COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: *Grading Remediation*, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2017-00119

OWNER: Bayfront Investments, LLC.

APPLICANT: Alison Mader

NAME OF PERSON UNDERTAKING THE PROJECT OR RECEIVING THE PROJECT APPROVAL: Bayfront Investments, LLC.

ASSESSOR'S PARCEL NO.: 078-190-180

LOCATION: Langley Hill Road, Unincorporated La Honda

PROJECT DESCRIPTION

The project includes a resource management permit and grading permit to remediated grading and construction completed without the benefit of permits. The proposed project includes the removal of four footbridges, three tent platforms, and relocation of a driveway. The project also includes the legalization of a man-made pond. The proposed grading remediation includes 3,680 cubic yards of earthwork (1,840 cubic yards of cut and 1,840 cubic yards of fill).

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.

2. The project will not have adverse impacts on the flora or fauna of the area.

3. The project will not degrade the aesthetic quality of the area.

4. The project will not have adverse impacts on traffic or land use.

5. In addition, the project will not:

    a. Create impacts which have the potential to degrade the quality of the environment.

b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

c. Create impacts for a project which are individually limited, but cumulatively considerable.

d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

Mitigation Measure 1: The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any grading "hard card" that, at a minimum, includes the "Basic Construction Mitigations Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access road) shall be watered two times per day.
b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

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

f. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

g. Post a publicly visible sign with the telephone number and person to contact at the County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 2: A California Department of Fish and Wildlife (CDFW) approved qualified biologist shall conduct a preconstruction survey prior to any work in the spring, pond, or drainage areas, no longer than 48 hours in advance of the start of work. If work is delayed after the inspection, or if work moves to a new area, an additional pre-construction

survey is required. Resumes of biologist and biological monitors shall be provided to CDFW for review and approval well in advance of project work.

Mitigation Measure 3: Prior to any project or construction activities, the biological monitor or qualified biologist shall conduct and education session on species that may be present at the project work site. The training shall include basic identification of the species, their basic habits, where they could be encountered in the work area, and procedures to follow if they are encountered. Any personnel joining the work crew later shall receive the same training before beginning work.

Mitigation Measure 4: In order to prevent noise impacts to nesting long-eared owls, heavy equipment used should be timed outside of the nesting season. If grading occurs during the nesting season of raptors and migratory birds, a focused survey for active nests must be completed by a CDFW approved/qualified biologist within 15 days prior to the beginning of the project-related activities. Surveys will be conducted in all suitable habitat located at the project work site, in staging and storage areas, and within 1,000 feet of the project work site. If project work is halted for 15 days or more, a new survey is required. The nesting season is February 1 to September 15.

Mitigation Measure 5: If active nests are found, the qualified biologist shall confer with CDFW regarding the appropriate action to comply with the Migratory Bird Treaty Act. The project may be delayed, or a buffer may be established around the nest. The results depend on the location of the nest relative to project activities, and what project activities are planned.

Mitigation Measure 6: Upland habitat for special status species shall be protected during construction activities. Staging areas should be established in areas already impacted by grading, and not in vegetated areas. The upper, seasonal pond near the worksite should be protected from disturbance or modification because it provides habitat for special-status species.

Mitigation Measure 7: Wildlife exclusion fencing should be installed around the perimeter of the pond construction area during grading activities and should be regularly inspected by a biological monitor. If any trenches or holes are dug, they should be covered at the end of each day, inspected for trapped wildlife each morning, and the length of time that they are open should be minimized. If trapped wildlife is discovered, the wildlife should be removed by the CDFW-approved biological monitor.

Mitigation Measure 8: Construction debris should immediately be placed in a truck or bin for removal off site, rather than piled on the ground. Piles may attract reptiles and amphibians that could then be disturbed or injured when the material is later collected. Following cabin removal, disturbed soil shall be stabilized as needed and native plants installed.

Mitigation Measure 9: It is recommended that the material on the slope failure be left in place and that no action be taken to remove it. Removal would cause more disturbance of the embankment and could result in adverse impacts to the creek caused by debris and soil falling into the creek channel and affecting creek flows. In addition, the debris may now provide habitat for roosting bats, reptiles, and birds. Removal of the debris may negatively impact wildlife.

Mitigation Measure 10: Standard Best Management Practices for erosion control and stormwater pollution prevention shall be employed during and after construction to protect water quality onsite and downstream. Stormwater management and water quality protection measures may include the use of straw wattles to catch sediment, covering stockpiles during rain events, covering exposed slopes with jute netting, and reseeding/planted graded areas. The erosion control, slope protection, or other water quality protection measures shall not include plastic/synthetic netting because it ensnares amphibians and reptiles and could impact special-status species.

Mitigation Measure 11: All new plantings/seeds should be comprised of native species known to occur in the surrounding natural habitat. No plants listed by the California Invasive Plant Council shall be included in the revegetation specifications. Revegetated areas should be monitored for revegetation success and kept free of non-native invasive weed species until the native vegetation has grown in and become dominant.

Mitigation Measure 12: Any native trees removed for the project shall be replaced at a 6:1 ratio for oaks, a 3:1 ratio for other native trees, and a 1:1 ratio for non-native species. All replacement trees shall be native species found to occur in the adjacent forested areas. The bay laurel that is planned to be removed should be replaced by 3 native 15-gallon trees. The trees need to be watered the first year to ensure establishment, and monitored for survival for five years. Trees that die shall be replaced.

Mitigation Measure 13: In the event that prehistoric traces (human remains, artifacts, concentrations of shell/bone/rock/ash, etc.) are encountered, all construction activities within a fifty-meter radius of the find should be stopped, the County Planning Department notified, and an archaeologist retained to examine the find and make appropriate recommendations. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.

Mitigation Measure 14: In the event that human skeletal remains are encountered, all work at the immediate location of the find must temporarily stop. Public Resource Code 5097 and local Health and Safety codes establish a procedure for notifying the County Coroner's Office and possibly the State Native American heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.

Mitigation Measure 15: Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. 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, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

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 project activities.

d. Within five days of clearing or inactivity, stabilize bare soils through either non-vegetative 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. Project site 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).

l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should 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 should have relatively flat slopes and be vegetated with erosion-resistant species.

m. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.

n. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.

Mitigation Measure 16: 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.

RESPONSIBLE AGENCY CONSULTATION

California Department of Fish and Wildlife
State Water Resources Control Board

INITIAL STUDY

The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: October 2, 2020- November 2, 2020

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., November 2, 2020**.

CONTACT PERSON

Angela Chavez
Project Planner, 650/599-7217
achavez@smcgov.org

Angela Chavez, Project Planner

ACC:cmc – ACCEE0374_WCH.DOCX

County of San Mateo
Planning and Building Department

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed by Planning Department)

1. **Project Title:** Grading Remediation

2. **County File Number:** PLN 2017-00119

3. **Lead Agency Name and Address:** County of San Mateo, 455 County Center, 2ndFloor, Redwood City, CA 94063

4. **Contact Person and Phone Number:** Angela Chavez, 650/599-7217

5. **Project Location:** Langley Hill Road, Unincorporated La Honda

6. **Assessor's Parcel Number and Size of Parcel:** 078-190-180; 40 acres

7. **Project Sponsor's Name and Address:** Alison Mader, 621 High Street, Palo Alto, CA 94301

8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** Bayfront Investments, LLC., P.O. Box 221471366 Sioux Falls, SD 57186

9. **General Plan Designation:** Open Space Rural

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

11. **Description of the Project:** The project includes a resource management permit and grading permit to remediated grading and construction completed without the benefit of permits. The proposed project includes the removal of four footbridges, three tent platforms, and relocation of a driveway. The project also includes the legalization of a man-made pond. The proposed grading remediation includes 3,680 cubic yards of earthwork (1,840 cubic yards of cut and 1,840 cubic yards of fill).

12. **Surrounding Land Uses and Setting:** The subject parcel is located approximately two miles from the intersection of Rapley Ranch Road and Skyline Boulevard (California State Route 35). The upper portions of Russian Ridge Preserve are within two miles of the project site. The surrounding area is made up of large multi-acre parcels with a mix of undeveloped and low-density development. The area is rural in nature made up of wooded forest areas and rolling hills. Woodruff Creek, a tributary to La Honda Creek, runs along the parcel's northern boundary.

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

14. **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, is there a plan for consultation that includes, for example, the**

determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?: No, there have been no requests for consultation from any California Native American tribes which are traditionally and/or culturally affiliated with the project area.

(NOTE: Conducting consultation early in the California Environmental Quality Act 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 21080.3.2.). 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.

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

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 Environmental Impact Report (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 California Environmental Quality Act (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**. Except as provided in Public Resources Code Section 21099, would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
1.a.	Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?				X

Discussion: The subject project will return the project to a more natural state by remediating the unpermitted grading and removing construction projects. The man-made pond to be legalized is proposed to remain as draining it has the potential to result in significant impacts to resources. While the project area is scenic the project site is not visible from residential areas, public lands, water bodies, or roads. **Source:** Project Location, Project Plans.					
1.b.	Substantially 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 project does not propose alterations to rock outcropping or include any alterations to historic buildings. The project site is not located within a state scenic highway. The project does propose to remove four (4) trees. However, given the amount of extensive tree cover present on the parcel, the removal of these trees will not result in significant visual change. **Source:** Project Location, Project Plans.					
1.c.	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
Discussion: While the proposed grading quantities are substantial this amount is necessary to return the project to a more natural state. Due to project location, significant tree cover, and topography of the site the project site is not visible from any public view point. **Source:** Project Location; Project Plans.					
1.d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?				X
Discussion: The project will return the project to a more natural state and does not include elements that would result in a new light source or glare to impact day or nighttime views. **Source:** Project Plans.					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X

Discussion: The project parcel is not adjacent to a designated Scenic Highway or within a State or County Scenic Corridor.

Source: Project Location.

1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X

Discussion: The project parcel is not located within a Design Review District. The proposed remediation project does not conflict with applicable General Plan or Zoning Ordinance provisions.

Source: Project Plans, Project Location, San Mateo County Zoning Regulations, and San Mateo County General Plan.

1.g.	Visually intrude into an area having natural scenic qualities?				X

Discussion: While the project parcel is located in an area that has natural scenic qualities the project site is not located in an area that is visible from public viewpoints. Further, the proposed project will remediate unpermitted work and does not involve the construction of permanent structures or development which would impact the natural scenic qualities.

Source: Project Location, Project Plans.

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 forest land, 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. Would the project:

		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 parcel is located outside of the Coastal Zone and is identified as having grazing lands on the San Mateo County Important Farmland map. These are lands on which vegetation is suited to the grazing of livestock. The proposed project will remove the unpermitted site alterations and construction returning the site to its previous condition. **Source:** Important Farmland Maps, California Department of Conservation Farmland Mapping and Monitoring Program (February 2018)					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?			X	
Discussion: The project site is a Williamson Act contracted parcel. The contract was non-renewed on September 23, 2011 and the contract expires on December 31, 2020. The project will remediate previously unpermitted work thereby returning the parcel to a more natural state. No permanent structures or buildings are included as part of the project scope which would conflict with the Williamson Act contract. Returning the project to its pre-project status is consistent with the existing zoning designation for the parcel (Resource Management). **Source:** Project Plans. Project Location, San Mateo County Zoning Regulations, Williamson Act Contract #AP 66-27.					
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: The proposed project does not involve introduction of a new use to the site and includes only the remediation of unpermitted work. **Source:** Project Location.					
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 project site is not located within the Coastal Zone. **Source:** Project Location.					
2.e.	Result in damage to soil capability or loss of agricultural land?				X
Discussion: The project site is noted as being capable to support grazing. While grazing is not currently done on the site the proposed project does not impact the feasibility of this activity in the future. **Source:** Project Plans.					

2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				X

Discussion: The proposed project does not conflict with the existing zoning nor does it result in a rezoning of the parcel.

Source: Project Location, San Mateo County Zoning Regulations.

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district 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 will not conflict with or obstruct the implementation of the Bay Area Air Quality Management District's (BAAQMD) 2017 Clean Air Plan (CAP), which is the regulating air quality plan for San Mateo County. During project implementation, air emissions would be generated from site grading, equipment, and work vehicles; however, any such grading related emissions would be temporary and localized. Furthermore, the project would not generate any long-term operational air quality emissions as the project proposes no new development or change in land use.

The BAAQMD provides preliminary screening criteria in their 2017 BAAQMD CEQA Guidelines to indicate whether a project would result in the generation of construction-related criteria air-pollutants and/or precursors that exceed defined thresholds of significance. The proposed project, with the basic construction mitigation control measures below, meets the screening criteria indicating a less than significant impact for construction-related activities as the project does not propose any applicable land use or development exceed such criteria.

Mitigation Measure 1: The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any grading "hard card" that, at a minimum, includes the "Basic Construction Mitigations Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

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

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

c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

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

f. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

g. Post a publicly visible sign with the telephone number and person to contact at the County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

Source: BAAQMD CEQA Guidelines, May 2017; BAAQMD 2017 Clean Air Plan; Project Plans.

3.b. 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?			X	

Discussion: The San Francisco Bay Area is in non-attainment for ozone and particulate matter (PM), including PM 10 (state status) and PM 2.5 (state status), including the 24-hour PM 2.5 national standard. Given the focused area of work, overall parcel size, and project scope the project would only generate minor temporary criteria pollutant emissions, which would be addressed with the implementation of Mitigation Measure 1. Therefore, construction related emissions would not result in a cumulatively considerable increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard.

Source: Project Plans; Project Location.

3.c. Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?				X

Discussion: There are no sensitive receptors located in close proximity to the project site nor is the project expected to result in the release of substantial pollutants. **Source:** BAAQMD CEQA Guidelines, May 2017; Project Plans; Project Location.					
3.d.	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				X
Discussion: The project would result in short-term grading related emissions, such as fugitive dust and exhaust from construction vehicles. However, the project site is located in a remote, rural area where the closest residence is located over 1,000 feet away. Given the distance, topography of the site, and mature vegetation occurring between the two sites will be no significant impacts. **Source:** Project Plans; Project Location.					

4.	**BIOLOGICAL RESOURCES**. Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
4.a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		

Discussion: A biological assessment was completed for this project by MIG/TRA Environmental Sciences, Inc. dated March 2017. This assessment covered a project with a larger scope than what is proposed under this application. Given these potential impacts, resource protection implications, and potential zoning conflicts the larger project is no longer being pursued. However, the assessment identified nine potential impacts to biological resources.

The assessment includes the identification of seven special status animals and three special-status plants that could be supported by the project site. The identified animal species includes the California red-legged frog (*Rana draytonii*), foothill yellow-legged frog (*Rana boylii*), San Francisco garter snake (*Thamnophis sirtalis tetrataenia*), long-eared owl (*Asio otus*), and western pond turtle (*Actinemys marmorata*), steelhead salmon (*Oncorhynchus mykiss*), and coho salmon (*Oncorhynchus kisutch*). The special status plants were identified as Dudley's lousewort (Pedicularis dudleyi), white-flowered rein orchid (Piperia candida), and western leatherwood (Dirca occidentalis).

The California red-legged frog (CRLF) is a State of California Species of Special Concern and a Threatened Species at the Federal level. The pond present within the study area was identified by the biologist assessment as having the potential to support breeding habitat for California red-legged frog. The biologist also noted that CRLF may forage and disperse through the drainages on site,

and may breed in the vegetated ponds located in the vicinity. Mitigation Measures 2, 3, 10 have been added to address potential impacts.

The Foothill yellow-legged frog is a State of California Species of Special Concern. There is one record of the presence of foothill yellow-legged frog in project vicinity. However, the biologist determined that the presence of foothill yellow-legged frog is unlikely due to the lack of structural complexity and volume of water in the drainages. In addition, the biologist noted that the pond which is present within the project area does not provide suitable breeding habitat. However, compliance with Mitigation Measures 2, 3, and 10 would ensure that should the Foothill yellow-legged frog be encountered.

The San Francisco garter snake (SFGS) is a both State of California and Federal endangered species. It is known to occur in the project area and the biologist noted that there is suitable habitat present in the vegetated ponds located in close proximity to the study area. However, within the project area the biologist determined that SFGS is not expected breed or forage around the pond present on the project site due to a lack of cover around the pond. Nevertheless, the biologist did state that SFGS could disperse through the project area. Compliance with Mitigation Measures 2, 3, 6, 9, and 10 would reduce impacts to less than significant.

The long-eared owl is a California species of special concern which nests in evergreen trees and hunts over open country at night. The biologist noted that the lack of open habitat for foraging makes the project site less likely to support nesting or foraging for the long-eared owl. However, the presence of the long-eared owl is still a possibility. Compliance with Mitigation Measures 4, 5, and 9 would reduce impacts to less than significant.

The Western pond turtle is a California species of special concern. While the biologist did not observe turtles during site visits it was determined that both the pond and nearby Woodruff Creek both provide suitable habitat for the turtle. Compliance with Mitigation Measures 6, 7, 8, 9, 10 will reduce potential impacts to the Western pond turtle to less than significant.

Both Steelhead and Coho salmon are both listed as Federally threatened species. While these species would not be present on the project site these are known to occur in San Gregorio Creek. As Woodruff Creek which is present on the project site is a tributary to San Gregorio Creek. Impacts to the water quality caused by site activities could result in adverse impacts downstream to habitat which does support these species. Compliance with Mitigation Measure 9 and 10 will reduce this impact to less than significant.

In regard to the special status plants, none were observed during the biologist's site visits. However, the biologist noted that the lack of observation did not rule out the possibility of their presence on the site. Compliance with Mitigation Measures 2 and 3 will reduce this impact to less than significant.

Mitigation Measure 2: A CDFW approved qualified biologist shall conduct a preconstruction survey prior to any work in the spring, pond, or drainage areas, no longer than 48 hours in advance of the start of work. If work is delayed after the inspection, or if work moves to a new area, an additional pre-construction survey is required. Resumes of biologist and biological monitors shall be provided to CDFW for review and approval well in advance of project work.

