should the extent of landslide repair require the removal of willows, such State and Federal permits may be required.

Section 6324.3 Utilities

As previously mentioned, all utilities required for residential development are available to serve the newly created parcels. A water supply for the future residences is available through the California Water Service.

Section 6324.5 Cultural Resources Criteria

As proposed and mitigated, the project complies with Cultural Resources Criteria. Information about the project was sent to the Cultural Historical Resource Information System and a Sacred Lands file search was conducted by the Native American Heritage Council. The site and surrounding area are not known to have contained archeological or cultural artifacts. In the event of a cultural resource discovery during earthwork

operations, Mitigation Measures 31 and 34 require work on site to cease and evaluation by qualified professionals to occur.

Section 6324.6 Hazards to Public Safety Criteria

The subject parcel is designated Open Space. The proposed parcels are located along Parrott Drive and new development would have setbacks which maximize the distance to areas protected by the conservation easement. As proposed and mitigated, the subdivision limits the area of landslide activity to the remainder parcel. As determined by the County and Project geotechnical consultants who reviewed the proposal and associated reports, the landslide repair would allow future single-family residences to be setback and buffered from hazardous areas.

These criteria prohibit development from contributing to the instability of the parcel or to adjoining lands, as well as the placement of structures in areas that are severely hazardous to life and property. As discussed in Section 6 (Geology and Soils) of the IS/MND, the project, as mitigated, is designed to adequately compensate for adverse soil characteristics and other subsurface conditions. As proposed and mitigated, the project complies with applicable Hazards to Public Safety Criteria.

Section 6325 Supplementary Review Criteria for Primary Resource Areas

Supplementary criteria apply to this project as it is designated Open Space.

a. Primary Scenic Resources Areas Criteria: The location of the proposed parcels and the landside repair is not visible from the scenic corridor due to topography and distance. No clear cutting is proposed with the grading work. The landslide repair area has a low level of vegetation, and after repair work is completed, revegetation will occur to prevent erosion.

b. Primary Fish and Wildlife Habitat Areas Criteria: There is no reduction of primary habitat areas proposed. The scope of work avoids sensitive habitats and mitigation measures have been imposed to prevent any substantial adverse impacts on wildlife.

c. Primary Agricultural Resources Area Criteria: The land is not in an agricultural preserve, contains no prime soil, and does not support any agricultural uses. The proposed parcels that will be eligible for future development are clustered such that the majority of the parcel will remain undeveloped and available for agriculture, as permitted by the Conservation Easement.

d. Primary Water Resources Area Criteria: The subject parcel is served by California Water Service Company.

e. Primary Natural Vegetative Area Criteria: Vegetation within sensitive habitats on the site are protected by mitigation measures. No removal of protected vegetation is proposed with this application. The development envelopes for the future residences are not in close proximity to sensitive habitats.

Section 6326.4 Slope Instability Area Criteria

The subject area has a history of landslide activity. Low-density residential uses may be permitted near such areas when no better locations exist, subject to detailed geologic site investigations and adequate engineering designs that protect the public's health and safety. The proposed lots are located along Parrott Drive where there are existing utilities. All other locations for parcels on the subject parcel would require significant disturbance to provide utilities. As discussed in Section 6 of the IS/MND and Section A.4 of this report, the landslide repair area has been investigated and recommendations have been given by the County and Project geotechnical consultants who have concluded that the landslide repair would allow single-family residences to be constructed without exposure to significant hazards.

C. Compliance with Subdivision Regulations

The proposed Minor Subdivision has been reviewed by Planning staff with respect to the County's Subdivision Regulations approved in 1992. The project application was made in 2014 and was deemed compete on September 5, 2017, prior to the County's adoption of the current Subdivision Regulations on December 12, 2017.

While the proposed subdivision will result in a total of five parcels, the project is considered a Minor Subdivision, defined by the Subdivision Regulations as a division of land that would result in the creation of four or fewer parcels, because the fifth parcel is a "remainder parcel". The Subdivision Regulations allow for a "designated remainder", which is defined as "that portion of an existing parcel which is not included as part of a subdivision for the purpose of sale, lease, or financing. The designated remainder shall not be counted as a parcel for the purpose of determining whether a subdivision is a minor or major subdivision as defined in this section."

The County's Building Inspection Section, Environmental Health Division, Geotechnical Engineer, Department of Public Works and Cal-Fire have reviewed the project. As conditioned, the project is in compliance with their standards and

the requirements of the County's Subdivision Regulations. Conditions of project approval have been included in Attachment A of this report.

1. *Compliance with Required Findings*

The following discussion addresses the project's compliance with the eight specific findings that the Planning Commission must make in order to approve this subdivision application:

a. Find that, in accordance with Section 7013.3.b of the County Subdivision Regulations, this tentative map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan.

Planning staff has reviewed the tentative map and found it, as proposed and conditioned, to be consistent with the County's General Plan as discussed in Section A.1 of this report, above.

b. Find that the site is physically suitable for the type and proposed density of development.

As discussed in the IS/MND, the project, as proposed and mitigated, will not result in significant impacts to the environment. As described in Section A of this report, the project complies with both the General Plan land use density designation and the Resource Management (RM) Zoning District Maximum Density of Development. As described in Section B of this report, the project minimizes grading and complies with mitigation measures in the IS/MND to minimize geotechnical hazards to the project site and immediate vicinity.

c. Find that the design of the subdivision and the proposed improvements are not likely to cause serious public health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat.

Implementation of mitigation measures in the IS/MND will reduce environmental impacts to less than significant levels. Specifically, potential impacts to public health (including the potential release of asbestos in the serpentine bedrock during project grading), air quality and noise impacts from project construction, and risk of wildland fire after project occupancy, are discussed in the IS/MND and are mitigated to a less than significant level.

Potential impacts related to Geology and Soils, discussed in Section 6 of the IS/MND, include exposure of people and structures to landslide hazards; instability of underlying units due to differential settlement,

soil creep, increased peak discharges, surface runoff, or the triggering of localized slumps or landslides; substantial soil erosion; and exposure of people and structures to strong seismic ground shaking. The recommended conditions of approval address these issues in a manner that minimizes such risks consistent with Subdivision requirements.

Similarly, biological resource mitigation measures minimize project impacts to the San Francisco dusky-footed woodrat, native bird species, native bat species, California red-legged frogs, and the willow-scrub habitat. These mitigation measures require close monitoring and avoidance of these resources whenever possible.

d. Find that the design of the subdivision and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

There are four (4) easements recorded on the subject property. The project does not conflict with these existing easements as shown in Attachment C.

e. Find that the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.

Future development on the parcels could make use of passive heating and cooling to the extent practicable because parcels have an east-west orientation. A determination at the time of residential design can be made about any factors related to elevation which may interfere with natural heating or cooling offered by the collection of energy through solar panels.

f. Find that the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code.

Sanitary sewer service will be provided to the project site by the Crystal Springs County Sanitation District. Per Mitigation Measures 72 and 73, the applicant must offset the project-generated increase in sewer flow by completing capital improvement project(s) within the Crystal Springs Sanitation District in an amount equal to the projected sewage discharge amount and, if necessary, upgrade the sewer lines to accommodate subdivision development. Therefore, as proposed

and conditioned, the project would comply with requirements of the State Regional Water Quality Control Board.

g. Find that the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 ("the Williamson Act") and that the resulting parcels following a subdivision of that land would not be too small to sustain their agricultural use.

The property is not subject to a Williamson Act contract, does not currently contain any agricultural land uses, and is located within zoning district which allows both agricultural and single-family residential uses. The land to be placed in the proposed conservation easement and the ability to be utilized for agriculture will remain unchanged.

h. Find that, per Section 7005 of the San Mateo County Subdivision Regulations, the proposed subdivision would not result in a significant negative effect on the housing needs of the region.

The project would result in the creation of four new parcels where only vacant land use currently exists in this portion of the property. The existing residence will remain. Therefore, the project would not result in a negative effect on regional housing needs.

2. *Park Dedication Requirement*

Section 7055.3 of the County Subdivision Regulations requires that, as a condition of approval of the tentative map, the subdivider must dedicate land or pay an in-lieu fee. The applicant proposes to pay the in lieu park fee which has been calculated at $1,362.71. Payment of this fee is consistent with this policy.

D. CONFORMANCE WITH THE GRADING REGULATIONS

1. Compliance with Required Findings

Per Section 9290 of the County Ordinance Code, the following findings must be made in order to issue a grading permit for this project. Staff's review of the project is discussed below:

a. *That the granting of the permit will not have a significant adverse effect on the environment*.

The applicant has submitted a geotechnical study from Murray Engineers, dated June 3, 2015 and a Supplemental Evaluation and Response, dated

March 18, 2015, which has been reviewed and preliminarily approved by Cotton, Shires and Associates, Inc., the County's Geotechnical Consultant on August July 14, 2015. The report from Murray Engineers provides detailed recommendations for the proposed development.

Landslide repair in particular was reviewed by the Project Geotechnical Consultant and the County's Geotechnical Consultant (Cotton, Shires and Associates, Inc.). Geotechnical recommendations are included in the IS/MND as Mitigation Measures 35 through 64. It should be noted that a requirement for an earth flow deflection wall, initially recommended by Cotton, Shires and Associates, Inc. after a preliminary review of the site, was mistakenly included in Mitigation Measure 48 of the IS/MND. The recommendation was made prior to the current version of the subdivision. Subsequently, County and project geotechnical consultants determined that the existing deflection wall at Odyssey School would provide adequate protection for the project (correspondence included as Attachment H). Therefore, recommended Mitigation Measure 48 has been modified as follows:

Revised Mitigation Measure 48: Future residences shall be supported on 12-inch diameter piers, extending at least 8 feet into competent materials. ~~In addition, the property owner shall implement Cotton, Shires and Associates, Inc., recommendation to construct an earth flow deflection wall above Building Site 1~~. Construction plans at the building permit stage for each new residence shall demonstrate compliance with this mitigation measure.

Recommendations from other reviewing agencies have been integrated into the application and been made conditions of approval for the grading permit. Implementation of mitigation measures related to erosion control would minimize the potential for a significant adverse impact on the environment. The grading plan has been prepared by a licensed civil engineer and has been reviewed and preliminarily approved by the Department of Public Works. Tree protection measures are included in Condition No. 9.

b. *That the project conforms to the criteria of Chapter 8, Division VII, of the San Mateo County Ordinance Code, including the standards referenced in Section 9296*.

Proposed grading plans meet the standards referenced in Section 9296 pertaining to Erosion and Sediment Control, Grading, Geotechnical Reports, Dust Control Plans, Fire Safety, and Time Restrictions. Erosion and sediment control measures are proposed and will be required to remain in place during- and post-construction and grading, and they will be monitored throughout these operations. Dust control measures must also be implemented on the site. The proposed grading plan was prepared by a

licensed civil engineer and reviewed by the San Mateo County Department of Public Works. A geotechnical report was also prepared for the site and reviewed by the County's Geotechnical Section. Grading is only allowed during the dry season between April 30 and October 1.

The design of the project and conditions of approval assure that the development will be accomplished in a manner that minimizes the potential for erosion. In addition, the proposed grading is subject to standard conditions of approval that require specific construction and post construction measures to ensure that the project complies with the San Mateo County Grading Regulations.

E. COMPLIANCE WITH HOUSING ACCOUNTABILITY ACT

The Housing Accountability Act (HAA), among other things, prohibits a local agency from disapproving, reducing the density, or conditioning approval in a manner than renders infeasible, a housing development project that meets all objective standards, unless the local agency makes specified written findings based upon substantial evidence in the record. The HAA is applicable to all residential development projects including subdivisions. For this project, objective standards are the applicable standards of the County's General Plan, RM Zoning Ordinance, Subdivision Regulations, and Grading Regulations; the project's conformance with these standards are discussed in this report.

F. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared and circulated for this project. The 30-day public comment period commenced on April 7, 2018 and ended on May 7, 2018. A 30-day public comment period is required as the project may require permits from the U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and the California Department of Fish and Wildlife (CDFW) if the removal of willows within the limits of federal jurisdiction is necessary. As stated in Mitigation Measures 8 and 9, grading within the canopy of the willows is allowed without such permits as long as it does not involve root disturbance or removal. At this time, the anticipated footprint of landslide repair work is depicted on the plans and does not conflict with the wetland delineation. However, should the extent of landslide repair require the removal of willows, such State and Federal permits may be required.

The IS/MND was submitted to the State Clearinghouse, posted with the County Clerk, and posted on the Planning and Building Department's website.[2] At the time of publication of this report, no comments have been received by staff.

[2] Zmay IS/MND on Department website: https://planning.smcgov.org/ceqa-document/mitigated-negative-declaration-zmay-minor-subdivision

Mitigation measures have been included as conditions of approval in Attachment A.

Discussion of Changes made to Mitigation Measure 48 after the Release of the IS/MND

Mitigation Measure 48 of the IS/MND has been revised by staff and included as "Revised Mitigation Measure 48" in Attachment A. As published in the IS/MND, the mitigation measure included a requirement from the County's Geotechnical Consultant (Cotton, Shires and Associates, Inc.) to construct an earth flow deflection wall. Cotton, Shires and Associates, Inc.'s deflection wall recommendation was based on a preliminary review of the site and a previous design of the subdivision and was mistakenly included in Mitigation Measure 48. Subsequently, County and project geotechnical consultants determined that the existing deflection wall at Odyssey School would provide adequate protection for the project (Correspondence included as Attachment H). Therefore, recommended Mitigation Measure 48 has been modified as follows:

Revised Mitigation Measure 48: Future residences shall be supported on 12-inch diameter piers, extending at least 8 feet into competent materials. ~~In addition, the property owner shall implement Cotton, Shires and Associates, Inc., recommendation to construct an earth flow deflection wall above Building Site 1~~. Construction plans at the building permit stage for each new residence shall demonstrate compliance with this mitigation measure.

Section 15074.1 *(Substitution of Mitigation Measures in a Proposed Mitigated Negative Declaration)* of the California Environmental Quality Act (CEQA) Guidelines states that, "(a) As a result of the public review process for a proposed mitigated negative declaration, including any administrative decisions or public hearings conducted on the project prior to its approval, the lead agency may conclude that certain mitigation measures identified in the mitigated negative declaration are infeasible or otherwise undesirable. Prior to approving the project, the lead agency may, in accordance with this section, delete those mitigation measures and substitute for them other measures which the lead agency determines are equivalent or more effective."

The CEQA Guidelines allows for deletion and substitution of a mitigation measure, but requires the lead agency to "hold a public hearing on the matter" and "adopt a written finding that the new measure is equivalent or more effective in mitigating or avoiding potential significant effects and that it in itself will not cause any potentially significant effect on the environment," prior to doing so. Having done so, "no recirculation of the proposed mitigated negative declaration pursuant to Section 15072 is required where the new mitigation measures are made conditions of, or are otherwise incorporated into, project approval".

The CEQA Guidelines states that "equivalent or more effective" means that the new measure will avoid or reduce the significant effect to at least the same degree as, or to a greater degree than, the original measure and will create no more adverse effect of its own than would have the original measure. Staff has determined that Revised Mitigation Measure 48 is equivalent to the original mitigation measure, in that potential impacts from earth flows to the project site would be minimized by a deflection wall, in this case an existing deflection wall at Odyssey School.

G. REVIEWING AGENCIES

California Department of Transportation
California Department of Fish and Game
California Regional Water Quality Control Board
California Water Service Company
City of San Mateo
Crystal Springs County Sanitation District
Local Agency Formation Commission (LAFCo)
Pacific Gas and Electric Company
San Mateo County Building Inspection Section
San Mateo County Department of Public Works
San Mateo County Environmental Health Division
San Mateo Highlands Community Association
Town of Hillsborough

ATTACHMENTS

A. Recommended Findings and Conditions of approval
B. Vicinity Map
C. Vesting Tentative Map
D. Grading & Drainage Plan
E. Erosion and Sedimentation Control Plan with Tree Protection
F. Photos
G. Initial Study/Mitigated Negative Declaration, released on April 7, 2018 (includes select attachments; those excluded are available online: https://planning.smcgov.org/ceqa-document/mitigated-negative-declaration-zmay-minor-subdivision)
H. Correspondence from Cotton, Shires and Associates, Inc. regarding Earth Flow Deflection Wall, dated July 14, 2015
I. Draft Conservation Easement

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Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2014-00410 Hearing Date: May 9, 2018

Prepared By: Erica Adams
Project Planner III

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the Initial Study and Mitigated Negative Declaration are complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act (CEQA) and the applicable State and County Guidelines. An Initial Study and a Mitigated Negative Declaration were prepared and issued with a public review period from April 7, 2018 to May 7, 2018.

2. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project, if subject to the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment. The Initial Study and Mitigated Negative Declaration identify potentially significant impacts to air quality, biological resources, cultural resources, geology and soils, climate change, hazards and hazardous materials, hydrology and water quality, and tribal cultural resources. The mitigation measures contained in the Mitigated Negative Declaration have been included as conditions of approval in this attachment. As proposed and mitigated, the project will not result in any significant environmental impacts.

3. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, and identified as part of this public hearing, have been incorporated as conditions of project approval.

4. That the Initial Study and Mitigated Negative Declaration reflect the independent judgment of the County.

5. That the Initial Study and Mitigated Negative Declaration do not require recirculation as Revised Mitigation Measure 48 has been determined equivalent to the original mitigation measure pursuant to Section 15074.1. of the CEQA Guidelines, as the new measure is equivalent and as effective in mitigating or

avoiding potential significant effects related to earth flows and that it in itself will not cause any potentially significant effect on the environment.

Regarding the Minor Subdivision, Find:

6. That this tentative map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan. The proposed density of development is consistent with the five Density Credits allocated to the parcel in accordance with its General Plan land use designation. The proposed project also complies with Policy 8.29 *(Infilling),* which encourages the infilling of urban areas where infrastructure and services are available. Both sewer and water services are available to service this subdivision.

7. That the site is physically suitable for the type and proposed density of development. The parcel is capable of being served by water, sewer and other necessary utilities. In addition, the proposed subdivision complies with the subdivision design parameters and applicable zoning regulations. The size and width of the proposed parcels will be sufficient to accommodate development that conforms to applicable Zoning Regulations and General Plan Policies.

8. That the design of the subdivision and the proposed improvements are not likely to cause serious public health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat. While the landslide repair may result in temporary air quality impacts to the site and surrounding neighborhood, conditions of approval have been included to substantially mitigate these impacts. As proposed and mitigated, the design of the subdivision and the proposed improvements will not substantially injure fish or wildlife or their habitat. Mitigation measures require that the project minimize the transport and discharge of pollutants from the project site into local storm drain systems and water bodies.

9. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The project does not conflict with the existing easements on the subject parcel.

10. That the discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. Crystal Springs County Sanitation District is operated by the Department of Public Works (DPW), who reviews all proposed subdivisions for this district. DPW staff has reviewed the proposal and has confirmed that they are able to provide sewer service to the newly created parcels, subject to the requirements as listed in Mitigation Measures 72-75.

11. That the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 ("The Williamson Act"). The subject parcel does not contain agricultural uses and is not subject to a contract entered into pursuant to the Williamson Act

12. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities. Future development on all new parcels can make use of passive heating and cooling to the extent practicable, such as using rooftop solar panels to heat the future houses.

13. That the housing needs of the region have been considered and balanced against the public service needs of residents and available fiscal and environmental resources. The project would allow for the provision of four additional dwelling units of infill housing where services are available in accordance with zoning standards.

Regarding the Resource Management (RM) Permit, Find:

14. That this project has been reviewed under and found to comply with zoning regulations applicable to the Resource Management (RM) District, including Chapter 20.A (*Resource Management District*), Section 6324 (*General Review Criteria for RM District*), and Section 6451.3 of Chapter 23 (*Development Review Procedure*). Specifically, as proposed, mitigated, and conditioned, the project complies with the maximum density credits (plus requested bonus credits), requirement for a conservation easement over the remainder parcel, as well as applicable Environmental Quality Criteria and Site Design Criteria requiring minimization of grading and an RM Permit for tree removals.

15. This projects meets the criteria of Section 6319C.(b) allowing for the front setback to be reduced to a minimum of 20 feet, and side setbacks to be reduced to a minimum of 10 feet. The reduction in setbacks helps to cluster the future houses together, reducing driveway length and associated grading, and maximizes the area of uninterrupted open space to the west and south, to be protected by a conservation easement. Development standards imposed by this section are added as Condition No. 3.

Regarding the Grading Permit, Find:

16. That the granting of the permit will not have a significant adverse effect on the environment due to the fact that the proposed grading will be subject to conditions of approval that include pre-construction, during-construction, and post-construction measures to ensure that the project is in compliance with the San Mateo County Grading Ordinance.

17. That the project conforms to the criteria of the Grading Ordinance, including the standards relative to erosion and sediment control, grading performance standards, geotechnical issues, dust control, and fire safety.

18. That the project is consistent with the General Plan. As proposed, mitigated, and conditioned, the project complies with the policies of the Soil Resources Chapter of the General Plan, including policies requiring the minimization of erosion.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Planning Commission on May 9, 2018. Minor revisions or modifications to the project may be made subject to the review and approval of the Community Development Director. Revisions or modifications to the project which are determined to be major modifications shall be subject to review and approval by the Planning Commission at a public hearing.

Subdivision

2. This subdivision approval is valid for two years, during which time a Final Map shall be filed. An extension to this time period in accordance with Section 7013.5.c of the Subdivision Regulations may be issued by the Planning and Building Department upon written request and payment of any applicable extension fees (if required).

3. The Final Map shall be recorded pursuant to the plans approved by the Board of Supervisors; any deviation from the approved plans shall be reviewed and approved by the Community Development Director per Condition No. 1.

4. Per Section 6319.C, the applicant shall include the following development standards on the Final Map for Parcels 1 through 4:

    a. Maximum Lot Coverage of 40%

    b. Front yard setbacks shall be 20 feet and side yard setbacks shall be 10 feet.

    c. Accessory buildings and structures will comply with Sections 6410 and 6411 (Detached Accessory Buildings) of this Ordinance Code, except that structures will maintain the minimum 20-foot rear setback and a minimum side setback of 10 feet.

5. Conservation Easement: The 48.21-acre area shown on the Vesting Tentative Map shall be subject to a conservation easement in perpetuity, and to a deed

restriction, to be approved as to form by County Counsel and approved substantively by the Board of Supervisors. The easement will be noted on the Vesting Tentative Map and on the Final Map. Recordation of the Final Map shall be handled by an escrow. The escrow shall not record the Final Map until it is prepared, immediately following that recordation, to record the document creating the perpetual easement, together with this County's acceptance of it.

Landslide Repair

6. A building permit is required for the landslide repair. Plans submitted for the landslide repair shall show the approved grading limit, access paths for equipment, storage areas for equipment and stockpiling, and areas of vegetation and tree removal.

7. For the landslide repair operation, vegetation and tree removal shall be minimized. The applicant shall replace all vegetation removed or destroyed with native, drought-tolerant, non-invasive plants which are compatible with the surrounding environment, immediately after grading is complete in that area. Prior to the final approval of the building permit for landslide repair, the applicant shall submit photographs demonstrating compliance with this condition to the Current Planning Section, subject to review and approval by the Community Development Director.

8. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays, and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

9. At the Building Permit application stage, the applicant shall submit a tree protection plan, including the following:

    a. Identify, establish, and maintain Tree Protection Zones throughout the entire duration of the project;

    b. Isolate Tree Protection Zones using 5-foot tall, orange plastic fencing supported by poles pounded into the ground, located at the driplines as described in the arborist's report;

    c. Maintain Tree Protection Zones free of equipment and materials storage; contractors shall not clean any tools, forms, or equipment within these areas;

    d. If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or toppers. A tree protection verification letter from the certified

arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting;

e. Normal irrigation shall be maintained, but oaks shall not need summer irrigation, unless the arborist's report directs specific watering measures to protect trees;

f. Street tree trunks and other trees not protected by dripline fencing shall be wrapped with straw wattles, orange fence and 2x4 boards in concentric layers to a height of 8 feet; and

g. Prior to Issuance of a Building Permit or Demolition Permit, the Planning and Building Department shall complete a pre-construction site inspection, as necessary, to verify that all required tree protection and erosion control measures are in place.

Future Development

10. At the Building Permit application stage, the future houses shall demonstrate compliance with the Water Efficient Landscape Ordinance (WELO) and provide required forms. WELO applies to new landscape projects equal to or greater than 500 sq. ft. A prescriptive checklist is available as a compliance option for projects under 2,500 sq. ft. WELO also applies to rehabilitated landscape projects equal to or greater than 2,500 sq. ft.

11. The 9.27-acre area not covered by the conservation easement is developed with an existing single family dwelling and may be developed in the future according to the RM Zoning District standards. This remainder parcel cannot be further subdivided. A draft Deed Restriction informing potential purchasers of this limitation shall be submitted for the review and approval of the Community Development Director, and recorded to his or her satisfaction prior to or concurrently with the recordation of the final map.

12. Future houses shall comply with RM Zoning District Development Review Criteria, including, but not limited to:

    a. Colors and materials of structures shall employ colors and materials which blend in with, rather than contrast with, the surrounding soil and vegetative cover of the site. In forested areas, all exterior construction materials shall be of deep earth hues such as dark browns, greens, and rusts. Materials shall absorb light (i.e., through the use of dark, rough textured materials). Exterior lighting shall be minimized and earth-tone colors of lights used." (Section 6324.2 (h)).

b. All buildings shall be consistent with the pre-existing character of the site (Section 63242 (a and b)).

13. Future Development Subject to Provision C3: At the time of building permit application for the future houses, if total imperious surface for 4 houses including paving and structures exceeds 10,000 sq. ft., the property owner shall demonstrate compliance with Provision C.3 requirements, including the following:

a. Applicant shall prepare a Stormwater Management Plan (SWMP) that includes, at a minimum, exhibit(s) showing drainage areas and location of Low Impact Development (LID) treatment measures; project watershed; total project site area and total area of land disturbed; total new and/or replaced impervious area; treatment measures and hydraulic sizing calculations; a listing of source control and site design measures to be implemented at the site; hydromodification management measures and calculations, if applicable; NRCS soil type; saturated hydraulic conductivity rate(s) at relevant locations or hydrologic soil type (A, B, C or D) and source of information; elevation of high seasonal groundwater table; a brief summary of how the project is complying with Provision C.3 of the MRP; and detailed Maintenance Plan(s) for each site design, source control and treatment measure requiring maintenance.

b. LID treatment measures to be shown on final improvement or grading plans.

c. Project shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Stormwater Technical Guidance Manual for assistance in implementing LID measures at the site.

d. Hydromodification (HM) controls shall be designed using the Bay Area Hydrology Model (BAHM), unless the applicant uses an alternative continuous simulation hydrologic computer model as described in Attachment E of the MRP. Site-specific data shall be used with BAHM (www.Bayareahydrologymodel.orgwww.Bayareahydrologymodel.org) or alternate continuous simulation hydrologic computer model.

e. Prior to the final of the building permit for the project, the property owner shall coordinate with the Project Planner to enter into an Operation and Maintenance Agreement (O&M Agreement) with the County (executed by the Community Development Director) to ensure long-term maintenance and servicing by the property owner of stormwater site design and treatment control and/or HM measures according the approved Maintenance Plan(s), for the life of the project. The O&M Agreement shall provide County access to the property for inspection. The Maintenance Agreement(s) shall be recorded for the property and/or made part of the CC&Rs.

f. Property owner shall be responsible for conducting all servicing and maintenance as described and required by the treatment measure(s) and HM measure Maintenance Plan(s). Maintenance of all site design and treatment control and/or HM measures shall be the owner's responsibility.

g. The property owner is responsible for submitting an Annual Report accompanied by a review fee to the County by December 31 of each year, as required by the O&M Agreement. The property owner is also responsible for the payment of an inspection fee for County inspections of the stormwater facility, conducted as required by the NPDES Municipal Regional Permit.

h. Approved Maintenance Plan(s) shall be kept on-site and made readily available to maintenance crews. Maintenance Plan(s) shall be strictly adhered to.

i. Site access shall be granted to representatives of the County, the San Mateo County Mosquito and Vector Control District, and the Water Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems and HM controls. A statement to that effect shall be made a part of the Maintenance Agreement and/or CC&Rs recorded for the property.

j. Property owner shall be required to pay for all County inspections of installed stormwater treatment systems as required by the Regional Water Quality Control Board or the County.

CEQA

14. The applicant shall coordinate with the project planner to record the Notice of Determination and pay an environmental filing fee of $2,280.75 (or current fee), as required under Fish and Game Code Section 711.4(d), plus a $50 recording fee to the San Mateo County within four (4) working days of the final approval date of this project.

15. At the Community Development Director's discretion, the applicant may be required to enter into a contract with the San Mateo County Planning and Building Department for all mitigation monitoring for this project prior to the issuance of any grading permit "hard card" for the project. The fee shall be staff's cost, plus 10 percent, as required in the current Planning Service Fee Schedule. Planning staff may, at their discretion, contract these services to an independent contractor at cost, plus an additional 10 percent for contract administration.

Mitigation Measures

The property owner shall implement all mitigation measures listed below. In the event there is a conflict between a mitigation measure or condition of approval, the mitigation measure shall be followed.