Mitigation Measure 3: Prior to any project or construction activities, the biological monitor or qualified biologist shall conduct and education session on species that may be present at the project work site. The training shall include basic identification of the species, their basic habits, where they could be encountered in the work area, and procedures to follow if they are encountered. Any personnel joining the work crew later shall receive the same training before beginning work.

Mitigation Measure 4: In order to prevent noise impacts to nesting long-eared owls, heavy equipment use should be timed outside of the nesting season. If grading occurs during the nesting season of raptors and migratory birds, a focused survey for active nests must be completed by a CDFW approved/qualified biologist within 15 days prior to the beginning of the project-related

activities. Surveys will be conducted in all suitable habitat located at the project work site, in staging and storage areas, and within 1,000 feet of the project work site. If project work is halted for 15 days or more, a new survey is required. The nesting season is February 1 to September 15.

Mitigation Measure 5: If active nests are found, the qualified biologist shall confer with CDFW regarding the appropriate action to comply with the Migratory Bird Treaty Act. The project may be delayed, or a buffer may be established around the nest. The results depend on the location of the nest relative to project activities, and what project activities are planned.

Mitigation Measure 6: Upland habitat for special status species shall be protected during construction activities. Staging areas should be established in areas already impacted by grading, and not in vegetated areas. The upper, seasonal pond near the worksite should be protected from disturbance or modification because it provides habitat for special-status species.

Mitigation Measure 7: Wildlife exclusion fencing should be installed around the perimeter of the pond construction area during grading activities and should be regularly inspected by a biological monitor. If any trenches or holes are dug, they should be covered at the end of each day, inspected for trapped wildlife each morning, and the length of time that they are open should be minimized. If trapped wildlife is discovered, the wildlife should be removed by the CDFW-approved biological monitor.

Mitigation Measure 8: Construction debris should immediately be placed in a truck or bin for removal off site, rather than piled on the ground. Piles may attract reptiles and amphibians that could then be disturbed or injured when the material is later collected. Following cabin removal, disturbed soil shall be stabilized as needed and native plants installed.

Mitigation Measure 9: It is recommended that the material on the slope failure be left in place and that no action be taken to remove it. Removal would cause more disturbance of the embankment and could result in adverse impacts to the creek caused by debris and soil falling into the creek channel and affecting creek flows. In addition, the debris may now provide habitat for roosting bats, reptiles, and birds. Removal of the debris may negatively impact wildlife.

Mitigation Measure 10: Standard Best Management Practices for erosion control and stormwater pollution prevention shall be employed during and after construction to protect water quality onsite and downstream. Stormwater management and water quality protection measures may include the use of straw wattles to catch sediment, covering stockpiles during rain events, covering exposed slopes with jute netting, and reseeding/planted graded areas. The erosion control, slope protection, or other water quality protection measures shall not include plastic/synthetic netting because it ensnares amphibians and reptiles and could impact special-status species.

Source: Project Location; Project Plans; MIG/TRA Environmental Sciences, Inc., March 2017

4.b.	Have a substantial 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: Based on the biological evaluation submitted by the applicant there are springs, ponds (man-made and seasonal), drainages, and portions of Woodruff Creek present on the site. The evaluation notes that despite their presence the property does not support riparian vegetation. However, the drainages flow to Woodruff Creek, a tributary to La Honda Creek, which is a tributary to San Gregorio Creek. San Gregorio Creek is known habitat for Steelhead (*Oncorhynchus mykiss*)

and coho salmon (*Oncorhynchus kisutch*) which are species listed as Federally Threatened and Federally Endangered (respectively). Demolition of the unpermitted work has the potential to impact the health of downstream waterways due to the diversion of water and potential release of sedimentation. The project will require review by the California Department of Fish and Wildlife to evaluate the stated impacts and to determine whether a streambed alteration agreement is required for the project. Further, the project will require review and permitting by the State Water Resources Control Board for consideration of a small diversion permit. In addition to these reviews the implementation of Mitigation Measure 8, 10, and the addition of Mitigation Measure 11 (below) will reduce impacts to less than significant.

Mitigation Measure 11: All new plantings/seeds should be comprised of native species known to occur in the surrounding natural habitat. No plants listed by the California Invasive Plant Council shall be included in the revegetation specifications. Revegetated areas should be monitored for revegetation success and kept free of non-native invasive weed species until the native vegetation has grown in and become dominant.

Source: Updated Biological Resources Evaluation, MIG/TRA Environmental Sciences (March 2017); Project Location.

4.c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X

Discussion: The project site does not support wetlands.

Source: Project Plans; Project Location; Updated Biological Resources Evaluation, MIG/TRA Environmental Sciences (March 2017).

4.d.	Interfere substantially 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 of 4.a., above.

Source: Project Plans; Project Location; Updated Biological Resources Evaluation, MIG/TRA Environmental Sciences (March 2017).

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: While the project includes the removal of four significant trees their removal does not violate any local policies or ordinances. Given the overall tree canopy in the area the removal of this number of trees does not result in significant impacts. However, to ensure that the replacement trees do not inadvertently result in impacts Mitigation Measure 14 has been provided below.

Mitigation Measure 12: Any native trees removed for the project shall be replaced at a 6:1 ratio for oaks, a 3:1 ratio for other native trees, and a 1:1 ratio for non-native species. All replacement trees shall be native species found to occur in the adjacent forested areas. The bay laurel that is planned to be removed should be replaced by 3 native 15-gallon trees. The trees need to be watered the first year to ensure establishment, and monitored for survival for five years. Trees that die shall be replaced.

Source: Updated Biological Resources Evaluation, MIG/TRA Environmental Sciences (March 2017).

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: There are no adopted Habitat Conservation Plan, Natural Conservation Community Plan, or any other approved local, regional, or state habitat conservation plan which covers the subject property.

Source: Project Location.

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

Discussion: The project parcel is not located inside or within 200 feet of a marine or wildlife reserve.

Source: Project Location.

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

Discussion: The subject property supports a mixed evergreen forest made up of primarily Douglas fir (*Pseudotsuga menziesii*), California bay (*Umbellularia californica*), coast live oak (*Quercus agrifolia*), and big leaf maple (*Acer macrophyllum*) trees. The proposed project will remediate previous development on the parcel by removing unpermitted construction and re-contouring the disturbed areas to return the area to more natural state. The project will not result in the introduction of new uses to the parcel or the construction of structures resulting in loss of oak woodlands or other woodlands.

Source: Updated Biological Resources Evaluation, MIG/TRA Environmental Sciences (March 2017); Project Plans.

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

Discussion: A project referral was sent to California Historical Resources Information System (File No: 18-1887). The CHRIS response noted that records show that no previous cultural resources studies had been conducted for the project area and that the site had the possibility of containing unrecorded archaeological sites. It was also recommended that the Native American Heritage Commission be contacted regarding traditional, cultural, and religious heritage values.

In response a cultural resource evaluation of the property was conducted, and a report completed by Dr. Robert Cartier of Archaeological Resource Management (Cartier, 2019). The report concluded that no significant cultural materials, prehistoric or historic, were noted on the site during site reconnaissance. However, in the event resources are encountered the following mitigation measure has been included.

A Native American Heritage Commission Sacred Lands search was completed and the results were negative. The Commission also provided the contact information for five Native American tribes to contact who could have knowledge of cultural resources in the project area. Staff has reached out to these tribes but to date has received no response.

Mitigation Measure 13: In the event that prehistoric traces (human remains, artifacts, concentrations of shell/bone/rock/ash, etc.) are encountered, all construction activities within a fifty-meter radius of the find should be stopped, the County Planning Department notified, and an archaeologist retained to examine the find and make appropriate recommendations. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.

Source: Project Location; California Historical Resource Information System (File No.: 18-1887); State of California Native American Heritage Commission; Cartier, R. (2019, June 3). Cultural Resource Evaluation of The Proposed Project at 70 Langley Hill Road (APN 078-190-180) In the County of San Mateo.

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

Discussion: See discussion of 5.a., above.

Source:

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

Discussion: There are no known human remains located on the site. However, in the event human remains were encountered the following mitigation measure is included.

Mitigation Measure 14: In the event that human skeletal remains are encountered, all work at the immediate location of the find must temporarily stop. Public Resource Code 5097 and local Health and Safety codes establish a procedure for notifying the County Coroner's Office and possibly the State Native American heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.

Source: Project Location.

6.	**ENERGY**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
6.a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
Discussion: The project does not involve development which would consume or result in wasteful, inefficient, or unnecessary consumption of energy resources. **Source:** Project Pans.					
6.b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X
Discussion: The project does not involve elements which would conflict or obstruct a state or local plan for renewable energy or energy efficiency. **Source:** Project Plans.					

7.	**GEOLOGY AND SOILS**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
7.a.	Directly or indirectly cause potential substantial 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 substantial 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: The project site is not located within a required study area for earthquake fault zones. The parcel is located approximately 2.6 miles from the San Andreas fault which has experienced a rupture in the past. However, that rupture occurred further south of the project site in the vicinity of the City of Santa Cruz. **Source:** Project Location, State of California Department of Conservation: EZ Zapp, California Earthquake Hazards Zone Application.				
ii. Strong seismic ground shaking?			X	
Discussion: The subject parcel is located in an area mapped for violent shaking severity. The project does not involve the construction of habitable structures and no additional or increased occupancy of the project is expected post project completion. Therefore, the project poses little risk to health and safety. **Source:** Project Location; Association of Bay Area Governments Resilience Program- San Mateo County Earthquake Hazard Map.				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
Discussion: The project site is not located within an area identified for seismic related ground failure including liquefaction and differential settling. **Source:** Project Location, State of California Department of Conservation: EZ Zapp, California Earthquake Hazards Zone Application.				
iv. Landslides?			X	
Discussion: The project site is located in an area mapped as a landslide zone. The project does not include the construction of structures that would be susceptible to loss in the event of a landslide. Further, the proposed site alterations have been designed by a licensed civil engineer and have been reviewed and conditionally approved by the County's Geotechnical Section. **Source:** Project Location, State of California Department of Conservation: EZ Zapp, California Earthquake Hazards Zone Application.				

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 in the vicinity of a coastal cliff or bluff. The subject property is located approximately 8.5 miles (as the crow flies) from the coast.

Source: Project Location.

7.b.	Result in substantial soil erosion or the loss of topsoil?		X		

Discussion: The project includes approximately 3,680 cubic yards of earthwork (1,840 cubic yards of cut and 1,840 cubic yards of fill). Given the proposed earthwork and topography of the project site there is the potential for soil erosion. Therefore, the following mitigation measure has been added to reduce potential impacts to a less than significant level.

Mitigation Measure 15: Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. 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, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

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 project activities.

d. Within five days of clearing or inactivity, stabilize bare soils through either non-vegetative 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. Project site 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).

l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should 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 should have relatively flat slopes and be vegetated with erosion-resistant species.

m. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.

n. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.

Source: Project Location; Project Plans.

7.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 project site is not identified as containing a geological unit that is presently unstable. However, the unpermitted site work was been compromised in certain locations. The completion of this project will address this. In addition, compliance with Mitigation Measure 15 will ensure that the completion of the project will not result in additional in soil instability.

Source: Project Location; Project Plans.

7.d.	Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?			X	
Discussion: The submitted soils report notes evidence that expansive soils may exist in the area of the parking pad. However, as the area in question is to be remediated, no construction of buildings is included in the project scope, and no new uses will be introduced there are no substantial direct or indirect risks to life or property. **Source:** Hartsog, C. (2013, October 13) Preliminary Soils Report.					
7.e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
Discussion: The project does not include elements which require the use of septic tanks or any other wastewater disposal systems. There is no indication that the project site would be incapable of supporting a system in the future as there are existing septic systems on neighboring parcels. **Source:** Project Plans, Project Location.					
7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
Discussion: There are no known paleontological resources or sites present on the parcel. There are also no unique geological features present on the site. In the unlikely event resources are encountered adherence to Mitigation Measure 14 ensures that the project does not result in significant impacts. **Source:** Project Location; Project Plans.					

8.	**CLIMATE CHANGE**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
8.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 may occur during the construction phase. Vehicles and equipment associated with the construction phase of the project are subject to					

California Air Resources Board emission standards. Although the project scope is not likely to significantly generate greenhouse gases, the following mitigation measure is recommended.

Mitigation Measure 16: 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.

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

Discussion: The project does not conflict with the San Mateo County Energy Efficiency Climate Action Plan provided that the mitigation measure outlined in Section 8.a, above is implemented.

Source: San Mateo County Energy Efficiency Climate Action Plan.

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

Discussion: The proposed project does meet the definition for forestland but as the project proposes only to remediate the site and does not involve the introduction of new uses or construction of buildings. While there is some minor tree removal associated with the project the canopy remains generally intact and therefore not result in a release of significant amount of GHG emission or significantly reduce GHG sequestering. Trees will be replaced in accordance with Mitigation Measure 12 to ensure the replanting does not result in impacts to the existing trees.

Source: Project Plans.

8.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 area is not located in a coastal cliff/bluff area. The project site is approximately 8.5 miles (as the crow flies) from the nearest coastal cliff/bluff and not at risk due to sea level rise. **Source:** Project Location.					
8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: See discussion under 8.d, above. **Source:** Project Location					
8.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 project parcel is not located in such an area and does not include the construction of structures. The project site is located within a Flood Zone X (Areas with minimal risk outside the 1-percent and .2-percent-annual-chance floodplains. No base flood elevations or base flood depths are shown within these zones.); Community Panel No. 06081C0405E, effective October 16, 2012. **Source:** Federal Emergency Management Agency, Flood Map Service Center.					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: See discussion under 8.f., above. **Source:** Federal Emergency Management Agency, Flood Map Service Center.					

9.	**HAZARDS AND HAZARDOUS MATERIALS**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
9.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 transport of hazardous materials is associated with this project. **Source:** Project plans.					

9.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: The project does not involve the use of hazardous materials which could create a significant hazard to the public or the environment. **Source:** Project Plans.					
9.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: The project site is not within one-quarter mile of an existing or proposed school. The project does not involve elements which would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste. **Source:** Project Location.					
9.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 located on a list of hazardous materials sites. **Source:** Project Location; California Department of Toxic Substances Control.					
9.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 or excessive noise for people residing or working in the project area?				X
Discussion: The project site is not located within an airport land use plan area or within 2 miles of a public airport or public use airport. **Source:** Project Location.					

9.f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The proposed remediation measures are to take place completely on a privately-owned parcel and entirely within the parcel boundaries. The proposed project does not result in the construction of buildings or introduce a new use to the site. Given this there is no expected impact to any emergency response or evacuation plan. **Source:** Project Location; San Mateo County Office of Emergency Services.					
9.g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	
Discussion: The subject parcel is located in a State Responsibility Area mapped as high risk for wildland fires. The proposed project does not introduce a new use or the construction of structures which would expose people or structures to loss, injury, or death. A review of the project was completed by Cal-Fire, the San Mateo County Fire Authority, and was conditionally approved. **Source:** Project Location; Cal-Fire, California Fire Hazard Severity Zone Map.					
9.h.	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 project does not involve the construction of housing and the project site is not located within a 100-year Flood Hazard Boundary. The project site is located within a Flood Zone X (Areas with minimal risk outside the 1-percent and .2-percent-annual-chance floodplains. No base flood elevations or base flood depths are shown within these zones.); Community Panel Nos. 06081C0384E and 06081C0405E, effective October 16, 2012. **Source:** Project Location; Federal Emergency Management Agency, Flood Map Service Center.					
9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: See 9.h., above. **Source:** Project Location; Federal Emergency Management Agency (FEMA), Flood Map Service Center.					
9.j.	Expose people or structures to a signifi-cant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X

Discussion: The project site is not located within a mapped flood area or within the vicinity of a levee or dam inundation area. **Source:** Project Location; FEMA, Flood Map Service Center.					
9.k.	Inundation by seiche, tsunami, or mudflow?				X
Discussion: The project parcel is not located in a mapped tsunami inundation area. Nor is the project parcel located in an area subject to seiches or mudflows. **Source:** Project Location.					

10.	**HYDROLOGY AND WATER QUALITY**. Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
10.a.	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (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: The project will return the previously graded slopes to contours which are consistent with the natural topography of the site. The project will also ensure that unstable areas are stabilized which will help to address the release of sedimentation from erosion of the graded slopes. The project does not involve elements which would result in the discharge of waste water. **Source:** Project Plans.					
10.b.	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
Discussion: The project does not include a new use which would draw on groundwater supplies nor does it include development which could interfere with groundwater recharge or management. **Source:** Project Plans.					

10.c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
	i. Result in substantial erosion or siltation on- or off-site;				X
Discussion: The project does not include the creation of new impervious surfaces and does not propose the alteration of the course of a stream or river. **Source:** Project Plans.					
	ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				X
Discussion: The project will remove unpermitted work and alter the topography to mimic the natural landforms of the site. The project does not include the introduction of new impervious surfaces or structures which could increase the rate or amount of surface runoff. **Source:** Project Plans.					
	iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				X
Discussion: The project does not include the construction of permanent structures or impervious surface areas. The completed project will utilize the traditional drainages present within the project area. **Source:** Project Plans.					
	iv. Impede or redirect flood flows?				X
Discussion: The parcel is not located in an area identified as being at risk for floods. In the unlikely event of a flood, the project does not introduce development which would impede or redirect flood flows. **Source:** Project Location; Project Plans.					
10.d.	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
Discussion: See discussion under 9.h.-9.j., above. **Source:** Project Location; FEMA, Flood Map Service Center.					