16. **Mitigation Measure 1:** Immediately upon completion of the landslide repair work, the disturbed areas of the hillside shall be stabilized using erosion control measures as recommended by project geologist and approved by the County. If seeds are to be applied, the applicant shall use a local, non-invasive seed mixture consistent with the surrounding vegetation. Measures shall remain in place and replaced/repaired as necessary to provide adequate erosion control, as determined by the County, until grading/construction of future houses has commenced.

17. **Mitigation Measure 2:** A comprehensive tree replacement plan shall be developed for all protected trees (55-inches or greater in circumference), which are removed during landslide repair, grading, and future construction activities associated with residential development. Replacement shall occur at completion of future residential development. The replanting ratio shall achieve either a 1:1 replacement with 5-gallon sized trees, or a 3:1 replacement ratio with trees 15 gallons or greater in size proposed, of native species. A master planting and monitoring plan, including any necessary irrigation, for all four lots shall be prepared by a landscape designer or architect and submitted to the Planning and Building Department for review. The tree replanting for lots shall be made a condition of the final approval of the certificate of occupancy for each new residence.

18. **Mitigation Measure 3:** Prior to the beginning of any grading construction activities, including landslide repair work, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan for each phase (landslide repair, grading, and construction) showing conformance with applicable erosion control related mitigation measures and 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., (Attachments K and L of the IS/MND):

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).

19. **Mitigation Measure 4:** 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.).

20. **Mitigation Measure 5:** Prior to the issuance of a grading permit, the contractor and the biologist shall meet in the field to identify the limits of riparian and wetland habitat and the extent of excavation within the environmentally sensitive area (ESA). A report/letter summarizing the meeting and with details of how construction may impact the ESA and/or reduce the efficacy of any mitigation measures or conditions, shall be submitted to the County prior to the commencement of such grading.

21. **Mitigation Measure 6:** Under the supervision of the biologist, the limits of wetland habitat shall be marked in the field with high visibility construction fencing, and the area shall be designated as an ESA. No equipment shall be permitted to operate within the ESA without prior coordination with and inspection by the project biologist.

22. **Mitigation Measure 7:** Prior to the commencement of any land disturbing activities, all mitigation measures contained in this document which are applicable to the protection of the wetlands shall be explained in detail by the biologist to the construction site manager so they can be implemented in the field.

23. **Mitigation Measure 8:** Removal of any willow trees is prohibited without a federal or state permit. Grading shall be permissible only if excavation that extends within the canopy of the willows does not involve root disturbance or removal.

24. **Mitigation Measure 9:** 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 this point, work shall cease until all appropriate permits have been issued by the USACE and Regional Water Quality Control Board (RWQCB) pursuant to the Clean Water Act, and by the California Department of Fish and Wildlife (CDFW) and the County of San Mateo shall be notified. Prior to commencement 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.

25. **Mitigation Measure 10:** If a Clean Water Act permit is required for impacts to waters of the U.S., a formal consultation with the USFWS under Section 7 of Federal Endangered Species Act (FESA) shall be required, and the USFWS would issue a Biological Opinion, which would 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.

26. **Mitigation Measure 11:** At the conclusion of ground disturbance, a biological report shall be submitted to the County which discusses if the measures were executed correctly and which if any additional restoration measures need to be implemented and/or monitored.

27. **Mitigation Measure 12:** All temporarily disturbed aquatic habitat shall be restored to pre-project conditions, which may include revegetation of denuded areas with native aquatic or emergent vegetation that complement the native vegetation of adjacent habitats. A revegetation plan shall be prepared by a biologist, reviewed and subject to the approval by the County and proper execution of the plan shall be confirmed by a biologist, and written confirmation shall be submitted to the County.

28. **Mitigation Measure 13:** Regulatory permits may be expected to require mitigation for temporal or permanent impacts to riparian habitat. All required mitigation from any required regulatory permit for temporal or permanent impacts to riparian habitat shall be implemented. Mitigation may include in situ restoration by planting, and long-term monitoring for plant survival and habitat restoration.

29. **Mitigation Measure 14:** The Project sponsor shall comply with the federal and State Endangered Species Acts for all species with potential habitat which may be impacted.

30. **Mitigation Measure 15:** Thirty days prior to development of the residence on Parcel 4, a survey identifying any western leatherwood plants shall occur. Any plants which are identified shall be protected by fencing to prevent damage from construction activities.

31. **Mitigation Measure 16:** Prior to the removal or significant pruning of any trees, they shall be inspected by a qualified biologist for the presence of raptor nests. This is required regardless of season. If a suspected raptor nest is discovered, the California Department of Fish and Wildlife (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.

32. **Mitigation Measure 17:** If clearing, grubbing or tree removal/pruning are to be conducted outside of the breeding season (i.e., September 1 through January 31), no preconstruction surveys for nesting migratory birds is necessary.

    If clearing, grubbing or tree removal or pruning are to be conducted during the breeding season (i.e., February 1 through August 31), a preconstruction nesting bird survey shall be conducted. The survey shall be performed by a qualified biologist no more than two weeks prior to the initiation of work. If no nesting or breeding activity is observed, work may proceed without restrictions. To the extent allowed by access, all active bird nests identified within 250 feet for raptors and 50 feet for passerines shall be mapped.

33. **Mitigation Measure 18:** For any active bird nests found near the construction limits (i.e., within 250 feet for raptors and 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.

34. **Mitigation Measure 19:** 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.

35. **Mitigation Measure 20:** Preconstruction surveys for nesting migratory birds and roosting bats shall be conducted no more than two weeks prior to the start of grading and construction for work for each phase scheduled to occur during the breeding season (February 1 to August 31) or wintering period for each phase(September 1 to January 31).

36. **Mitigation Measure 21:** If active nests/roosts of migratory birds and roosting bats are identified within 300 feet of the project site, non-disturbance buffers shall be established at a distance sufficient to minimize disturbance based on the nest/roost location, topography, cover and species' tolerance to disturbance. Buffer size shall be determined in cooperation with the CDFW and the USFWS.

37. **Mitigation Measure 22:** If active nests/roosts of migratory birds are found within 300 feet of the project site and non-disturbance buffers cannot be maintained, a qualified biologist shall be on-site to monitor the nests/roosts for signs of nest disturbance. If it is determined that grading and/ or construction activity is resulting in nest/roost disturbance, work shall cease immediately and the USFWS and CDFW shall be contacted.

38. **Mitigation Measure 23:** For each phase, the applicant shall implement the following measures to avoid or minimize impacts to special status animals including performing pre-construction surveys for snakes within the daily work area, having a USFWS-approved biologist on-site during work within suitable habitat, conducting environmental awareness training, constructing exclusion fencing along the project perimeter within suitable habitat 30 days prior to disturbance, implementing erosion control BMPs, refueling vehicles/equipment off-site, and restoring the habitat to pre-project conditions.

39. **Mitigation Measure 24:** A qualified biologist should 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 disturbances for each phase. The contractor shall also walk the site to assist in determining which nests would be affected.

40. **Mitigation Measure 25:** The woodrat nests to be avoided shall be fenced off with orange construction fencing and their locations marked on construction plans as being off limits to all activities.

41. **Mitigation Measure 26:** Any woodrat nest that cannot be avoided shall be manually disassembled by a qualified biologist pending authorization from CDFW to give any resident woodrats the opportunity to disperse to adjoining undisturbed habitat. Nest building materials shall be immediately removed off-site and disposed of to prevent woodrats from reassembling nests on-site.

42. **Mitigation Measure 27:** To ensure woodrats do not rebuild nests within the construction area, a qualified biologist shall inspect the construction corridor no

less than once per week. 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.

43. **Mitigation Measure 28:** All appropriate erosion and sediment control BMPs shall be implemented. Application of erosion control BMPs shall utilize native weed-free and plastic-free fiber rolls, mats, straw mulch, hydroseed, etc., to the maximum extent possible.

44. **Mitigation Measure 29:** All future development shall comply the County policies and ordinances for removal and replacement.

45. **Mitigation Measure 30:** 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.

46. **Mitigation Measure 31:** A discovery of a paleontological specimen during any phase of the project could result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. 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.

47. **Mitigation Measure 32:** Contractors and workers shall use existing roads to the maximum extent feasible to avoid additional surface disturbance.

48. **Mitigation Measure 33:** During all phases of the project, 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 kind of barrier, 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."

49. **Mitigation Measure 34:** The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. 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, 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.

50. **Mitigation Measure 35:** The improvements shall be designed and constructed in accordance with current earthquake resistance standards.

51. **Mitigation Measure 36:** All future development shall meet or exceed, the standards prescribed in the Murray Engineers, Inc., report dated February 2014.

52. **Mitigation Measure 37:** 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 for each phase, at the project site:

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.

53. **Mitigation Measure 38:** At the building permit application stage, 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.

54. **Mitigation Measure 39:** Prior to the recordation of the Subdivision Map, the landslide repair on Parcel 2 shall be completed to the satisfaction of the County's Geotechnical Section, to ensure that repair occurs prior to the construction of any residential structures.

55. **Mitigation Measure 40:** All fill material for the repair shall be keyed and benched into competent bedrock (not into soil as indicated on the referenced C-1). Construction plans at the building permit stage shall demonstrate compliance with this mitigation measure.

56. **Mitigation Measure 41:** The final design shall include intermediate surface drainage control measures. Construction plans at the building permit stage shall demonstrate compliance with this mitigation measure.

57. **Mitigation Measure 42:** A surveyed, as-built subdrain plan shall prepared and added to the proposed repair plan. Grading plans at the building permit stage shall demonstrate compliance with this mitigation measure.

58. **Mitigation Measure 43:** 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 repair work.

59. **Mitigation Measure 44:** No cut or fill exceeding 5 feet in vertical dimension shall be permitted on Parcels 1 through 4 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.

60. **Mitigation Measure 45:** 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 through 4.

61. **Mitigation Measure 46:** Foundation design on Parcel 2 shall be checked against the as-built subdrain plan for the landslide repair. Construction plans at the building permit stage for the residence on Parcel 2 shall demonstrate compliance with this mitigation measure.

62. **Mitigation Measure 47:** Geotechnical Design Parameters: Final geotechnical design parameters to be utilized for residential construction on Parcels 1 through 4 shall fully meet or exceed design recommendations presented in the Engineering Geologic & 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.

63. **Revised Mitigation Measure 48:** Future residences shall be supported on 12-inch diameter piers, extending at least 8 feet into competent materials. Construction plans at the building permit stage for each new residence shall demonstrate compliance with this mitigation measure.

64. **Mitigation Measure 49:** All subdrain alignments within the repair 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.

65. **Mitigation Measure 50:** Unsupported large cuts and fills shall be avoided. Grading plans at the building permit stage shall demonstrate compliance with this mitigation measure.

66. **Mitigation Measure 51:** 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.

67. **Mitigation Measure 52:** 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.

68. **Mitigation Measure 53:** 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.

69. **Mitigation Measure 54:** No site disturbance shall occur, including any land disturbance, grading, or vegetation or tree removal, until a building permit has been issued, and then only those trees approved for removal shall be removed. Trees to be removed, including approximate size, species, and location, shall be shown on a plan.

70. **Mitigation Measure 55:** Erosion and sediment control during the course of this 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.

71. **Mitigation Measure 56:** It shall be the responsibility of the applicant's engineer to 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.

72. **Mitigation Measure 57:** 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.

73. **Mitigation Measure 58:** At the completion of work, the engineer who prepared the approved grading plan shall certify, in writing, that all grading, lot drainage, and drainage facilities have been completed in conformance with the approved plans, as conditioned, and the Grading Regulations.

74. **Mitigation Measure 59:** At the completion of 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.

75. **Mitigation Measure 60:** 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:

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

        (2) (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.

76. **Mitigation Measure 61:** 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. Storage, handling, and disposal of construction materials and wastes properly, 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 permits.

h. Avoiding cleaning, fueling, 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.

77. **Mitigation Measure 62:** 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 reviewed by the Department of Public Works and the Community Development Director.

78. **Mitigation Measure 63:** 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.

79. **Mitigation Measure 64:** 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."

80. **Mitigation Measure 65:** 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.

81. **Mitigation Measure 66**: All roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall meet California Residential Code, R327 or California Building Code Chapter 7A requirements.

82. **Mitigation Measure 67:** 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.

83. **Mitigation Measure 68:** 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.

84. **Mitigation Measure 69:** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

85. **Mitigation Measure 70:** 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.

86. **Mitigation Measure 71:** 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.

87. **Mitigation Measure 72:** 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.

88. **Mitigation Measure 73:** The applicant shall demonstrate that the District sewer mains utilized to transport sewage from the subdivision has the peak wet weather

capacity for conveying the additional flow generated from the four 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.

89. **Mitigation Measure 74:** Should a pump system be utilized to deliver sewage from the four parcels 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.

90. **Mitigation Measure 75:** 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.

91. **Mitigation Measure 76:** The proposed residential development will be required to comply with all currently applicable efficiency standards (Title-24, CALGreen, etc.), and is located in an area that could support solar or alternative energy sources (none are proposed at this time).

Department of Public Works

92. Prior to the recordation of the parcel map, the applicant shall have prepared, by a Registered Civil Engineer, a preliminary drainage analysis of the proposed subdivision and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property being subdivided shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post development flows and velocities shall not exceed those that existed in the predeveloped state. Recommended measures shall be designed and included in the street improvement plans and submitted to the Department of Public Works for review and approval.

93. Applicant shall have geotechnical engineer review and approve the proposed drainage system to determine if additional measures are required to ensure the stability of land and or minimize the potential for debris, mud, and/or land flows. The results of the review shall be documented in the geotechnical report and submitted for review by the Department of Public Works and the Planning Department.

94. Prior to the issuance of the BLD permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan

and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

95. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

96. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.

97. The applicant shall submit written certification from the appropriate utilities to the Department of Public Works and the Planning and Building Department stating that they will provide utility (e.g., sewer, water, energy, communication, etc.) services to the proposed parcels of this subdivision.

98. Future development of any and all parcels resulting from the approved subdivision must comply with these requirements. The applicant shall note the requirement in the deeds for each parcel, copies of which shall be provided to the Planning Department, and shall disclose the requirement to any potential buyer(s). Each parcel shall be tagged by the Planning Department with this requirement, and no permits shall be issued for any development of the parcel(s) until this requirement is met. For future structures to be built on the individual parcels, prior to the issuance of a building permit for any structure on the project site, all plans shall be reviewed by the Planning Department for conformance with this condition.

99. The applicant shall submit a Parcel Map to the Department of Public Works for review, to satisfy the State of California Subdivision Map Act. The final map will be recorded only after all Inter-Department conditions have been met.

100. The applicant shall submit to the Department of Public Works, for review, documentation of stormwater easements for the applicant's use and/or the use of others.

Cal-Fire

101. The current fire flow requirements are based upon the total floor space square footage of the building: Up to 3600 sq ft, 1000 gpm; 3601 to 4800 sq ft, 1750 gpm; 4801 to 6200 sq ft, 2000 gpm; 6201 to 7700 sq ft, 2250 gpm; 7701 to 9400 sq ft, 2500 gpm. This fire flow shall be available for a minimum of 2 hours and at 20 psi residual operating pressure. Note: At the time when each building permit

is submitted, the fire flow requirements per the fire code may limit the size of the structure that can be built.

102. The required fire low shall be available from a County Standard 6" Wet Barrel Fire Hydrant. The configuration of the hydrant shall have a minimum of one each 4 1/2" outlet and one each 2 1/2" outlet located not more than 200 feet from the each property measured by way of approved drivable access to the project site. SRA Setbacks

103. California Residential Code (CRC) T-14 requires structures, subdivision and developments in State Responsibility Areas on parcels an acre and larger to provide a minimum 30-foot setbacks for buildings and accessory structures from all property lines and the center of the road.

104. All new public water systems, extensions from a public water system or replacement of any main or line of an existing public water system shall have a minimum diameter of six inches (6"). If the pipes are not linked in grid or if individual legs are over 600 feet in length then the minimum diameter shall be eight inches (8").

105. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection to meet CRC R327 or California Building Code (CBC) Chapter 7A requirements.

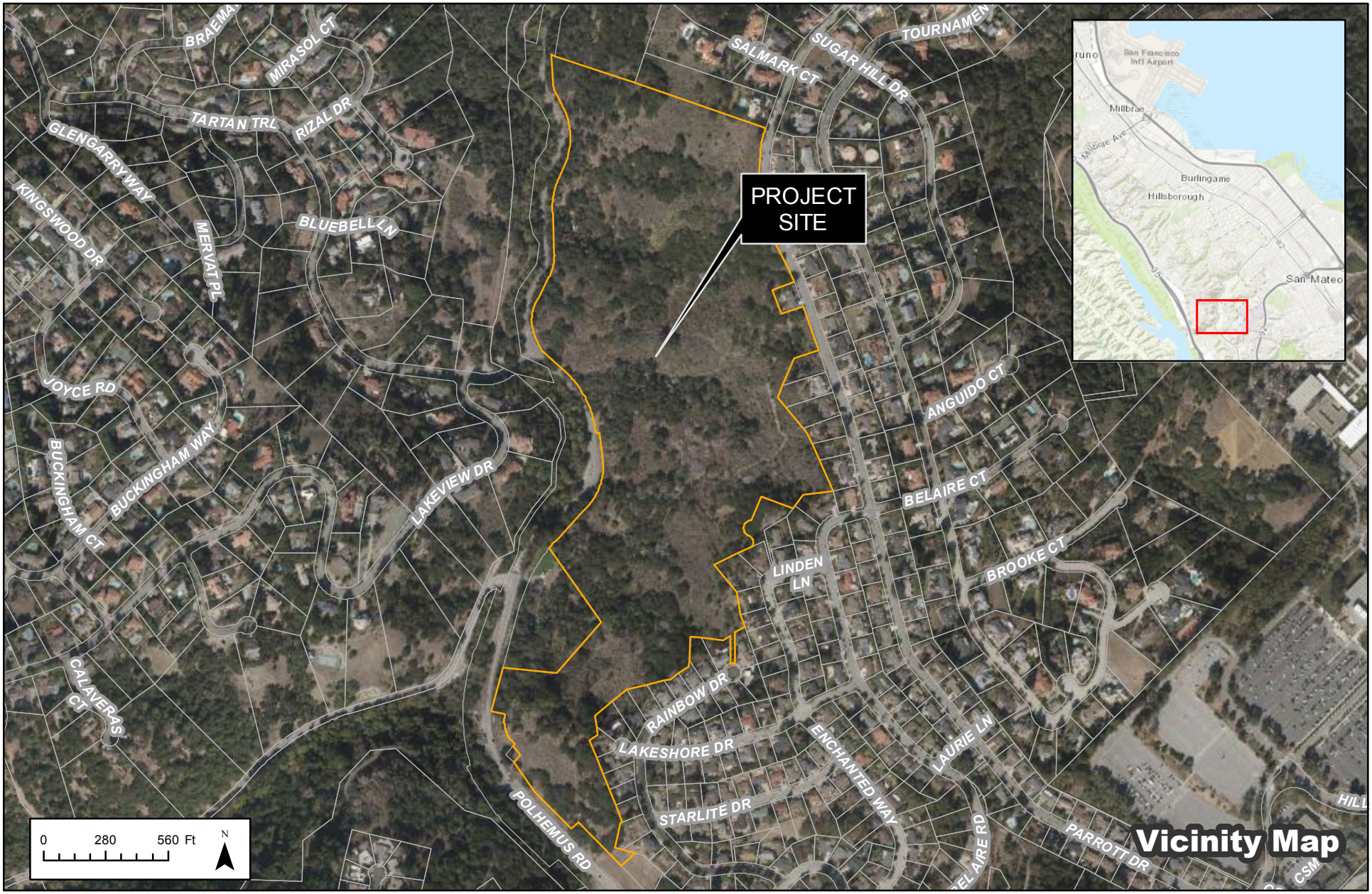
LAFCo

106. Prior to recordation of the final map, the property will be annexed to the County Service Area No. 1 (Highlands) for police and fire protection and the applicable County street lighting district as determined by the San Mateo County Public Works Director.

CML:EDA:aow – EDACC0203_WAU.DOCX

County of San Mateo - Planning and Building Department

ATTACHMENT B


PROJECT SITE
BRAEMA
MIRASOL CT
TARTAN TRL
RIZAL DR
GLENGARRY WAY
KINGSWOOD DR
MERVAT PL
BLUEBELL LN
JOYCE RD
BUCKINGHAM CT
BUCKINGHAM WAY
LAKEVIEW DR
CALAVERAS CT
POLHEMUS RD
SALMARK CT
SUGAR HILL DR
TOURNAMEN
ANGUIDO CT
BELAIRE CT
BROOKE CT
LINDEN LN
RAINBOW DR
LAKESHORE DR
ENCHANTED WAY
STARLITE DR
LAURIE LN
PARROTT DR
CSM
San Francisco Intl Airport
Millbrae
Millbrae Ave
Burlingame
Hillsborough
San Mateo
0
280
560 Ft
N
Vicinity Map

County of San Mateo - Planning and Building Department

ATTACHMENT C

NOTES:

1) ALL DISTANCES SHOWN ARE GRID DISTANCES. TO OBTAIN GROUND DISTANCES MULTIPLY BY 1.00007500.

2) AREAS WITH DENSE VEGETATION HAVE CONTOURS DEPICTED BY A DASHED LINETYPE AND THESE AREAS MAY NOT MEET NATIONAL MAP ACCURACY STANDARDS.

3) DATE OF AERIAL PHOTOGRAPHY WAS NOVEMBER 1, 2006, CONTOUR INTERVAL = 2 FEET.

4) SITE AREA IS 60.263 ACRES±.

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) CCS83, EPOCH 2002.75, CALIFORNIA ZONE 3.

BENCHMARK:

SURVEY DISK ENCASED IN PVC PIPE WITH ACCESS COVER SET IN CONCRETE FLUSH WITH THE GROUND. LOCATED ON THE WEST SIDE OF SKYLINE BLVD, BETWEEN HIGHWAY 280 AND LOWER CRYSTAL SPRINGS RESERVOIR, ABOUT 284 FEET SOUTHEAST OF THE INTERSECTION OF GOLF COURSE DRIVE AND SKYLINE BLVD, 39.2 FEET NORTHWEST OF A 50-MILE PER HOUR SPEED LIMIT SIGN, 6.8 FEET NORTHEAST OF A 6 FOOT HIGH STRAND BARBED WIRE FENCE AND LEVEL WITH SKYLINE BLVD. THE DISK IS 0.2 FEET BELOW THE LID OF THE ACCESS COVER.

NGS PID = AB7675
ELEVATION = 634.4 FEET
DATUM: NAVD 88

OWNER AND SUBDIVIDER:

STEVE ZMAY AND NICK ZMAY
751 LAUREL STREET, # 409
SAN CARLOS, CA 94070
TEL: (650) 430-0075

CIVIL ENGINEER / LAND SURVEYOR:

DAN MacLEOD
MacLEOD & ASSOCIATES, INC.
965 CENTER STREET
SAN CARLOS, CA 94070
TEL: (650) 593-8580

ASSESSOR'S PARCEL NUMBER:

038-131-110

EXISTING AND PROPOSED ZONING:

RM

FLOOD ZONE:

ZONE X

UTILITIES:

WATER:	CAL WATER
SANITARY SEWER:	COUNTY OF SAN MATEO
GAS & ELECTRICAL:	PG & E
TELEPHONE:	AT&T COMMUNICATIONS
FIRE:	CAL FIRE

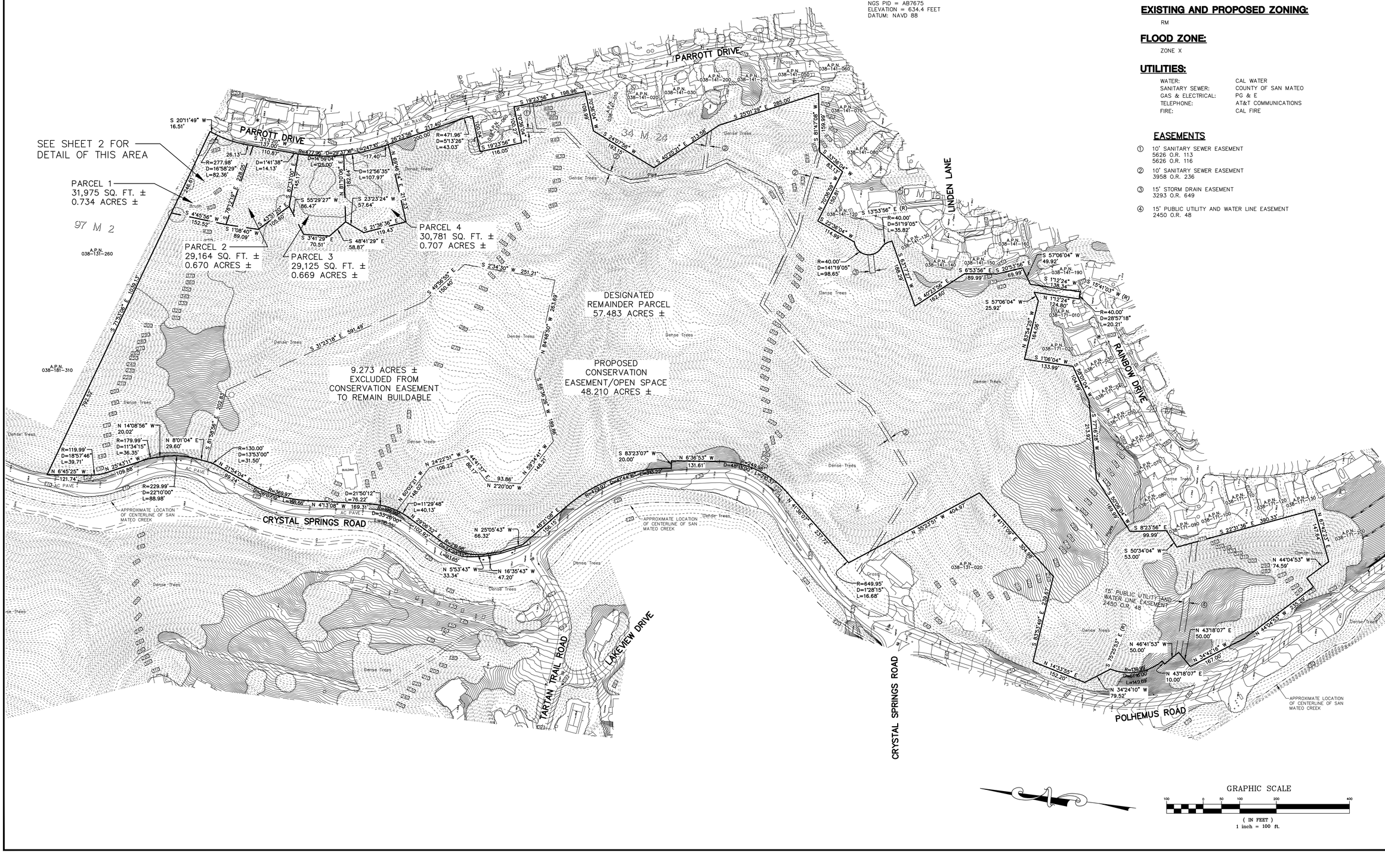
EASEMENTS

① 10' SANITARY SEWER EASEMENT
5626 O.R. 113
5626 O.R. 116

② 10' SANITARY SEWER EASEMENT
3958 O.R. 236

③ 15' STORM DRAIN EASEMENT
3293 O.R. 649

④ 15' PUBLIC UTILITY AND WATER LINE EASEMENT
2450 O.R. 48



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

REV.	DESCRIPTION	BY:	DATE:
--	REVISE LOT LINES	DGM	11/02/16

LICENSED LAND SURVEYOR DANIEL G. MacLEOD No. 5304 STATE OF CALIFORNIA

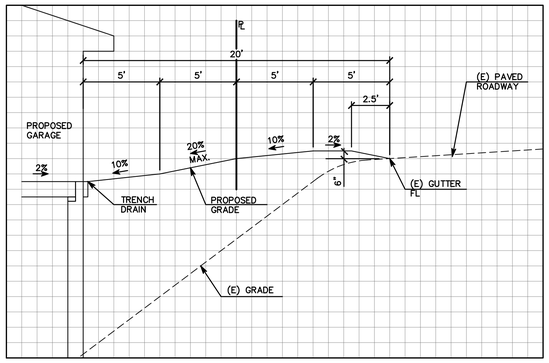
MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR:
STEVE & NICK ZMAY

VESTING TENTATIVE PARCEL MAP
LANDS OF ZMAY

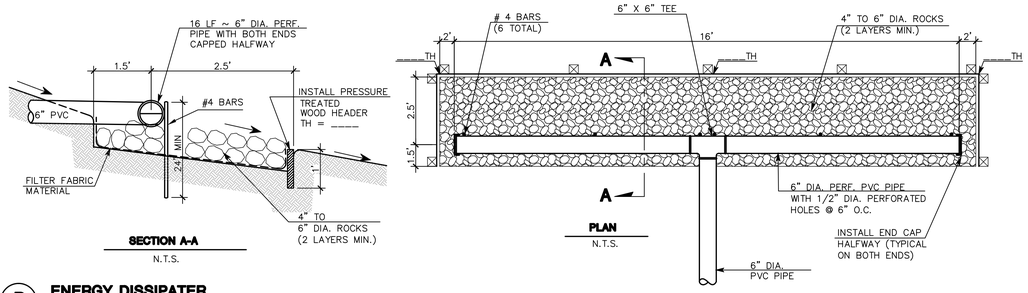
BEING A PORTION OF PARCEL "A", 53 PM 58
1551 CRYSTAL SPRINGS ROAD
SAN MATEO COUNTY
CALIFORNIA
UNINCORPORATED

DRAWN BY:	DJK
DESIGNED BY:	---
CHECKED BY:	DGM
SCALE:	1"=100'
DATE:	02-17-15
DRAWING NO.	3949-TM
SHEET	1 OF 2



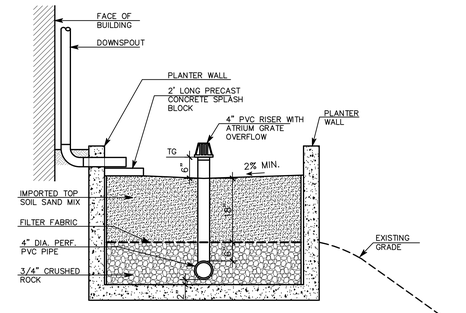
A **TYPICAL DRIVEWAY PROFILE**

SCALE: 1"=4'



B **ENERGY DISSIPATER**

SCALE: NOT TO SCALE



C-3 STORM WATER TREATMENT MEASURES FLOW-THROUGH PLANTER BOX FILTRATION DETAIL (TO SERVICE 4% OF IMPERVIOUS AREAS)

C SCALE: NOT TO SCALE

SLIDE REPAIR REVEGETATION NOTE:

AFTER COMPLETION OF GRADING, ALL DISTURBED AREAS SHALL BE HYDRO-SEEDED WITH A COSTAL MIX AT A MINIMUM RATE OF 50 POUNDS PER ACRE.