10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	
Discussion: As proposed and with the mitigation measures included, the project is not expected to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. **Source:** Project Plans; Project Location.				
10.f. Significantly degrade surface or ground-water water quality?			X	
Discussion: As proposed and with the mitigation measures included, no degradation of surface or groundwater water quality is expected with the proposed project. **Source:** Project Plans.				
10.g. Result in increased impervious surfaces and associated increased runoff?				X
Discussion: The project does not include new impervious surface. It does include the relocation of an existing driveway to create a 12-foot wide gravel driveway located within the project area but this area along with the other re-contoured portions of the project area have been designed to utilize the natural drainages of the site to focus runoff to appropriate areas. **Source:** Project Plans.				

11. LAND USE AND PLANNING. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
11.a. Physically divide an established community?				X
Discussion: The project does not include development which would physically divide an established community. The site remediation is limited to the project site. **Source:** Project Location.				
11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

Discussion: The proposed project will remediate work done without the benefit of permits. Once completed the site will not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. **Source:** Project Plans; San Mateo County General Plan; San Mateo County Zoning Regulations.				
11.c. 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 proposed project is to remediate unpermitted work and does not result in the development of structures or the introduction of new uses which could serve to encourage off site-development of presently undeveloped areas or increase development intensity of already developed areas. **Source:** Project Location.				

12. MINERAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
12.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: There are no known mineral resources identified on the project parcel. **Source:** Project Location, San Mateo County General Plan.				
12.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: There are no locally important mineral resource recovery site(s) delineated on the County's General Plan, any specific plan, or any other land use plan for the project site. **Source:** Project Location; San Mateo County General Plan; San Mateo County Zoning Regulations; San Mateo County Local Coastal Program.				

13.	**NOISE**. Would the project result in:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
13.a.	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
Discussion: During project construction, excessive noise could be generated, particularly during grading and excavation activities. However, the project is subject to the County's Noise Ordinance which limits the days and hours of construction related activities. Once construction is complete, the project site is not expected to generate noise. **Source:** Project Plans, San Mateo County Noise Ordinance.					
13.b.	Generation of excessive ground-borne vibration or ground-borne noise levels?				X
Discussion: There are no aspects of the project that would include generation of excessive ground-borne vibration or ground-borne noise levels. **Source:** Project Plans.					
13.c.	For a project located within the vicinity of a private airstrip or 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 project site is not located within the vicinity of a private airstrip, an airport land use plan area, or within 2 miles of a public airport or public use airport. **Source:** Project Location.					

14.	**POPULATION AND HOUSING**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
14.a.	Induce substantial unplanned 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 involves only the remediation of unpermitted work by returning the site to a more natural state. This work is limited to within the boundaries of the subject parcel and does not include elements which would induce population growth. **Source:** Project Plans; Project Location.					
14.b.	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: The proposed project does not involve the removal of housing or displacement of people. **Source:** Project Plans.					

15.	**PUBLIC SERVICES**. Would the project result in substantial 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***
15.a.	Fire protection?				X
15.b.	Police protection?				X
15.c.	Schools?				X
15.d.	Parks?				X
15.e.	Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

Discussion: There are no anticipated impacts to public services as the project does not result in the construction of any buildings and does not introduce new uses to the site.

Source: Project Plans; Project Location.

16. RECREATION. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
Discussion: All of the proposed improvements are to occur completely on the subject privately owned parcel. Given that the project does not include the construction of buildings or other structures used for habitation, there is no expected significant increase in the use of existing neighborhood or regional parks or other recreational facilities that would result in physical deterioration of any such facility as a result of completion of the project. **Source:** Project plans, Project Location.				
16.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 does not include the recreational facilities or require the construction or expansion of recreational facilities. **Source:** Project Plans.				

17. TRANSPORTATION. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?				X

Discussion: As mentioned previously, the proposed project elements are limited to the subject parcel. Therefore, there is no conflicts with a program plan, ordinance, or policy which involves transit, roadways, parking, or bicycle and pedestrian facilities. **Source:** Project Plans; Project Location.				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) *Criteria for Analyzing Transportation Impacts*? *Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.*				X
Discussion: California Environmental Quality Act Guidelines Section 15064.3 establishes a new method for analyzing certain transportation impacts created by a proposed project. Under the new requirements, circulation impacts must be analyzed based on vehicle miles traveled (VMT). For a land use project, if the estimated VMT exceeds an established threshold of significance, then it could be a significant impact. Each Lead Agency is responsible for establishing their own thresholds of significance and has until July 1, 2020 to do so. At this time, San Mateo County has not adopted VMT thresholds of significance, but the responsible County departments (Public Works and Planning) are working on this threshold with the aim of adopting a threshold by the required deadline. Until such time as the required threshold is established, the County's existing standard of analysis (Level of Service) is the applicable standard of review. Given the limited project scope and duration the project is not expected to result in significant levels of traffic. **Source:** Staff Analysis.				
Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
Discussion: There are no such features included in the project scope. **Source:** Project Plans.				
17.c. Result in inadequate emergency access?				X
Discussion: The project including access to the site has been reviewed by and received conditional approval from Cal-Fire, the County's Fire Authority. **Source:** Project Plans.				

18. TRIBAL CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X
Discussion: See discussion under question 5.a., above. **Source:** Project Location.				
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)				X
Discussion: See discussion under question 5.a., above. **Source:** Project Location.				

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
Discussion: The project does not include the construction of buildings or introduce a new use which requires or results in the relocation or construction of new or expanded infrastructure to support the parcel. **Source:** Project Plans.				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
Discussion: See discussion of 19.a., above **Source:** Project Plans.				
19.c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
Discussion: The project does not include elements which require waste water service. However, the project site is not located in an area which is served by a municipal provider. Therefore, should the project site be developed in the future its development would be dependent on an onsite waste water treatment system. However, there is no indication that the property would be unable to support a system as they are present on properties in the area. **Source:** Project Location; Project Plans.				
19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
Discussion: The project does not include a use which would generate solid waste. **Source:** Project Plans.				

19.e.	Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X

Discussion: See discussion of 19.a.-19.e., above.

Source: Project Plans.

20.	**WILDFIRE**. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
20.a.	Substantially impair an adopted emergency response plan or emergency evacuation plan?				X

Discussion: The project site is located in an area designated as a "High Fire Hazard Risk" on the State's Fire Hazard Severity Zone Maps. The project site is accessed via existing roadways. The project scope is limited to the project parcel and does not require the closure of any public roads which could impact an emergency response or evacuation plan.

Source: Project Plans, Project Location.

20.b.	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X

Discussion: The project aims to return the site to a more natural state. There are no permanent structures or permanent occupants after project completion included with the project scope.

Source: Project Plans; Project Location.

20.c.	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X

Discussion: The project was reviewed by CAL-Fire, the County's Fire Authority, and received conditional approval. Given that the proposed project does not include the construction of buildings and will not have any permanent occupants CAL-Fire was satisfied with the current condition of the driveway access and does not require the installation of associated infrastructure.

Source: Project Location; Project Plans.

20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

Discussion: The project will return the altered topography to a more natural configuration and remove the unpermitted structures constructed on the site. As proposed and mitigated, there is no expectation that downstream of downslope flooding or landslides would occur as a result of runoff, post-fire slope instability, or drainage changes.

Source: Project Plans; Project Location.

21. MANDATORY FINDINGS OF SIGNIFICANCE.

	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
21.a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	

Discussion: While the project could result in significant impacts to special status species and potentially sensitive habitats, mitigation measures have been included to reduce those impacts to less than significant levels. Further, as the project will remove unpermitted work returning and is focused on only a small portion of the parcel the ability to result in substantial impacts is negligible.

Source: Project Plans; Project Location.

21.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X

Discussion: The proposed project will remove unpermitted improvements from the project site and return it to a more natural state. This work is focused and the majority of the parcel will go

undisturbed. While mitigation measures have been included in the project these are to provide protections to ensure that the property's condition and resources are maintained. There is no expectation that the project either contributes to or creates any cumulative impacts. **Source:** Project Plans; Project Location.				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X
Discussion: See discussion of 21.a. and 21.b. **Source:** Project Plans; Project Location.				

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

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District		X	
Caltrans		X	
City		X	
California Coastal Commission		X	
County Airport Land Use Commission (ALUC)		X	
Other: San Gregorio Creek Watermaster	X		Water Rights Allocation
Regional Water Quality Control Board		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
Sewer/Water District:		X	
State Department of Fish and Wildlife	X		Streambed Alteration Agreement
State Department of Public Health		X	
State Water Resources Control Board	X		Small Domestic Use Registration
U.S. Army Corps of Engineers (CE)		X	
U.S. Environmental Protection Agency (EPA)		X	
U.S. Fish and Wildlife Service		X	

MITIGATION MEASURES

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

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

Mitigation Measure 1: The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any grading "hard card" that, at a minimum, includes the "Basic Construction Mitigations Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

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

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

c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

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

f. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

g. Post a publicly visible sign with the telephone number and person to contact at the County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 2: A California Department of Fish and Wildlife (CDFW) approved qualified biologist shall conduct a preconstruction survey prior to any work in the spring, pond, or drainage areas, no longer than 48 hours in advance of the start of work. If work is delayed after the inspection, or if work moves to a new area, an additional pre-construction survey is required. Resumes of biologist and biological monitors shall be provided to CDFW for review and approval well in advance of project work.

Mitigation Measure 3: Prior to any project or construction activities, the biological monitor or qualified biologist shall conduct and education session on species that may be present at the project work site. The training shall include basic identification of the species, their basic habits, where they could be encountered in the work area, and procedures to follow if they are

encountered. Any personnel joining the work crew later shall receive the same training before beginning work.

Mitigation Measure 4: In order to prevent noise impacts to nesting long-eared owls, heavy equipment used should be timed outside of the nesting season. If grading occurs during the nesting season of raptors and migratory birds, a focused survey for active nests must be completed by a CDFW approved/qualified biologist within 15 days prior to the beginning of the project-related activities. Surveys will be conducted in all suitable habitat located at the project work site, in staging and storage areas, and within 1,000 feet of the project work site. If project work is halted for 15 days or more, a new survey is required. The nesting season is February 1 to September 15.

Mitigation Measure 5: If active nests are found, the qualified biologist shall confer with CDFW regarding the appropriate action to comply with the Migratory Bird Treaty Act. The project may be delayed, or a buffer may be established around the nest. The results depend on the location of the nest relative to project activities, and what project activities are planned.

Mitigation Measure 6: Upland habitat for special status species shall be protected during construction activities. Staging areas should be established in areas already impacted by grading, and not in vegetated areas. The upper, seasonal pond near the worksite should be protected from disturbance or modification because it provides habitat for special-status species.

Mitigation Measure 7: Wildlife exclusion fencing should be installed around the perimeter of the pond construction area during grading activities and should be regularly inspected by a biological monitor. If any trenches or holes are dug, they should be covered at the end of each day, inspected for trapped wildlife each morning, and the length of time that they are open should be minimized. If trapped wildlife is discovered, the wildlife should be removed by the CDFW-approved biological monitor.

Mitigation Measure 8: Construction debris should immediately be placed in a truck or bin for removal off site, rather than piled on the ground. Piles may attract reptiles and amphibians that could then be disturbed or injured when the material is later collected. Following cabin removal, disturbed soil shall be stabilized as needed and native plants installed.

Mitigation Measure 9: It is recommended that the material on the slope failure be left in place and that no action be taken to remove it. Removal would cause more disturbance of the embankment and could result in adverse impacts to the creek caused by debris and soil falling into the creek channel and affecting creek flows. In addition, the debris may now provide habitat for roosting bats, reptiles, and birds. Removal of the debris may negatively impact wildlife.

Mitigation Measure 10: Standard Best Management Practices for erosion control and stormwater pollution prevention shall be employed during and after construction to protect water quality onsite and downstream. Stormwater management and water quality protection measures may include the use of straw wattles to catch sediment, covering stockpiles during rain events, covering exposed slopes with jute netting, and reseeding/planted graded areas. The erosion control, slope protection, or other water quality protection measures shall not include plastic/synthetic netting because it ensnares amphibians and reptiles and could impact special-status species.

Mitigation Measure 11: All new plantings/seeds should be comprised of native species known to occur in the surrounding natural habitat. No plants listed by the California Invasive Plant Council shall be included in the revegetation specifications. Revegetated areas should be monitored for

revegetation success and kept free of non-native invasive weed species until the native vegetation has grown in and become dominant.

Mitigation Measure 12: Any native trees removed for the project shall be replaced at a 6:1 ratio for oaks, a 3:1 ratio for other native trees, and a 1:1 ratio for non-native species. All replacement trees shall be native species found to occur in the adjacent forested areas. The bay laurel that is planned to be removed should be replaced by 3 native 15-gallon trees. The trees need to be watered the first year to ensure establishment, and monitored for survival for five years. Trees that die shall be replaced.

Mitigation Measure 13: In the event that prehistoric traces (human remains, artifacts, concentrations of shell/bone/rock/ash, etc.) are encountered, all construction activities within a fifty-meter radius of the find should be stopped, the County Planning Department notified, and an archaeologist retained to examine the find and make appropriate recommendations. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.

Mitigation Measure 14: In the event that human skeletal remains are encountered, all work at the immediate location of the find must temporarily stop. Public Resource Code 5097 and local Health and Safety codes establish a procedure for notifying the County Coroner's Office and possibly the State Native American heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.

Mitigation Measure 15: Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. 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, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

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 project activities.

d. Within five days of clearing or inactivity, stabilize bare soils through either non-vegetative 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. Project site 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).

l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should 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 should have relatively flat slopes and be vegetated with erosion-resistant species.

m. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.

n. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.

Mitigation Measure 16: 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.

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 MITIGATED 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)

September 30, 2020

Date

Planner III

(Title)

ATTACHMENTS:

Site Plan

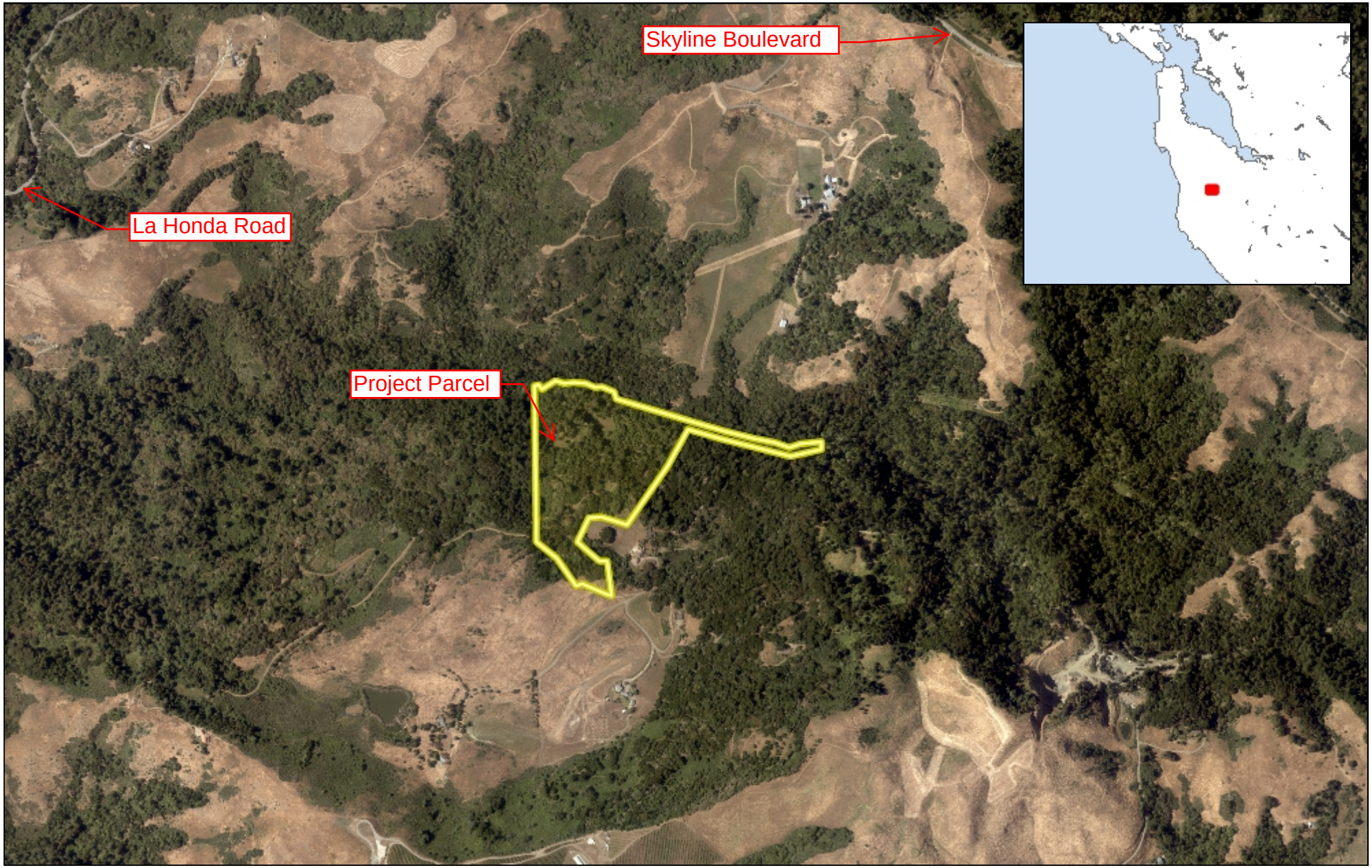
Project Plans

Biological Resources Evaluation

ACC:cmc – ACCEE0373_WCH.DOCX

San Mateo County

County San Mateo, CA



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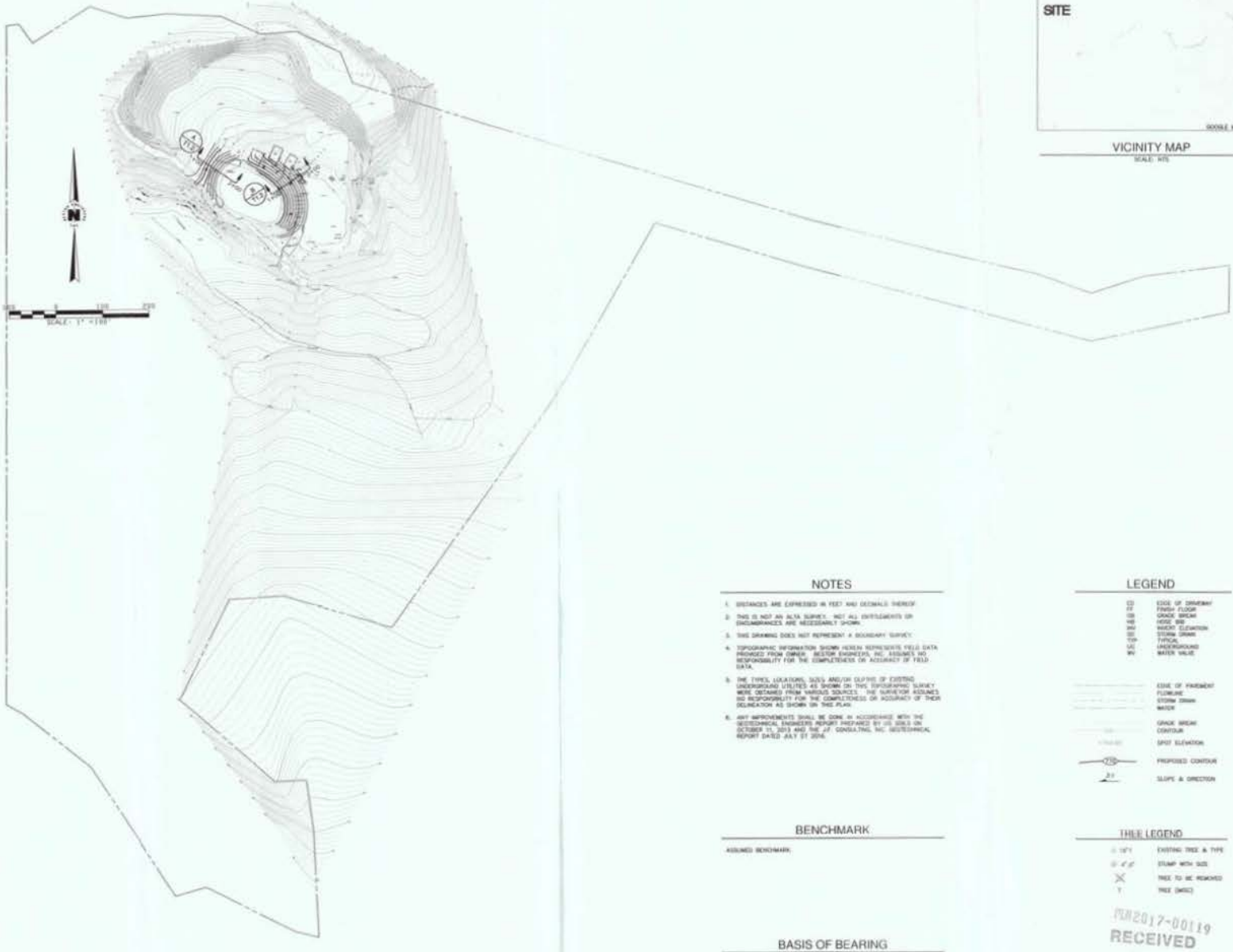

VICINITY MAP
SCALE: NTS

NOTES

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3. THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.
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5. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM VARIOUS SOURCES. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THOSE DELINEATION AS SHOWN ON THIS PLAN.
6. ANY IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERS REPORT PREPARED BY UG SOILS ON OCTOBER 11, 2013 AND THE J.F. CONSULTING, INC. GEOTECHNICAL REPORT DATED JULY 27, 2016.

BENCHMARK

ASSUMED BENCHMARK:

BASIS OF BEARING

ASSUMED BASIS OF BEARING:

LEGEND

EOD	EDGE OF DRIVEWAY
TF	TINISH FLOOR
GB	GRADE BREAK
HSE	HOSE BIB
EL	INVERT ELEVATION
SD	STORM DRAIN
TYP	TYPICAL
UG	UNDERGROUND
WV	WATER VALVE
	EDGE OF PAVEMENT
	FLOWLINE
	STORM DRAIN
	WATER
	GRADE BREAK
	CONTOUR
	SPOT ELEVATION
	PROPOSED CONTOUR
	SLOPE & DIRECTION

TREE LEGEND

	EXISTING TREE & TYPE
	STUMP WITH SIZE
X	TREE TO BE REMOVED
T	TREE (MISC)

PLN2017-00119
RECEIVED
San Mateo County
Planning Division

REVISIONS
REVISION: 10/26/2016
REVISION: 11/11/2016

DESIGNED BY	STAFF
DRAWN BY	STAFF

DATE:
ENGINEER
RCE:
EXP:

PRELIMINARY
NOT FOR CONSTRUCTION

BESTOR ENGINEERS, INC.
CIVIL ENGINEERING - SURVEYING - LAND PLANNING
470 BLUE LAGOON LANE, MONTEREY, CALIFORNIA 93940

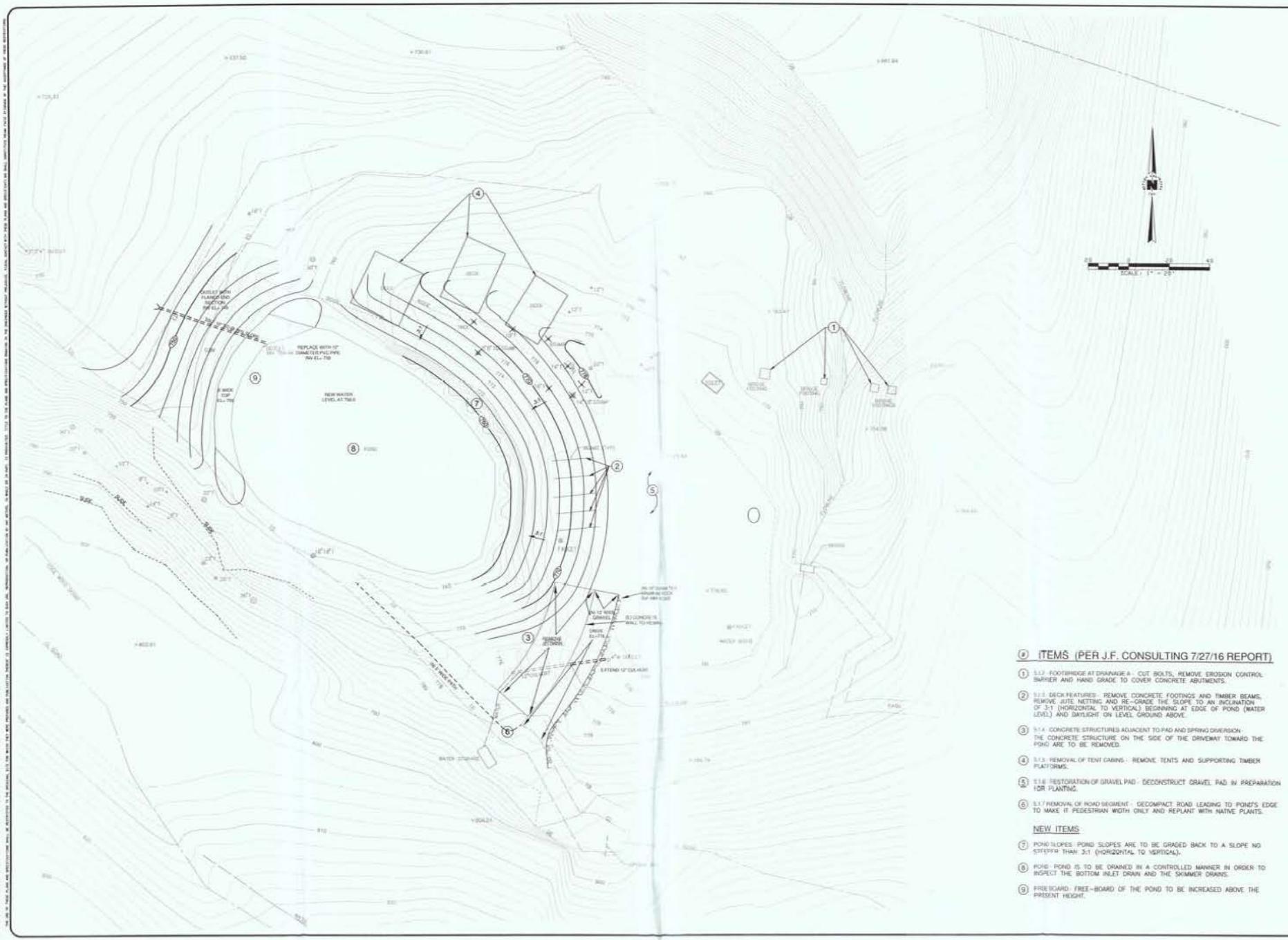
PREPARED FOR: DREAMWORKS CONSTRUCTION

TOPOGRAPHIC SURVEY

LANGLEY HILL ROAD

SAN MATEO, CALIFORNIA

SCALE: AS SHOWN
DATE: 9/29/16
SHEET: T1.0
W.O. 6955.00



ITEMS (PER J.F. CONSULTING 7/27/16 REPORT)

1. 5.1.2 FOOTBRIDGE AT DRAINAGE A - CUT BOLTS, REMOVE EROSION CONTROL BARRIER AND HAND GRADE TO COVER CONCRETE ABUTMENTS.
2. 5.1.3 DECK FEATURES - REMOVE CONCRETE FOOTINGS AND TIMBER BEAMS, REMOVE JUTE NETTING AND RE-GRADE THE SLOPE TO AN INCLINATION OF 3:1 (HORIZONTAL TO VERTICAL) BEGINNING AT EDGE OF POND (WATER LEVEL) AND DAYLIGHT ON LEVEL GROUND ABOVE.
3. 5.1.4 CONCRETE STRUCTURES ADJACENT TO PAD AND SPRING DIVERSION - THE CONCRETE STRUCTURE ON THE SIDE OF THE DRIVEWAY TOWARD THE POND ARE TO BE REMOVED.
4. 5.1.5 REMOVAL OF TENT CABINS - REMOVE TENTS AND SUPPORTING TIMBER PLATFORMS.
5. 5.1.6 RESTORATION OF GRAVEL PAD - DECONSTRUCT GRAVEL PAD IN PREPARATION FOR PLANTING.
6. 5.1.7 REMOVAL OF ROAD SEGMENT - DECOMPACT ROAD LEADING TO POND'S EDGE TO MAKE IT PEDESTRIAN WIDTH ONLY AND REPLANT WITH NATIVE PLANTS.

NEW ITEMS

7. POND SLOPES - POND SLOPES ARE TO BE GRADED BACK TO A SLOPE NO STEEPER THAN 3:1 (HORIZONTAL TO VERTICAL).
8. POND - POND IS TO BE DRAINED IN A CONTROLLED MANNER IN ORDER TO INSPECT THE BOTTOM INLET DRAIN AND THE SKIMMER DRAINS.
9. FREEBOARD - FREE-BOARD OF THE POND TO BE INCREASED ABOVE THE PRESENT HEIGHT.

REVISIONS
REVISION 10/28/2016
REVISION 11/1/2016

DESIGNED BY	STAFF
DRAWN BY	STAFF

DATE:

ENGINEER

RCE:

EXP:

PRELIMINARY
NOT FOR CONSTRUCTION

BESTOR ENGINEERS, INC.
CIVIL ENGINEERING - SURVEYING - LAND PLANNING
6701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940

PREPARED FOR: DREAMWORKS CONSTRUCTION

TOPOGRAPHIC SURVEY

LANGLEY HILL ROAD

SAN MATEO, CALIFORNIA

SCALE: 1" = 20'
DATE: 9/29/16
SHEET: T1.1
WO: 6955.00

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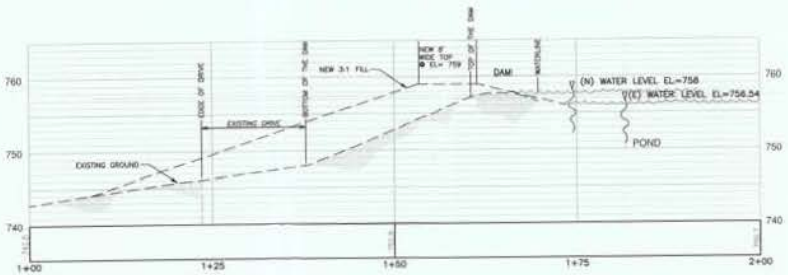
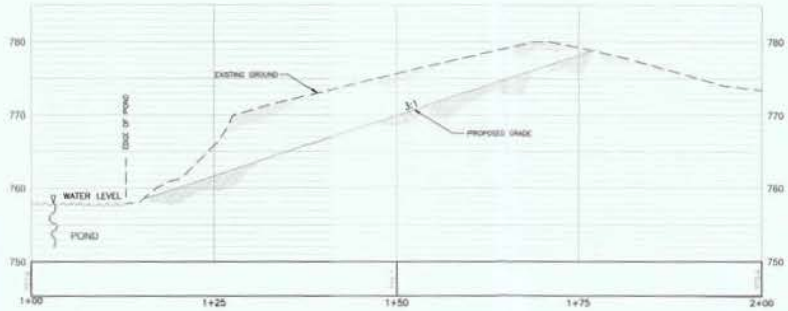


SECTION A-A

SCALE: HORIZ 1"=8'
VERT. 1"=8'



SECTION B-B

SCALE: HORIZ 1"=8'
VERT. 1"=8'

REVISIONS
REVISION 10/28/2016
REVISION 11/11/2016

DESIGNED BY	STAFF
DRAWN BY	STAFF

DATE:

ENGINEER
RCE:

EXP:

PRELIMINARY
NOT FOR CONSTRUCTION

BESTOR ENGINEERS, INC.
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
9701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940

PREPARED FOR: DREAMWORKS CONSTRUCTION

PROFILES
LANGLEY HILL ROAD

SAN MATEO, CALIFORNIA

SCALE: AS SHOWN
DATE: 9/29/16
SHEET: T1.2
WO: 6955.00

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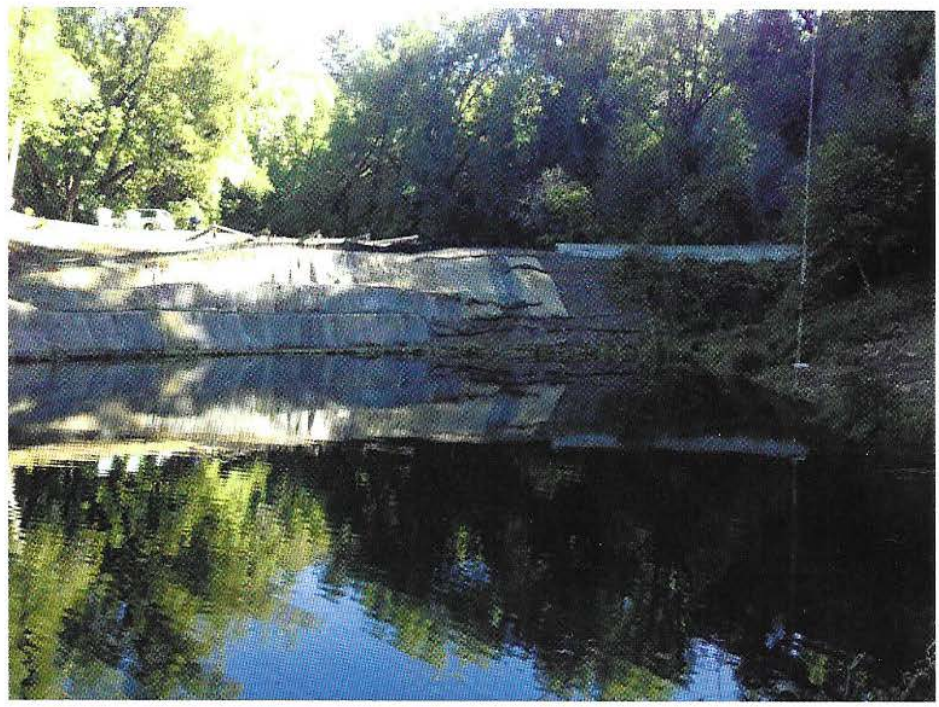
UPDATED BIOLOGICAL RESOURCES EVALUATION

70 Langley Hill Road
San Mateo County, California



Prepared for:
Greenheart Development
621 High Street
Palo Alto, CA 94301

Prepared by:
MIG|TRA Environmental Sciences, Inc.
2635 N. First Street, Suite 149
San Jose, CA 95134
(650) 327-0429

March 2017

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Summary of Biological Findings

- The study area contains suitable habitat for five special-status animals: California red-legged frog (*Rana draytonii*, federal Threatened, state Species of Special Concern), foothill yellow-legged frog (*Rana boylii*, state Species of Special Concern), San Francisco garter snake (*Thamnophis sirtalis tetrataenia*, state and federal Endangered, state Fully Protected species), long-eared owl (*Asio otus*, California species of special concern), and western pond turtle (*Actinemys marmorata*, California species of special concern). Measures are recommended to avoid impacts to these species.
- Drainages on site flow to Woodruff Creek, a tributary to La Honda Creek, which is a tributary to San Gregorio Creek. Steelhead (*Oncorhynchus mykiss*, federal Threatened) and coho salmon (*Oncorhynchus kisutch*, federal Endangered) are known to occur in San Gregorio Creek (NOAA 2010). Protection of water quality, including management of sediment and pollutants, is necessary to protect these federally listed species.
- The study area supports habitat for three special-status plants: western leatherwood (*Dirca occidentalis*), Dudley's lousewort (*Pedicularis dudleyi*), and white-flowered rein orchid (*Piperia candida*). None of the project activities currently proposed are expected to impact these species. If the project changes and requires removal of native vegetation, it is recommended that rare plant surveys be done at the appropriate time of year to detect the plants, and that their removal be avoided.
- The study area contains water bodies that fall within the jurisdiction of the state and federal governments including the U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB) and California Department of Fish and Wildlife (CDFW). The project site is within designated Critical Habitat for California red-legged frog.
- An evaluation of potential impacts and recommended measures to avoid significant impacts to biological resources is provide in Chapter 5.