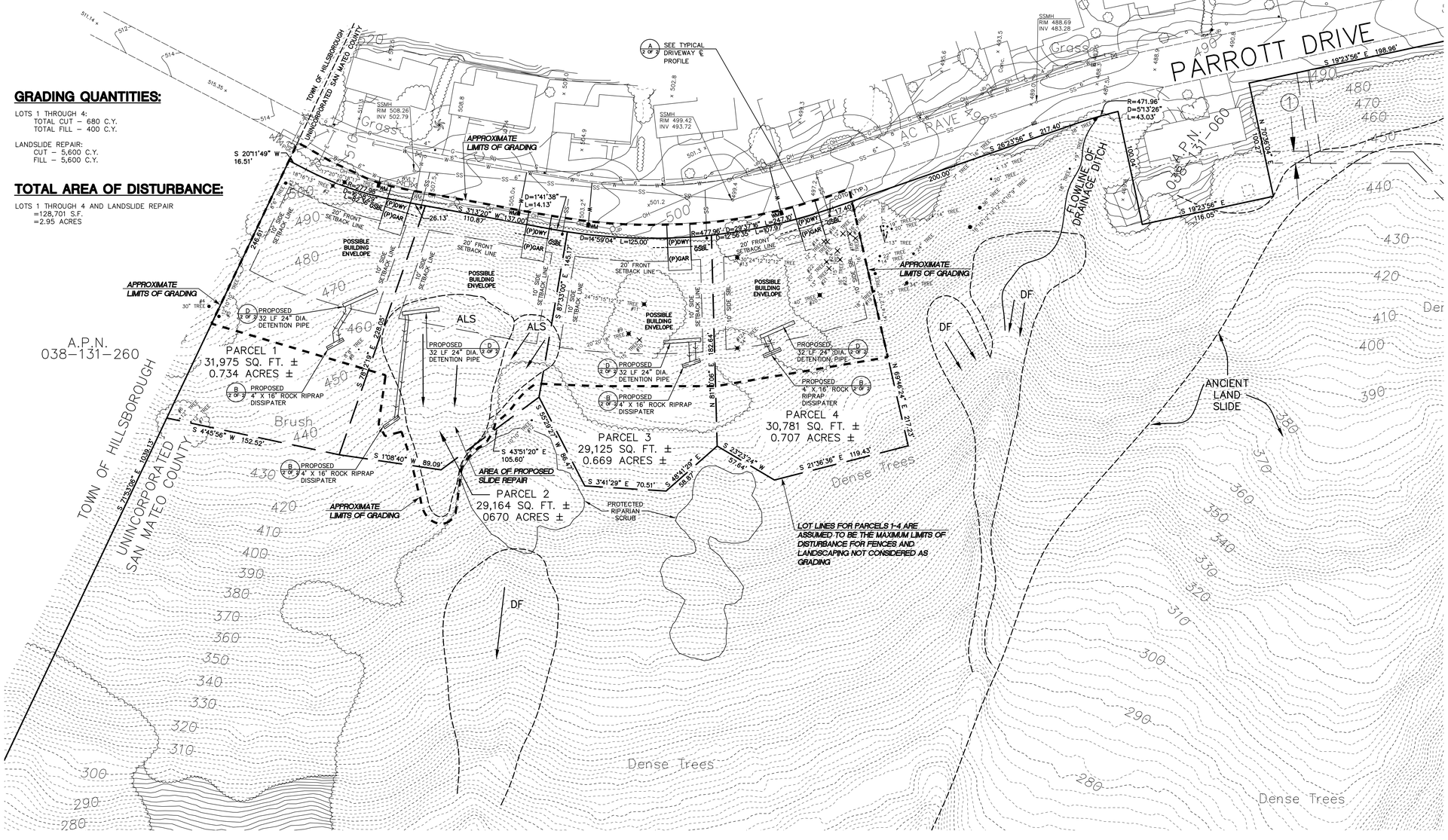
GRADING QUANTITIES:

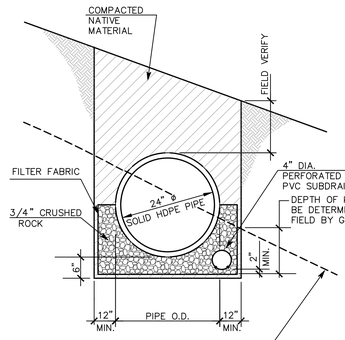
LOTS 1 THROUGH 4:
TOTAL CUT – 680 C.Y.
TOTAL FILL – 400 C.Y.

LANDSLIDE REPAIR:
CUT – 5,600 C.Y.
FILL – 5,600 C.Y.

TOTAL AREA OF DISTURBANCE:

LOTS 1 THROUGH 4 AND LANDSLIDE REPAIR
=128,701 S.F.
=2.95 ACRES





D **DETENTION TRENCH DETAIL**

(NOT TO SCALE)

LEGEND

———	PROPERTY LINE
— — —	PROPOSED PROPERTY LINE
ALS	ACTIVE LAND SLIDE PER GEOTECHNICAL REPORT
℄	CENTER LINE
COTG	CLEANOUT TO GRADE
DF	DEBRIS FLOW PER GEOTECHNICAL REPORT
DWY	DRIVEWAY
GAR	GARAGE
GSBL	GARAGE SET BACK LINE – 20' FROM CURB LINE
FL	FLOWLINE
INV.	INVERT
JP	JOINT UTILITY POLE
PGEV	PG&E VAULT
℄	PROPERTY LINE
SBL	SETBACK LINE
SSMH	SANITARY SEWER MANHOLE
WM	WATER METER
WVLT	WATER VAULT
(P)	PROPOSED
⋈	WATER VALVE
E	ELECTRIC LINE
G	GAS LINE
OH	OVERHEAD LINE
SS	SANITARY SEWER LINE
W	WATER LINE
SS	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
COTG •	PROPOSED CLEANOUT TO GRADE
WM ■	PROPOSED WATER METER
●12" TREE	TREE W/ SIZE
✖12" TREE	EXISTING TREE THAT MIGHT BE REMOVED DEPENDING ON FINAL BUILDING LOCATIONS

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

REV.	DESCRIPTION	BY:	DATE:
---	ADD GRAD QTY'S, DISTURBED AREA	DGM	11/02/16
---	REVISE LOT LINES	VPC	05/29/15
---	ADDED ENERGY DISSIPATER & TRENCH DETAIL	VPC	

LICENSED LAND SURVEYOR No. 5304 STATE OF CALIFORNIA

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

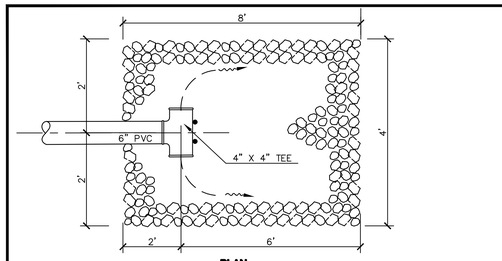
PREPARED FOR:
STEVE & NICK ZMAY

VESTING TENTATIVE PARCEL MAP
LANDS OF ZMAY
BEING A PORTION OF PARCEL "A", 53 PM 58
1551 CRYSTAL SPRINGS ROAD
SAN MATEO COUNTY
CALIFORNIA
UNINCORPORATED

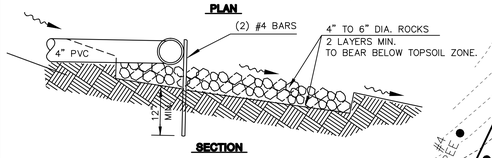
DRAWN BY:	DJK
DESIGNED BY:	---
CHECKED BY:	DGM
SCALE:	1"=40'
DATE:	02-17-15
DRAWING NO.	3949-TM
SHEET	2 OF 2

County of San Mateo - Planning and Building Department

ATTACHMENT D

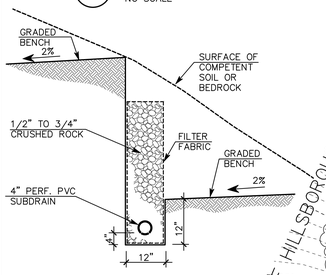


PLAN

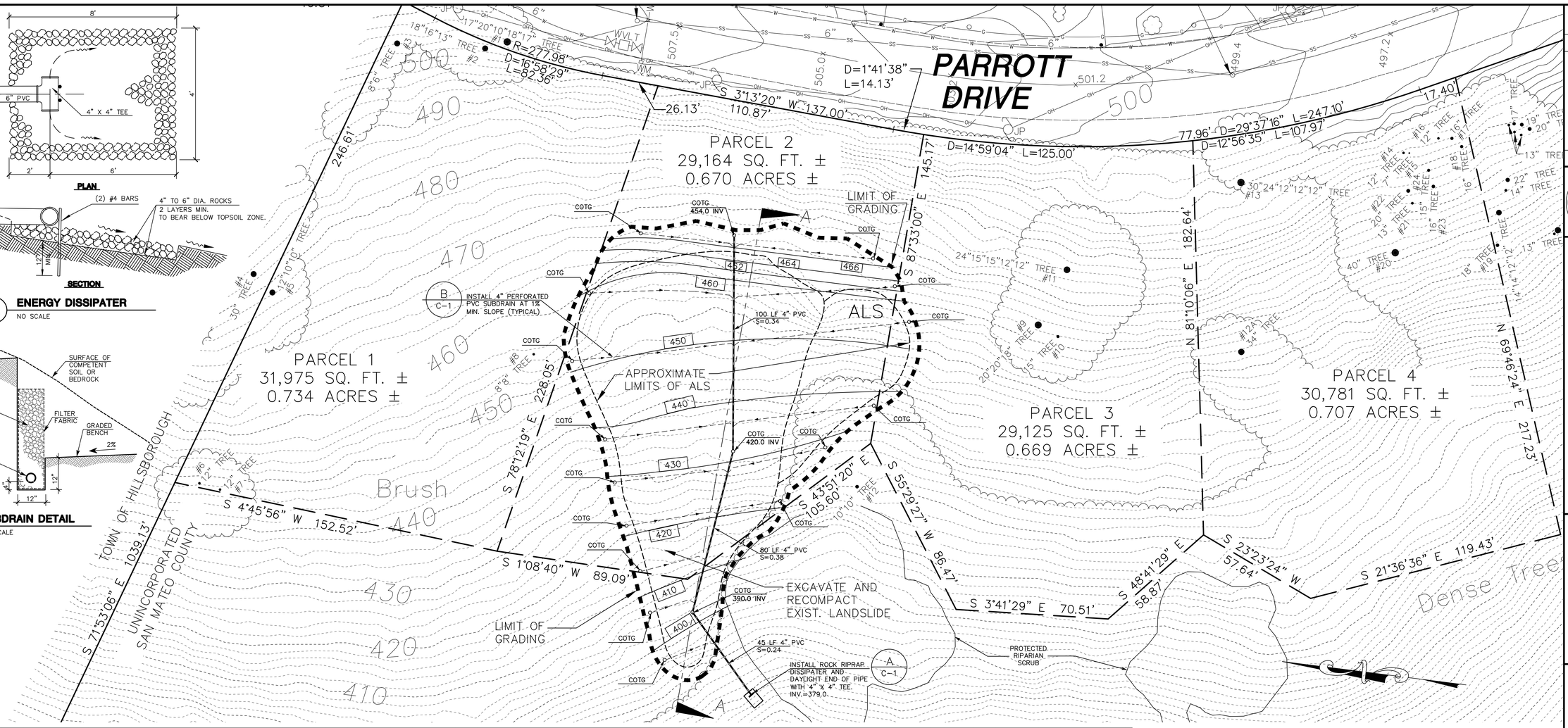


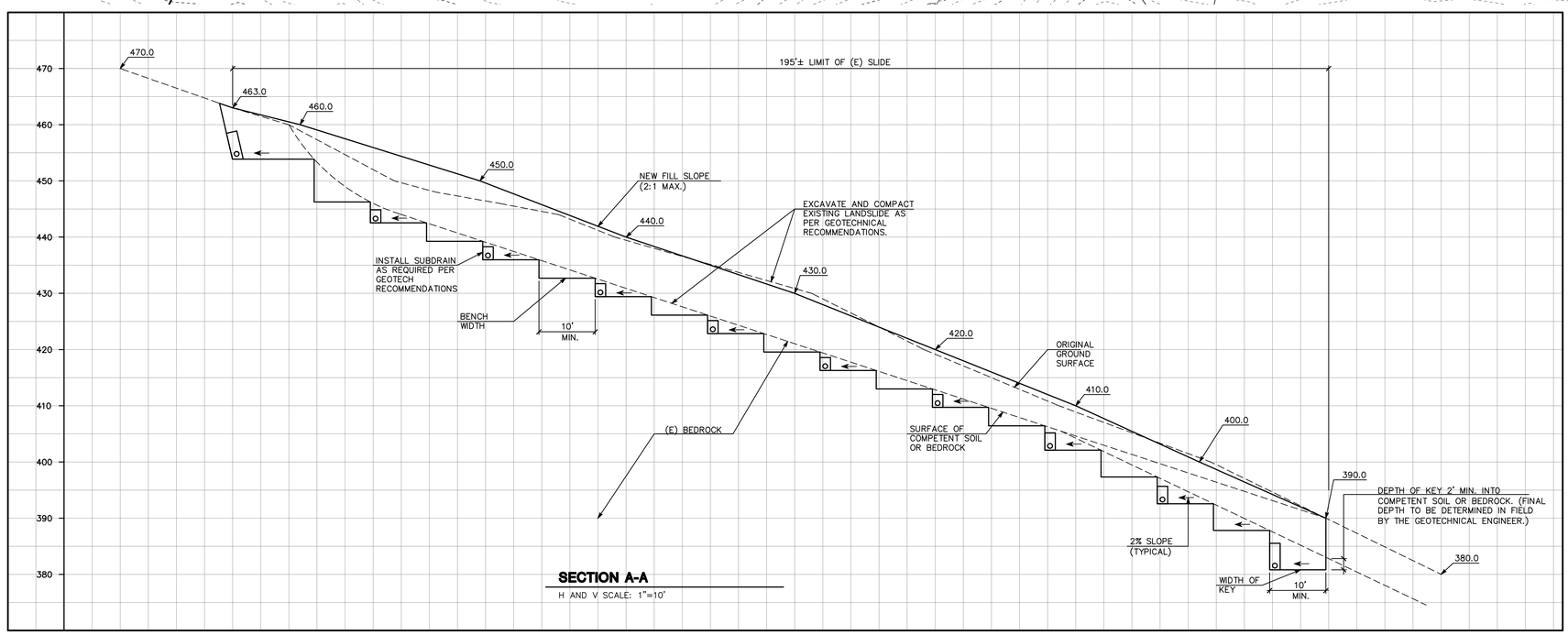
SECTION

A **ENERGY DISSIPATER**
NO SCALE



B **SUBDRAIN DETAIL**
NO SCALE





SECTION A-A
H AND V SCALE: 1"=10'

GRADING QUANTITIES:

CUT = 5,600 C.Y.±

FILL = 5,600 C.Y.±

LEGEND

———	PROPERTY LINE
— — —	PROPOSED PROPERTY LINE
ALS	ACTIVE LANDSLIDE PER GEOTECHNICAL REPORT
℄	CENTER LINE
COTG	CLEANOUT TO GRADE
INV.	INVERT
JP	JOINT UTILITY POLE
ℙ	PROPERTY LINE
SSMH	SANITARY SEWER MANHOLE
WM	WATER METER
WVLT	WATER VAULT
⋈	WATER VALVE
12" TREE	TREE W/ SIZE
E	ELECTRIC LINE
G	GAS LINE
OH	OVERHEAD LINE
SS	SANITARY SEWER LINE
W	WATER LINE
SS	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
430	NEW CONTOUR

GEOTECHNICAL ENGINEER'S NOTE

ALL EARTHWORK AND SITE DRAINAGE, INCLUDING SITE GRADING, PIER AND TIEBACK EXCAVATIONS, TIEBACK TESTING, PLACEMENT AND COMPACTION OF ENGINEERED FILL, PREPARATION OF SUBGRADE AND UNDERLAYMENT BENEATH ANY SLABS AND/OR THE DRIVEWAY, RETAINING WALL BACKFILL, AND FINAL SURFACE DRAINAGE INSTALLATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY MURRAY ENGINEERS, INC., DATED FEBRUARY 10, 2014. MURRAY ENGINEERS, INC. SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

C-1

REV.	DESCRIPTION	BY:	DATE:
--	REVISE LOT LINES	DGM	11/02/16
--	PER GEOTECH COMMENTS	VPG	05/19/15

PROFESSIONAL ENGINEER REGISTERED CIVIL ENGINEER No. 35048 CIVIL STATE OF CALIFORNIA

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR:
STEVE & NICK ZMAY

GRADING & DRAINAGE PLAN FOR SLIDE REPAIR

1551 CRYSTAL SPRINGS ROAD
SAN MATEO COUNTY
CALIFORNIA
UNINCORPORATED

DRAWN BY:	AAP
DESIGNED BY:	VPG
CHECKED BY:	DGM
SCALE:	1"=20'
DATE:	03-20-15
DRAWING NO.	3949-14
SHEET	1 OF 2

County of San Mateo - Planning and Building Department

ATTACHMENT E

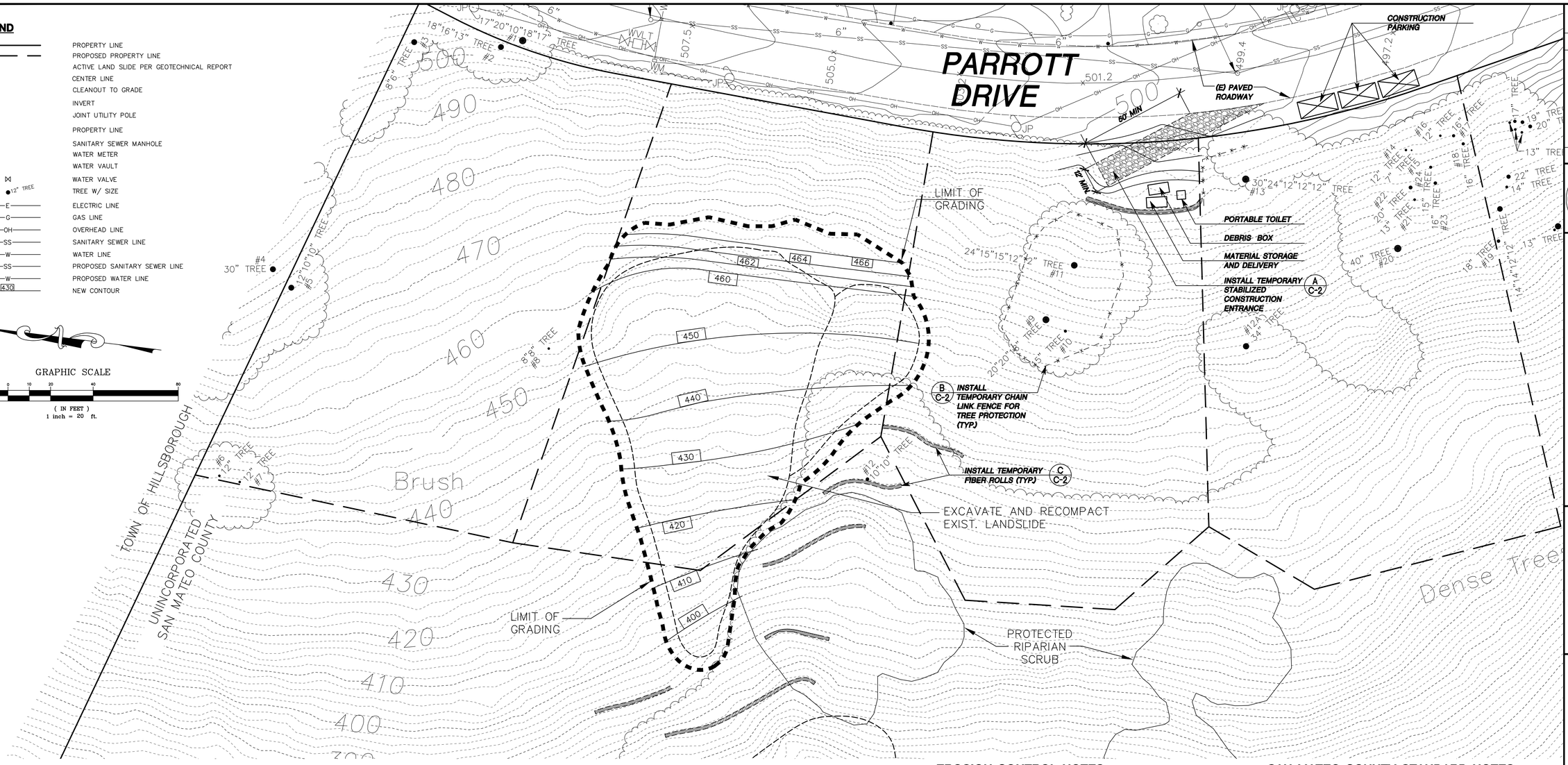
LEGEND

———	PROPERTY LINE
— — —	PROPOSED PROPERTY LINE
ALS	ACTIVE LAND SLIDE PER GEOTECHNICAL REPORT
℄	CENTER LINE
COTG	CLEANOUT TO GRADE
INV.	INVERT
JP	JOINT UTILITY POLE
PL	PROPERTY LINE
SSMH	SANITARY SEWER MANHOLE
WM	WATER METER
WVLT	WATER VAULT
⋈	WATER VALVE
● 12" TREE	TREE W/ SIZE
———E———	ELECTRIC LINE
———G———	GAS LINE
———OH———	OVERHEAD LINE
———SS———	SANITARY SEWER LINE
———W———	WATER LINE
———SS———	PROPOSED SANITARY SEWER LINE
———W———	PROPOSED WATER LINE
430	NEW CONTOUR

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



REVEGETATION NOTE:

AFTER COMPLETION OF GRADING, ALL DISTURBED AREAS SHALL BE HYDRO-SEEDED WITH A COSTAL MIX AT A MINIMUM RATE OF 50 POUNDS PER ACRE.

CONSTRUCTION SCHEDULE:

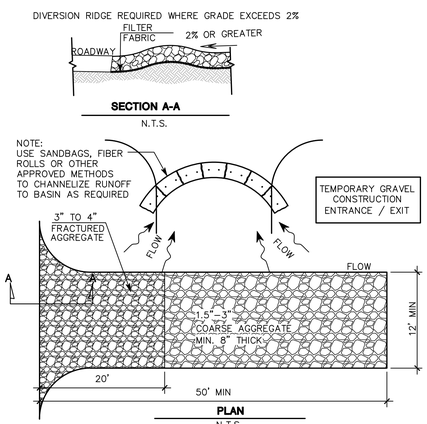
START OF PROJECT : APRIL 2015
ESTIMATED PROJECT : JULY 2015 COMPLETION

EROSION CONTROL NOTES:

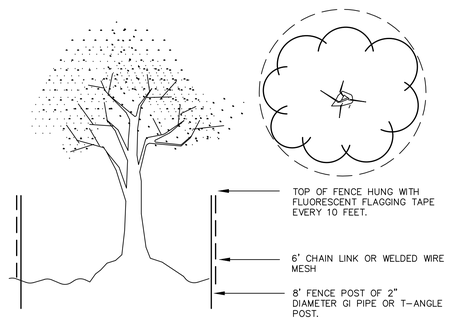
1. THE INTENT OF THE EROSION CONTROL PLAN IS TO MINIMIZE ANY WATER QUALITY IMPACTS IN THE FORM OF SEDIMENT POLLUTION TO MAIN CREEK & TRIBUTARIES.
2. A CONSTRUCTION ENTRANCE WILL BE INSTALLED PRIOR TO OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE CONSTRUCTION ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITION DEMAND, AND REPAIR OF ANY MEASURES USED TO SEDIMENTS.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH THE USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
4. THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE OPERABLE ALL YEAR LONG, UNTIL GRADING AND INSTALLATION OF STORM DRAINAGE AND PERMANENT EROSION AND SEDIMENT CONTROL FACILITIES WILL BE COMPLETED. NO GRADING WILL OCCUR BETWEEN OCTOBER 1 AND APRIL 30 UNLESS AUTHORIZED BY THE CITY REPRESENTATIVE.
5. DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF ENTERS THE STORM DRAINAGE SYSTEM.
6. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL FIELD MANUAL OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, 4TH EDITION, DATED AUGUST 2002.
7. INSTALL TEMPORARY EROSION CONTROL OVER DISTURBED AREAS UTILIZING STRAW MULCH.
8. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) AS NECESSARY

SAN MATEO COUNTY STANDARD NOTES:

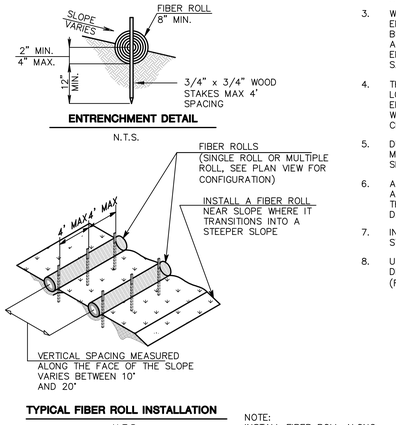
1. EROSION CONTROL POINT OF CONTACT:
   OWNER: NICK ZMAY
   EMAIL: NICKZ93@SBCGLOBAL.NET
   TEL: (650) 430-0075
2. PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
3. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
4. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
5. CONTROL AND PREVENT 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.
6. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
7. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
8. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
9. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
10. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
11. THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE ETC., SHALL NOT BE ENLARGED OR "RUN OVER".
12. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON".
13. DUST CONTROL IS REQUIRED YEAR-ROUND.
14. EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
15. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON".
16. THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING OR GRUBBING IS STARTED.



A CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



B TYPICAL TREE PROTECTION DETAIL
(NOT TO SCALE)



NOTE: INSTALL FIBER ROLL ALONG A LEVEL CONTOUR

C FIBER ROLL DETAIL
NOT TO SCALE

	DATE	BY:	DESCRIPTION
1	11/02/16	DGM	REVISE LOT LINES

REGISTERED PROFESSIONAL ENGINEER DANIEL G. MCLEOD No. 35048 CIVIL STATE OF CALIFORNIA

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR:
STEVE & NICK ZMAY

EROSION AND SEDIMENTATION CONTROL PLAN WITH TREE PROTECTION
1551 CRYSTAL SPRINGS ROAD
SAN MATEO COUNTY CALIFORNIA
UNINCORPORATED

DRAWN BY:	AAP
DESIGNED BY:	VPG
CHECKED BY:	DGM
SCALE:	1"=20'
DATE:	03-20-15
DRAWING NO.	3949-14
SHEET	2 OF 2

C-2

County of San Mateo - Planning and Building Department

ATTACHMENT F

Parrot Drive opposite land to be subdivided

San Mateo County Planning Commission Meeting

Owner/Applicant: **Z Enterprises LP/Nicholas Zmay** Attachment: **F**

File Numbers: **PLN2014-00410**

Parrot Drive/ Area to be subdivided

San Mateo County Planning Commission Meeting

Owner/Applicant: **Z Enterprises LP/Nicholas Zmay** Attachment: **F**

File Numbers: **PLN2014-00410**

Existing single-family residence 1551 Crystal Springs

San Mateo County Planning Commission Meeting

Owner/Applicant: **Z Enterprises LP/Nicholas Zmay** Attachment: **F**

File Numbers: **PLN2014-00410**

County of San Mateo - Planning and Building Department

ATTACHMENT G

County of San Mateo
Planning and Building Department

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST

1. **Project Title:** Zmay Minor Subdivision, Grading Permit and Resource Management (RM) Permits of a 60.3 acre parcel to create four parcels approximately, 0.73-acre each, for future residential development and, a 57.48± acre remainder parcel (with approximately 48.21 acres of land to be protected by a conservation easement, and 9.27 acres, including an existing single family dwelling, of developable area, and a Grading Permit for 11,200 cubic yards of earthwork (5,600 cubic yards (cy) of cut and 5,600 cy of fill) for landslide repair. No residential development is proposed with this application.