Chapter 1 Introduction

1.1 Introduction

This report describes the biological resources within an approximately 5-acre study area that is a portion of a 39-acre parcel located at 70 Langley Hill Road in San Mateo County, California. The property is regulated by San Mateo County (County). The landowner undertook several unpermitted modifications around an existing pond at the property in 2012/2013. County inspection of these modifications resulted in implementation of mandatory erosion control measures and a requirement for a biological report. Moving forward, the property owner wishes to address red-tag items identified by the County to remedy their violation. The biological report is required to describe the biological resources within the study area, applicable regulatory permits, and future avoidance and mitigation measures to implement during actions taken to remedy red-tag items. The actions are listed in section 1.4 and discussed further in Chapter 5.

1.2 Environmental Setting

Location and Surrounding Land Uses

The study area is located on a privately-owned property in the Santa Cruz Mountains on the west side of Skyline Boulevard in San Mateo County (Figure 1). The property is accessed by a dirt road and is primarily undeveloped. The property is 39 acres in size and ranges in elevation from 980 to 1,420 feet (Figure 2). A dirt access road winds through the property descending toward the property's northern boundary and the study area which contains a pond, three tent cabins, a composting toilet, and a gravel pad. Several side roads intersect the main access road. Various foot trails cross the property as well.

The property is heavily wooded and supports numerous drainages and springs as well as two ponds. Woodruff Creek, a perennial stream that drains to San Gregorio Creek, is located adjacent to the property's northern boundary. The steep south creek bank of Woodruff Creek is within the property boundary, and the project is at least 100 feet higher than the creek. Surrounding parcels are similar: primarily forested and with limited development. There are a few residences and a vineyard/winery (Clos de la Tech) in the area.

Study Area

The property owner developed an approximately 2-acre area to create a private retreat/campground at the north end of the property (Figure 2 and Figure 3). The existing access road extends over a concrete structure and piped spring to a large dirt pad (approximately 8,000 square feet) covered in gravel. The artificial pond was built by a previous property owner by excavating soil, building an earthen berm and capturing the flows of adjacent springs. The parcel contains numerous springs, and the pond is filled by both a spring that naturally flows into it and a spring that is diverted into the pond (Figure 3). The spring flow is piped through the concrete structure in a 12-inch polyethylene pipe.

The water from these springs is captured in the pond until the depth is such that the water overflows into pipes that convey the water to a tributary to Woodruff Creek (see discussion of Drainage B in the next paragraph). Three tent cabins with wooden decks on raised footings are located adjacent to the pond. A composting toilet was installed at the edge of the pad and at the top of bank of a tributary to Woodruff Creek (Drainage A, Figure 3). A foot bridge was going to be built across Drainage A, and bridge footings were installed, but the bridge was not built. The owner had installed the footings and beams for a deck adjacent to the pond when the County issued a stop-work order. The tent cabins, toilet, bridge footings, and partial deck are the facilities that have been recently constructed. In addition, the property owner graded earthen benches in the bank of the pond for a multi-level deck not yet installed. Photos of the study area are provided in Appendix A.

The pond is fed by a spring that has been piped and diverted into the pond and a spring that flows into the pond from the southeast (Charles Hartsog Soils Report 2013). The pond is approximately 11,000 square feet in size. There are three four-inch vertical pipes in the pond for pond overflow. Water overflows into these pipes and discharges at the toe of the berm face, eventually flowing into Woodruff Creek through a tributary drainage (Figure 3, referred to as Drainage B in this report). The pond holds water year-round.

There is a segment of earthen road that connects the entrance road to another earthen road on the west side of the pond that leads down along Drainage B. This short segment of road is directly adjacent to the pond, is not used as a road, and is redundant with a road behind the tent cabins so it is not required for access (Figure 3).

Drainage A (Figure 3) drains surface water and water from a spring. The composting toilet is located at the top of this tributary's west bank at the eastern end of the dirt pad. The toilet contains all waste within a buried container and does not leach into the soil. As noted above, the property owner had begun to build a bridge over Drainage A. Cement footings are located at the top of bank on either side of the drainage. Some soil disturbance has occurred on the two banks and the County required erosion control measures here (described below).

A large amount of woody material primarily from downed trees had been collected and piled behind the tent cabins and at the edge of the property. This pile was at the top of a steep ravine that is also the south bank of Woodruff Creek. The significant weight of the wood caused the embankment to collapse into the ravine, although it appears that little, if any, material fell into the creek. The collapse mimicked a natural slope failure which provides habitat for early colonizing plant species and small wildlife species including insects, reptiles, amphibians and mammals.

Numerous springs and drainages occur on the 39-acre property. In addition to the artificial pond, the property contains a second, seasonal pond located above the study area (Figure 2 and Photo 13). As the entire property is sloped toward Woodruff Creek, drainages on site flow to the creek and therefore are assumed to be waters of the U.S. and of the State of California and under the jurisdiction of the U.S. Army Corps of Engineers and the California Water Resources Control Board/Regional Water Quality Control

Board. Woodruff Creek is a tributary to La Honda Creek which drains to San Gregorio Creek. San Gregorio Creek flows 12 miles southwest through steep and forested canyons until it meets the Pacific Ocean at San Gregorio State Beach near San Gregorio. The National Marine Fisheries Service has identified San Gregorio Creek a Coho salmon (*Oncorhynchus kisutch*, federal Endangered) and steelhead (*Oncorhynchus mykiss*, federal Threatened) stream, and both species are assumed present in San Gregorio Creek (NOAA 2010). La Honda Creek, located in the La Honda Creek watershed to the north of the San Gregorio watershed is known to support steelhead as well as suitable habitat for Coho salmon. It is not known if these species occur in Woodruff Creek.

The County, upon discovery of the unpermitted work on the property in 2013, ordered a stop work and required the installation of erosion control measures. The following erosion control measures were installed, and a re-inspection of these measures was done in late 2015 and again in May 2016:

- Gravel laid over the entire dirt pad;
- Jute netting and straw wattles installed below the bridge pads at Drainage A;
- Jute netting and straw wattles installed over the earthen benches and along the entire slope between the pond and pad (east and north sides of pond);
- Jute netting and straw wattles installed over the berm face down to the toe; and,
- Sterile grass seed spread over bare ground areas at the berm face down to the toe.

1.3 Purpose and Need

The County requested an analysis of the potential biological impacts and permit requirements for actions proposed to remedy the red-tagged items. The Applicant consulted MIG|TRA biologists regarding the biological resources at the site to inform the restoration design. This report assesses the potential impacts of the currently proposed actions, and identifies the Avoidance and Minimization Measures (AMMs) required to prevent significant impacts.

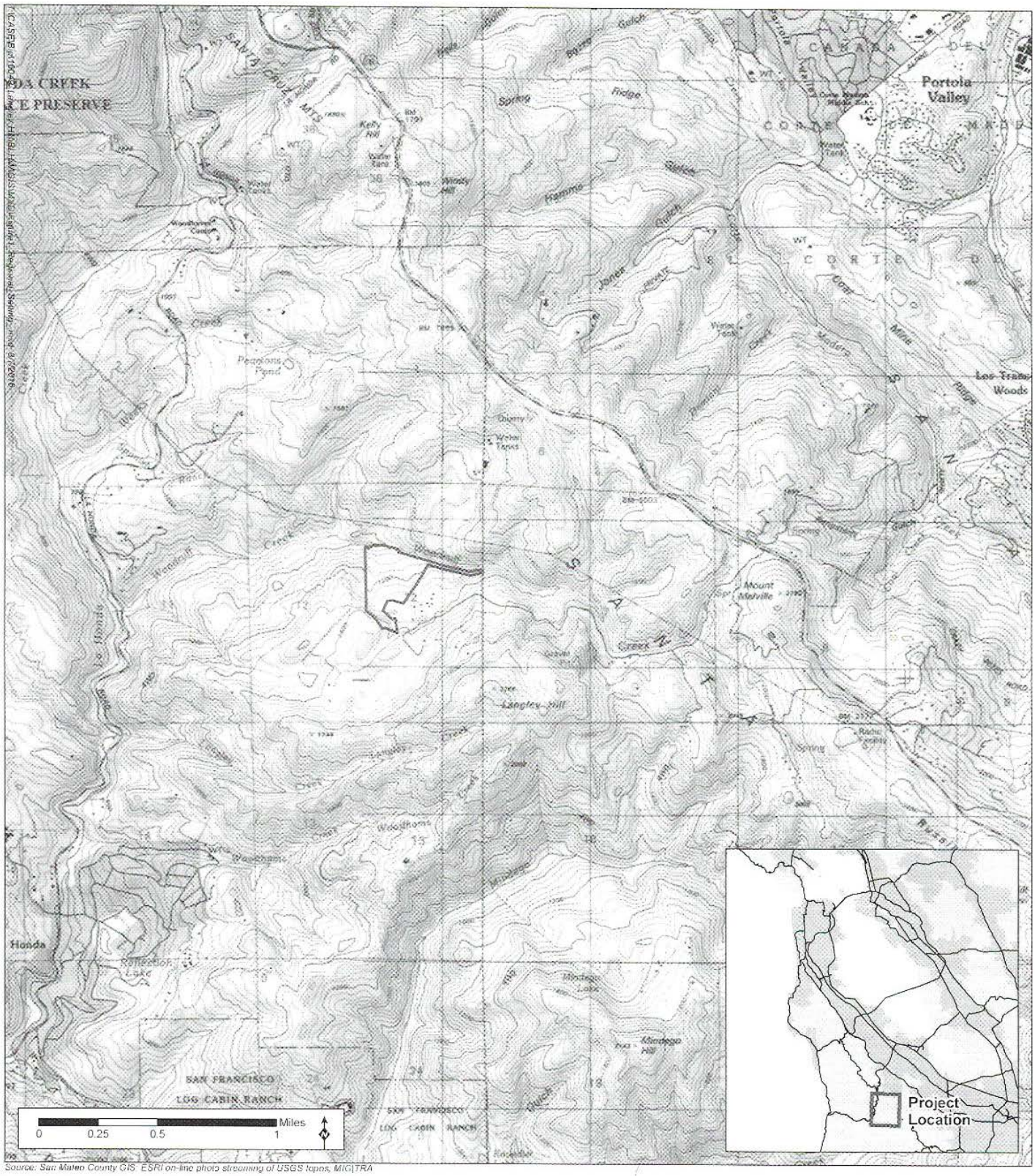
1.4 Project Description

The owner plans to proceed with actions that will remove the red-tag items that currently violate County code and/or regulations, including the following, as summarized in a letter provided by JF Consulting Geotechnical Services (dated July 27 2016):

- Cut the footbridge footing bolts flush with the footings and hand grade around the footings to bury them and restore a natural condition;
- Remove the silt fencing downslope of the footbridge footings;
- Remove the deck footings/beams at the edge of the pond;
- Regrade the north and east banks of the pond to a 3:1 slope where steep terraces are currently present in order to stabilize the slope (this requires spring diversion, draining the pond and the removal of one native bay tree);

- Remove the gravel pad within ten feet of the pond and spring and 25 feet of the top of slope adjacent to Drainage A, decompact, and revegetate these areas;
- Remove the concrete wall adjacent to the pond and restore the area to a 3:1 slope (requires spring diversion and draining the pond);
- Remove the tent cabins and footings;
- Inspect the drainage structures and the base of the existing berm (this requires spring diversion and draining the pond);
- Construct a new berm adjacent to the outward side of the existing berm on the west side of the pond; and
- Decompact the dirt road bordering the south side of the pond and revegetate with native species.

The wood debris pile on the embankment described in Section 1.2 will be left in place, and not moved, per recommendations in the prior biological report. The impacts and AMMs to minimize the impacts for these activities are discussed in Chapter 5.

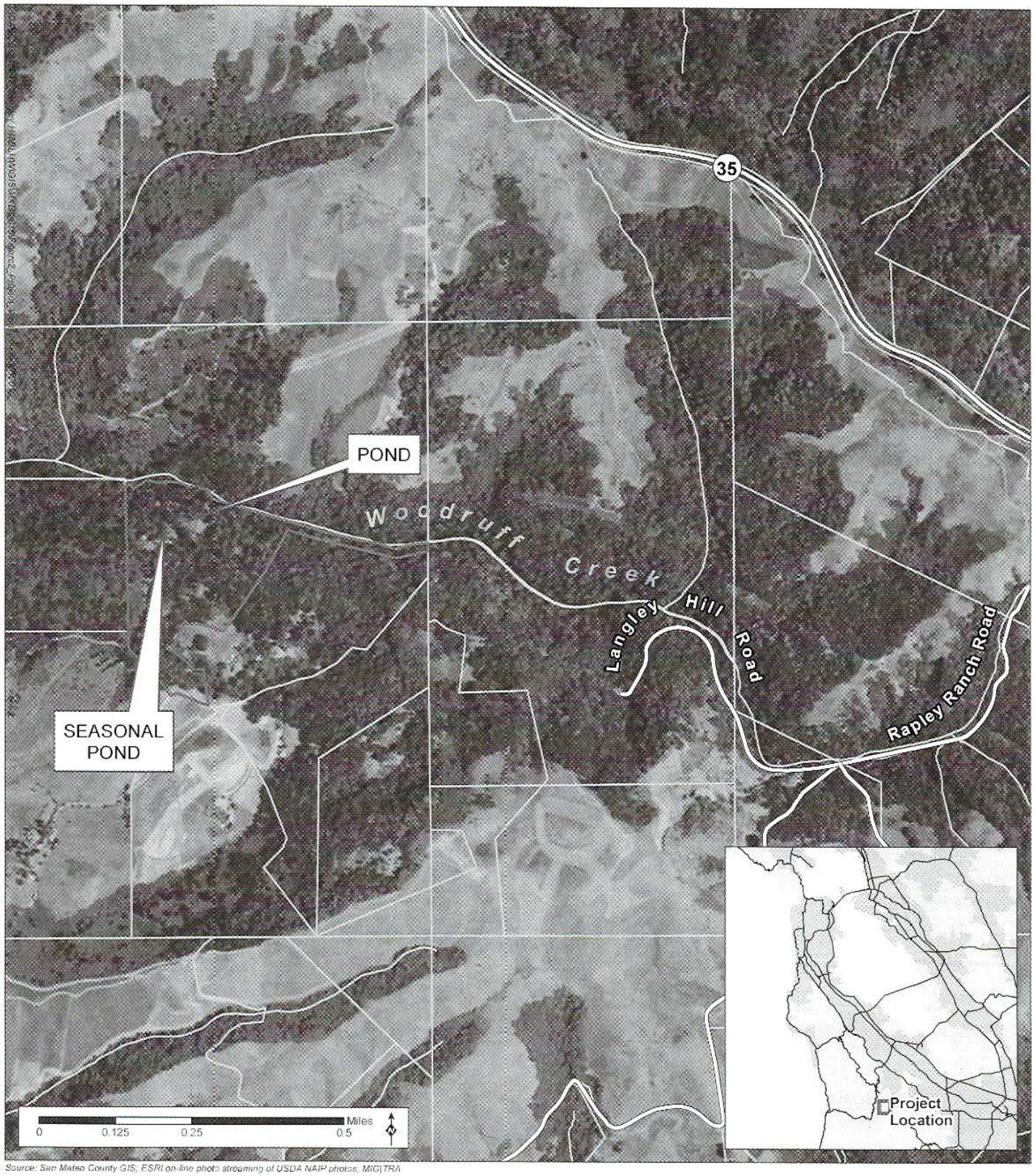


Source: San Mateo County GIS, ESRI on-line photo streaming of USGS topos, MIG|TRA

Project Parcel

Figure 1 Regional Setting

70 Langley Hill, Woodside



Source: San Mateo County GIS, ESRI on-line photo streaming of USDA NAIP photos, MIG|TRA