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; 60.3 acres

7. **Project Sponsor's Name and Address:** 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 applicant proposes a Minor Subdivision of a 60.3-acre parcel. The subdivision will create four parcels for future residential development (four single-family residences on Proposed Parcels 1-4) and a designated remainder parcel which will contain an existing single-family residence. The subject parcel is adjacent to existing residential development in the City of Hillsborough and in the sphere of influence of the City of San Mateo. The four parcels created by the subdivision will be 0.67- 0.73 acres in size, with house locations along Parrott Drive.

    A 57.48 acre remainder parcel will be comprised of approximately 48.21 acres of land to be protected by a proposed conservation easement and a developable area of 9.27 acres including an existing single family dwelling. The subject parcel contains landslide areas which the applicant proposes to mitigate through repair work to be completed prior to the recording of the final map. A Grading Permit for 11,200 cubic yards of earthwork is required for the landslide repair work on the proposed parcels.

    The project would be implemented in two phases. In Phase 1, which is the current project (PLN 2014-00410), the applicant intends to gain County approval of a tentative map for the

Minor Subdivision and the associated RM Permit and Grading Permit. The County's Geotechnical consultant has recommended that prior to recordation of the Parcel Map for the Minor Subdivision, the applicant perform grading activities limited to the completion of landslide repair work within the boundaries of Proposed Parcels 2 and 3. In Phase 2, the applicant proposes to apply for additional land use permits necessary to construct houses on the 4 new lots. Residential development is not included in this project and will require Resource Management (RM) Permits and potentially Grading Permits through a separate permitting process.

All necessary public utilities exist and services are available for future residential development. No new roads are required for future residential development.

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

The subject parcel is approximately 60.3-acres. 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 site is bounded to the west by Crystal Springs Road, to the southwest by Polhemus Road, to the northeast by Parrott Drive. The City 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.

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 Parrot Drive where 4 new parcels and future residences are proposed, has an approximate slope of 37%.

Hillside areas of the property have experienced landslide activity in the past. One active landslide is mapped over a large portion of Proposed Parcel 2 and to a limited extent on Proposed Parcel 3. As proposed, landslide repair work, which includes 11,200 cy of grading, will precede recordation of the final map and any residential development.

12. **Other Public Agencies Whose Approval is Required:** None

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).*

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.

X	Aesthetics	X	Hazards and Hazardous Materials		Recreation
	Agricultural and Forest Resources	X	Hydrology/Water Quality		Transportation/Traffic
X	Air Quality		Land Use/Planning		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 also 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.

The four proposed parcels will take access from Parrot Drive which is along the northwestern edge of the parcel. The four proposed parcels will not be visible from Crystal Springs Road nor Polhemus Road due to distance, intervening vegetation, and topography. Crystal Springs Road is a lineal distance of approximately 1,000 feet from the parcel locations on Parrot Drive. Polhemus Road curves eastward, away from the proposed parcels and is a lineal distance of approximately 2,200 feet from the proposed parcels. In addition, the proposed parcels 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 Drive. The view from both roads will 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 four new parcels (Parcels 1 to 4) along Parrott Drive. These parcels will be located in an area adjacent to and across from existing residences located on Parrott Drive in the City of Hillsborough. The new parcels are proposed to be smaller than the typical parcel size found in Resource Management (RM) Zoning District, in order to be more compatible in size to residential parcels on Parrott Drive which are zoned R-1/S-8, and have a minimum lot size of 7,500 square feet.

The four proposed parcels along Parrott Drive will retain the existing RM zoning, which requires development to conform to development review criteria. Residential uses are allowed in the RM Zoning Districts, are consistent with the property's General Plan designation of Open Space, and require a RM Permit. The development review criteria of the RM Zoning District prohibits the removal of trees ≥ 55 inches in circumference except with an RM Permit. The removal of trees less than 55 inches in circumference is permitted. Development on these parcels would conform to the front and side setbacks of the S-8 Zoning District, per Section 6319.c of the RM Zoning District, with the intent of blending in with existing residences along Parrott Drive. New houses would be restricted to a 36-foot height limit.

There is no new development proposed at this time on the remainder parcel, which contains an existing single-family residence. The existing residence, while accessed from Crystal Springs Road, is minimally visible from the public right-of-way due to intervening vegetation. New development on the remainder parcel would require an RM Permit and compliance with applicable development review criteria.

Prior to recording of the final map, the applicant proposes to perform grading necessary for landslide repair an existing landslide. The landslide area is located primarily on proposed parcels numbers two and three. Phase one of this application will require grading activity to repair the landslide areas. The landslide repair area is mostly free of trees; however, 10 trees which are greater than 55" in circumference have been identified on the four proposed parcels, and may need to be removed so equipment can access the site. The required grading 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.

In the intervening timeframe between when the repair work is complete and when construction of the residences occurs, the hillside will be seeded for stabilized using erosion control measures as recommended by the project geologist and approved by the County, as required by Mitigation Measure 1. These measures will be temporary and not visible from Polhemus Road and Crystal Springs Road.

Future residential development will further modify the hillside but the impacts from scenic roads will remain insignificant as the proposed building locations would infill an undeveloped area between existing houses on Parrot Drive. Replanting of trees is required by Mitigation Measure 2 to achieve compliance with the County's RM Zoning Regulations and to improve hillside stabilization and minimize the potential visual impact of the new development.

Adherence to the Mitigation Measures 1 and 2 would reduce potential aesthetic impacts to a less than significant level.

Mitigation Measure 1: Immediately upon completion of the landslide repair work, the disturbed areas of the hillside shall be stabilized using erosion control measures as recommended by project geologist and approved by the County. If seeds are to be applied, the applicant shall use a local, non-invasive seed mixture consistent with the surrounding vegetation. Measures shall remain in place and replaced/repaired as necessary to provide adequate erosion control, as determined by the County, until grading/construction of future houses has commenced.

Mitigation Measure 2: A comprehensive tree replacement plan shall be developed for all protected trees (55-inches or greater in circumference), which are removed during landslide repair, grading, and future construction activities associated with residential development. Replacement shall occur at completion of future residential development. The replanting ratio shall achieve either a 1:1 replacement with 5-gallon sized trees, or a 3:1 replacement ratio with trees 15 gallons or greater in size proposed, of native species. A master planting and monitoring plan, including any necessary irrigation, for all four lots shall be prepared by a landscape designer or architect and submitted to the Planning and Building Department for review. The tree replanting for lots shall be made a condition of the final approval of the certificate of occupancy for each new residence. **Source:** 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 is not visible from the scenic roads due to distance, topography and vegetation. **Source:** Site Visit, 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: The proposed grading will be mitigated with replacement vegetation and occurs in an area which is minimally visible from Parrott Drive, as it is located below street level, on a steep slope. (See discussion for Question 1.a.) The project does 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. **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% to 50%. The project site does not contain land shown to be 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 City 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-acre remainder parcel the proposed 48.21-acre remainder parcel will retain its current open space use through the recordation of a conservation easement. The proposed Draft Conservation Easement is included as Attachment N.

Source: 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: 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 the approved density analysis completed by the County on May 21, 2013 (DEN2013-00001). With the recordation of a Conservation Easement (which will allow agricultural uses) a density bonus can be allowed by the RM zoning regulations and the determined density for the subject parcel will allow for a total of five single-family residences (four new and one existing) along with a conservation easement for 57 acres. The property currently does not contain any existing open space easements and is not subject to a Williamson Act contract. No conversion of farmland will occur with this proposal. **Source:** 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:** 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:** 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				X

	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.*				

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 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) exempts construction and operation of residential uses from permit requirements (Regulation 2-1-113). The project involves the eventual construction and operation of up to an additional four, single-family residences; however, the majority of the parcel will remain as open space use through a conservation easement. The project also includes grading for landslide repair. Density credits, which are necessary for additional residential parcels will be exhausted for the property.

The proposed grading would involve a small number of construction vehicles. The majority of grading will be balanced on the site, however it is estimated that 3,022 cy of soil will be relocated to and from the site for the landslide repair. This quantity of soil will require an average of five trucks a day over a 4-6 week period of time. All construction equipment will be required to comply with BAAQMD standards for idling times. The pollutants associated with the grading activity and residential development will be conducted in adherence with the Mitigation Measures below and dust control measures in Section 3.f. of this report. Adherence to these mitigation measures would reduce potential air quality impacts to a less than significant level.

Mitigation Measure 3: Prior to the beginning of any grading construction activities, including landslide repair work, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan for each phase (landslide repair, grading, and construction) showing conformance with applicable erosion control related mitigation measures and 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., (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 4: 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 Energy Efficiency 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 will 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 Energy Efficiency 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 will 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 Energy Efficiency 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 landslide repair, grading and construction phases. Mitigation Measure Numbers 3 and 4 would reduce this impact to a less than significant level. **Source:** San Mateo County Energy Efficiency 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 four new single-family dwellings. However, this impact is temporary and would be minimized by Mitigation Measures 3 and 4. **Source:** San Mateo County Energy Efficiency 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 Energy Efficiency 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 evaluation of the subject parcel revealed the presence of special-status natural communities. The primary biological concerns related to this project involve wetlands and plant and wildlife special status species, as the site has habitat and potential habitat for the California red-legged frog, San Francisco garter snake, Central California Coast Steelhead, and mission blue butterfly.

These special communities are defined differently by each jurisdictional agency. Definitions/ descriptions include: (1) being considered rare in the region, (2) support special-status plant or wildlife species, or (3) receive regulatory protection under Section 404 of the Clean Water Act (CWA) and/or the California Fish and Wildlife Code (CFWC) Section 1600.

The identified communities qualify as California Natural Diversity Data Base (CNDDB) rare communities and these communities are given the highest inventory priority (CNDDB 2014, CDFG 2010). The San Mateo County General Plan defines sensitive habitats as those supporting rare or unique species, riparian corridors, wetlands, and important nesting, feeding, breeding or spawning areas, and oak woodlands.

The project must comply with the Clean Water Act (§§401 and 404), California Fish and Game Code (§1600), State water quality certification from the RWQCB, and 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 (CDFW).

The subject property was surveyed in 2006 and the observations summarized in the 2007 Floristic Analysis (Attachment A). The survey was conducted on foot and the entire parcel was covered. The location of all populations of special-status plants were mapped and the approximate size of each population was enumerated. This report was updated in 2014 to address the new proposal of a smaller subdivision proposals; then later revised in 2015 after a second reconnaissance-level survey was performed (June 26, 2014) over an area of eight acres, encompassing the proposed new parcels. (Attachment F) The survey results are also documented in the Biological Site Assessment for the Proposed Zmay Property Subdivision. The results are discussed in the March 11, 2015 Revised Botanical Evaluation (Attachment G).

A visual evaluation of the site for purposes of wetland delineation was undertaken on July 16, 2017 to identify willow habitat located below to proposed parcels 2 and 3. These efforts are discussed in the August 16, 2017, Revised Wetland Evaluation. (Attachment E)

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

Wetlands

A wetland delineation and preliminary jurisdictional determination was prepared and verified by the U.S. Army Corps of Engineers (USACE) in 2007 for an earlier, 20-lot version of the subdivision. In 2007 the qualifying area on the parcel was identified as 0.42 acre and including 4,624 linear feet of stream channels. There are three intermittent stream channels that cross the slopes of the subject property with two originating on proposed Parcels 2 and 4 within the reduced study area. Each is a tributary to San Mateo Creek. Another 0.21-acre of non-wetland riparian habitat falls under state jurisdiction only. Due to the passage of 10 years' of time from the original wetland survey, the 2007 verification has expired.

In 2014 the original subdivision project was revised to a four-lot subdivision with parcels approximately 2 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. The 2014 survey supplements several previous surveys of the site. 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 California Department of Fish and Wildlife (CDFW) special-status natural communities (wetlands), 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 restricted to waters of the U.S./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 federal and/or state-listed endangered, threatened or fully protected species.

Michael Wood's 2015 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 sizes were reduced less than an acre to avoid intersection with wetlands and the landslide area. A land survey was not conducted at this time; the document was an analysis of the reduced project area and policies impacting wetland biology. The document identified the use of buffers to minimize impacts to the wetlands. The use of buffers is incorporated in both project design and Mitigation Measures 5 and 6.

In a 2017 wetland evaluation of the property, a formal wetland delineation was performed in conformance to the guidelines of the USACE (2006, 2008) and Environmental Laboratory (1987). The primary purpose of the August 2017 delineation effort was to revisit the limits of jurisdiction of a stand of willows growing below Parcels 2 and 3. The need for this arises from the identification of an existing landslide located predominantly on Parcel 2 and because 10 years have passed since the completion of the original wetland survey.

Utilizing field data, site observations and recent and historic aerial photographs, the wetland/ upland boundary was mapped (see Attachment A, Figure 3 of letter delineation letter (Attachment E)). A total of two data points were sampled and data on vegetation, soils and hydrology were collected and recorded (field data forms are attached as Attachment D (of letter delineation letter (Attachment E). In addition to the limits of jurisdiction of the USACE, the limits of jurisdiction of CDFW were also mapped.

In all evaluations, the subject property was found to contain an area of aquatic features falling under both federal (U.S. Army Corps of Engineers) and state (California Department of Fish and Wildlife and the Regional Water Quality Control Board), jurisdiction. Based on the current wetland delineation, the anticipated limits of grading for the proposed slide repair would not encroach upon habitat features regulated under the CWA (i.e., waters of the U.S.) so long as site conditions remain consistent to previous biological surveys.

A new evaluation of the site is required prior to any disturbance (Mitigation Measures 5 and 6), and

should the project require a permit from a jurisdiction, said permit shall be obtained prior to the issuance of a grading hard card.

Mitigation Measures (Numbers 5-13) will protect the riparian and wetland habitat and ensure that impacts are limited to a less than significant level. As proposed and mitigated, potential impacts to wetland habitat would be reduced to a less-than-significant level.

Mitigation Measure 5: Prior to the issuance of a grading permit, the contractor and the biologist shall meet in the field to identify the limits of riparian and wetland habitat and the extent of excavation within the environmentally sensitive area (ESA). A report/letter summarizing the meeting and with details of how construction may impact the ESA and/or reduce the efficacy of any mitigation measures or conditions, shall be submitted to the County prior to the commencement of such grading.

Mitigation Measure 6: Under the supervision of the biologist, the limits of wetland habitat shall be marked in the field with high visibility construction fencing, and the area shall be designated as an ESA. No equipment shall be permitted to operate within the ESA without prior coordination with and inspection by the project biologist.

Mitigation Measure 7: Prior to the commencement of any land disturbing activities, all mitigation measures contained in this document which are applicable to the protection of the wetlands shall be explained in detail by the biologist to the construction site manager so they can be implemented in the field.

Mitigation Measure 8: Removal of any willow trees is prohibited without a federal or state permit. Grading shall be permissible only if excavation that extends within the canopy of the willows does not involve root disturbance or removal.

Mitigation Measure 9: 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 this point, work shall cease until all appropriate permits have been issued by the USACE and Regional Water Quality Control Board (RWQCB) pursuant to the Clean Water Act, and by the California Department of Fish and Wildlife (CDFW) and the County of San Mateo shall be notified. Prior to commencement 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 10: If a Clean Water Act permit is required for impacts to waters of the U.S., a formal consultation with the USFWS under Section 7 of Federal Endangered Species Act (FESA) shall be required, and the USFWS would issue a Biological Opinion, which would 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.

Mitigation Measure 11: At the conclusion of ground disturbance, a biological report shall be submitted to the County which discusses if the measures were executed correctly and which if any additional restoration measures need to be implemented and/or monitored.

Mitigation Measure 12: All temporarily disturbed aquatic habitat shall be restored to pre-project conditions, which may include revegetation of denuded areas with native aquatic or emergent vegetation that complement the native vegetation of adjacent habitats. A revegetation plan shall be prepared by a biologist, reviewed and subject to the approval by the County and proper execution of the plan shall be confirmed by a biologist, and written confirmation shall be submitted to the County.

Mitigation Measure 13: Regulatory permits may be expected to require mitigation for temporal or permanent impacts to riparian habitat. All required mitigation from any required regulatory permit for

temporal or permanent impacts to riparian habitat shall be implemented. Mitigation may include in situ restoration by planting, and long-term monitoring for plant survival and habitat restoration.

Mitigation Measure 14: The Project sponsor shall comply with the federal and State Endangered Species Acts for all species with potential habitat which may be impacted.

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 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*), (Malacothamnus arcuatus), (2) Arcuate bush mallow (*Allium peninsulare var. franciscanum*), (3) Franciscan onion (*Dirca occidentalis*), (4) Western leatherwood (*Elymus californicus*), (5) California bottle-brush grass (*Collinsia multicolor; formerly C. franciscana*), and (6) San Francisco (*collinsia*) a.k.a. Franciscan blue-eyed Mary. Of these, western leatherwood (Dirca occidentalis; CNPS List 1B) was mapped as occurring in the vicinity of the proposed Parcel 4.

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 boundary of Parcel 4. None of the remaining five special-status plant species previously documented on the subject property was observed as occurring in the project area, which covers a total of approximately 5 acres. No slide repair activity occurs on Parcel 4 and residential development is not in the vicinity of known leatherwood plants.

Pre-construction identification of any plants and protection measures will prevent any significant impacts from the proposed development.

Mitigation Measure 15: Thirty days prior to development of the residence on Parcel 4, a survey identifying any western leatherwood plants shall occur. Any plants which are identified shall be protected by fencing to prevent damage from construction activities.

Migratory Birds

Mr. Wood's biological 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 continues, with "The proposed four new parcels support suitable nesting habitat for numerous species of migratory raptors and passerines. 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. 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."

Construction activities, including the proposed grading would necessitate the removal of approximately, 16 trees greater than 17.5 inches in diameter (55 inches in circumference) at breast height (DBH) and result in direct or indirect impacts to nesting birds by causing destruction or abandonment of occupied nests. This number is a small fraction of the hundreds 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, potential impacts from site development could be reduced to levels that are less than significant.

Mitigation Measure 16: Prior to the removal or significant pruning of any trees, they shall be inspected by a qualified biologist for the presence of raptor nests. This is required regardless of season. If a suspected raptor nest is discovered, the California Department of Fish and Wildlife (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.

Mitigation Measure 17: If clearing, grubbing or tree removal/pruning are to be conducted outside of the breeding season (i.e., September 1 through January 31), no preconstruction surveys for nesting migratory birds is necessary.

If clearing, grubbing or tree removal or pruning are to be conducted during the breeding season (i.e., February 1 through August 31), a preconstruction nesting bird survey shall be conducted. The survey shall be performed by a qualified biologist no more than two weeks prior to the initiation of work. If no nesting or breeding activity is observed, work may proceed without restrictions. To the extent allowed by access, all active bird nests identified within 250 feet for raptors and 50 feet for passerines shall be mapped.

Mitigation Measure 18: For any active bird nests found near the construction limits (i.e., within 250 feet for raptors and 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 19: 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 20: Preconstruction surveys for nesting migratory birds and roosting bats shall be conducted no more than two weeks prior to the start of grading and construction for work for each phase scheduled to occur during the breeding season (February 1 to August 31) or wintering period for each phase(September 1 to January 31).

Mitigation Measure 21: If active nests/roosts of migratory birds and roosting bats are identified within 300 feet of the project site, non-disturbance buffers shall be established at a distance sufficient to minimize disturbance based on the nest/roost location, topography, cover and species' tolerance to disturbance. Buffer size shall be determined in cooperation with the CDFW and the USFWS.

Mitigation Measure 22: If active nests/roosts of migratory birds are found within 300 feet of the project site and non-disturbance buffers cannot be maintained, a qualified biologist shall be on-site to monitor the nests/roosts for signs of nest disturbance. If it is determined that grading and/ or

construction activity is resulting in nest/roost disturbance, work shall cease immediately and the USFWS and CDFW shall be contacted.

Special-Status Animals

Mr. Wood 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 24 special-status animal species have the potential to occur on site or in the immediate project vicinity. The presence within the reduced study area of one special-status mammal, San Francisco dusky-footed woodrat, was confirmed during the 2014 follow-up reconnaissance survey. Another 14 special-status wildlife species are considered to have the potential to occur within the reduced study area, including ten birds and five bat species. Four federal and/or state-listed endangered, threatened or fully protected species are considered to have the potential to occur on the subject property. However, Mr. Wood, in a reported titled Wood Biological Consulting, Inc. – Biological Site Assessment, Zmay Property, dated August 13, 2014, and revised March 10, 2015, states that in the study area only the mission blue butterfly and white-tailed kite are considered to have a potential for occurrence; the potential for occurrence of California red-legged frog and San Francisco garter snake and steelhead is considered to be low. Nonetheless, development of the four new parcels could indirectly affect these species through erosion and sedimentation.

Impacts to Federal and State-listed species are regulated under the California and Federal Endangered Species Acts, and impacts to other special-status species would be considered significant under the guidelines of the California Environmental Quality Act (CEQA). 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 determined that within the project site there is one special-status mammal, San Francisco dusky-footed woodrat. With this exception, there were no existing habitats or features which function as wildlife movement corridors other special status species. The potential for habitat does exist. However, the fact that (1) the proposed development will be limited to approximately 2.8 acres of the a 60-acre site (4.6%), (2) land disturbance will occur in areas that are adjacent to disturbed and/or developed land, and (3) the mitigation measures as recommended by Mr. Wood, as listed below, would be made conditions of approval for the proposal, the potential project impacts to biological resources would be reduced to a less than significant.

Mitigation Measure 23: For each phase, the applicant shall implement the following measures to avoid or minimize impacts to special status animals including performing pre-construction surveys for snakes within the daily work area, having a USFWS-approved biologist on-site during work within suitable habitat, conducting environmental awareness training, constructing exclusion fencing along the project perimeter within suitable habitat 30 days prior to disturbance, implementing erosion control BMPs, refueling vehicles/equipment off-site, and restoring the habitat to pre-project conditions.

Mitigation Measure 24: A qualified biologist should 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 disturbances for each phase. The contractor shall also walk the site to assist in determining which nests would be affected.

Mitigation Measure 25: The woodrat nests to be avoided shall be fenced off with orange construction fencing and their locations marked on construction plans as being off limits to all activities.

Mitigation Measure 26: Any woodrat nest that cannot be avoided shall be manually disassembled by a qualified biologist pending authorization from CDFW to give any resident woodrats the opportunity to disperse to adjoining undisturbed habitat. Nest building materials shall be immediately

removed off-site and disposed of to prevent woodrats from reassembling nests on-site.

Mitigation Measure 27: To ensure woodrats do not rebuild nests within the construction area, a qualified biologist shall inspect the construction corridor no less than once per week. 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 28: All appropriate erosion and sediment control BMPs shall be implemented. Application of erosion control BMPs shall utilize native weed-free and plastic-free fiber rolls, mats, straw mulch, hydroseed, etc., to the maximum extent possible.

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

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 removal, filling, hydrological interruption, or other means?		X		

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: Phase one of this application will require a small number of small trees and some trees greater than 17.5 inches in diameter (55 inches in circumference) be removed as part of grading activity to repair the landslide areas. The landslide repair area is mostly free of trees, but equipment will need to access the site and some trees in close proximity to where work will occur will be impacted. There are approximately 10 trees greater than 17.5 inches in diameter, which are on the proposed parcels, and subject to potential removal in order to gain access to the site for grading. Replanting of trees shall be required for hillside stabilization, to minimize the visual impact of the grading activities, and compliance with the County's RM Zoning District Regulations. **Mitigation Measure 29:** All future development shall comply the County policies and ordinances for removal and replacement. **Mitigation Measure 30:** 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.				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. As discussed in Section 4.e., a small portion of the trees on the site will be removed for grading and construction activity. These trees will be replaced with native species as required by Mitigation Measure 2. The project involves the creation and development of four parcels within a 0.73-acre area for future residential development, and a 57.48± acre remainder parcel, with approximately 48.21 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.

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) 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 four 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 involves land disturbance of an area approximately 126,701 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 significant level of earthwork associated with landslide repair, the project has the potential to directly or indirectly destroy a unique paleontological resource or site. The following general mitigation measures,

as provided by the Tribal Energy and Environmental Information Clearinghouse, Office of Indian Energy and Economic Development, have been included to mitigate any potential impact to paleontological resources to a less than significant level:

Mitigation Measure 31: A discovery of a paleontological specimen during any phase of the project could result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. 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 32: Contractors and workers shall use existing roads to the maximum extent feasible to avoid additional surface disturbance.

Mitigation Measure 33: During all phases of the project, 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 kind of barrier, 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 126,701 sq. ft. and movement of 5,600 cy, extracted and re-compacted, on the project site. Future residential development will also involve additional grading work for site access and house construction. Due to the significant level of earthwork associated with landslide repair, the project has the potential to disturb human remains interred outside of formal cemeteries. Mitigation Measure 34 below, requires the property owner, applicant, and contractors to comply with the requirements of California State 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 34: The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. 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, 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

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 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. However, the distance of the project site from the fault lines is great and the probability of damage for future development is low.

A slope stability analysis was performed by William Cotton and Associates (WCA) through the large mapped landslide and reported a factor of safety of 2.5 for static conditions and 1.1 for seismic conditions. WCA concluded that the proposed building site is likely situated on top of an ancient landslide, but based on the slope stability analysis the landslide deposit should remain stable.

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."

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

Mitigation Measure 36: All future development shall meet or exceed, the standards prescribed in the Murray Engineers, Inc., report dated February 2014.

Mitigation Measure 37: 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 for each phase, at the project site:

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 38: At the building permit application stage, 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 subjected to peer review for the County by Cotton, Shires and Associates, Inc. (CSA) with the results documented in a letter dated July 14, 2015. (Attachment M)

Recommendations by CSA, to facilitate stabilization work and avoid coordination complexities associated with stabilizing a landslide that crosses a property line were: "(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."

The initial review by both firms of an earlier version of the project's subdivision map included proposed parcels that were larger in size. Subsequently, the project was revised to incorporate both recommendations. The applicant's project scope was revised to include the completion landslide repair prior to the recordation of the Parcel Map for the Minor Subdivision as part of the subdivision permit. The property lines for the parcels of the proposed subdivision have been modified to minimize exposure to the areas which encountered landslide activity and contain it on one parcel to respond to the geotechnical comments.

The revised tentative subdivision map has smaller parcels and the landslide area within Parcels 1 and 3 was reduced, while remaining virtually unchanged on Parcel 2. 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, crossing Parcel 2 and portions of Parcels 1 and 3. The second mapped landslide is approximately 700 feet long and 500 feet wide and is located immediately south of the first landslide.

As the parcels have been made smaller, Parcel 4 boundaries have been shifted west and references to landslide activity on this parcel in the earlier reports is no longer relevant to the current proposal

Phase 1 of the project would include the repair of an active landslide feature located predominantly within Parcel 2, with slight encroachment on Parcel 1 and 3 of the referenced subdivision. Landslide repair activities would include the excavation, regrading and recompaction of the displaced slide mass. The existing landslide would be replaced with an engineered fill slope, designed with a keyway and benches gaining support in the underlying competent bedrock material. Additional improvements in the immediate vicinity of the landslide would include improved subsurface and surface drainage controls.

In the opinion of MEI's geotechnical investigation, the proposed residential subdivision is feasible from an engineering geologic and geotechnical perspective. The primary constraints to the project include the potential for shallow landsliding 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 proposed residences will be located in the uphill portion of the lots, adjacent to Parrott Drive.

Peer review of the MEI, by CSA, stated that geotechnical feasibility of residential development of Parcels 1 through 4 was demonstrated as long as the area of active land sliding within Parcels 2 and 3 is stabilized as a subdivision-level improvement. CSA concluded that existing drainage and diversion wall improvements have historically mitigated significant landslide and debris flow hazards concerns to offsite areas. This improvement has been required by the County a part of the subdivision approval with the following mitigation measures to reduce the potential of landsliding to a

less than significant level:

Mitigation Measure 39: Prior to the recordation of the Subdivision Map, the landslide repair on Parcel 2 shall be completed to the satisfaction of the County's Geotechnical Section, to ensure that repair occurs prior to the construction of any residential structures.

Mitigation Measure 40: All fill material for the repair shall be keyed and benched into competent bedrock (not into soil as indicated on the referenced C-1). Construction plans at the building permit stage shall demonstrate compliance with this mitigation measure.

Mitigation Measure 41: 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 42: A surveyed, as-built subdrain plan shall prepared and added to the proposed repair plan. Grading plans at the building permit stage shall demonstrate compliance with this mitigation measure.

Mitigation Measure 43: 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 repair work.

Mitigation Measure 44: No cut or fill exceeding 5 feet in vertical dimension shall be permitted on Parcels 1 through 4 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 45: 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 through 4.

Mitigation Measure 46: Foundation design on Parcel 2 shall be checked against the as-built subdrain plan for the landslide repair. Construction plans at the building permit stage for the residence on Parcel 2 shall demonstrate compliance with this mitigation measure.

Mitigation Measure 47: Geotechnical Design Parameters – Final geotechnical design parameters to be utilized for residential construction on Parcels 1 through 4 shall fully meet or exceed design recommendations presented in the Engineering Geologic & 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 48: Future residences shall be supported on 12-inch diameter piers, extending at least 8 feet into competent materials. In addition, the property owner shall implement Cotton, Shires and Associates, Inc., recommendation to construct an earth flow deflection wall above Building Site 1. Construction plans at the building permit stage for each new residence shall demonstrate compliance with this mitigation measure.

Mitigation Measure 49: All subdrain alignments within the repair 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 50: Unsupported large cuts and fills shall be avoided. Grading plans at the building permit stage shall demonstrate compliance with this mitigation measure.

Mitigation Measure 51: 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 project involves a significant amount of earthwork, 5,600 cubic yards of cut and 5,600 cubic yards of fill, for landslide repair (Phase 1). House construction on Parcels 1 – 4 (Phase 2) will also require grading. The County requires the issuance of a grading permit "hard card" prior to the start of grading for each phase. Should there be any precipitation during project grading there is the potential for sedimentation in on-site areas downslope from the project area (off-site areas would not be affected due to the size of the parcel and project location). The applicant proposes an Erosion Control and Staging Plan, included as Page C-2 of Attachment R, which include 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 to 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 it to the dry season, unless 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 52: 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 53: 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 54 No site disturbance shall occur, including any land disturbance, grading, or vegetation or tree removal, until a building permit has been issued, and then only those trees

approved for removal shall be removed. Trees to be removed, including approximate size, species, and location, shall be shown on a plan.

Mitigation Measure 55: Erosion and sediment control during the course of this 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.

Mitigation Measure 56: It shall be the responsibility of the applicant's engineer to 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.

Mitigation Measure 57: 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.

Mitigation Measure 58: At the completion of work, the engineer who prepared the approved grading plan shall certify, in writing, that all grading, lot drainage, and drainage facilities have been completed in conformance with the approved plans, as conditioned, and the Grading Regulations.

Mitigation Measure 59: At the completion of 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 60: 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 61: 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. Storage, handling, and disposal of construction materials and wastes properly, 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 permits.

h. Avoiding cleaning, fueling, 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 62: 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 reviewed by the Department of Public Works and the Community Development Director.

Mitigation Measure 63: 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 64: 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."

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 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				X

	disposal of wastewater?				

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	

Discussion: A minor, temporary increase in greenhouse gasses during grading act 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 Mitigation Measure below, including minimizing of construction vehicle idling to minimize energy consumption.

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

Mitigation Measure 65: 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 Energy Efficiency Climate Action Plan

7.b.	Conflict with an applicable plan (including a local climate action plan),		X		

	policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				
Discussion: The project does not conflict with the San Mateo County Energy Efficiency Climate Action Plan provided that the mitigation measure outlined in 7.a, above, is implemented. **Source:** San Mateo County Energy Efficiency 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 would necessitate the removal of approximately, 16 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 the construction or operation of four new single-family dwellings would 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 to repair a landslide, 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 the very high severity zone. To address high fire risk, Cal-Fire, which is the servicing fire district, has material requirements which would mitigate the risk of fire.					

Mitigation Measure 66: All roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall meet 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: 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 41-49, potential project impacts related to sedimentation would be reduced to a less than significant level. **Source:** Project Scope					
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 land uses or planned uses for which permits have been granted)?				X
Discussion: 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, Parrot 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 four 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 67 and 68 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 67: 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 68: 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: 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.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 city 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: The project complies with the County's General Plan land use designation and density limit for the property, proposing 1 dwelling unit /0.67-acre where the density minimum is one per parcel and maximums are determined by the development potential of a parcel. The project complies with the existing RM Zoning District regulations. **Source:** San Mateo County Maps					
10.c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion: There is no habitat conservation plans which will conflict with the proposal. 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 four 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. 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 project will result in permanent residential uses only, but 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 four new parcels 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 Parrot Drive and can be brought to each parcel. The project will result in the development of four single family residences which can be sold separately, based on development density credits allocated to the property which allowed 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 four 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	

Discussion: The project involves the creation of four residential parcels where single-family residences will be developed. 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 be taxed to contribute to the support and maintenance of these facilities. 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.

Source: Utility Will Serve Letters

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 four new parcels which will allow for future construction of four single-family residences next to and across from existing residential development. The development of four new residences would not significantly impact existing public service levels. Also, the County's Subdivision Regulations requires 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 four new parcels which will allow for the construction of one single-family residence on each. 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 requires 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 four new parcels from one larger parcel, which will allow for future construction of four single-family residences (one per parcel) next to and across from existing residential development. The proposed parcels take access from Parrott Drive, an existing public road. No travel demand or level of service concerns were identified by San Mateo County Department of Public Works. The grading work and any future construction associated with the new residences will result in a temporary increase in traffic levels and a negligible permanent increase in traffic levels after construction. It is estimated that there will be 4-6 truck trips for approximately 45 days. Therefore, the project does not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. The proposed grading will have no impact on transportation. **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 four new parcels 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 project involves the creation of four 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 housing use is considered a compatible use to 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. **Source:** Review by Cal-Fire				
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. There are no changes required to any transportation modalities to accommodate the future construction of four 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 four parcels for private, single-family residential development. Residential development is required by the existing county regulation to have on-site parking. 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:			X	
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)				
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.)				
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 the County to be informed of proposed projects in the geographic project area. However, in following the NAHC's recommended best practices, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal cultural resources.

Mitigation Measure 69: Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

Mitigation Measure 70: 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 71: 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: The newly created parcels will connect to the existing sanitary sewer system, Crystal Springs Sanitation District (District), operated by the County of San Mateo Department of Public Works. In a letter dated December 3, 2013, the District stated that it is able to provide sewer service to the proposed new parcels. No request for an additional wastewater treatment facility was required. However, conditions have been added by the District to address downstream capacity. These conditions have been added as mitigation measures and must be satisfied prior to the connecting to the District sewer main on Parrott Drive. As proposed and mitigated, the project would result in a less than significant impact to the sewer system.

Mitigation Measure 72: 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.

Mitigation Measure 73: The applicant shall demonstrate that the District sewer mains utilized to transport sewage from the subdivision has the peak wet weather capacity for conveying the additional flow generated from the four 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.

Mitigation Measure 74: Should a pump system be utilized to deliver sewage from the four parcels 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 75: 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: 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 four single-family homes. See discussion for Question 18.a. for the discussion about potential impacts to wastewater treatment facilities.

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 entitle-ments 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 waste-water 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 four 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 four parcels which can be developed with single-family residences within an existing residential community and will result in a negligible increase in solid waste disposal needs. The earthwork associated with the landslide repair involves the disposal of up to 5,300 c.y. 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 Measure 76, 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 76: The proposed residential development will be required to comply with all currently applicable efficiency standards (Title-24, CALGreen, etc.), and is located in an area that could support solar or alternative energy sources (none are proposed at this time).

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 services 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 Measure 76.

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 included in this document would adequately reduce project impacts to a less than significant level.

Source: Biological reports reference in section 4, project scope

19.b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively consider-able" 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		X		

projects, and the effects of probable future projects.)				

Discussion: Grading activities associated with the landslide repair will involve the transport of approximately 3,000 cubic yards of soil. This has been estimated to be approximately 4-5 truck trips a day for approximately 45 days. The County has approved two subdivisions (Highlands and Ascension Heights) within the past three years. Each subdivision has been mitigated, is in a different stage of development and most impacts are temporary.

Potential impacts which may occur include a temporary increase in traffic, dust and noise. As previously discussed in this 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	Maybe*	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		Section 401
State Department of Public Health		X	
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	

AGENCY	Maybe*	NO	TYPE OF APPROVAL
Sewer/Water District:		X	
Other: CA Department of Fish and Wildlife	X		Lake and Streambed Alteration Permit
*If field conditions for vegetation have changed at time of issuance of grading 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: Immediately upon completion of the landslide repair work, the disturbed areas of the hillside shall be stabilized using erosion control measures as recommended by project geologist and approved by the County. If seeds are to be applied, the applicant shall use a local, non-invasive seed mixture consistent with the surrounding vegetation. Measures shall remain in place and replaced/repaired as necessary to provide adequate erosion control, as determined by the County, until grading/construction of future houses has commenced.

Mitigation Measure 2: A comprehensive tree replacement plan shall be developed for all protected trees (55-inches or greater in circumference), which are removed during landslide repair, grading, and future construction activities associated with residential development. Replacement shall occur at completion of future residential development. The replanting ratio shall achieve either a 1:1 replacement with 5-gallon sized trees, or a 3:1 replacement ratio with trees 15 gallons or greater in size proposed, of native species. A master planting and monitoring plan, including any necessary irrigation, for all four lots shall be prepared by a landscape designer or architect and submitted to the Planning and Building Department for review. The tree replanting for lots shall be made a condition of the final approval of the certificate of occupancy for each new residence.

Mitigation Measure 3: Prior to the beginning of any grading construction activities, including landslide repair work, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan for each phase (landslide repair, grading, and construction) showing conformance with applicable erosion control related mitigation measures and 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., (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 4: 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 5: Prior to the issuance of a grading permit, the contractor and the biologist shall meet in the field to identify the limits of riparian and wetland habitat and the extent of excavation within the environmentally sensitive area (ESA). A report/letter summarizing the meeting and with details of how construction may impact the ESA and/or reduce the efficacy of any mitigation measures or conditions, shall be submitted to the County prior to the commencement of such grading.

Mitigation Measure 6: Under the supervision of the biologist, the limits of wetland habitat shall be

marked in the field with high visibility construction fencing, and the area shall be designated as an ESA. No equipment shall be permitted to operate within the ESA without prior coordination with and inspection by the project biologist.

Mitigation Measure 7: Prior to the commencement of any land disturbing activities, all mitigation measures contained in this document which are applicable to the protection of the wetlands shall be explained in detail by the biologist to the construction site manager so they can be implemented in the field.

Mitigation Measure 8: Removal of any willow trees is prohibited without a federal or state permit. Grading shall be permissible only if excavation that extends within the canopy of the willows does not involve root disturbance or removal.

Mitigation Measure 9: 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 this point, work shall cease until all appropriate permits have been issued by the USACE and Regional Water Quality Control Board (RWQCB) pursuant to the Clean Water Act, and by the California Department of Fish and Wildlife (CDFW) and the County of San Mateo shall be notified. Prior to commencement 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 10: If a Clean Water Act permit is required for impacts to waters of the U.S., a formal consultation with the USFWS under Section 7 of Federal Endangered Species Act (FESA) shall be required, and the USFWS would issue a Biological Opinion, which would 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.

Mitigation Measure 11: At the conclusion of ground disturbance, a biological report shall be submitted to the County which discusses if the measures were executed correctly and which if any additional restoration measures need to be implemented and/or monitored.

Mitigation Measure 12: All temporarily disturbed aquatic habitat shall be restored to pre-project conditions, which may include revegetation of denuded areas with native aquatic or emergent vegetation that complement the native vegetation of adjacent habitats. A revegetation plan shall be prepared by a biologist, reviewed and subject to the approval by the County and proper execution of the plan shall be confirmed by a biologist, and written confirmation shall be submitted to the County.

Mitigation Measure 13: Regulatory permits may be expected to require mitigation for temporal or permanent impacts to riparian habitat. All required mitigation from any required regulatory permit for temporal or permanent impacts to riparian habitat shall be implemented. Mitigation may include in situ restoration by planting, and long-term monitoring for plant survival and habitat restoration.

Mitigation Measure 14: The Project sponsor shall comply with the federal and State Endangered Species Acts for all species with potential habitat which may be impacted.

Mitigation Measure 15: Thirty days prior to development of the residence on Parcel 4, a survey identifying any western leatherwood plants shall occur. Any plants which are identified shall be protected by fencing to prevent damage from construction activities.

Mitigation Measure 16: Prior to the removal or significant pruning of any trees, they shall be inspected by a qualified biologist for the presence of raptor nests. This is required regardless of season. If a suspected raptor nest is discovered, the California Department of Fish and Wildlife (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.

Mitigation Measure 17: If clearing, grubbing or tree removal/pruning are to be conducted outside of the breeding season (i.e., September 1 through January 31), no preconstruction surveys for nesting migratory birds is necessary.

If clearing, grubbing or tree removal or pruning are to be conducted during the breeding season (i.e., February 1 through August 31), a preconstruction nesting bird survey shall be conducted. The survey shall be performed by a qualified biologist no more than two weeks prior to the initiation of work. If no nesting or breeding activity is observed, work may proceed without restrictions. To the extent allowed by access, all active bird nests identified within 250 feet for raptors and 50 feet for passerines shall be mapped.

Mitigation Measure 18: For any active bird nests found near the construction limits (i.e., within 250 feet for raptors and 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 19: 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 20: Preconstruction surveys for nesting migratory birds and roosting bats shall be conducted no more than two weeks prior to the start of grading and construction for work for each phase scheduled to occur during the breeding season (February 1 to August 31) or wintering period for each phase(September 1 to January 31).

Mitigation Measure 21: If active nests/roosts of migratory birds and roosting bats are identified within 300 feet of the project site, non-disturbance buffers shall be established at a distance sufficient to minimize disturbance based on the nest/roost location, topography, cover and species' tolerance to disturbance. Buffer size shall be determined in cooperation with the CDFW and the USFWS.

Mitigation Measure 22: If active nests/roosts of migratory birds are found within 300 feet of the project site and non-disturbance buffers cannot be maintained, a qualified biologist shall be on-site to monitor the nests/roosts for signs of nest disturbance. If it is determined that grading and/ or construction activity is resulting in nest/roost disturbance, work shall cease immediately and the USFWS and CDFW shall be contacted.

Mitigation Measure 23: For each phase, the applicant shall implement the following measures to avoid or minimize impacts to special status animals including performing pre-construction surveys for snakes within the daily work area, having a USFWS-approved biologist on-site during work within suitable habitat, conducting environmental awareness training, constructing exclusion fencing along the project perimeter within suitable habitat 30 days prior to disturbance, implementing

erosion control BMPs, refueling vehicles/equipment off-site, and restoring the habitat to pre-project conditions.

Mitigation Measure 24: A qualified biologist should 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 disturbances for each phase. The contractor shall also walk the site to assist in determining which nests would be affected.

Mitigation Measure 25: The woodrat nests to be avoided shall be fenced off with orange construction fencing and their locations marked on construction plans as being off limits to all activities.

Mitigation Measure 26: Any woodrat nest that cannot be avoided shall be manually disassembled by a qualified biologist pending authorization from CDFW to give any resident woodrats the opportunity to disperse to adjoining undisturbed habitat. Nest building materials shall be immediately removed off-site and disposed of to prevent woodrats from reassembling nests on-site.

Mitigation Measure 27: To ensure woodrats do not rebuild nests within the construction area, a qualified biologist shall inspect the construction corridor no less than once per week. 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 28: All appropriate erosion and sediment control BMPs shall be implemented. Application of erosion control BMPs shall utilize native weed-free and plastic-free fiber rolls, mats, straw mulch, hydroseed, etc., to the maximum extent possible.

Mitigation Measure 29: All future development shall comply the County policies and ordinances for removal and replacement.

Mitigation Measure 30: 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 31: A discovery of a paleontological specimen during any phase of the project could result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. 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 32: Contractors and workers shall use existing roads to the maximum extent feasible to avoid additional surface disturbance.

Mitigation Measure 33: During all phases of the project, 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 kind of barrier, 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 34: The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. 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, 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 35: The improvements shall be designed and constructed in accordance with current earthquake resistance standards.

Mitigation Measure 36: All future development shall meet or exceed, the standards prescribed in the Murray Engineers, Inc., report dated February 2014.

Mitigation Measure 37: 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 for each phase, at the project site:

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 38: At the building permit application stage, 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 39: Prior to the recordation of the Subdivision Map, the landslide repair on Parcel 2 shall be completed to the satisfaction of the County's Geotechnical Section, to ensure that repair occurs prior to the construction of any residential structures.

Mitigation Measure 40: All fill material for the repair shall be keyed and benched into competent bedrock (not into soil as indicated on the referenced C-1). Construction plans at the building permit stage shall demonstrate compliance with this mitigation measure.

Mitigation Measure 41: 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 42: A surveyed, as-built subdrain plan shall prepared and added to the proposed repair plan. Grading plans at the building permit stage shall demonstrate compliance with this mitigation measure.

Mitigation Measure 43: 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

repair work.

Mitigation Measure 44: No cut or fill exceeding 5 feet in vertical dimension shall be permitted on Parcels 1 through 4 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 45: 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 through 4.

Mitigation Measure 46: Foundation design on Parcel 2 shall be checked against the as-built subdrain plan for the landslide repair. Construction plans at the building permit stage for the residence on Parcel 2 shall demonstrate compliance with this mitigation measure.

Mitigation Measure 47: Geotechnical Design Parameters – Final geotechnical design parameters to be utilized for residential construction on Parcels 1 through 4 shall fully meet or exceed design recommendations presented in the Engineering Geologic & 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 48: Future residences shall be supported on 12-inch diameter piers, extending at least 8 feet into competent materials. In addition, the property owner shall implement Cotton, Shires and Associates, Inc., recommendation to construct an earth flow deflection wall above Building Site 1. Construction plans at the building permit stage for each new residence shall demonstrate compliance with this mitigation measure.

Mitigation Measure 49: All subdrain alignments within the repair 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 50: Unsupported large cuts and fills shall be avoided. Grading plans at the building permit stage shall demonstrate compliance with this mitigation measure.

Mitigation Measure 51: 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 52: 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 53: 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 54 No site disturbance shall occur, including any land disturbance, grading, or vegetation or tree removal, until a building permit has been issued, and then only those trees approved for removal shall be removed. Trees to be removed, including approximate size, species, and location, shall be shown on a plan.

Mitigation Measure 55: Erosion and sediment control during the course of this 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.

Mitigation Measure 56: It shall be the responsibility of the applicant's engineer to 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.

Mitigation Measure 57: 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.

Mitigation Measure 58: At the completion of work, the engineer who prepared the approved grading plan shall certify, in writing, that all grading, lot drainage, and drainage facilities have been completed in conformance with the approved plans, as conditioned, and the Grading Regulations.

Mitigation Measure 59: At the completion of 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 60: 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 61: 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. Storage, handling, and disposal of construction materials and wastes properly, 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 permits.

h. Avoiding cleaning, fueling, 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 62: 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 reviewed by the Department of Public Works and the Community Development Director.

Mitigation Measure 63: 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 64: 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 65: 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 66: All roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall meet California Residential Code, R327 or California Building Code Chapter 7A requirements.

Mitigation Measure 67: 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 68: 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 69: Should any traditionally or culturally affiliated Native American tribe

respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

Mitigation Measure 70: 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 71: 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 72: 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.

Mitigation Measure 73: The applicant shall demonstrate that the District sewer mains utilized to transport sewage from the subdivision has the peak wet weather capacity for conveying the additional flow generated from the four 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.

Mitigation Measure 74: Should a pump system be utilized to deliver sewage from the four parcels 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 75: 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 76: The proposed residential development will be required to comply with all currently applicable efficiency standards (Title-24, CALGreen, etc.), and is located in an area that could support solar or alternative energy sources (none are proposed at this time).

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)

April 4, 2018
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
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. Parrot 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 submitted November 21, 2016

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August 16, 2017

Mr. Nick Zmay
Z Enterprise LP
P.O. Box #409
San Carlos, CA 94070

RE: Revised Wetlands Evaluation, Zmay Property Subdivision, San Mateo County

Dear Mr. Zmay:

This memorandum presents an evaluation of the channels and wetland habitats present in the vicinity of the proposed four-lot residential subdivision on your property in unincorporated San Mateo County. This evaluation is based on a wetland delineation and jurisdictional determination prepared by me for the Zmay (formerly Beeson) property in 2007 (Wood Biological Consulting, 2007b).

The primary purpose of this effort is to fine-tune the limits of jurisdiction of a stand of willows growing below Parcels 2 and 3. The need for this arises from the identification of a landslide located predominantly on Parcel 2; repair of this landslide is required to enable the development of the parcel. And while the geotechnical engineer has mapped the likely limits of slope repair as not encroaching upon the willow habitat, the County has expressed concerns regarding the potential for impacts. This effort is also warranted because ten years have passed since the completion of the original wetland survey.

The previous analysis addressed the entire 60-acre site. Since that time, the proposed project was reduced to include only four single-family residences on four subdivided lots in the northeastern corner of the property, downslope of Parrott Drive (see Attachment A, Figure 1). The proposed four-lot subdivision has been reduced in size to cover a total of 2.93 acres. The remainder of the property includes 48 acres to be designated as open space protected by a conservation easement and 9 acres excluded from the conservation easement and to remain buildable at a future date.

PROJECT BACKGROUND

In early 2007, S.W. Syme Properties, Inc. contracted with Wood Biological Consulting to prepare a biological constraints analysis (Wood Biological Consulting, 2007a) of the 60-acre Beeson property (see Attachment A, Figure 2). At the time, the owners were contemplating a 20-lot subdivision and wished to understand how the site could be developed while avoiding or minimizing impacts on regulated biological resources.

One of the recommendations contained in that report was the preparation of a formal wetland delineation and its submittal to the U.S. Army Corps of Engineers (USACE) for verification. Based on that recommendation, a wetland delineation of the entire 60-acre property was performed by biologists Michael Wood and Heath Bartosh on March 5, 2007. The survey was performed in accordance with the procedures outlined by the USACE (2006 a, b). The results of that survey were presented in a separate technical report (Wood Biological Consulting, 2007b). The USACE conducted a field inspection of the subject property on September 26, 2007. Based on that inspection, minor revisions to the jurisdictional map were recommended. The revised map, as verified, is presented in Attachment B. A copy of the verification letter from the USACE[1] is provided in Attachment C. The verified jurisdictional determination expired five years after the date of the USACE verification letter (i.e., on November 6, 2012).

Subsequent to the completion of the 2007 biological studies, the owners put forth a revised project consisting of a five-lot subdivision, with four lots to accommodate four new single-family residences. The location of the proposed four residential lots is shown in Figure 3 (Attachment A). In support of the County's environmental review process, an evaluation of site conditions was performed to determine if development of the four parcels is likely to impact any of the identified biological constraints. The results were presented in separate memoranda covering botanical resources (Wood Biological Consulting, Inc., 2015a), wetlands (Wood Biological Consulting, Inc., 2015b), and creek setbacks (Wood Biological Consulting, Inc., 2015c).

METHODS

As discussed above, the identification of a landslide on Parcel 2 have led to concerns on the part of the County that the proposed repairs could result in direct impacts on wetlands falling under the jurisdiction of the USACE. Furthermore, as the verified delineation has expired, County staff felt that a revised delineation is needed. Therefore, a formal wetland delineation was undertaken by Wood Biological Consulting, Inc. The focus of this effort is solely on the willow habitat located immediately below Parcels 2 and 3, and adjacent to the landslide (see Attachment A, Figure 3). A formal wetland delineation was performed in conformance to the guidelines of the guidelines of the USACE (2006, 2008) and Environmental Laboratory (1987). Utilizing field data, site observations and recent and

[1] USACE File Number 400705S

historic aerial photographs, the wetland/upland boundary was mapped (see Attachment A, Figure 3). A total of two data points were sampled and data on vegetation, soils and hydrology were collected and recorded (field data forms are attached as Attachment D). In addition to the limits of jurisdiction of the USACE, the limits of jurisdiction of the California Department of Fish and Wildlife (CDFW) were also mapped.

RESULTS AND DISCUSSION

In 2007, the total area of aquatic features falling under both federal and State jurisdiction was 0.42 acre and included 4624 linear feet of stream channels. The property was found to support another 0.21 acre of non-wetland riparian habitat falling under State jurisdiction only.

During the 2014 reconnaissance survey of the reduced study area, it was found that site conditions had not changed notably since verified in 2007. However, due to concerns raised by the County regarding the proximity of a stand of willows to the anticipated limits of grading associated with a slide repair area, an effort was undertaken to refine the delineation of habitat features falling under federal versus state jurisdiction.

The U.S. Army Corps of Engineers (USACE) and U.S. Environmental Protection Agency (USEPA) assert jurisdiction over "non-navigable tributaries of traditional navigable waters (TNW) that are relatively permanent where the tributaries typically flow year-round or have continuous flow at least seasonally (e.g., typically three months)" and "wetlands that abut such tributaries" (USEPA/USACE, 2008). Such areas are referred to collectively as "waters of the U.S."[2] The extent of USACE jurisdiction corresponds to the Ordinary High Water Mark (OHWM).[3] Wetlands are defined as "those areas that are inundated or

[2] As defined in 40 CFR 230.3(s), Waters of the U.S. include:

- All waters that are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters that are subject to the ebb and flow of tide;
- All interstate waters, including interstate wetlands;
- All other waters, such as interstate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, vernal pools, wet meadows, playa lakes, or natural ponds, the use, degradation, or destruction of which could affect interstate or foreign commerce;
- Tributaries of the above;
- Territorial seas; and
- Wetlands adjacent to waters defined above.
  Although isolated wetlands no longer fall under USACE jurisdiction, impacts to isolated wetlands continue to be regulated under State law (see below).

[3] The OHWM is the line on the shores established by the fluctuations of water and indicated by physical characteristics such as: a clear natural line impressed on the bank; shelving; changes in the character of the soil; destruction of terrestrial vegetation; the presence of litter and debris; or other appropriate means that consider the characteristics of the surrounding areas (USACE, 2006).

saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions."[4] Indicators of all three wetland parameters (e.g., hydric soils, hydrophytic vegetation, and wetland hydrology) must be present for a site to be classified as a wetland (Environmental Laboratory, 1987; USACE, 2006a). As such, the placement of fill into waters of the U.S. is regulated pursuant to the CWA[5] and falls under the jurisdiction of the USACE and the San Francisco Regional Water Quality Control Board (RWQCB).

The CDFW also asserts jurisdiction over water courses and water bodies. Pursuant to the Lake and Streambed Alteration Program (LSAP)[6], entities must notify the CDFW prior to commencing any of the following activities:

- Substantially divert or obstruct the natural flow of any river, stream or lake[7];
- Substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or
- Deposit debris, waste or other materials that could pass into any river, stream or lake.

In addition, the extent of CDFW jurisdiction extends to the top of bank or beyond if an overhanging riparian canopy is present. Such habitat features are classified as waters of the State[8].

In order to distinguish federally jurisdictional wetlands from potential waters of the State, a formal wetland delineation of the riparian habitat nearest the proposed slide repair was performed. Field data from two sample points were collected and recorded (see Attachment D). The upland/wetland boundary was flagged in the field, surveyed and mapped. The outer canopy edge of the willows was also surveyed and mapped.

As shown in Figure 3, the area in which field indicators of all three federal wetland parameters is smaller than that defined by the outer edge of the willow canopy. In total, the area of waters of the U.S. occupies 1,810 square feet while the area of willow canopy occupies 9,760 square feet (inclusive of the waters of the U.S.).

[4] CWA §404

[5] CWA § 404 and CWA § 401

[6] CFGC §§ 1600, et seq.

[7] These include those that are episodic (they are dry for periods of time) as well as those that are perennial (they flow year round). This includes ephemeral streams, desert washes, and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water.

[8] As defined under California Water Code §13050(e), Waters of the State are defined as "any surface water or groundwater, including saline waters, within the boundaries of the state". These include nearly every surface or ground water in California, or tributaries thereto, and include drainage features outside USACE jurisdiction (e.g., dry and ephemeral/seasonal stream beds and channels, etc.), isolated wetlands (e.g., vernal pools, seeps, springs and other groundwater-supplied wetlands, etc.), and storm drains and flood control channels.

CONCLUSIONS

Based on the current wetland delineation, the anticipated limits of grading for the proposed slide repair would not encroach upon habitat features regulated under the CWA (i.e., waters of the U.S.). As long as grading for the slide repair avoids the limits of the wetland as shown in Figure 3, a federal permit would not be required.

Regarding encroachment into the canopy of the willows, trimming of willow branches is not typically regulated if no other impacts to waters of the U.S. or waters of the State are proposed. Willows grow back rapidly after pruning. The litmus test for this work should be whether or not any willow trees would need to be graded out completely. Before any willow trees rooted outside of the limits of federal jurisdiction are removed, the CDFW should be contacted.

To satisfy the concerns of the County regarding the slope repair project as it might affect riparian habitat and wetlands, the following measures shall be undertaken:

1. The contractor and the biologist shall meet in the field to identify the limits of riparian habitat.
2. The limits of riparian habitat shall be marked in the field with high visibility construction fencing, and it shall be designated as an environmentally sensitive area (ESA). No equipment shall be permitted to operate within the ESA without prior coordination with and inspection by the project biologist.

If, during the course of excavation, it becomes clear that excavation within the ESA is necessary to satisfy geotechnical concerns, the following measures shall be undertaken:

1. The contractor, geotechnical consultant and biologist shall meet in the field to discuss the likely extent to which excavation within the ESA is needed.
2. If excavation would extend within the canopy of the willows but would not require the removal of any willow trees, grading may be permissible. The pruning of willow branches is not prohibited and prior authorization by the regulatory agencies is not required.
3. If excavation would require the removal of willows outside of the limits of federal jurisdiction, the CDFW will be notified and appropriate mitigation measures developed.
4. If excavation would require the removal of willows within the limits of federal jurisdiction, a federal permit is required. At this point, work may not proceed until all appropriate permits have been issued by the USACE and Regional Water Quality Control Board (RWQCB) pursuant to the Clean Water Act[9], and by the California Department of Fish and Wildlife (CDFW)[10].

[9] CWA sections 404 and 401, respectively

[10] Cal. Fish and Game Code Section 1600, *et seq*. "Lake and Streambed Alteration Program"

5. Regulatory permits may be expected to require mitigation for temporal or permanent impacts to riparian habitat. Mitigation may include *in situ* restoration by planting, and long-term monitoring for plant survival and habitat restoration. With the issuance of regulatory permits and the implementation of all permit conditions and mitigation measures, impacts to riparian habitat would be reduced to a less-than-significant level pursuant to the guidelines of the California.
6. 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.