Project Parcel

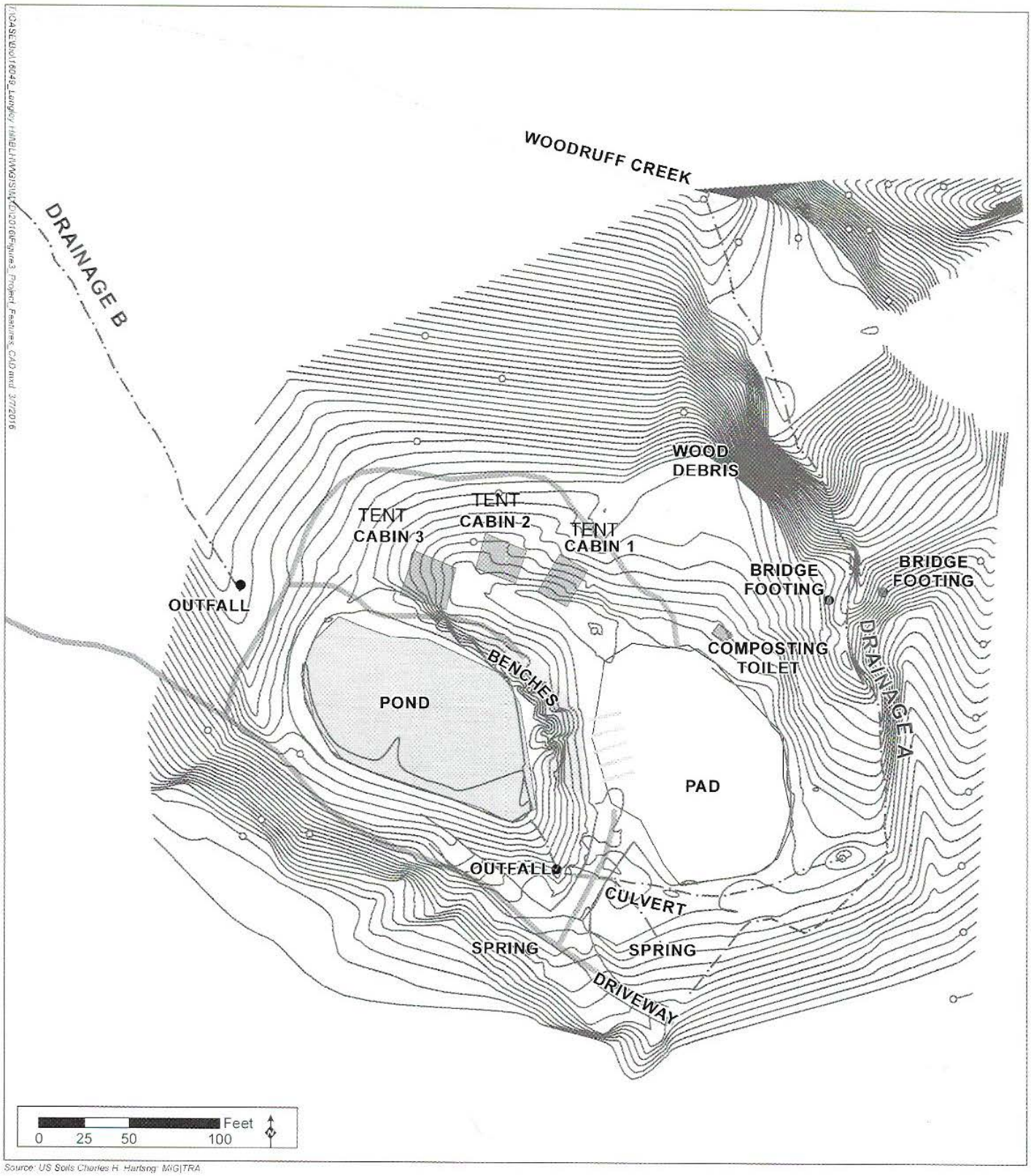
Active San Mateo Parcels (APN)

Streams

Streets

Figure 2 Project Vicinity

70 Langley Hill, Woodside



Source: US Soils Charles H. Hartsog; MIG|TRA

- Roads
- Beams
- Bridge footing
- Composting toilet
- Culvert
- Earthen benches
- Gravel pad
- Pond
- Tent cabin

Figure 3 Project Features

70 Langley Hill, Woodside

MIG TRA

Chapter 2 Methodology

2.1 Database Searches and Literature Review

MIG|TRA reviewed the information listed below to determine what special-status species are documented to occur in the project region and that may occur within the study area.

- A records search of CDFW's California Natural Diversity Database (CNDDB) for the Mindego and La Honda USGS 7.5-minute quadrangles (CNDDB 2016);
- CNPS 8th update of the *Online Inventory of Rare and Endangered Plants of California* (CNPS 2015); and,
- USFWS California Natural Diversity Database (IPaC) resource list for the project area (U.S. Fish and Wildlife Service 2016).

2.2 Field Survey

A survey of the study area was conducted by Autumn Meisel, Senior Biologist, and Sarah Daniels, Biologist and GIS Specialist, of MIG|TRA Environmental Sciences on October 8, 2013. The site was surveyed on foot from approximately 12:15 PM to 2:30 PM. A reconnaissance-level survey was conducted of the biological study area, and habitats, plants and wildlife present were noted.

During the site visit, study area features were noted by MIG|TRA staff using a GPS unit accurate to approximately 5 meters. Precise location of project features and topography of the study area were delineated in CAD by the project geologist (Hartsog), and these data were supplied to MIG|TRA.

A second site visit was conducted on October 17, 2013 by Autumn Meisel and Tay Peterson, MIG|TRA Senior Project Manager. The purpose of the second site visit was to review potential permitting scenarios with respect to impacts to Waters of the U.S. and state.

A site meeting with CDFW Environmental Scientist Suzanne DeLeon was held in November 2015 to discuss the project and to ask for recommendations from CDFW on how to proceed with the removal of red tag items and restoration of the site. Conversations with CDFW are ongoing, and this report was finalized during agency consultation in order to provide the County with information on biological resources on site.

Chapter 3 Results

This section describes vegetation communities present on site, common wildlife expected, special-status species present or potentially present on site, and regulated waters. Photos of the study area are provided in Appendix A.

3.1 Vegetation

The site supports primarily mixed evergreen forest. Dominant tree species include Douglas fir (*Pseudotsuga menziesii*), California bay (*Umbellularia californica*), coast live oak (*Quercus agrifolia*), and big leaf maple (*Acer macrophyllum*). Other woody species observed to a lesser extent include tan oak (*Notholithocarpus densiflorus*), white alder (*Alnus rhombifolia*), California buckeye (*Aesculus californica*), and toyon (*Heteromeles arbutifolia*). The ground water is high and many springs are present on the property. Thus vegetation found along the drainages does not differ greatly from that found elsewhere in the study area. The understory is dominated by thimbleberry (*Rubus parviflorus*), stinging nettle (*Urtica dioica*), Himalayan blackberry (*Rubus armeniacus*), poison oak (*Toxicodendron diversilobum*), and a variety of ferns.

3.2 Riparian Habitat

Riparian vegetation requires or tolerates soil moisture levels in excess of that available in adjacent terrestrial areas, and is typically associated with the banks, edges, and or terrestrial limits of freshwater bodies and watercourses. Typically, riparian vegetation can be distinguished from adjacent upland vegetation as it forms a visually distinct and structurally separate linear plant assemblage. Freshwater bodies and watercourses do not always support riparian vegetation.

Several drainages within the study area convey water to Woodruff Creek. Vegetation found along these corridors is dominated by thimbleberry, nettle, ferns, and Himalayan blackberry and thus is similar to that found throughout the study area. The study area does not support a riparian vegetation community that is distinct from the assemblage of upland plants.

3.3 Wildlife

The study area is primarily forested and provides habitat for a variety of common birds, insects, reptiles, and amphibians. Numerous species of passerine birds common in the region may forage or nest in shrubs and trees on site. The study area does not support habitat for federally threatened and state endangered marbled murrelet (*Brachyramphus marmoratus*) as it is located too far from the ocean and does not support old growth redwoods.

Several mammals such as coyote (*Canis latrans*), mule deer (*Odocoileus hemionus*), and northern raccoon (*Procyon lotor*) may also forage or move through the site. No houses of the San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), a state species of special concern, were observed within the study area during any of the site visits. Snakes

and amphibians such as Santa Cruz garter snake (*Thamnophis atratus atratus*), Pacific treefrog (*Pseudacris regilla*), slender salamander (*Batrachoseps attenuatus*) and arboreal salamander (*Aneides lugubris*) may occur on site. Bats such as hoary bat (*Lasiurus cinereus*) and little brown myotis (*Myotis lucifugus*) may roost within trees on site as the presence of a year round water source within the pond is an attraction for roosting bats.

It is unknown if any fish species have been planted within the pond. During the site visit in November 2015 a small splash was heard in the middle of the pond that was consistent with a fish and not an amphibian. However, the water is murky and no fish could be observed from the edge of the pond.

3.4 Special-Status Species

Special-status species are plants and animals that are legally protected under the ESA, CESA, or other such regulations, as well as species considered sufficiently rare by the scientific community to qualify for such listing. For the purposes of this report, special-status species comprise species in one or more of the categories listed below.

- Species listed or proposed for listing as threatened or endangered under the ESA (50 Code of Federal Regulations [CFR] 17.12 [listed plants], 50 CFR 17.11 [listed animals], and various notices in the Federal Register [proposed species]).
- Species that are candidates for possible future listing as threatened or endangered under the ESA (73 Federal Register [FR] 75176).
- Species listed or proposed for listing by the state of California as threatened or endangered under CESA (14 CCR 670.5).
- Species that meet the definitions of rare or endangered under CEQA (State CEQA Guidelines, Section 15380).
- Plants listed as rare under the California Native Plant Protection Act (California Fish and Game Code, Section 1900 *et seq.*).
- Plants considered by CNPS to be "rare, threatened, or endangered in California" (Lists 1B and 2).
- Animal species listed as of special concern by CDFW.
- Animals fully protected in California (California Fish and Game Code, Section 3511 [birds], 4700 [mammals], and 5050 [amphibians and reptiles]).

3.4.1 Animals

Based on a review of the CNDDB, IPaC, and the preparer's knowledge of sensitive species, five special-status wildlife species (California red-legged frog, foothill yellow-legged frog, San Francisco garter snake, long-eared owl and western pond turtle) were identified as having the potential to occur in the study area. Two more fish species, steelhead and coho salmon, were determined to have potential to occur downstream of the study area in waters hydrologically connected to the site. This determination is based

on the presence of suitable habitat or the location of the study area within the species' known range. Each of these species is discussed below.

3.4.1.1 California red-legged frog (*Rana draytonii*, State Species of Special Concern and Federal Threatened)

California red-legged frog (CRF) breeds in slow-moving or still water, preferably ponds, pools and marshes that support vegetation such as cattail, bulrush and willows. This species often breeds in man-made pools such as stock ponds. During the non-breeding season, it may use a variety of aquatic habitats including streams, springs, springs and water traps. However, the species is not restricted to aquatic habitats. It will use upland areas, especially during the winter months when it is wet, sometimes for weeks or months at a time. Red-legged frog is capable of moving long distances overland when conditions are appropriate. It will also seek shelter in moist areas such as leaf litter or mammal burrows when waters recede.

CRF oviposits its eggs in ponds and pools in slow-moving creeks during the winter and early spring. Tadpoles hatch after one to two weeks and transform into frogs after four to seven months. Young frogs do not mature into breeding adults for three to four years. Tadpoles are thought to feed on algae, while adults feed on insects and small vertebrates. CRF is vulnerable to predators during its aquatic development and thus it is usually absent from suitable habitat that contains introduced aquatic predators such as bullfrogs and various fish. It also requires adequate cover in the form of deep pools and/or emergent vegetation. CRF is adapted to seasonal ponds that dry in late summer/early fall. These ponds typically dry slowly, allowing any young of the year to complete metamorphosis and leave the pond for upland cover. Ponds that dry seasonally generally do not support bullfrogs, which require perennial water to persist.

There are numerous records of CRF in the vicinity of the study area (CNDDB 2016). The nearest location is approximately 1.5 miles to the southeast in a pond on the Russian Ridge Open Space Preserve, 0.25 mile northwest of Mindego Lake. There are no records in the CNDDB of CRF having been recorded in Woodruff Creek.

The pond within the study area may provide breeding habitat for CRF, however the lack of cover or emergent vegetation and the potential for fish or bullfrogs to be present reduce the habitat quality for breeding. California red-legged frog may forage and disperse through the drainages on site, and may breed in the vegetated ponds located in close proximity to the study area. The project site is within Critical Habitat (SNM-2) for CRF.

3.4.1.2 Foothill yellow-legged frog (*Rana boylii*, State Species of Special Concern)

Foothill yellow-legged frogs (FYF) are found near rocky streams in a variety of habitats, including valley-foothill riparian, mixed conifer, coastal scrub, chaparral, and wet meadow types. Within these habitats, the FYF requires shallow, flowing water in small to moderate-sized streams containing some cobble-sized or larger substrate. The microhabitat provided by the cobble substrate is utilized for ovipositing eggs and as a

significant refuge for larvae and post metamorphosis frogs. Like CRF, because FYF are vulnerable to predators during their aquatic development, they are usually absent from suitable habitat that contains introduced aquatic predators such as bullfrogs and various fish.

Between late March and early June, FYF oviposit egg masses on the downstream side of cobbles and boulders in slow moving water. It is speculated that FYF take two years from egg laying to reach adult size. The adult diet consists of aquatic and terrestrial insects. Significant seasonal movements or migrations from breeding areas have not been reported, however FYF have been documented underground and beneath surface objects more than 155 feet from water.

There is one record of foothill yellow-legged frog in the project vicinity, when one adult was recorded in Pescadero Creek in 1999, approximately 5 miles south of the study area (CNDDB 2016). The drainages within the study area lack the structural complexity and volume of water to provide breeding habitat for FYF, although the species could disperse through the study area. The pond does not provide suitable breeding habitat for FYF.

3.4.1.3 San Francisco garter snake (*Thamnophis sirtalis tetrataenia,* State and Federal Endangered; State Fully Protected)

The preferred habitat of San Francisco garter snake (SFGS) is a densely vegetated pond near an open hillside where they can sun themselves, feed, and find cover in rodent burrows; however, considerably less ideal habitats can be successfully occupied. Temporary ponds and other seasonal freshwater bodies are also used. Emergent and bankside vegetation such as cattails (*Typha* spp.), bulrushes (*Scirpus* spp.) and spike rushes (*Juncus* spp. and *Eleocharis* spp.) are preferred and used for cover. The area between stream and pond habitats and grasslands or banks is used for basking; while nearby dense vegetation or water often provide escape cover. Snakes also use floating algal or rush mats, if available.

Adult snakes sometimes estivate (enter a dormant state) in rodent burrows during summer months when ponds dry. On the coast, snakes hibernate during the winter in upland small mammal burrows, but further inland, if the weather is suitable, snakes may be active year-round. San Francisco garter snakes forage extensively in aquatic habitats. Adult snakes feed primarily on California red-legged frogs. They may also feed on juvenile bullfrogs, but they are unable to feed on the larger adults. Adult bullfrogs likely prey on smaller SFGS, and may be a contributing factor in their decline. Newborn and juvenile SFGS depend heavily upon Pacific tree frogs as prey.

San Francisco garter snake has been recorded in close proximity to the project area. One record of SFGS occurs approximately one mile to the north in a sag pond. Another record for SFGS occurs approximately 1.5 miles to the south in a pond on the Russian Ridge Open Space Preserve (CNDDB 2016). Vegetated ponds in close proximity to the study area provide suitable habitat for the snake. The species is not expected to breed or forage in the pond within the study area due to the lack of cover provided within or on the margins of the pond. However, the species could disperse through the study area.

3.4.1.4 Long-eared Owl

The long-eared owl (*Asio otus*) is a California species of special concern that nests in evergreen trees, particularly conifers, and uses the old stick nests of other birds such as crows and ravens. The long-eared owl hunts over open country by night. It is very long winged, like the similar short-eared owl, and glides slowly on stiff wings when hunting. Its food is mainly rodents, small mammals, and birds. The long-eared owl's breeding season is from February to July.

The lack of open habitat for foraging makes the project site less desirable for nesting or foraging for the long-eared owl, although presence is not ruled out.

3.4.1.5 Western Pond Turtle

Western pond turtle (*Actinemys marmorata*) is a California species of special concern. It is often seen basking above the water, but will quickly slide into the water when it feels threatened. The species is active from around February to November and may be active during warm periods in winter. Western pond turtle hibernates underwater, often in the muddy bottom of a pool and may estivate during summer droughts by burying itself in soft bottom mud. When creeks and ponds dry up in summer, some turtles that inhabit creeks will travel along the creek until they find an isolated deep pool, others stay within moist mats of algae in shallow pools while many turtles move to woodlands above the creek or pond and bury themselves in loose soil where they will overwinter.

During site visits the margin of the pond was walked and no western pond turtle was observed, although the pond and Woodruff Creek do provide suitable habitat for the species.

3.4.1.6 Steelhead (*Oncorhynchus mykiss*), Federal Threatened

Steelhead are anadromous forms of *O. mykiss*, spending some time in both fresh- and saltwater. The older juvenile and adult life stages occur in the ocean, until the adults ascend freshwater streams to spawn. Eggs (laid in gravel nests), alevins (gravel dwelling hatchlings), fry (juveniles newly emerged from stream gravels) and young juveniles all rear in freshwater until they become large enough to migrate to the ocean to finish rearing and maturing to adults. Coastal California steelhead usually live in freshwater for 2 years, then spend 1 or 2 years in the ocean before returning to their natal stream to spawn. Steelhead may spawn one to four times over their life. Adult steelhead typically return to tributaries of San Francisco Bay between November and April, with peak spawning occurring in January and February. Adult steelhead are generally not present in streams between May and October – a period coinciding with traditional construction windows for projects near streams.

Steelhead are known to occur in San Gregorio Creek, to which Woodruff Creek is a tributary (NOAA 2010). Although steelhead would not occur on site, impacts to the water quality of drainages on site could adversely affect downstream water quality which could, in turn, impact steelhead and steelhead habitat.

3.4.1.7 Coho salmon (*Oncorhynchus kisutch*), Federal Endangered

Coho salmon are a species of anadromous fish in the salmon family. Coho spends approximately the first half of its life cycle rearing and feeding in streams and small freshwater tributaries. Spawning habitat is small streams with stable gravel substrates. The remainder of the life cycle is spent foraging in estuarine and marine waters of the Pacific Ocean.

Adults return to their stream of origin to spawn and die, usually at around three years old. Young coho spend one to two years in their freshwater natal streams, often spending the first winter in off-channel sloughs, before undergoing a transformation to the smolt life-stage. Smolts migrate to the ocean in late March through July. Some fish leave fresh water in the spring, spend summer in brackish estuarine ponds and then migrate back into fresh water in the fall. Coho salmon live in the salt water for one to three years before returning to spawn. Some precocious males known as "jacks" return as two-year-old spawners. In its freshwater stages, coho feeds on plankton and insects, and switches to a diet of small fishes as adults in the ocean.

Coho salmon are known to occur in San Gregorio Creek, to which Woodruff Creek is a tributary (NOAA 2010). Although coho salmon would not occur on site, impacts to water quality caused by site activities could adversely affect downstream water quality which could, in turn, impact coho salmon and coho salmon habitat.

3.4.2 Special-Status Plants

Three special-status plant species were identified as having the potential to occur in the study area. This determination is based on the presence of suitable habitat and soils and the known history of the species to occur in the region. These plants include Dudley's lousewort (*Pedicularis dudleyi*, CNPS 1B.2), white-flowered rein orchid (*Piperia candida*, CNPS 1B.2), and western leatherwood (*Dirca occidentalis*, CNPS 1B.2). None of these three species have been observed within the study area during site visits performed by MIG|TRA, however, a focused survey has not been conducted.

Dudley's lousewort is a perennial herb that blooms from April to June, and is found in maritime chaparral, cismontane woodland, and North Coast coniferous forest. It is known from the central coast, Santa Cruz Mountains, and the outer south coast ranges. In the Santa Cruz Mountains it is found in deep leaf litter in redwood forest.

The white-flowered rein orchid is a perennial herb that blooms from March to September, and is found in broadleaf upland forest, lower montane coniferous forest, and North Coast coniferous forest in open to shady sites, occasionally on serpentine soils. It is known from the San Francisco Bay Area and northwestern California.

Western leatherwood is a deciduous shrub that grows on moist and shaded slopes and blooms January to March, and is known only from the San Francisco Bay Area.

None of these species has been observed within the study area, although a focused survey for rare plants has not been conducted, and presence cannot be ruled out.

Chapter 4 Biological Impact Assessment, Avoidance and Minimization Measures, and Regulatory Considerations

This section identifies the potential direct and indirect impacts to biological resources of the project activities described in Chapter 1 and recommends Avoidance and Minimization Measures (AMMs) to protect biological resources during project activities.

4.1 Wood debris pile on embankment

Impacts: As discussed under the environmental setting, a large amount of woody material piled on the embankment above Woodruff Creek eventually collapsed the slope and the material fell down into the steep ravine toward Woodruff Creek. The material did not block the creek channel.

AMM-1: It is recommended that the material on the slope failure be left in place and that no action be taken to remove it. Removal would cause more disturbance of the embankment and could result in adverse impacts to the creek caused by debris and soil falling into the creek channel and affecting creek flows. In addition, the debris may now provide habitat for roosting bats, reptiles, and birds. Removal of the debris may negatively impact wildlife.

4.2 Bury Footbridge Concrete Footings at Drainage A and Remove Erosion Control Fencing

Impacts: The project leaves the concrete footings in place, cuts off the bolts that pose a safety hazard, and removes the erosion control fencing downslope of the footings. The footings would be buried by hand to match the existing grade. Leaving the footings in place is not expected to result in an impact to biological resources. The erosion control fencing should be removed after the footings are buried.

AMMs: No avoidance and minimization measures are recommended.

4.3 Remove Deck Footings and Regrade Pond Bank Terraces

Impacts: The removal of the deck footings will require minimal earth disturbance in an area that does not contain biological resources and will not result in significant impacts to biological resources. Draining the pond and re-grading the terraced side of the pond to a 3:1 slope could result in significant biological impacts that would be avoided with the AMMs listed below. The activities could impact water quality and potential habitat for CRF in the pond and for steelhead and coho downstream. Construction noise is expected to be short term and not result in significant disturbance to biological resources. One native bay laurel tree would be removed during grading. Re-grading the banks to a 3:1 slope will improve geotechnical stability, reduce erosion and sediment impacts to the pond and downstream waters, and create a more natural pond environment for wildlife

use, and would be better for biological resources than the current configuration. AMMs to prevent erosion and pollution, protect special-status species, and replace the bay tree, are recommended to be incorporated into the construction plans and permit applications.

AMM-2: The geotechnical report recommends diverting the spring that feeds the pond into Drainage A. We recommend that the spring(s) that feed the pond be diverted through piping around the pond to Drainage B, since they are in the watershed of Drainage B. We recommend that the water drained from the pond either be stored temporarily and returned to the pond, or be diverted to Drainage B with appropriate pollution prevention measures.

AMM-3: The project shall include water protection measures when diverting the springs and draining the pond. For example, a water-tight coffer dam(s) should be constructed to capture the spring water upstream of the pond, and water diverted through a suitably sized pipe from upstream of the coffer dam around the side of the pond to a discharge point at Drainage B. The coffer dam should be constructed of a non-erodible material which does not contain soil or fine sediment. The coffer dam and diversion should remain in place until construction is complete and the pond can be filled again. The flow diversions must be done in a manner that prevents pollution and siltation and that provides flows to Drainage B. The discharge point should be protected from erosion and siltation using filter fabric or other suitable method that requires minimal disturbance to Drainage B and potential impacts to water quality downstream.

AMM-4: A CDFW-approved qualified biologist shall conduct a pre-construction survey prior to any work in the spring, pond, or drainage areas, no longer than 48 hours in advance of the start of work. If work is delayed after the inspection, or if work moves to a new area, an additional pre-construction survey is required.

Resumes of biologists and biological monitors shall be provided to CDFW for review and approval well in advance of project work.

AMM-5: Prior to any project or construction activities, the biological monitor or qualified biologist shall conduct an education session on species that may be present at the project work site. The training shall include basic identification of the species, their basic habits, where they could be encountered in the work area, and procedures to follow if they are encountered. Any personnel joining the work crew later shall receive the same training before beginning work.

AMM-6: Any native trees removed for the project shall be replaced at a 6:1 ratio for oaks, a 3:1 ratio for other native trees, and a 1:1 ratio for non-native species. All replacement trees shall be native species found to occur in the adjacent forested areas. The bay laurel that is planned to be removed should be replaced by 3 native 15-gallon trees. The trees need to be watered the first year to ensure establishment, and monitored for survival for five years. Trees that die need to be replaced.

AMM-7: In order to prevent noise impacts to nesting long-eared owls, heavy equipment use should be timed outside of the nesting season. If grading occurs during the nesting

season of raptors and migratory birds, a focused survey for active nests must be completed by a CDFW-approved qualified biologist within 15 days prior to the beginning of project-related activities. Surveys will be conducted in all suitable habitat located at the project work site, in staging and storage areas, and within 1,000 feet of the project work site. If project work is halted for 15 days or more, a new survey is required. The nesting season is February 1 to September 15.

AMM-8: If active nests are found, the qualified biologist shall confer with CDFW regarding the appropriate action to comply with the Migratory Bird Treaty Act. The project may be delayed, or a buffer may be established around the nest. The results depend on the location of the nest relative to project activities, and what project activities are planned.

AMM-9: The pond must be drained slowly in late summer, over approximately a full month in August/September, so that any CRF present can naturally exit. Beyond that timeframe the pond can be drained more quickly until it rains. Once it rains in the fall the pond should not be drained until the following August. Water pumped from the pond should be pumped into a holding tank or settling pond, or other method that allows silt to settle out before the water is allowed to enter Drainage B, or otherwise prevents silt from impacting water quality downstream.

AMM-10: Standard Best Management Practices for erosion control and stormwater pollution prevention shall be employed during and after construction to protect water quality onsite and downstream. Stormwater management and water quality protection measures may include the use of straw wattles to catch sediment, covering stockpiles during rain events, covering exposed slopes with jute netting, and re-seeding/planting graded areas. The erosion control, slope protection, or other water quality protection measures shall not include plastic/synthetic netting because it ensnares amphibians and reptiles and could impact special-status species.

AMM-11: All new plantings/seeds should be comprised of native species known to occur in the surrounding natural habitat. No plants listed by the California Invasive Plant Council shall be included in the revegetation specifications. Revegetated areas should be monitored for revegetation success and kept free of non-native invasive weed species until the native vegetation has grown in and become dominant.

AMM-12: Upland habitat for special-status species shall be protected during construction activities. Staging areas should be established in areas already impacted by grading, and not in vegetated areas. The upper, seasonal pond near the worksite should be protected from disturbance or modification because it provides habitat for special-status species.

AMM-13: Vehicle fueling or maintenance shall not be conducted adjacent to the pond, and any vehicles parked in the area should have a drip pan under them to prevent oil, gasoline, lubricants, or other chemicals from leaking onto the ground near the pond or spring.

AMM-14: Wildlife exclusion fencing should be installed around the perimeter of the pond construction area during grading activities and should be regularly inspected by a biological monitor. If any trenches or holes are dug, they should be covered at the end of each day, inspected for trapped wildlife each morning, and the length of time that they are open should be minimized. If trapped wildlife is discovered, the wildlife should be removed by the CDFW-approved biological monitor.

4.4 Remove Concrete Structure Adjacent to Pond and Regrade Slope

Impacts: A concrete road structure between the end of the access road and the pad is built across a spring-fed channel, and the water is conveyed through a 12-inch plastic pipe imbedded in the concrete. Water collects upstream of this structure and wetland vegetation has developed. Below the culvert, soil is eroding as water flows down a narrow earthen rill to the pond. Possible options are to leave it in place, remove it and replace it with a small bridge (free span) over the drainage, or replace it with a new culvert that discharges closer to the pond edge in order to correct for the erosion created by the existing elevation of the outfall. The geotechnical report recommends that the concrete structure on the side of the driveway toward the pond be removed, and that the area be graded to create a 3:1 slope from the pond's edge to level ground above. The road would be re-aligned upstream and the existing upslope concrete wall would remain. The impacts for this activity are the same as for the Pond Bank Terraces described in Section 5.3, assuming that this work would including draining the pond.

AMMs: This activity requires the same AMMs listed for the Pond Bank Terraces in Section 5.3, assuming that this work requires spring diversion and pond draining.

4.5 Removal of Tent Cabins

Impacts: The County may require that the unpermitted tent cabins be removed. From a biological perspective, there is no strong argument for either preservation or removal of the tent cabins. If removal is required, an option is to leave the supporting foundation piers in place and remove only the tent structures in order to avoid or minimize ground disturbance. Lessening ground disturbance as feasible reduces potential impacts to nearby water ways and vegetation. The geotechnical report recommends removing the tents and supporting wooden platforms, either removing or breaking off the upper portions of the concrete footings and covering them with topsoil and re-vegetating the area. AMMs are recommended to minimize impacts to biological resources during de-construction. AMM-11, above, would also apply.

AMM-15: Construction debris should immediately be placed in a truck or bin for removal off site, rather than piled on the ground. Piles may attract reptiles and amphibians that could then be disturbed or injured when the material is later collected. Following cabin removal, disturbed soil shall be stabilized as needed and native plants installed (per AMM-11).

4.6 Restoration of Gravel Pad

Impacts: Equipment, such as a Bobcat or bulldozer, would be required to remove portions of the gravel pad so that it is pulled back from the pond by at least 10 feet and from Drainage A by 25 feet, then these areas would be de-compacted and restored to natural habitat. These activities could impact biological resources if water quality is impaired, or if equipment is not staged correctly.

AMMs: Follow AMMs 4, 5, 7, 8, 10, 11, 12, 13, and 14 to protect biological resources during this activity.

4.7 Removal of Road Segment

Impacts: The geotechnical report recommends de-compacting the road segment adjacent to the west side of the pond to make it pedestrian width only and restoring the rest with native vegetation. Restoration of this area would have a beneficial impact on biological resources associated with the pond and surrounding habitats.

AMMs: Follow AMMs 4, 5, 10, 11, 12, 13, and 14 for this activity to minimize impacts on biological resources.

4.8 Pond Drainage Infrastructure Inspection and Possible Replacement

Impacts: The geotechnical report recommends that the pond be drained in a controlled manner in order to inspect the bottom inlet drain and the skimmer drains, because the drain pipes may be under sized and were hurriedly backfilled, such that there is a potential risk of dam failure and a sudden release of all the water in the pond. Because draining the pond could adversely affect special-status species that could occur there, and could impact water quality downstream and impact special-status species off-site, AMMs regarding the methods used to drain the pond and protect water quality are recommended. These measures are described above for the Pond Terraces Grading project (5.2, above). It is assumed that the pond would be allowed to re-fill once the inspection/repairs are complete.

AMMs: Apply AMMs 2, 3,4,5, and 9 to this activity to prevent significant impacts to biological resources.

4.9 New Pond Embankment

Impacts: The geotechnical report recommends that the free-board of the pond be increased above the present height by constructing a new pond embankment down slope and adjacent to the existing embankment. The soil for this embankment would be native soil generated on site in reducing slope inclinations to 3:1. The top of the embankment should be about 8 feet wide and should be level, according to the report. The outboard slope of the embankment should be no steeper than 3:1 (horizontal to vertical). The embankment would be located in an area of barren ground that does not support vegetation. If burrows are present in this area the project could result in a significant impact to special-status species that use burrows in upland habitat.

AMM-16: A qualified biologist should inspect the area where the new embankment is proposed for the presence of burrows. Burrows should be excavated by a biologist permitted to move special status species before construction begins.

In addition, AMMs 4, 5, 7, 8, 10, 11, 12, 13, and 14 should be followed to prevent significant impacts to biological resources.

Table 1: Avoidance and Minimization Measures

AMM #	AMM	ACTIVITY
1	It is recommended that the material on the slope failure be left in place and that no action be taken to remove it. Removal would cause more disturbance of the embankment and could result in adverse impacts to the creek caused by debris and soil falling into the creek channel and affecting creek flows. In addition, the debris may now provide habitat for roosting bats, reptiles, and birds. Removal of the debris may negatively impact wildlife.	5.1
2	The geotechnical report recommends diverting the spring that feeds the pond into Drainage A. We recommend that the spring(s) that feed the pond be diverted through piping around the pond to Drainage B, since they are in the watershed of Drainage B. We recommend that the water drained from the pond either be stored temporarily and returned to the pond, or be diverted to Drainage B with appropriate pollution prevention measures.	5.3, 5.8
3	The project shall include water protection measures when diverting the springs and draining the pond. For example, a water-tight coffer dam(s) should be constructed to capture the spring water upstream of the pond, and water diverted through a suitably sized pipe from upstream of the coffer dam around the side of the pond to a discharge point at Drainage B. The coffer dam should be constructed of a non-erodible material which does not contain soil or fine sediment. The coffer dam and diversion should remain in place until construction is complete and the pond can be filled again. The flow diversions must be done in a manner that prevents pollution and siltation and that provides flows to Drainage B. The discharge point should be protected from erosion and siltation using filter fabric or other suitable method that requires minimal disturbance to Drainage B and potential impacts to water quality downstream.	5.3, 5.4, 5.8
4	A CDFW-approved qualified biologist shall conduct a pre-construction survey prior to any work in the	5.3, 5.4, 5.6, 5.7, 5.8, 5.9

Table 1: Avoidance and Minimization Measures		
AMM #	AMM	ACTIVITY
	spring, pond, or drainage areas, no longer than 48 hours in advance of the start of work. If work is delayed after the inspection, or if work moves to a new area, an additional pre-construction survey is required. Resumes of biologists and biological monitors shall be provided to CDFW for review and approval well in advance of project work.	
5	Prior to any project or construction activities, the biological monitor or qualified biologist shall conduct an education session on species that may be present at the project work site. The training shall include basic identification of the species, their basic habits, where they could be encountered in the work area, and procedures to follow if they are encountered. Any personnel joining the work crew later shall receive the same training before beginning work	5.3, 5.4, 5.6, 5.7, 5.8, 5.9
6	Any native trees removed for the project shall be replaced at a 6:1 ratio for oaks, a 3:1 ratio for other native trees, and a 1:1 ratio for non-native species. All replacement trees shall be native species found to occur in the adjacent forested areas. The bay laurel that is planned to be removed should be replaced by 3 native 15-gallon trees. The trees need to be watered the first year to ensure establishment, and monitored for survival for five years. Trees that die need to be replaced.	5.3, 5.4,
7	In order to prevent noise impacts to nesting long-eared owls, heavy equipment use should be timed outside of the nesting season. If grading occurs during the nesting season of raptors and migratory birds, a focused survey for active nests must be completed by a CDFW-approved qualified biologist within 15 days prior to the beginning of project-related activities. Surveys will be conducted in all suitable habitat located at the project work site, in staging and storage areas, and within 1,000 feet of the project work site. If project work is halted for 15 days or more, a new survey is required. The nesting season is February 1 to September 15.	5.3, 5.4, 5.6, 5.9
8	If active nests are found, the qualified biologist shall confer with CDFW regarding the appropriate action to comply with the Migratory Bird Treaty Act. The project may be delayed, or a buffer may be established around the nest. The results depend on the location of the nest relative to project activities,	5.3, 5.4, 5.6, 5.9

Table 1: Avoidance and Minimization Measures		
AMM #	AMM	ACTIVITY
	and what project activities are planned.	
9	The pond must be drained slowly in late summer, over approximately a full month in August/September, so that any CRF present can naturally exit. Beyond that timeframe the pond can be drained more quickly until it rains. Once it rains in the fall the pond should not be drained until the following August. Water pumped from the pond should be pumped into a holding tank or settling pond, or other method that allows silt to settle out before the water is allowed to enter Drainage B, or otherwise prevents silt from impacting water quality downstream.	5.3, 5.4, 5.8
10	Standard Best Management Practices for erosion control and stormwater pollution prevention shall be employed during and after construction to protect water quality onsite and downstream. Stormwater management and water quality protection measures may include the use of straw wattles to catch sediment, covering stockpiles during rain events, covering exposed slopes with jute netting, and re-seeding/planting graded areas. The erosion control, slope protection, or other water quality protection measures shall not include plastic/synthetic netting because it ensnares amphibians and reptiles and could impact special-status species.	5.3, 5.4, 5.6, 5.7, 5.9
11	All new plantings/seeds should be comprised of native species known to occur in the surrounding natural habitat. No plants listed by the California Invasive Plant Council shall be included in the revegetation specifications. Revegetated areas should be monitored for revegetation success and kept free of non-native invasive weed species until the native vegetation has grown in and become dominant.	5.3, 5.4, 5.5, 5.6, 5.7, 5.9
12	Upland habitat for special-status species shall be protected during construction activities. Staging areas should be established in areas already impacted by grading, and not in vegetated areas. The upper, seasonal pond near the worksite should be protected from disturbance or modification because it provides habitat for special-status species.	5.3, 5.4, 5.6, 5.7, 5.9
13	Vehicle fueling or maintenance shall not be conducted adjacent to the pond, and any vehicles parked in the area should have a drip pan under them to prevent oil, gasoline, lubricants, or other chemicals from leaking onto the ground near the	5.3, 5.4, 5.6, 5.7, 5.9

Table 1: Avoidance and Minimization Measures		
AMM #	AMM	ACTIVITY
	pond or spring.	
14	Wildlife exclusion fencing should be installed around the perimeter of the pond construction area during grading activities and should be regularly inspected by a biological monitor. If any trenches or holes are dug, they should be covered at the end of each day, inspected for trapped wildlife each morning, and the length of time that they are open should be minimized. If trapped wildlife is discovered, the wildlife should be removed by the CDFW-approved biological monitor.	5.3, 5.4, 5.6, 5.7, 5.9
15	Construction debris should immediately be placed in a truck or bin for removal off site, rather than piled on the ground. Piles may attract reptiles and amphibians that could then be disturbed or injured when the material is later collected. Following cabin removal, disturbed soil shall be stabilized as needed and native plants installed	5.5

Table 2: Summary of Activities Requiring Avoidance and Mitigation Measures	
Section Number	**Activity**
5.1	Wood Debris Pile on Embankment
5.2	Foot Bridge Concrete Footings and Erosion Control Fencing
5.3	Deck Footings and Pond Bank Terraces
5.4	Remove Concrete Structure Adjacent to Pond and Regrade Slope
5.5	Removal of Tent Cabins
5.6	Restoration of Gravel Pad
5.7	Removal of Road Segment
5.8	Pond Drainage Infrastructure Inspection and Possible Replacement
5.9	New Pond Embankment

Chapter 5 References

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National Oceanic and Atmospheric Administration (NOAA). 2010. North-Central California Coast Recovery Domain. 5-Year Review: Summary and Evaluation of Central California Coast Coho Salmon ESU. NOAA Fisheries Office of Protected Resources, National Marine Fisheries Service.