Prior to any pruning of willows or other trees or shrubs, a preconstruction survey for nesting migratory birds is warranted if such work would occur between February 1 and August 31. An inspection for nesting San Francisco dusky-footed woodrats should also be performed. All impact avoidance, minimization and mitigation measures outlined in the Mitigated Negative Declaration must be conformed to.

If you have any questions, don't hesitate to contact me.

Sincerely,

Michael Wood

Enclosures: Literature Cited
Attachment A – Project Figures and Maps
Attachment B – Verified Jurisdictional Map
Attachment C – USACE Verification Letter
Attachment D – Wetland Delineation Field Forms

LITERATURE CITED

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Wood Biological Consulting (WBC). 2007b. *Wetland Delineation and Preliminary Jurisdictional Determination for the Beeson Property, San Mateo County, California.* Unpublished technical report prepared for S.W. Syme Properties, Inc., San Mateo. June 18.

ATTACHMENT A

PROJECT MAPS AND FIGURES

NOTES:

1) ALL DISTANCES SHOWN ARE GRID DISTANCES. TO OBTAIN GROUND DISTANCES MULTIPLY BY 1.00007500.

2) AREAS WITH DENSE VEGETATION HAVE CONTOURS DEPICTED BY A DASHED LINETYPE AND THESE AREAS MAY NOT MEET NATIONAL MAP ACCURACY STANDARDS.

3) DATE OF AERIAL PHOTOGRAPHY WAS NOVEMBER 1, 2006, CONTOUR INTERVAL = 2 FEET.

4) SITE AREA IS 60.26 ACRES±.

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) CCS83, EPOCH 2002.75, CALIFORNIA ZONE 3.

BENCHMARK:

SURVEY DISK ENCASED IN PVC PIPE WITH ACCESS COVER SET IN CONCRETE FLUSH WITH THE GROUND. LOCATED ON THE WEST SIDE OF SKYLINE BLVD, BETWEEN HIGHWAY 280 AND LOWER CRYSTAL SPRINGS RESERVOIR, ABOUT 284 FEET SOUTHEAST OF THE INTERSECTION OF GOLF COURSE DRIVE AND SKYLINE BLVD, 39.2 FEET NORTHWEST OF A 50-MILE PER HOUR SPEED LIMIT SIGN, 6.8 FEET NORTHEAST OF A 6 FOOT HIGH STRAND BARBED WIRE FENCE AND LEVEL WITH SKYLINE BLVD. THE DISK IS 0.2 FEET BELOW THE LID OF THE ACCESS COVER.

NGS PID = AB7675
ELEVATION = 634.4 FEET
DATUM: NAVD 88

OWNER AND SUBDIVIDER:

STEVE ZMAY AND NICK ZMAY
751 LAUREL STREET, # 409
SAN CARLOS, CA 94070
TEL: (650) 430-0075

CIVIL ENGINEER / LAND SURVEYOR:

DAN MacLEOD
MacLEOD & ASSOCIATES, INC.
965 CENTER STREET
SAN CARLOS, CA 94070
TEL: (650) 593-8580

ASSESSOR'S PARCEL NUMBER:

038-131-110

EXISTING AND PROPOSED ZONING:

RM

FLOOD ZONE:

ZONE X

UTILITIES:

WATER:	CAL WATER
SANITARY SEWER:	COUNTY OF SAN MATEO
GAS & ELECTRICAL:	PG & E
TELEPHONE:	AT&T COMMUNICATIONS
FIRE:	CAL FIRE

EASEMENTS

① 10' SANITARY SEWER EASEMENT
5626 O.R. 113
5626 O.R. 116

② 10' SANITARY SEWER EASEMENT
3958 O.R. 236

③ 15' STORM DRAIN EASEMENT
3293 O.R. 649

④ 15' PUBLIC UTILITY AND WATER LINE EASEMENT
2450 O.R. 48

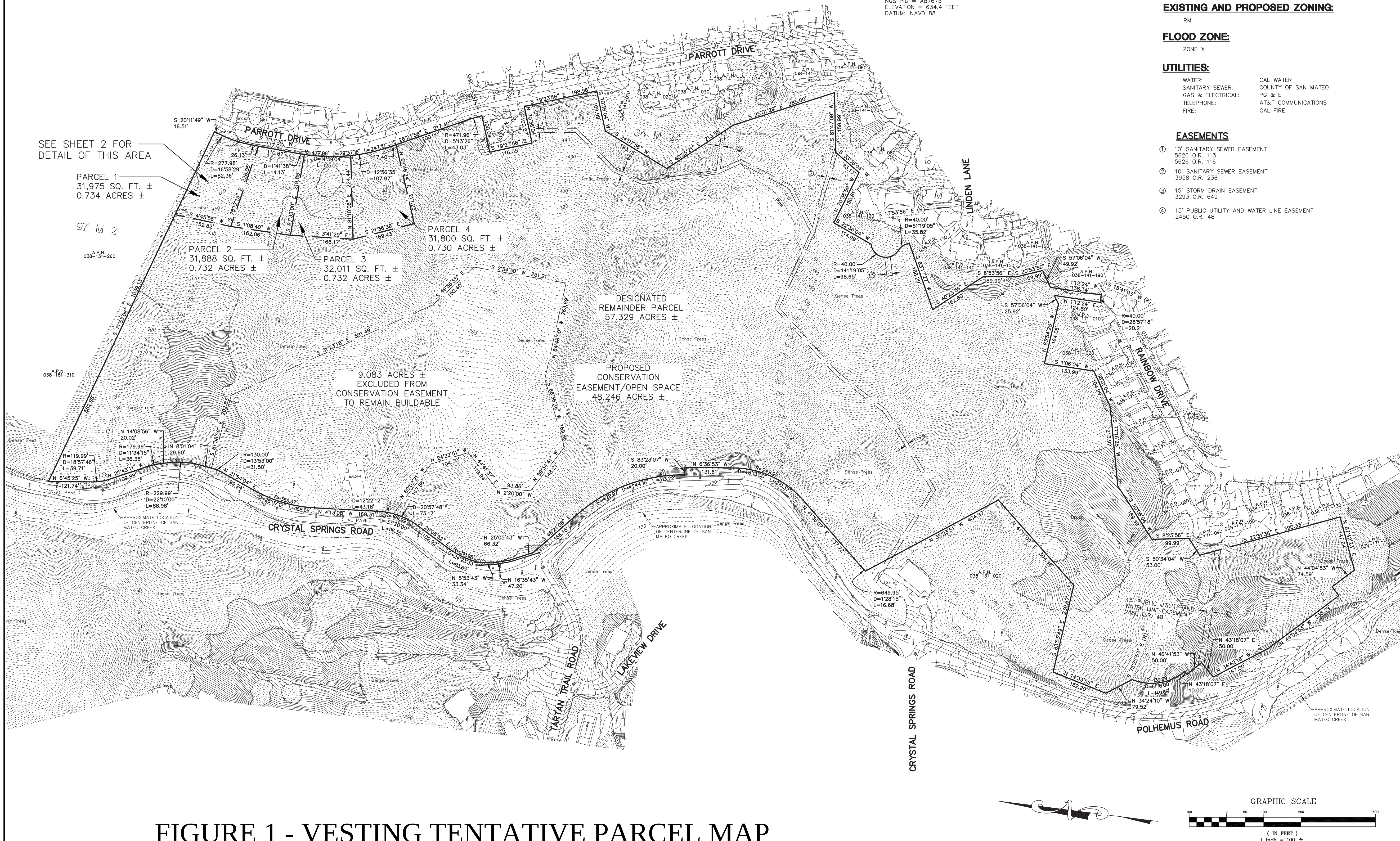


FIGURE 1 - VESTING TENTATIVE PARCEL MAP

LICENSED LAND SURVEYOR DANIEL G. MacLEOD No. 5304 STATE OF CALIFORNIA

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET•SAN CARLOS•CA 94070•(650) 593-8580

PREPARED FOR: STEVE & NICK ZMAY

VESTING TENTATIVE PARCEL MAP
LANDS OF ZMAY
BEING A PORTION OF PARCEL "A", 53 PM 58
1551 CRYSTAL SPRINGS ROAD
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	DJK
DESIGNED BY:	---
CHECKED BY:	DGM
SCALE:	1"=100'
DATE:	02-17-15
DRAWING NO.	3949-TM
SHEET	1 OF 2

Figure 2. Aerial View of the Subject Property with Biological Constraints

Wetland Delineation Legend

Wetland Data Points	Aquatic Resources
Data Points	Open Watercourse
	Culverted Watercourse
	Freshwater Seep
	Central Coast Riparian Scrub

Summary of Jurisdictional Habitats

Habitat Type	Federal and State Jurisdiction*		State Jurisdiction**
	lin. ft.	sq. ft.	sq. ft.
Waters of the U.S./State	4,473	8,185	0
Central Coast riparian scrub	0	9,160	9,031
freshwater seep	0	200	133
Total	4,473	17,545	9,164
acres		0.40	0.21

* Regulated by the USACE, RWQCB and CDFG
** Regulated only by the RWQCB and/or CDFG

Geologic Legend

fsr	Franciscan Sheared rock (melange)		Rock outcrop
Fill	Artificial Fill		Zones of soil creep
Qls	Quaternary Landslide		Directions of soil movements
df	Debris Flow		Springs and seeps

"Generalized Section" line from BAGG geologic and geotechnical report

Boring Legend

B–# Auger Boring

RWB–# Rotary Wash Boring

Tree Status Legend

Healthy Trees — Tree T# in Green

Dead or Unhealthy to be removed — Tree T# in Red

Special-Status Plant Species Legend

Special–Status Plants Observed (Points)

- Franciscan Onion CNPS 1B — Allium peninsulare var. franciscanum
- San Francisco Collinsia CNPS 1B — Collinsia multicolor
- Western Leatherwood CNPS 1B — Dirca occidentalis
- San Mateo Woolly Sunflower FE — Eriophyllum latilobum

Special–Status Plants Observed (Polygons)

- Franciscan Onion
- San Francisco Collinsia
- Western Leatherwood
- San Francisco Collinsia/Franciscan Onion

OPPORTUNITIES AND CONSTRAINTS MAP
LANDS OF ZMAY

HILLSBOROUGH SAN MATEO COUNTY CALIFORNIA

No.	Revisions
1.	3/10/15 NEW LOT LAYOUT

Date: 08/19/14
Scale: 1"=100'
Design: DGM
Drawn: DJK
Approved:
Job No: 3949-14

Drawing Number:

1 OF 1

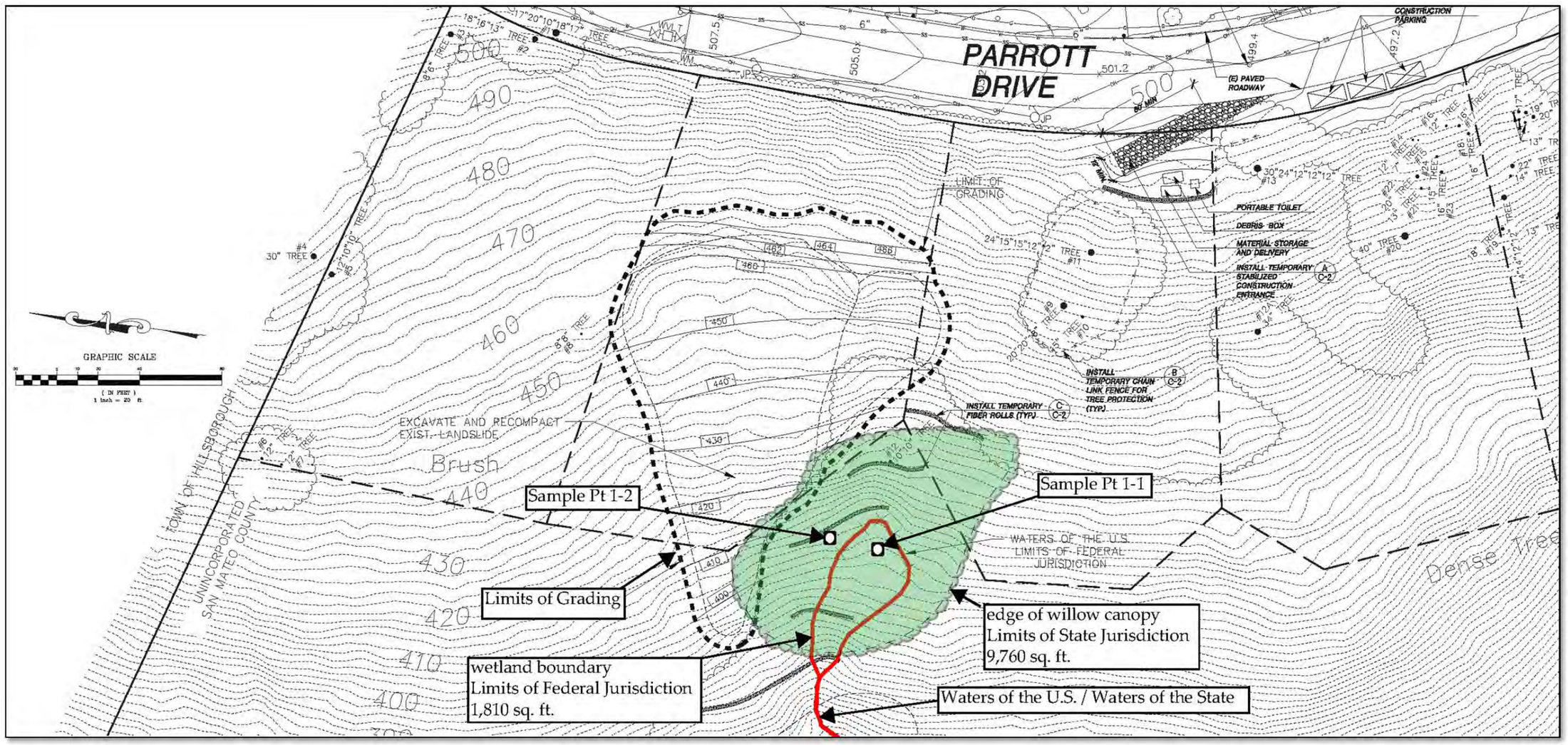


Figure 3. Preliminary Limits of Jurisdiction

ATTACHMENT B

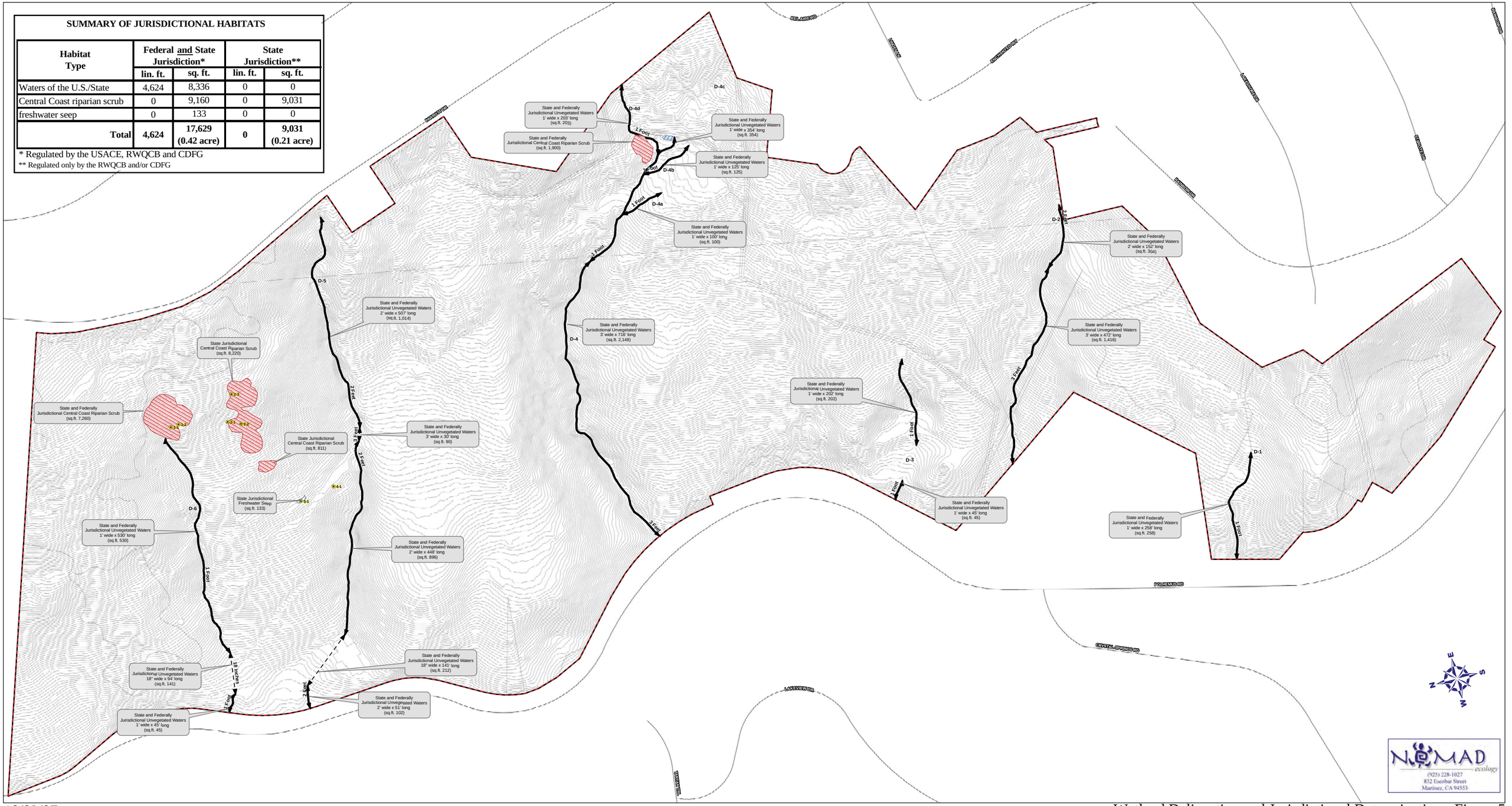
VERIFIED JURISDICTIONAL MAP

SUMMARY OF JURISDICTIONAL HABITATS

Habitat Type	Federal and State Jurisdiction*		State Jurisdiction**	
	lin. ft.	sq. ft.	lin. ft.	sq. ft.
Waters of the U.S./State	4,624	8,336	0	0
Central Coast riparian scrub	0	9,160	0	9,031
freshwater seep	0	133	0	0
Total	**4,624**	**17,629 (0.42 acre)**	**0**	**9,031 (0.21 acre)**

* Regulated by the USACE, RWQCB and CDFG

** Regulated only by the RWQCB and/or CDFG



10/02/07

Wetland Delineation and Jurisdictional Determination - Figure 5

Beeson Property Boundary

Wetland Data Points

Wetland Data Points

Aquatic Resources

- Freshwater Seep
- Central Coast Riparian Scrub
- Open Watercourse
- Culverted Watercourse

1:1,200

0 50 100 200 Feet

Wetland Delineation Map of the Beeson Property

NEMAD ecology
(925) 228-1027
832 Escobar Street
Martinez, CA 94553

Aeral photography, topographic isolines and property boundary provided by BkF Engineering. Road data provided by ESRI. Aquatic features mapped with Trimble's GeoXT in March 2007 Projection: NAD 1983 State Plane Zone CA Zone III.

San Mateo County, California

ATTACHMENT C

VERIFICATION LETTER FROM THE U.S. ARMY CORPS OF ENGINEERS

DEPARTMENT OF THE ARMY
SAN FRANCISCO DISTRICT, U.S. ARMY CORPS OF ENGINEERS
1455 MARKET STREET
SAN FRANCISCO, CALIFORNIA 94103-1398

NOV 7 2007

Regulatory Branch

SUBJECT: File Number 400705S

S.W. Syme Properties, Inc.
Attn: Scott Syme
400 South El Camino Real, Suite 640
San Mateo, California 94402

Dear Mr. Syme:

This letter is written in response to your submittal of June 18, 2007 requesting confirmation of the extent of Corps of Engineers' jurisdiction at the 'Besson Property' situated on the east side of Crystal Springs Road, west of Parrot Drive, in unincorporated San Mateo County, California (APN: 038-131-110).

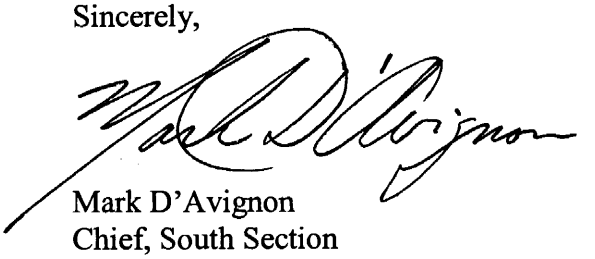
Enclosed is a map showing the extent and location of Corps of Engineers' jurisdiction. We have based this jurisdictional delineation on the current conditions on the site as verified during a site visit performed by our staff on September 26, 2007. A change in conditions may also change the extent of our jurisdiction. This jurisdictional delineation will expire in five years from the date of this letter. If there has been a change in circumstances that affects the extent of Corps' jurisdiction, however, a revision may be completed before that date.

All proposed discharges of dredged or fill material into waters of the United States must be authorized by the Corps of Engineers pursuant to Section 404 of the Clean Water Act (CWA) (33 U.S.C. Section 1344). Waters of the United States generally include tidal waters, lakes, ponds, rivers, streams (including intermittent streams), and wetlands. Your proposed activity is within our jurisdiction and a permit will be required for your project. Application for Corps authorization should be made to this office using the application form available at our website (http://www.spn.usace.army.mil/regulatory/index.html). To avoid delays it is essential that you enter the file number at the top of this letter into Item No. 1 of the application. The application must include plans showing the location, extent and character of the proposed activity, prepared in accordance with the requirements. You should note, in planning your project, that upon receipt of a properly completed application and plans, it may be necessary to advertise the proposed work by issuing a Public Notice for a period of 30 days.

You are advised that the Corps has established an Administrative Appeal Process, as described in 33 C.F.R. Part 331 (65 Fed. Reg. 16,486; March 28, 2000), and outlined in the enclosed flowchart and "Notification of Administrative Appeal Options, Process, and Request for Appeal" form (NAO-RFA). If you do not intend to accept the approved jurisdictional determination, you may elect to provide new information to the District Engineer for reconsideration or submit a completed NAO-RFA form to the Division Engineer to initiate the appeal process. You will relinquish all rights to appeal, unless the Corps receives new information or a completed NAO-RFA form within sixty (60) days of the date of the NAO-RFA.

Should you have any questions regarding this matter, please call Paula C. Gill of our Regulatory Branch at (415) 503-6776. Please address all correspondence to the Regulatory Branch and refer to the File Number at the head of this letter. If you would like to provide comments on our permit review process, please complete the Customer Survey Form available through the Forms and Contacts Block on our website: http://per2.nwp.usace.army.mil/survey.html.

Sincerely,



Mark D'Avignon
Chief, South Section
Regulatory Branch

Enclosures

Copies Furnished (w/o Enclosures):

Wood Biological Consulting, Attn: Mike Wood, 65 Alta Hill Way, Walnut Creek, CA 94595
CA RWQCB, Oakland, CA
CA SWRCB, Sacramento, CA

ATTACHMENT D

WETLAND DELINEATION FORMS

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: Zmay Property | City /County: Hillsborough | San Mateo | Sampling Date: Jul 16, 2017

Applicant / Owner: Nick Zmay | State: CA | Sampling Point: 1-1

Investigator(s): Mike Wood | Section Township Range:

Landform (hillslope, terrace, etc.): hillslope | Local Relief (concave, convex, none): sloping | Slope(%) 20

Subregion (LRR): LRR C | Lat: 37.539180° | Long: 122.346976° | Datum: NAD 83

Soil Map Unit Name: Fagan loam 15-50% slopes | NWI Classification: SS-6

Are climatic / hydrologic conditions on the site typical for this time of year? Yes (If no, explain in Remarks)

Are Vegetation No, Soil No, or Hydrology No, significantly disturbed? Are "Normal Circumstances" present? Yes

Are Vegetation No, Soil Yes, or Hydrology No, naturally problematic? (If needed, explain any answers in Remarks)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, imortant features, etc.

Hydrophytic Vegetation Present? Yes	**Is the Sampled Area within a Wetland?** Yes
Hydric Soil Present? Yes	
Wetland Hydrology Present? Yes	

Remarks:
Strong field indicators of wetland hydrology and hydrophytic vegetation; soils are considered naturally problematic and only weakly hydric.

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Salix lasiolepis*	95	Yes	FACW
2.			
3.			
4.			
Total Cover:	95		
Sapling/Shrub Stratum			
1. *Cortaderia selloana*	3	Yes	none
2. *Toxicodendron diversilobum*	2	Yes	none
3.			
4.			
5.			
Total Cover:	5		
Herb Stratum			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
Total Cover:			
Woody Vine Stratum			
1.			
2.			
Total Cover:			

% Bare Ground in Herb Stratum 60 | % Cover of Biotic Crust 0

Dominance Test worksheet

Number of Dominant Species That are OBI, FACW or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That are OBI, FACW or FAC: 33.3% (A/B)

Prevalence Index worksheet

Total % Cover of:		Multipy by:	
OBL species		x 1 =	
FACW species	1	x 2 =	2
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals	1 (A)		2 (B)

Prevalence Index = B/A = 2.0

Hydrophytic Vegetation Indicators:

- No — Dominance Test is > 50%
- Yes — Prevalence Index is ≤3.0[1]
- Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1] Indicators of hydric soil and wetland hydrology must be present

Hydrophytic Vegetation Present? Yes

Remarks:
Vegetation is entirely distinct from surrounding oak woodland and scrub on steep slope. Clearly dominated by FACW indicator species. Willow canopy is nearly complete.

SOIL

Sampling Point: 1-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	10YR 5/3	85	none				Silty clay loam	
	10YR 4/1	15						
2-18	10YR 4/1	85	none				Silty clay loam	
	10YR 5/3	15						

[1] Type: C=Concentration, D=Depletion, RM=Reduced matrix. [2] Location: PL=Pore Lining, RC=Root Channel, M=Matrix

Hydric Soil Indicators: (Applicable to al LRR's, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon(A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers ((A5) (**LRR C**)
- ☐ 1 cm Muck (A9) (**LRR D**)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Vernal Pools (F9)

Indicators for Problematic hydric Soils[3]

- ☐ 1 cm Muck (A9) (**LLR C**)
- ☐ 2 cm Muck (A10) (**LLR B**)
- ☐ Reduced Vertic (F18)
- ☐ Red Parent Material (TF2)
- ☒ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present

Restrictive layer (if present)

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes

Remarks:
Sample point is located at a point where ground water discharges on a steep slope (seep). Due to a preponderance of evidence of hydrophytic vegetation and wetland hydrology, site is considered to support naturally problematic hydric soils.

HYDROLOGY

Wetland hydrology Indicators Primary Indicators (any one indicator is sufficient)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1) (**Nonriverine**)
- ☒ Sediment Deposits (B2) (**Nonriverine**)
- ☒ Drift Deposits (B3) (**Nonriverine**)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves
- ☐ Salt Crust (B1
- ☐ Biotic Crust (B12)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidixed Rhizospheres along living roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Plowed Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water Marks (B1) (**Riverine**)
- ☐ Sediment Depsits (B2) (**Riverine**)
- ☐ Drift Deposits (B3) (**Riverine**)
- ☒ Drainage Patterns
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Shallow Aquitard (D3)
- ☒ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present	No	Depth (inches)	
Water Table Present?	No	Depth (inches)	
Saturation Present (includes capillary fringe)	No	Depth (inches)	

Wetlands Hydrology Present? Yes

Describe Recorded Data (stream gauge, monitoring well, aerial photos, prevous inspections) if available

Remarks:
Sample point is situated in a topographic fold on a steep slope, and at the site of a historic slide. There is clear evidence of concentrated sheet flow across the site.; downslope of the sample point is a head cut and incised channel. Sample point is clearly dominated by FACW species.

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: Zmay Property | City /County: Hillsborough San Mateo | Sampling Date: Jul 16, 2017

Applicant / Owner: Nick Zmay | State: CA | Sampling Point: 1-2

Investigator(s): Mike Wood | Section Township Range:

Landform (hillslope, terrace, etc.): hillslope | Local Relief (concave, convex, none): sloping | Slope(%) 20

Subregion (LRR): LRR C | Lat: 37.539224° | Long: 122.346948° | Datum: NAD 83

Soil Map Unit Name: Fagan loam 15-50% slopes | NWI Classification: UPL

Are climatic / hydrologic conditions on the site typical for this time of year? Yes (If no, explain in Remarks)

Are Vegetation No, Soil No, or Hydrology No, significantly disturbed? Are "Normal Circumstances" present? Yes

Are Vegetation No, Soil No, or Hydrology No, naturally problematic? (If needed, explain any answers in Remarks)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, imortant features, etc.

Hydrophytic Vegetation Present? No	**Is the Sampled Area within a Wetland?** No
Hydric Soil Present? No	
Wetland Hydrology Present? No	

Remarks:
Based on topography and dominant vegetation, sample point is clearly not located in a wetland.

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Salix lasiolepis*	40	Yes	FACW
2.			
3.			
4.			
Total Cover:	40		
Sapling/Shrub Stratum			
1. *Toxicodendron diversilobum*	40	Yes	none
2. *Artemisia californica*	20	Yes	none
3. *Mimulus aurantiacus*	15	Yes	none
4.			
5.			
Total Cover:	75		
Herb Stratum			
1. *Clinopodium douglasii*	5	Yes	none
2. *Iris douglasiana*	2	Yes	none
3.			
4.			
5.			
6.			
7.			
8.			
Total Cover:	7		
Woody Vine Stratum			
1.			
2.			
Total Cover:			

% Bare Ground in Herb Stratum 25 | % Cover of Biotic Crust 0

Dominance Test worksheet

Number of Dominant Species That are OBI, FACW or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That are OBI, FACW or FAC: 16.7% (A/B)

Prevalence Index worksheet

Total % Cover of:	Multipy by:	
OBL species	x 1 =	
FACW species 1	x 2 =	2
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals 1 (A)		2 (B)

Prevalence Index = B/A = 2.0

Hydrophytic Vegetation Indicators:

- No — Dominance Test is > 50%
- Yes — Prevalence Index is ≤3.0[1]
- Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1] Indicators of hydric soil and wetland hydrology must be present

Hydrophytic Vegetation Present? No

Remarks:
Sample point is located on a slope change above a seepage area, and on the face of an historic landslide. Willow canopy is overhanging from trees rooted in the seep, and therefore not indicative of the ground conditions. Vegetation rooted at the sample point is scrub, and typical of a non-wetland situation.

SOIL

Sampling Point: 1-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	10YR 5/3	100	none				Silty clay loam	
2-12	10YR 5/3	80	none				Silty clay loam	
	10YR 4/2	20						

[1] Type: C=Concentration, D=Depletion, RM=Reduced matrix. [2] Location: PL=Pore Lining, RC=Root Channel, M=Matrix

Hydric Soil Indicators: (Applicable to al LRR's, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon(A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers ((A5) (**LRR C**)
- ☐ 1 cm Muck (A9) (**LRR D**)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Vernal Pools (F9)

Indicators for Problematic hydric Soils[3]

- ☐ 1 cm Muck (A9) (**LLR C**)
- ☐ 2 cm Muck (A10) (**LLR B**)
- ☐ Reduced Vertic (F18)
- ☐ Red Parent Material (TF2)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present

Restrictive layer (if present)

Type: _____

Depth (inches): _____

Hydric Soil Present? No

Remarks:
No field indicators of hydric soils are evident.

HYDROLOGY

Wetland hydrology Indicators Primary Indicators (any one indicator is sufficient)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1) (**Nonriverine**)
- ☐ Sediment Deposits (B2) (**Nonriverine**)
- ☐ Drift Deposits (B3) (**Nonriverine**)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves
- ☐ Salt Crust (B1
- ☐ Biotic Crust (B12)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidixed Rhizospheres along living roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Plowed Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water Marks (B1) (**Riverine**)
- ☐ Sediment Depsits (B2) (**Riverine**)
- ☐ Drift Deposits (B3) (**Riverine**)
- ☐ Drainage Patterns
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present: No — Depth (inches): _____

Water Table Present?: No — Depth (inches): _____

Saturation Present (includes capillary fringe): No — Depth (inches): _____

Wetlands Hydrology Present? No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, prevous inspections) if available

Remarks:
Sample point is situated on the face of an historic slide. There is no evidence of sheet flow or subsurface seepage. Sample point is not likely to be inundated or saturated within 12 inches of the surface for a significant portion of the growing season.

MURRAY ENGINEERS INC
GEOTECHNICAL SERVICES

March 18, 2015
Project No. 1847-1L2

Nick Zmay
1551 Crystal Springs Road
Hillsborough, California 94010

RE: SUPPLEMENTAL EVALUATION & RESPONSE TO REVIEW COMMENTS, ZMAY PROPERTY, 1551 CRYSTAL SPRINGS ROAD, SAN MATEO COUNTY, CALIFORNIA

Dear Mr. Zmay:

As requested, we have prepared this letter in response to the County of San Mateo's geotechnical review sheet dated December 4, 2014. We have previously conducted an engineering geologic and geotechnical investigation for the development of a four-lot residential subdivision (each containing 2 acres) on the property located at 1551 Crystal Springs Road in an unincorporated area of San Mateo County, near Hillsborough. Our original report was dated February 10, 2014, and summarized the results of our investigation and presented geotechnical design recommendations for the proposed residential subdivision. We prepared a supplemental letter regarding the updated subdivision building envelopes, dated August 26, 2014. In the review sheet, the County presented two review comments. Comment No. 1 requests a supplemental geologic and geotechnical investigation addressing the five sub-comments contained within Comment No. 1. As a part of their comments, they have requested we perform a limited evaluation of the remaining 48 acres of the property. The results of our additional evaluations are presented below, followed by our responses to the County comments. Our responses to the review comments are presented in the same order in which they appear on the geotechnical review sheet.

PROJECT DISCUSSION

Geologic Review

The entire approximate 60 acre property is located on a west-facing hillside in the foothills along the northeast side of the Santa Cruz Mountains, a northwest-trending range within the California Coast Ranges geomorphic province. The local topography is dominated by a series of west-trending spur ridges and intervening seasonal drainage swales. Crystal Springs Road extends along the western property boundary at the base of the hillside and converges with Polhemus Road near the southern corner of the property. San Mateo Creek and Polhemus Creek run parallel to Crystal Springs Road and Polhemus Road, respectively. Elevations across the site range from approximately 500 feet along Parrott Drive in the eastern portion of the site down to approximately 140 feet above mean sea level at the base of the hillside in the northwest corner of the site (see Figure A-1 of Murray Engineers Inc. (MEI's) 2014 report).

According to the Geologic Map of the Montara Mountain and San Mateo 7-½' Quadrangles (Pampeyan, 1994), the site is located in an area underlain by Cretaceous and Jurassic age (approximately 65 to 200 million years old) sheared rock of the Franciscan Complex (fsr).

The sheared rock generally consists of soft, light- to dark-gray, sheared shale, siltstone, and greywacke sandstone containing various-size tectonic inclusions of Franciscan rock types. According to the geologic map, the lower portion of the slope in the northwest corner of the property is blanketed by Quaternary slope wash, ravine fill, and colluvium deposits (Qsr). These deposits generally consist of unconsolidated to moderately consolidated sand, silt, clay, and rock fragments accumulated by slow downslope movement of weathered rock debris and soil. A copy of the relevant portion of the geologic map is presented on Figure A-3, Vicinity Geologic Map, of MEI's 2014 report.

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), three relatively large landslides are mapped in the central portion of the property. According to the geologic map, the largest feature measures approximately 900 feet in length and 600 feet in width. The upper margin of this feature 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. In addition, smaller landslide features are mapped in the southern portion of the lot and at the northeast corner just off the property. The relevant portions of these maps are included as Figure A-4, San Mateo County Landslide Map and Figure A-5, San Mateo County Geotechnical Hazard Synthesis Map, of MEI's 2014 report.

Previous Relevant Geologic & Geotechnical Investigations

A full discussion of prior geologic and geotechnical investigations was provided in Murray Engineers Inc. (MEI's) 2014 engineering geologic and geotechnical report. However, because the report focused on the subdivision of 8 acres in the upper northeast portion of the property, portions of previous investigations were not discussed in the report. Therefore, we will summarize the relevant information contained in prior reports as it pertains to the County's review comments, listed below; specifically, with respect to the property as a whole and not solely focused on the northeastern portion proposed to be subdivided. For additional information not discussed below, please refer to MEI's 2014 report.

Site Characteristics, Inc. (SCI) conducted a geotechnical investigation on the property, dated July 1983, to address three proposed single family residences along Crystal Springs Road in the northwest lower portion of the property. Subsequently, William Cotton and Associates (WCA) performed a supplemental geotechnical analysis and presented the results in a report dated April 20, 1984. Based on site reconnaissance, subsurface investigations, and slope stability analyses, both consultants indicated that although there were several shallow landslide and slump features on the property, there was no evidence of recent slope instability or of debris flows on the property.

In 2007, Bay Area Geotechnical Group (BAGG) performed a geotechnical and engineering geologic investigation for a proposed 20-lot residential subdivision of the subject property. The results of the investigation were presented in a report dated December 20, 2007. As part of the investigation, BAGG excavated six relatively deep borings within the landslide areas and nine additional borings on the remaining portions of the property, and performed laboratory testing on samples, including triaxial shear and direct shear testing. The locations

of these borings are shown on Figure 1. The results of BAGG's slope stability analyses are discussed in MEI's 2014 report.

In general, BAGG's borings encountered approximately 5 feet of colluvial soil underlain by bedrock associated with the Franciscan Complex. However, Borings B-2 and B-3, located in the northern portion of the property, encountered approximately 17.5 and 12 feet of colluvial soil, respectively, and Borings B-7 and B-8, located in the southern portion of the property, encountered approximately 14.5 and 12 feet of colluvial soil, respectively. According to BAGG, the colluvial soil consists of stiff to very stiff, low to medium plasticity, lean clay, sandy clay, gravelly clay, and silty gravel. The sixteen borings advanced by BAGG all encountered bedrock at depths of approximately 2 to 17.5 feet, consisting of Franciscan materials with varying degrees of weathering and shearing in a clayey matrix. Based on the subsurface investigation, BAGG formed the opinion that although numerous landslide and slump features were found on the property, site development was feasible outside the mapped slide areas.

Aerial Photography Review

Four sets of historical aerial photographs taken between 1943 and 1974 were reviewed at the U.S. Geologic Survey's library in Menlo Park to aid in evaluating the presence of geomorphic features that may be suggestive of landsliding on the entire 60 acre property. The site is readily identifiable in all of the photographs, based on the topography and the location of Parrott Drive, Crystal Springs Road, and Polhemus Road. Other than the development of the neighboring residential properties, there is very little change in the vicinity of the property during the period covered by the photographs. In the 1943 and 1946 photographs, the streets are present but there is no other development in the vicinity of the property. By the time of the 1968 photographs, most of the homes along Parrott Drive are complete and the building pad on the property immediately northeast of the property appears to be graded. In addition, it appears that improvements were made to Parrott Drive and that additional fill was placed along the downhill side of the roadway. The residences that currently exist along Parrott Drive are present by the time of the 1974 photographs.

In the 1943 and 1946 photographs, two large landslides are present in the central portion of the property, similar to mapping by Pampeyan. The landslides are characterized by broad arcuate topography extending from the downhill side of Parrott Drive down to Crystal Springs Road. The ground surface within the limits of the landslides is generally hummocky with irregular medium to dense vegetation. A small debris flow appears to be located within the limits of the northern landslide. In addition, a debris flow (No. 24-see attached site plan) is located uphill of the southern landslide and drops into the upper portion of the landslide feature. The landslide masses are confined by drainage swales extending down the margins of the features to Crystal Springs Road. In addition, a large debris flow-type landslide complex, also mapped by Pampeyan, is located in the southern portion of the property. There are no signs of quarrying near the mapped quarry in either set of photographs.

It appears that sometime between 1946 and 1968, grading activities were conducted near the southeast property corner in the vicinity of Bel Air Road, Linden Lane, and Enchanted Way, presumably associated with the development of properties in this area. The 1968 photographs show a series of graded terraces, with residences built above, that appear to be relatively cleared of vegetation. The 1974 photographs show the same configuration of what

appears to be artificial fill terraces constructed below the residences; however, the ground surface appears to be more vegetated and the terracing is less obvious. Although there is no conclusive evidence to suggest that this grading was conducted as part of a landslide repair, the grading appears to be coincident with the neighborhood located near the southeast property corner and is likely a result of neighborhood development.

In the 1968 photographs, an access road is present near the northeastern property corner. This road enters the subject property from Parrott Drive, extends across the uphill portion (roughly parallel to Parrott Drive) and to the graded pad on the adjacent northern property. It appears that sometime between 1968 and 1974, a small landslide occurred along the downhill side of this access road. A headscarp is present along the uphill margin of this arcuate feature in the 1974 photographs. No evidence of landsliding was observed immediately east of this feature, however, there is a tonal variation in the vegetation and the topography has a very subdued arcuate shape, suggesting that this area may be prone to shallow sliding.

In the 1968 and 1974 photographs, the quarry appears to be active or recently active, evidenced by a bare hillside with little to no vegetation. The mapped landslide immediately north of the quarry (on the eastern side of Crystal Springs Road) appears to have activated sometime between 1946 and 1968, possibly as a result of quarrying activities or due the generation of over-steepened road cuts in this area. A headscarp is present along the uphill margin of this arcuate feature in the 1968 and 1974 photographs and the ground surface within the limits of the landslide is generally hummocky.

The drainage swales located across the property are densely vegetated in the photographs. Any conclusive evidence suggestive of landsliding or debris flows is obscured along these channels.

Supplemental Geologic Mapping

As part of the supplemental evaluation, our project geologist and principal geotechnical engineer conducted additional limited geologic mapping on the property on March 2, 2015. The results of this supplemental geologic mapping and site reconnaissance are included on the Site Plan and Engineering Geologic Map (Figure 1). Due to the scale of the attached site plan and the large area encompassed by the property, we have identified the more significant landslide features on Figure 1 but note that there may be additional shallow features on the property that are not depicted on the map. A brief discussion of the prominent mapped features is included in MEI's 2014 report and the general locations of these features are shown on Figure 1. More detailed discussions of the property are presented in MEI's 2014 report.

As previously discussed, the site topography is dominated by a series of westerly-trending spur ridges and intervening drainage swales. The natural ground surface across the property is generally steep with gradients varying from 2:1 to 3:1 (horizontal to vertical) and moderately sloping across portions of the mapped landslides with gradients ranging from approximately 4:1 to 5:1. Steeper than 2:1 slopes are present, however, particularly along steep ravines associated with the seasonal drainage swales and pre-existing road and quarry cuts.

Below is a discussion of the landslide features mapped on Figure 1, moving north to south across the property. For ease of reference, these features discussed below are also numbered on Figure 1.

An active relatively shallow landslide (1) is located near the northeastern property corner within the proposed Lot 2 of the referenced 4-lot subdivision. Based on our review of aerial photographs, our site reconnaissance, and as previously discussed ion our referenced subdivision report, it appears that a 40-foot wide failure appears to have occurred along the downhill side of the graded access road, widening the area of the active landslide from what was previously mapped. This active landslide was absent from the 1943 and 1968 aerial photographs, but appeared in the latest photographs following construction of the graded access road (as discussed above). In our opinion, grading associated with construction of this road is likely the main probable cause of the landslide. It appears that this active landslide is less than 10 feet thick in depth.

An additional active, relatively shallow landslide (2) is located near the northwest property corner, along the road cut above Crystal Springs Road. Based on our site reconnaissance, this feature appears to be approximately 200 feet wide and approximately 100 feet in length. The slide mass is characterized by generally hummocky topography. In our opinion, grading associated with construction of Crystal Springs Road is likely the main probable cause for activation of the landslide. It appears that this active landslide is relatively shallow, likely less than 10 feet thick in depth. Two similar, smaller features (3 and 4) are located further south along Crystal Springs Road with slide mass dimensions of approximately 75 feet wide and approximately 25 feet in length and approximately 50 feet wide and approximately 60 feet in length, respectively.

A debris flow type feature (5) was initially mapped by SCI along the drainage swale below the active landslide in the northeastern property corner, below the proposed lots 2 and 3; however, this feature was questioned by WCA. This feature was subsequently mapped again by BAGG. Based on our site reconnaissance and aerial photograph review, a significant amount of erosion has occurred at the head of this feature; however, very dense vegetation obscures the topography. Additional small shallow landslide features (6 and 7) are located below the mapped debris flow, further down the subtle seasonal drainage swale.

Shallow debris flows (8) also appear to have occurred along the drainage ravine near the eastern property boundary (south of the proposed subdivision), as evidenced by evacuated headscarps along the northern side of the channel. It appears that these features are related to very steep slopes along either side of the ravine in addition to heavy precipitation during past rainfall events. The deeply incised drainage ravine appears to be acerbated by the presence of an existing culvert which discharges road runoff from Parrott Drive into the upper area of this feature. Several approximately 20- to 40-foot wide rotational landslide features (9, 10, and 11) are located on the north side of this channel, further downslope. A catchment basin is located near the base of this channel, approximately 20 feet east of the existing residence. A culvert routes water from the catchment basin, under the existing driveway, and out to Crystal Springs Road. An existing earth swale is located above the catchment basin designed to divert overflow during heavy storm events to the north and away from the residence.

As discussed above, a large presumably ancient landslide (12) appears to extend from the downhill side of Parrott Drive to Crystal Springs Road in the north-central portion of the property. This Ols feature is approximately 500 feet in width and 1,200 feet in length. Two additional large, dormant landslides (13 & 14) are located immediately south of this feature, in the south-central portion of the property. A smaller dormant landslide feature (15) is mapped in the northwestern corner of the site. The larger of the dormant features (14) is approximately 400 feet in width and 1,100 feet in length. The margins of these two features (13 & 14) coincide with a central deeply incised seasonal drainage channel (located south of the ancient landslide and north of the dormant landslide). The channel bounding these features is flanked by numerous, relatively small active landslides (17 through 23). The landslides appear to flank both margins of the channel and appear to be mostly rotational in nature, with 2- to 5-foot tall headscarps observed during site mapping. The features appear to be approximately 50- to 200-feet wide and are characterized by generally hummocky topography. Their activity was presumably triggered by undercutting along the steeply incised seasonal drainage channel during past heavy storm events.

A graded road/path enters the property near the eastern margin of the mapped ancient landslide (Ols) and continues in a southwesterly direction toward the mapped quarry. This grading is associated with the existing sewer line that services residences along Parrott Drive. Along the uphill side of this access road, Franciscan materials are exposed that range from relatively competent rock outcrops to highly sheared, severely to completely weathered materials. During site mapping, we observed an arcuate break in slope below the road, located uphill from boring RWB-4 (see Figure 1 within Landslide 14). While this feature may be a scarp related to past movement, the surrounding topography and relatively close position to the graded access road appear to suggest that this feature is likely a remnant associated with past grading. We did not see additional features similar in nature to this on the property, but it is possible they were obscured by the dense vegetation.

An active relatively shallow landslide (25) is located near the central western portion of the property, within the road cut above Crystal Springs Road. Based on our site reconnaissance, this feature appears to be approximately 200 feet wide and approximately 100 feet in length. The slide mass is characterized by generally hummocky topography and is bounded to the north, east, and south by an approximate 2- to 3-foot tall headscarp. Based on aerial photographs, this feature appears to have activated sometime between 1946 and 1968. In our opinion, grading associated with construction of this over-steepened cut slope along the uphill side of Crystal Springs Road is likely the main probable cause of the landslide; however, quarrying activity associated with the old quarry located uphill and to the south may have contributed to the failure. It appears that this active landslide is relatively shallow, likely less than 10 feet thick in depth.

A debris flow complex (26) was initially mapped by SCI along the drainage swale located southeast of the old quarry. Based on our site reconnaissance and aerial photograph review, a significant amount of erosion has occurred at the head of this feature; however, very dense vegetation obscures the topography and evidence of past debris flow movement is inconclusive; however, given its geomorphology, in our opinion this area possesses a potential debris source. Additional shallow active landslide features are located within the mapped debris flow.

We note that due to the dense vegetation and steep slope conditions, only portions of the site were accessed by during our site reconnaissance and mapping phase. Therefore, there could be other relatively shallow to moderate slope failures on the property that have not been documented.

RESPONSE TO COUNTY COMMENTS

The comments contained in the County of San Mateo's geotechnical review sheet, dated December 4, 2014, are presented verbatim below in italics. Our responses are presented below each comment in normal-face type.

Comment No. 1:

Supplemental investigation of the site landslide hazards and potential offsite impacts should be completed. This work should include, but not necessarily be limited to, the following:

A) The approximate area for stabilization repair of active landsliding within Parcels 1 and 2 should be depicted in plan view and cross section. Conceptual design measures should be presented that are intended to prevent future reactivation or enlargement of landsliding across the common property line. If a grading repair is selected, approximate grading volume estimates should be prepared.

Based on the reconfiguration of parcel boundaries, the majority of the mapped active landslide is located within Parcel 2. Please refer to Figure 1 for the reconfiguration of the proposed parcel lines and refer to Cross Section B-B' (Figure A-7) of MEI's 2014 report for reference. We understand that the project civil engineer will be providing a cross section depicting the proposed landslide repair, including keying and benching details of the fill, fill subdrainage, and grading volumes.

B) If a fourth residential house site is desired, then consideration should be given to other favorable property slopes that are no steeper than the proposed building areas on Parcels 1, 2, and 3.

The reconfiguration of the proposed parcel boundaries results in four smaller parcels with slopes that are no steeper than the previous locations of parcels 1 through 3. Specifically, the parcels have been shifted away from the debris flow and steep ravine mapped south of the newly proposed parcel 4. Please refer to our attached site plan for further clarification.

C) General geologic mapping should be conducted to identify potential areas of the 60.26 acre property that present a moderate to high risk for initiation of slope failures, and have a significant potential for adverse offsite impacts to existing residential developments or roadways. Mapping should include delineation of probable debris transport paths and deposition areas.

Based on our review of the above information, prior engineering geologic and geotechnical studies, and our recent site mapping activities, it is our opinion that the larger landslide features mapped on the subject property appear relatively stable, as a whole. Specifically, the larger landslide masses mapped in the central portion of the property, extending from Parrott Drive to Crystal Springs Road, appear to consist of relatively resistant central ridges bounded by incised stream channels with their basal toe likely buttressed by deep soil at the base of the slope fronting Crystal Springs Road. In addition, these features are constrained from significant movement due to its location within a narrow valley. Therefore, in our

opinion the potential for full reactivation of these features is relatively low; however, continued erosion along the seasonal drainage channels, loss of lateral support along the lower toe margin area from existing over-steepened road cut slopes, and/or strong earthquake ground shaking may cause partial reactivation(s) along the margins of these features. Although there is evidence of active and past landsliding on the subject property, there is no obvious historic evidence that landsliding on the property has caused any substantial impacts to Crystal Springs Road below. Therefore, in our opinion if partial reactivation of these features were to occur, the probability of this type of slope movement significantly impacting the long-term performance of existing off-site improvements is relatively low. Slope movements affecting existing off-site improvements, such as the road below, will likely result in continued maintenance-level issues and may result in damage and temporary closures of the roadway in local areas. However, this slope stability risk can be expected in this general area along Crystal Springs Road adjacent steep hillside terrain and over-steepened road cut slopes. As stated in our referenced report, we note that although our knowledge of the causes and mechanisms of landslides has greatly increased in recent years, it is not yet possible to predict with certainty exactly when and where all landslides will occur, including deep-seated landslides. At some time over the span of thousands of years, most hillsides will experience landslide movement as mountains are reduced to plains. Therefore, an unknown level of risk is always present to structures located in hilly terrain. Owners of property and government agency infrastructures located in these areas must be aware of and be willing to accept this risk.

As stated above, the margins of the larger, central landslide features have experienced active landsliding in the recent past. Movement along the incised seasonal drainage channels across the properties generally appears to be more rotational in nature, with less evidence of classic debris-flow type movement. The landslides mapped along the channels generally are evidenced by 2- to 5-foot tall headscarps, generally hummocky topography, and, to a lesser extent, slightly deflected channels away from the landslide masses. However, due to the steepness of slopes and the observed erosion/incision, the channels on the property have the potential to become sources and/or pathways for future debris flow movement. Specifically, based on our site reconnaissance, although slope movement in these areas may continue to occur in a more rotational manner, landslide movement into the channel area could impede drainage flow and cause a temporary buildup of water that could trigger debris flow movement. For reference proposes, debris flows, in general, commonly involve upon saturation, the rapid removal of relatively shallow thicknesses of granular soil over a firm contact such as bedrock. The saturated soil is transported, in semi-liquid form, from the upper regions of the debris flow causing a scar to form in this area, and the resulting debris deposited along a relatively narrow band or "pathway" to a termination point below. Depending on many factors including the size, steepness of slope, topography, soil type, etc., structures located immediately below slopes potentially prone to debris flow movement may be in an immediate threat of both structural damage and/or life safety. Mitigation measures such as debris fences, impact walls, or deflection walls are commonly recommended to reduce this potential threat.

Although there remains a risk of future localized landsliding and/or debris flow movement onto Crystal Springs Road, we note that during our supplemental investigation, we observed a series of improvements that appear to be designed to mitigate this concern along portions of this road segment. For example, a concrete retaining wall has been constructed northeast

of the intersection of Crystal Springs Road and Tartan Trail Road as well as rock debris fences just south of this area. In addition, various storm drain improvements exist, including several storm drain culverts along the eastern side of Crystal Springs Road. In addition, the headwall areas near the base of the seasonal drainage swales where the storm drains transect beneath the road, did not show significant buildup of debris at the time of our field observations suggesting that they are periodically maintained.

Based on our site observations, we observed that a substantial concrete debris/deflection wall was installed to presumably help protect the school property (Odyssey School) located northeast of the intersection of Crystal Springs Road and Polhemus Road. This wall appears to have ample capacity and a favorable deflection angle to mitigate the concern for potential debris flow impact to the school development initiating from the adjacent seasonal drainage channels located immediately east of this property..

We observed a catchment basin near the base of the seasonal drainage channel above and approximately 20 feet east of the existing residence located approximately 600 feet northeast of the intersection of Crystal Springs Road and Tartan Trail Road. A culvert routes water from the catchment basin, under the existing driveway, and presumably out to Crystal Springs Road. As previously stated, an existing earth swale is located above the catchment basin designed to divert overflow during heavy storm events to the north and away from the residence. These improvements help mitigate the potential concern associated with direct impact from debris flows and significant flooding.

D) Mitigation measure design options should be presented to address unacceptable offsite impacts.

Based on the findings and discussion above, in our opinion new mitigations measures will not be necessary at this time to address offsite impacts primarily because the existing drainage and wall improvements have historically mitigated significant landslide and debris flow hazard concerns. However, there remains a risk that reactivation of the referenced landslide features or activation of new features may result in maintenance-level issues relating to the serviceability of the road below (such as temporary closures due to debris on the roadway). This risk can be expected in any area with over-steepened road cuts below steep hillside terrain. In addition, although very unlikely, there will always remain some life safety risk to drivers or pedestrians associated with slope movement onto the road and for structures built at the base of steep slopes. However, we emphasize that in our opinion this potential risk has been mitigated by the existing improvements mentioned above and is not substantially different than other areas along this same road segment subject to steep slope conditions.

E) Geotechnical design recommendations for the proposed project should be updated as warranted based on identified site conditions.

The geotechnical design recommendations contained in MEI's 2014 report appear to be applicable to the proposed project. If site conditions varying from those described herein and in MEI's 2014 report, we are prepared to update project geotechnical design recommendations as warranted.

Comment No. 2:

Future proposed subdivision plans should be evaluated and approved by the Project Geotechnical Consultant for conformance with recommendations prior to submittal of revised Tentative Map documentation to the County.

MEI is prepared to evaluate future subdivision plans for conformance with geotechnical recommendations.

Limitations

Our supplemental evaluation has been performed and the preceding conclusions have been developed in accordance with engineering geologic and geotechnical engineering principles and practices generally accepted at this time and location. A more detailed investigation that might include detailed site mapping, subsurface exploration and testing, slope stability analyses, and laboratory testing could result in modifications to our limited evaluation. We make no warranty, either expressed or implied.

If you have any questions concerning the content of this letter or other aspects of the project, please call.

Sincerely,

MURRAY ENGINEERS

Kaysea A. Porter, P.G. 9269
Project Geologist

John A. Stillman, G.E., C.E.G. 1868
Principal Geotechnical Engineer

KAP:JAS

Copies: Addressee (3)
MacLeod and Associates (1)
Attn: Mr. Daniel MacLeod, P.E.

Attachments: Figure 1, Site Plan & Engineering Geologic Map

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1″=250′

PARROTT DRIVE
CRYSTAL SPRINGS ROAD
TARTAN TRAIL ROAD
LAKEVIEW DRIVE
POLHEMUS ROAD
CRYSTAL SPRINGS ROAD
Old Quarry
Odyssey School Property
Approx. 52 ac.

Legend & Selected Map Symbols

B-1 Approximate Location of Soil Boring by Murray Engineers, Inc., drilled December 20-23, 2013
RWB-1 / B-4 Approximate Location of Soil Borings by BAGG drilled July 18-19, 2007 & October 2, 2007
——— ? Geologic Contact, Dashed where Approximate, Queried Where Uncertain
Base: Topographic Survey by BKF Engineers, dated January 2, 2007
Approximate Scale: 1 inch = 100 feet

fsr Fanciscan Sheared Rock
Ols Older Landslide
Dls Dormant Landslide
Als Ancient Landslide
df Debris Flow
Landslide Limits
Proposed Building Site - Typical

MURRAY ENGINEERS INC
GEOTECHNICAL SERVICES

SITE PLAN & ENGINEERING GEOLOGIC MAP

ZMAY RESIDENTIAL SUBDIVISION
1551 CRYSTAL SPRINGS ROAD
SAN MATEO COUNTY, CALIFORNIA

PROJECT NO.	MARCH 2015	FIGURE 1
1847-1L1		

County of San Mateo - Planning and Building Department

ATTACHMENT H

Erica Adams

From: Ted Sayre <tsayre@cottonshires.com>
Sent: Thursday, December 07, 2017 1:59 PM
To: Erica Adams
Subject: RE: Zmay Geotechnical Review
Attachments: G5164A Zamay.doc

Hi Erica-

I have attached our last project letter of 7-14-15 where we reviewed a Murray Engineers letter with the same title but with a date of April 15, 2015 (instead of March 18, 2015). I assume that the April 15 letter was a minor update of the March 18 letter. In any event, it appears that our comments remain the same as indicated on our attached letter.

There is a need for a landslide grading repair on Parcel 2, but the initial concern about a deflection wall was resolved when I met a representative of Murray Engineers in the field. At that time we were able to inspect the potentially impacted downslope property/residence and saw that deflection structures had already been installed (this is my recollection from early 2015).

Please let me know if you have any other questions. Is there a current application number that I can charge some minor time to? Let me know if I should prepare a formal update letter.

Thanks, Ted Sayre----Cotton, Shires and Associates, Inc. 408 354-5542

From: Erica Adams [mailto:eadams@smcgov.org]
Sent: Wednesday, November 29, 2017 1:32 PM
To: Ted Sayre <tsayre@cottonshires.com>
Subject: Review

Hi Ted,

I cannot recall if I sent this review of your review to you? It came up because I know you had mentioned a deflection wall and Murray is saying it is not necessary. Can you look at this and see if you have any new comments or are satisfied with the analysis?

Erica D. Adams, Planner III
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063
Phone: (650) 363-1828
Fax: (650) 363-4849

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

July 14, 2015
G5164A

TO: Erica Adams
Planner III
Planning and Building Department
455 County Center, 2nd Floor
Redwood City, California 94063

SUBJECT: **Supplemental Geologic and Geotechnical Peer Review**
RE: Zmay Minor Subdivision and RMD Permit
PLN: 2014-00410
APN 038131110 (60.26 Acre Parcel)
1551 Crystal Springs Road, San Mateo County, California

We have completed a supplemental geologic and geotechnical peer review of the application for site subdivision using:

- Geotechnical Plan Review - Zmay 4 Lot Subdivision (letter) prepared by Murray Engineers, Inc., dated June 3, 2015;
- Geotechnical Plan Review – Landslide repair (letter) prepared by Murray Engineers, Inc., dated May 28, 2015;
- Supplemental Evaluation & Response to Review Comments (letter-report) prepared by Murray Engineers, Inc., dated April 15, 2015;
- Grading and Drainage Plan for Slide Repair (Sheet C-1) prepared by MacLeod and Associates, with revision date of May 18, 2015;
- Vesting Tentative Parcel Map (2 sheets, various scales) prepared by MacLeod and Associates, with latest revision date of May 29, 2015; and
- Engineering Geologic & Geotechnical Investigation: 4-Lot Residential Development, Zmay Property (report) prepared by Murray Engineers, Inc., dated February 10, 2014.

In addition, we have reviewed pertinent technical maps, aerial photographs, and reports from our office files and completed a reconnaissance along Crystal Springs Road and adjoining slopes with the Project Geotechnical Consultant.

DISCUSSION

The applicant proposes to subdivide the subject 60.26 acre parcel into four 0.73 acre lots with a 57.33 acre remainder parcel. Approximately 48.25 acres of the remainder is a proposed Conservation Easement/Open Space. Approximately 9.08 acres of the remainder parcel along Crystal Springs Road is to be excluded from the Conservation Easement and remain buildable. An existing residence is located on the subject 9.08 acres. In our previous project geologic and geotechnical peer review (dated December 4, 2014), we recommended that supplemental site investigation be undertaken to address the potential for adverse offsite impacts from slope failure within the remainder parcel. We also noted that very steep building site slopes within proposed Parcel 4 were not consistent with prevailing standards. We recommended that a specific repair plan be prepared for the active landslide located on the currently proposed Parcel 2.

Currently proposed Parcels 1, 2, 3, and 4 are located along the outboard side of Parrott Drive. We understand that septic effluent from the parcels would be pumped to the existing sanitary sewer beneath Parrott Drive. The locations of these 4 proposed parcels have been adjusted to avoid steeper slope conditions and the potential for slope instability within the previously proposed Parcel 4.

RECENT GEOLOGIC AND GEOTECHNICAL EVALUATIONS

The Project Geotechnical Consultant has completed supplemental evaluations focused primarily on slope stability conditions within the proposed remainder parcel. The Consultant identified and addressed 26 specific landslide areas within the remainder parcel. The Consultant concluded that existing drainage and diversion wall improvements have historically mitigated significant landslide and debris flow hazards concerns to offsite areas. Gross slope conditions appear to be unchanged since 1943 aerial photographs. Two relatively small areas of shallow slope instability have been active along the eastern side of Crystal Springs Road. Periodic maintenance of storm drain culverts beneath this roadway has apparently prevented significant buildup of debris at culvert inlets.

The Consultant concludes that the potential for deep-seated landsliding within the remainder parcel to impact offsite improvements (including perimeter roadways) is relatively low. However, continued ongoing periodic maintenance will be required to address shallow movement of earth debris onto Crystal Springs Road. The Consultant concludes that the proposed subdivision is feasible from a geotechnical perspective and that submitted plans are in general conformance with presented design recommendations.

CONCLUSIONS AND RECOMMENDED ACTION

We conclude that the Consultant has adequately demonstrated the geotechnical feasibility of residential development of Parcels 1 through 4 as long as the area of active landsliding within Parcel 2 is stabilized as a subdivision-level improvement. To prevent potential undermining of residential improvements on Parcels 1 and 3, it is important that landslide repair be completed within Parcel 2 prior to any individual lot residential construction. All subdrain alignments within the repair should be accurately surveyed during construction so that future pier-supported foundations do not interfere with constructed subdrain systems.

Residential development within the delineated building envelopes of Parcels 1 through 4 would occur across existing slopes in the range of 40 to 50 percent inclination. Local slopes are mantled by several feet of potentially unstable colluvium. Consequently, unsupported large cuts and fills should be avoided from a slope stability perspective. All significant future fills proposed across steep slopes should be keyed and benched into competent bedrock. Murray Engineers has recommended that new residences be supported by pier foundations with piers extending a minimum of 12 feet into bedrock. Our geotechnical approval of residential building envelopes on Parcels 1 through 4 is contingent on geotechnical design parameters not being less conservative than those presented in the referenced February 2014 Murray Engineers report. In addition, we recommend that the following conditions be attached to geotechnical approval of Vesting Tentative Parcel Map:

1. Landslide Repair Parcel 2 – The landslide repair on Parcel 2 shall be completed as a subdivision-level improvement prior to the construction of any residential structures on any parcel. All fill material for the repair shall be keyed and benched into competent bedrock (not into soil as indicated on the referenced C-1). The fill slope for the repair exceeds 30 feet in height and consequently the final design shall include intermediate surface drainage control measures. A condition for preparation of a surveyed, as-built subdrain plan shall be added to the proposed repair plan. A modified design plan should be prepared, approval by the Project Geotechnical Consultant, and submitted to the County for approval prior to the initiation of grading repair work.

2. Grading Restrictions – No cut or fill exceeding 5 feet in vertical dimension shall be permitted on Parcels 1 through 4 unless supported by an engineered retaining wall. Grading and drainage plans for each lot shall be reviewed from a geotechnical

perspective by the County prior to approval of building or grading permits on Parcels 1 through 4. Foundation design on Parcel 2 shall be checked against the as-built subdrain plan for the landslide repair.

3. Geotechnical Design Parameters – Final geotechnical design parameters to be utilized for residential construction on Parcels 1 through 4 shall not be less conservative than design recommendations presented in the Engineering Geologic & Geotechnical Report by Murray Engineers, Inc., dated February 10, 2014.

LIMITATIONS

This supplemental geologic and geotechnical peer review has been performed to provide technical advice to assist the County with its discretionary permit decisions. Our services have been limited to review of the documents previously identified, and a visual review of the property. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.
COUNTY GEOLOGIC AND GEOTECHNICAL CONSULTANT

Ted Sayre
Principal Engineering Geologist
CEG 1795

David T. Schrier
Principal Geotechnical Engineer
GE 2334

TS:DTS:kc

County of San Mateo - Planning and Building Department

ATTACHMENT I

Attachment I

GRANT OF CONSERVATION EASEMENT

This GRANT DEED OF CONSERVATION EASEMENT is made on October _____, 2018, by Z ENTERPRISES LP, having an address at 1551 Crystal Springs Road, Hillsborough, CA 94010 ("Grantor") in favor of the COUNTY OF SAN MATEO having an address at County Government Center, 400 County Center, Redwood City, CA 94063 ("Grantee" or "County").

RECITALS

WHEREAS, Section 6317.A (Conservation Open Space Easement) of the San Mateo County Zoning Regulations (Zoning Regulations) requires, after any land division of lands zoned Resource Management (RM), that the applicant for the land division grant to the County (and that the County accept) a conservation easement, containing a covenant running with the land in perpetuity, which limits the use of the land covered by the easement to uses consistent with open space as defined in the California Open Space Lands Act of 1972 in January 1, 1980; and

WHEREAS, Grantor is the owner of lands located in the County of San Mateo, commonly referred to as the Lands of Zmay, the Vesting Tentative Parcel Map for which was approved by the San Mateo County Planning Commission on _____included as Exhibit B; and

WHEREAS, Grantor wishes to grant to Grantee a conservation easement over the property described in the attached Exhibit A (Legal Description), which is incorporated herein by reference (the "Subject Property"), in fulfillment of the requirements of Section 6317.A of the Zoning Regulations.

NOW, THEREFORE, in consideration of the mutual covenants, terms, restrictions and conditions hereinafter set forth, Grantor hereby grants and conveys to Grantee and its successors, a conservation easement, in gross and in perpetuity, on the terms, and subject to the limitations set forth herein.

Description of Property

1. Grantor is the sole owner of the Subject Property, located in the County of San Mateo, State of California and the Subject Property is the subject of this grant. The Subject Property is delineated on the Lands of Zmay Vesting Tentative Parcel Map

and listed and described on Exhibit A, which is attached to and made part of this grant by reference.

Conservation Values

2. The Subject Property possesses natural, scenic, open space, habitat preservation, and recreational values which will be conserved through prevention of any future large scale residential development. In particular,

   a. The preservation of the Subject Property is consistent with the General Plan of the County; and

   b. The preservation of the Subject Property is in the best interest of the County specifically because:

      (1) The land is essentially unimproved and if retained in its natural state or improved for the limited permitted uses consistent with Section 9.e. below, has scenic value to the public and this instrument contains appropriate covenants to that end; and

      (2) It is in the public interest that the Subject Property be retained as Open Space or improved for the limited permitted uses consistent with Section 9.e. below, because such land will add to the amenities of living in neighboring urbanized areas.

   c. The preservation of the Subject Property is consistent with the Grantor's primary goal to maintain eligibility under the California Land Conservation Act of 1965 (also commonly referred to as the "Williamson Act.").

Intention of Grantor

3. It is the intention of Grantor to grant to Grantee a conservation easement on, over, across, and under the Subject Property pursuant to the Open Space Easement Act of 1974, appearing at Chapter 6.6 (commencing with Section 51070) of Part 1, Division 1, Title 5 of the California Government Code, and in fulfillment of the requirements of Section 6317.A of the San Mateo County Zoning Regulations whereby Grantor relinquishes certain rights and enters into certain covenants concerning the Subject Property, as more particularly set forth below. It is the intention of the Grantor that this grant meet all of the requirements of Section 170(h)(1) of the United States Internal Revenue Code, and meet all the requirements to maintain eligibility under the Williamson Act.

Purpose of Easement

4. The purpose of this grant of an open space easement in the Subject Property is to preserve the natural and scenic character of the Subject Property, subject to the restrictions set forth herein, and to prevent any future development of the Subject Property that will impair or interfere with the conservation values of the Subject Property. Grantor intends that this Conservation Easement will confine the use of the Subject Property to activities and improvements for the limited permitted uses consistent with Section 9.e. below.

Description of Grantee

5. Grantee is a political subdivision of the State of California, and is the entity designated under Section 6317.A of the San Mateo County Zoning Regulations to accept easements granted pursuant to that section.

Acceptance by Grantee

6. By accepting this grant, Grantee agrees to honor the intentions of Grantor to act in a manner consistent with the purposes of this grant, and to preserve and protect in perpetuity the conservation values of the Subject Property. Grantee shall accept this grant in satisfaction of Condition ____ to the approval by the Planning Commission on _____ and other related conditions of approval regarding a conservation easement. The effective date of this grant shall be the date that this grant of easement is recorded. In the event that any Parcel Map or the Final Subdivision Map is invalidated as a result of a legal challenge, this easement shall cease to have any effect and the Grantee shall reconvey to Grantor all rights it may hold by virtue of this easement and shall promptly record a quitclaim of all such rights. This grant satisfies the requirements in the County's Resource Management Zoning District for a subdivision under the Resource Management Zoning District.

Grant of Easement

7. In consideration of the above and the mutual covenants, terms, conditions, and restrictions contained in this grant deed, and pursuant to the laws of California and in particular to the Open Space Easement Act of 1974 and Section 6317.A of the San Mateo County Zoning Regulations, Grantor voluntarily grants to Grantee a conservation easement in gross in the Subject Property in perpetuity subject to the terms of this easement.

Covenants

8. The Subject Property shall be used by Grantor and Grantor's successors in interest only for those purposes that will maintain the existing open space character of the Subject Property. Any uses of the Subject Property shall further be limited to uses consistent with open space as defined in the California Open Space Lands Act of 1972, on January 1, 1980, as set forth in Government Code Section 65560. However, Grantor and Grantor's successors in interest may improve the Subject Property consistent with Section 9.e. below.

   Without limiting the generality of the foregoing, Grantor and Grantor's successors in interest hereby covenant that they will refrain, in perpetuity, from doing, causing, or permitting any of the following acts with respect to the Subject Property:

   a. Using or permitting the use of the Subject Property for any purpose except as is consistent with the stated purposes, terms, conditions, restrictions, and covenants of this easement, with the provisions of the Open Space Easement Act of 1974, and with the findings of the Board of Supervisors of the County of San Mateo pursuant to California Government Code Section 51084.

   b. Constructing structures and other improvements on the Subject Property. However, Grantor may construct and maintain existing utility, road and access easements or any such easements authorized or reserved by the Vesting Tentative Parcel Map for the Lands of Zmay approved by the County of San Mateo on _____, and make necessary improvements, including surfacing of the Subject Property, for the limited permitted uses consistent with Section 9.e. below, provided that any such construction and maintenance shall be carried out consistently with the conservation values that this Conservation Easement was intended to protect. This section is not intended to approve or otherwise legalize existing improvements constructed by any third person on the Subject Property, nor is to be construed as requiring that Grantor remove any such improvements that exist as of the effective date of this easement.

   c. Cutting or removing native timber or trees found or located on the Subject Property, except as may be required for fire prevention (but only as consistent with Section 9.b. below), thinning, elimination of diseased growth, or similar preventive measures in a manner compatible with the purposes of this grant, except as to the extent necessary for the limited permitted uses consistent with Section 9.e. below including harvest of planted trees.

d. Cutting, uprooting, or removing natural growth found or located on the Subject Property, except as may be required for fire prevention (but only as consistent with Section 9.b. below), thinning, elimination of diseased growth, similar preventive measures in a manner compatible with the purposes of this grant, or to the extent necessary for the limited permitted uses consistent with Section 9.e. below including cleaning areas necessary for growing. Nothing in this Conservation Easement shall exempt Grantor from compliance with any regulations and/or permit requirements governing the removal of trees.

e. Dividing or subdividing the Subject Property.

f. If, during any time in which the Subject Property is owned by a public agency, and with respect to any activity that is otherwise permitted under the terms of this easement, this Section 8 shall not restrict Grantor from undertaking any such activity in any manner necessary in order to comply with the Americans With Disabilities Act, Section 504 of the Rehabilitation Act of 1973 or any analogous state or federal laws.

Reservation of Rights

9. Grantor reserves the right to all uses and occupancy of, and ingress and egress to and from, the Subject Property in any manner consistent with the stated purposes, terms, conditions, restrictions, and covenants of this grant. Those uses include the following specific enumerated rights:

a. The right to remove hazardous substances, rubbish, diseased plants or trees and to correct dangerous conditions on the Subject Property.

b. The right to remove understory vegetation which, according to the County Fire Marshal, constitutes a fire hazard to the neighboring parcels. Nothing in this subsection of this Conservation Easement shall exempt the Grantor from compliance with regulations and/or permit requirements regarding the removal of trees.

c. The right to repair underground utility lines.

d. The right to post signs to deter trespass or to prevent, pursuant to Civil Code Section 1008, the creation of prescriptive easements, which signs shall be of no greater size than the minimum specified by law.

e. The right to develop and improve the Subject Property for the following limited permitted uses:

(i) Agricultural uses and temporary on-site sales of agricultural products.
(ii) Livestock raising and grazing.
(iii) Vineyards.
(iv) Solar Panels to serve on-site agricultural uses only.

Grantor's desires to maintain eligibility under the Williamson Act, therefore, any uses that would be interpreted by any governmental agency to be 1) prohibited by the Williamson Act or 2) increase the property tax due to the prohibition by the Williamson Act are excluded from the list of limited permitted uses above.

Grantee's Approval

10. Whenever this grant deed requires Grantor to obtain the prior written approval or permission of the Grantee, the Grantor will notify the Grantee not less than fifteen (15) business days in advance of the date that Grantor intends to undertake the activity. The notice must describe the nature, scope, design, location, timetable, and any other material aspect of the proposed activity in sufficient detail to permit Grantee to make an informed judgment as to the consistency of the activity with the purpose of this grant. The Grantee shall grant or deny approval in writing within ten (10) business days of receipt of Grantor's notice. Grantee may deny approval only on a reasonable determination that the proposed action would be inconsistent with the purpose of this grant. The provisions of this Section 10 shall not apply during any time in which the Subject Property is owned by a public agency.

Right to Prevent Prohibited Use

11. Grantor grants to Grantee and Grantee's successors and assigns, for the duration of this grant, the right, but not the obligation, to prevent or prohibit any activity that is inconsistent with the stated purposes, terms, conditions, restrictions, or covenants of this grant and the right to enter the Subject Property for the purpose of removing any building, structure, improvement, or any material whatsoever constructed, placed, stored, deposited, or maintained on the Subject Property contrary to the stated purposes of this grant or to any term, condition, restriction, or covenant of this grant. By this grant, Grantor retains all rights to enforce the easement and any rights as an owner not inconsistent with this grant.

Enforcement

12. a. The purposes, terms, conditions, restrictions, and covenants in this grant may be specifically enforced or enjoined by proceedings in the Superior Court of the State of California, consistent with the terms of Section 51086 of the California Government Code.

b. It is understood and agreed that the enforcement proceedings provided in this section are not exclusive and that any action to enforce the terms and provisions of the Grant of Open Space Easement shall be at the discretion of Grantee and may be brought at law or in equity. Any forbearance on the part of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, or by Grantor's heirs, successors, personal representatives or assigns shall not be deemed or construed to be a waiver of Grantee's rights hereunder in the event of any subsequent breach.

c. In any action by Grantee to enjoin any violation of this easement, Grantor agrees that Grantee shall have no obligation to prove either actual damages or the inadequacy of otherwise available legal remedies. Grantor agrees that Grantee's remedies at law for any violation of this easement are inadequate and that Grantee shall be entitled to the injunctive relief described in this section, both prohibitive and mandatory, in addition to such other relief to which Grantee may be entitled, including specific performance of this Conservation Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies. Grantee's remedies described in this section shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity. The failure of the Grantee to discover a violation shall not bar Grantee from taking action at a later time. The provisions of this Section 12.c. shall not apply during any time in which the Subject Property is owned by a public agency.

Acts Beyond Grantor's Control

13. Nothing contained in this instrument may be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Subject Property resulting from causes that are beyond Grantor's control, including, but not limited to, third party actions, trespass, fire, flood, storm, earth movement, or any prudent or reasonable action undertaken by Grantor in an emergency situation to prevent or mitigate damage or injury to the Subject Property resulting from such causes, provided that the emergency situation does not result from, or is not related to, actions undertaken by the Grantor. Nothing herein shall relieve Grantor of the

obligation to apply for and obtain any required permits or approvals for any such actions.

No Authorization for Public Trespass

14. a. The granting of this Conservation Easement by this instrument and the acceptance of the easement by the Grantee do not, in themselves, authorize, and are not to be construed as authorizing, the public or any member of the public to enter, trespass on, or use all or any portion of the Subject Property, or as granting to the public or any member of the public any tangible rights in or to the Subject Property. It is understood that the purpose of this grant is solely to restrict the use of the Subject Property, so that it may be kept as near as possible in its natural state or the limited permitted uses consistent with Section 9.e.

b. It is the intention of Grantor and Grantee that should the fee simple interest in the Subject Property be transferred to a public agency or qualified non-profit entity or the County of San Mateo, passive recreational uses that preserve the natural open space character of the land may be allowed, including, but not limited to, nature walks, day hiking, picnicking, bird watching and photography. Any such future use would be subject to the approval of such subsequent owner.

Condemnation

15. As against the County of San Mateo, in its capacity as Grantee, the purposes of this Conservation Easement are presumed to be the highest and most necessary use of the Subject Property as defined at Section 1240.680 of the California Code of Civil Procedure notwithstanding Sections 1240.690 and 1240.700 of that Code. If an action in eminent domain for condemnation of any interest in the Subject Property is filed, or if the Subject Property is acquired for a public improvement by a public agency or person, these restrictions will be null and void as to the interest in the Subject Property actually condemned or acquired. However, all conditions, restrictions, and covenants of this grant will be in effect during the pendency of such an action; if such an action is abandoned before the recordation of a final order of condemnation, any portion of the Subject Property that is not actually acquired for public use will once again be subject to all of the terms, conditions, restrictions, and covenants of this grant. Grantor will be entitled to the amount of compensation as if the Subject Property had not been burdened by the conservation easement, consistent with Section 51095 of the California Government Code. Nothing in this section shall preclude consideration of zoning as reflected in the approved Final Parcel Map.

Abandonment

16. The easement granted by this instrument may not be abandoned, in whole or in part, and Sections 51093 and 51094 of the California Government Code shall be inapplicable to this Conservation Easement.

Taxes and Assessments

17. Grantor or Grantor's successor or assigns shall pay or cause to be paid all real property taxes and other assessments (general and special), fees, and charges of whatever description levied or assessed against the Subject Property. Grantee agrees to cooperate with Grantor in documenting the existence and property tax-related effect of the easement for the Assessor of San Mateo County. The provisions of this Section 17 shall not apply during any time in which the Subject Property is owned by a public agency.

Maintenance

18. The Grantee shall not be obligated to maintain, improve or otherwise expend any funds in connection with the use or enjoyment of Subject Property or any interest created by this Grant of Easement.

Liability and Indemnification

19. a. Grantor retains all responsibility and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Subject Property. Grantor agrees that the Grantee shall not have any duty or responsibility for the operation, upkeep, or maintenance of the Subject Property, or the protection of Grantor, the public or any other third parties from risks related to the condition of the Subject Property. Grantor shall remain solely responsible for obtaining any applicable governmental permits and approvals required for any activity or use by Grantor permitted by this easement, including permits and approvals required from Grantee acting in its regulatory capacity and any activity or use shall be undertaken in accordance with all applicable federal, state, local, and administrative agency laws, statutes, ordinances, rules, regulations, orders, and requirements. Acceptance of this Grant of Open Space Easement by Grantee is subject to the express condition that the Grantee and its officers, agents, members and employees are to be free from all liability and claim for damage by reason of any injury to any person or persons, including Grantor, or property of any kind whatsoever and to whomsoever belonging, including Grantor, resulting from any pre-existing condition(s) on the Subject Property, and any acts or

omissions of the Grantor or Grantor's predecessors or successors in interest related to the Subject Property. Grantor, on its behalf and on behalf of its successors in interest, hereby covenants and agrees to indemnify and hold harmless the Grantee, and its directors, officers, employees, agents, contractors, and representatives, and their respective heirs, personal representatives, successors, and assigns (each, an "Indemnified Party") from and against any and all liabilities, penalties, costs, losses, damages, expenses (including, without limitation, reasonable attorney(s) fees and other litigation expenses), causes of actions, claims, demands, orders, liens, or judgments (each, a "Claim") on account of or arising out of any pre-existing condition(s) on the Subject Property and any acts or omissions of the Grantor or Grantor's predecessors or successors in interest related to the Subject Property, except that this indemnification obligation shall be inapplicable to any Claim determined to result solely from the negligence of Grantee or any of its agents.

If any action or proceeding is brought against any of the Indemnified Parties by reason of any such Claim, Grantor and its successors in interest shall, at the election of and upon written notice of any such Indemnified Party, defend such action or proceeding by counsel reasonably acceptable to the Grantee's Indemnified Party or reimburse such Indemnified Party for all charges incurred for services of any government attorney (including, but not limited, for example, to attorneys of the Office of the County Counsel) in defending the action or proceeding. Grantee agrees that, in the defense of any such Claim, it will vigorously assert all existing and applicable immunities and defenses.

b. The Grantee shall have no right of control over, nor duties and responsibilities with respect to, the Subject Property, which would subject the Grantee to liability occurring on the land, by virtue of the fact that the right of Grantee to enter the land is strictly limited to preventing uses inconsistent with the interests granted, and does not include the right or obligation to enter the land for the purposes of correcting any dangerous condition as defined by California Government Code Section 830.

c. Grantor agrees to maintain bodily injury and property damage liability insurance as shall protect it from claims related to conditions on the Subject Property and to name the Indemnified Parties as additional insureds on such policies.

d. The provisions of subsections 19.a. and 19.c. of this Section 19 shall not apply during any time in which the Subject Property is owned by a public agency.

Amendment

20. This Conservation Easement may not be amended in whole or in part as to any term, condition, restriction, or covenant without the prior written consent of the Grantor and Grantee. During all times that the County of San Mateo remains owner of this easement, any non-clerical amendment to this easement that is proposed shall be presented at a duly-noticed public meeting of the San Mateo County Planning Commission for a recommendation of the Planning Commission before the proposed amendment is presented to the San Mateo County Board of Supervisors for action.

In the event that another public agency besides the County of San Mateo becomes the owner of this easement, that public agency shall convene a public hearing before its governing board to consider any proposed amendments to this easement before the governing board approves any such proposed amendments. Notwithstanding the foregoing, in no event shall any amendment to this Conservation Easement be permitted which violates the California Open Space Lands Act or which contradicts the perpetual nature of this easement.

Binding on Successors and Assigns

21. This grant, and each and every term, condition, restriction, and covenant of this grant, is intended for the benefit of the public and is enforceable pursuant to the provisions of the Open Space Easement Act of 1974. This grant binds Grantor and Grantor's successors and assigns and constitutes a servitude on the Subject Property that runs with the land.

Liberal Construction

22. This easement is to be liberally construed in favor of the grant in order to effectuate the purposes of the easement and the policy and purpose of the Open Space Act of 1974. If any provision in this grant is found to be ambiguous, an interpretation consistent with the purpose of this easement that would render the provision valid will be adopted over any interpretation that would render it invalid.

Severability

23. If any provision of this grant is found to be invalid, or if the application of this easement to any person or circumstance is disallowed or found to be invalid, the remainder of the provisions of the grant, or the application of the grant to persons or circumstances other than those to which its application was disallowed or found invalid, will not be affected and will remain in full force and effect.

Controlling Law

24. This grant of easement is to be interpreted, enforced, and performed in accordance with the laws of the State of California.

Entire Agreement

25. This grant sets forth the entire agreement of the parties with respect to the conservation easement and supersedes all previous conversations, negotiations, understandings, settlements, or agreements related to the conservation easement.

Captions

26. The captions in this grant have been inserted solely for the purpose of convenience of reference and are not to be construed as part of this instrument and do not affect the construction or interpretation of the grant.

Enforceable Restriction

27. This easement is intended to constitute an enforceable restriction pursuant to the provisions of California Constitution, Article XIII, Section 8, and Sections 402.1 and 421 through 423.3 of the California Revenue and Taxation Code.

Counterparts

28. The parties may execute this instrument in two or more counterparts, which shall, collectively, be signed by all parties. Each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity between the counterparts produced, the recorded counterpart controls.

Recording

29. Grantee shall record this Conservation Easement in the Office of the County Recorder of the County of San Mateo and may re-record it at any time that Grantee deems it necessary in order to preserve its rights in this easement.

Merger

30. It is the intent of the Grantor and the Grantee that the doctrine of merger not operate to extinguish this Conservation Easement if the same person or entity comes to own both the easement and the Subject Property. If, despite this stated intention, the doctrine of merger is determined to have extinguished this Conservation Easement, then a replacement conservation easement or restrictive covenant containing the same material protections embodied in this Conservation Easement shall be prepared and recorded against the Subject Property.

IN WITNESS WHEREOF, Grantor has executed this Conservation Easement Deed the day and year first written above.

Dated: _____

_____GRANTOR
Z ENTERPRISES LP
By: Steve Zmay

EXHIBIT A: Legal Description
EXHIBIT B: Vesting Tentative Parcel Map

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ACCEPTANCE OF CONSERVATION EASEMENT

Pursuant to the provisions of the Open Space Easement Act of 1974, appearing at Chapter 6.6 of Part 1, Division 1, Title 5 of the California Government Code (commencing with Section 51070}, the County of San Mateo accepts this grant of a conservation easement.

Dated: _____

_____
COUNTY OF SAN MATEO

By: _____

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