U.S. Fish and Wildlife Service (USFWS). 2016. IPaC Trust Resource Report, prepared for Langley Hill Road project area on Nov. 1, 2015.

Appendix A: Representative Photos of the Project Site, October 2013

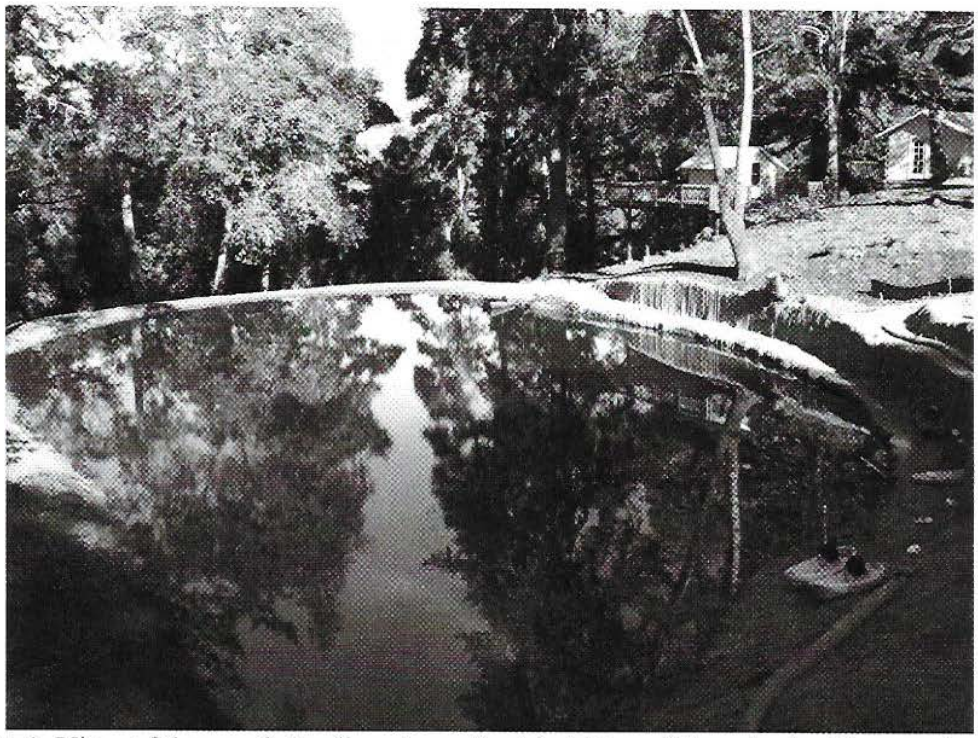

Photo 1. View of the pond standing above the inlet. Two of three tent cabins can be seen in the background. To the right is the terracing that has been blanketed in erosion control netting.

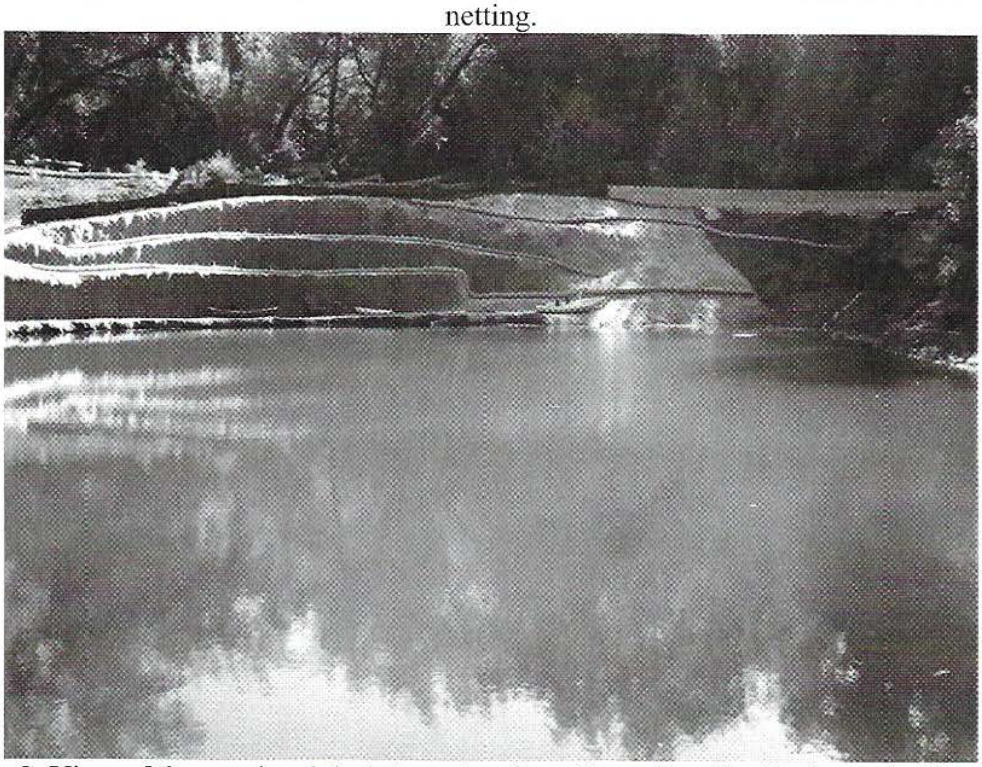

Photo 2. View of the pond and deck terracing from the outlet side. Drainage feeding pond can be seen in the upper right side.

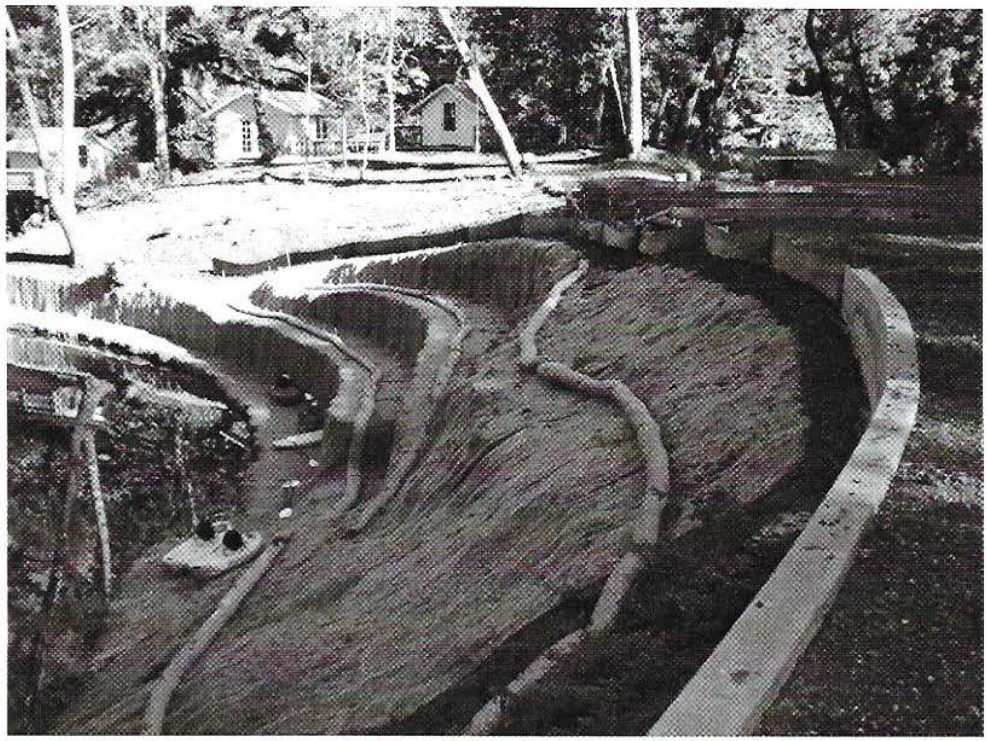

Photo 3. Terracing, partial deck construction, and three tent cabins.

Photo 4. Dirt and gravel pad, presumable made from excavated fill when the pond was created.

Photo 5. Composting toilet positioned at the edge of the pad.

Photo 6. A culvert conveys from a spring to the pond.

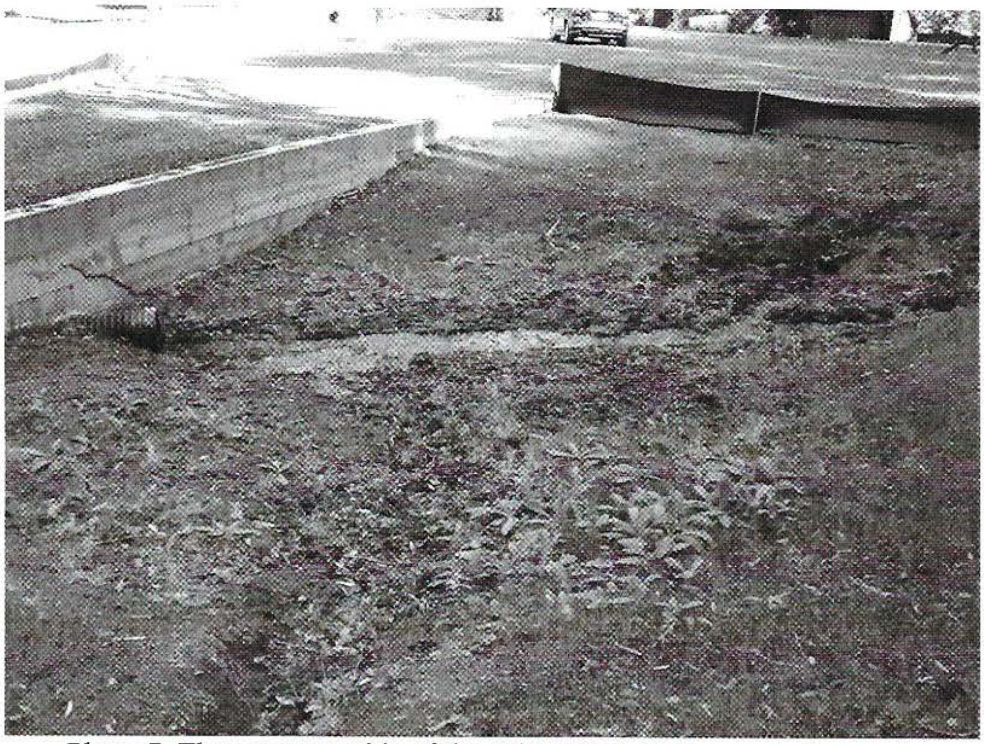

Photo 7. The upstream side of the culvert that discharges to the pond.

Photo 8. The pond's earthen berm. One of the vertical pipes for outflow can be seen in the bottom left.

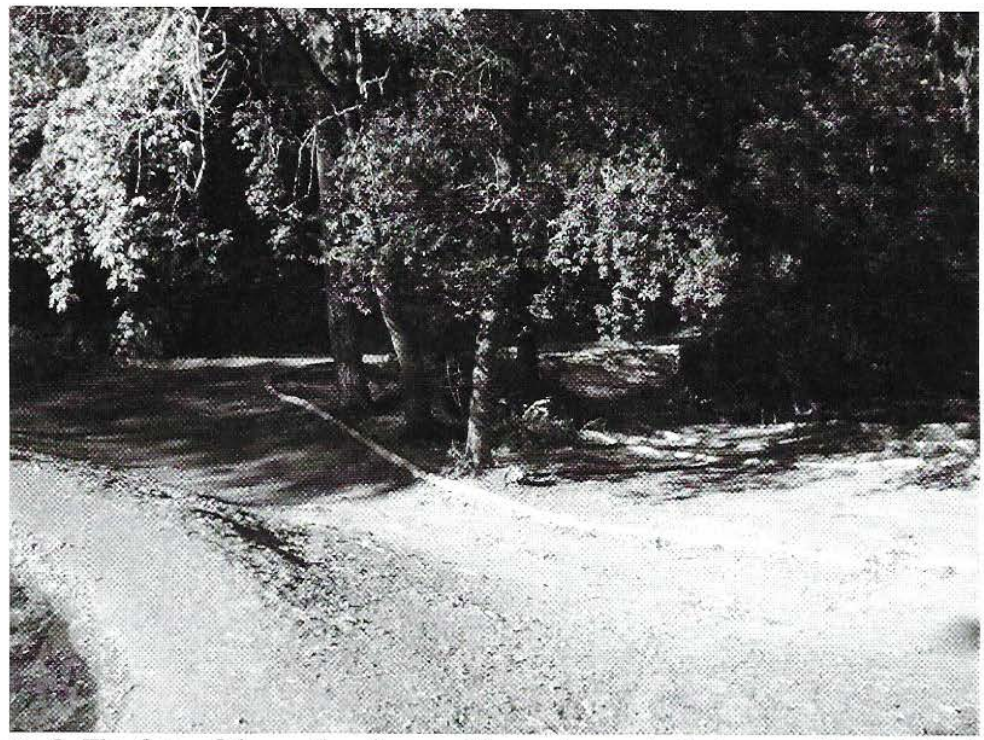

Photo 9. The face of the earthen berm with erosion control straw wattles installed per County requirement.

Photo 9. The toe of the berm, erosion control netting and seeding that has sprouted. The culvert discharges into drainage B just below the silt fence.

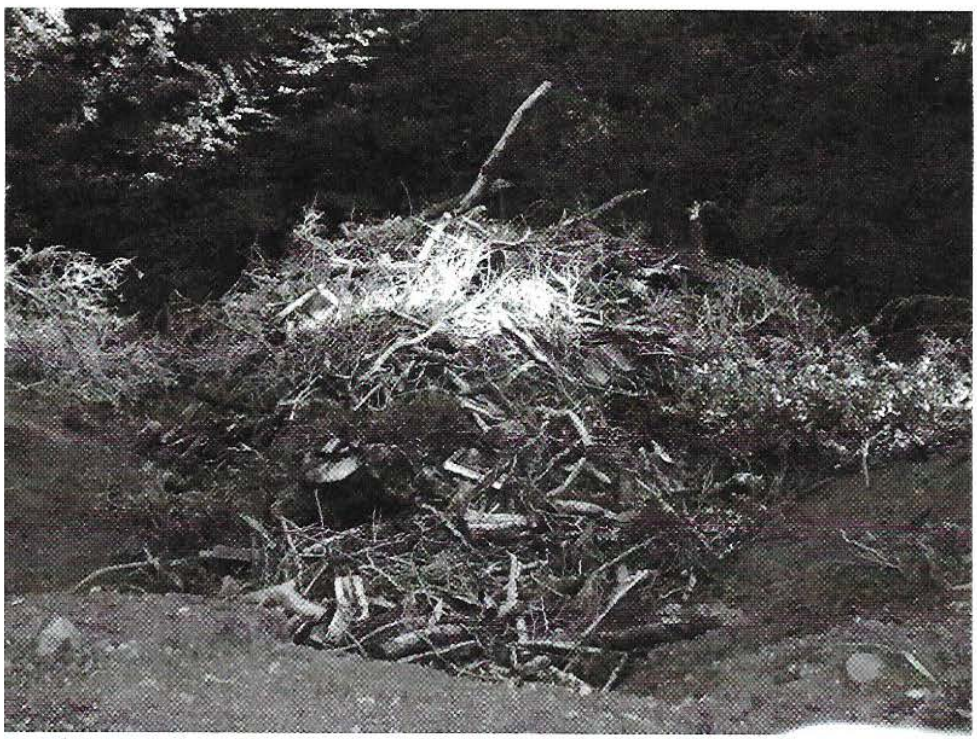

Photo 10. Large wood debris pile that collapsed the ravine embankment.

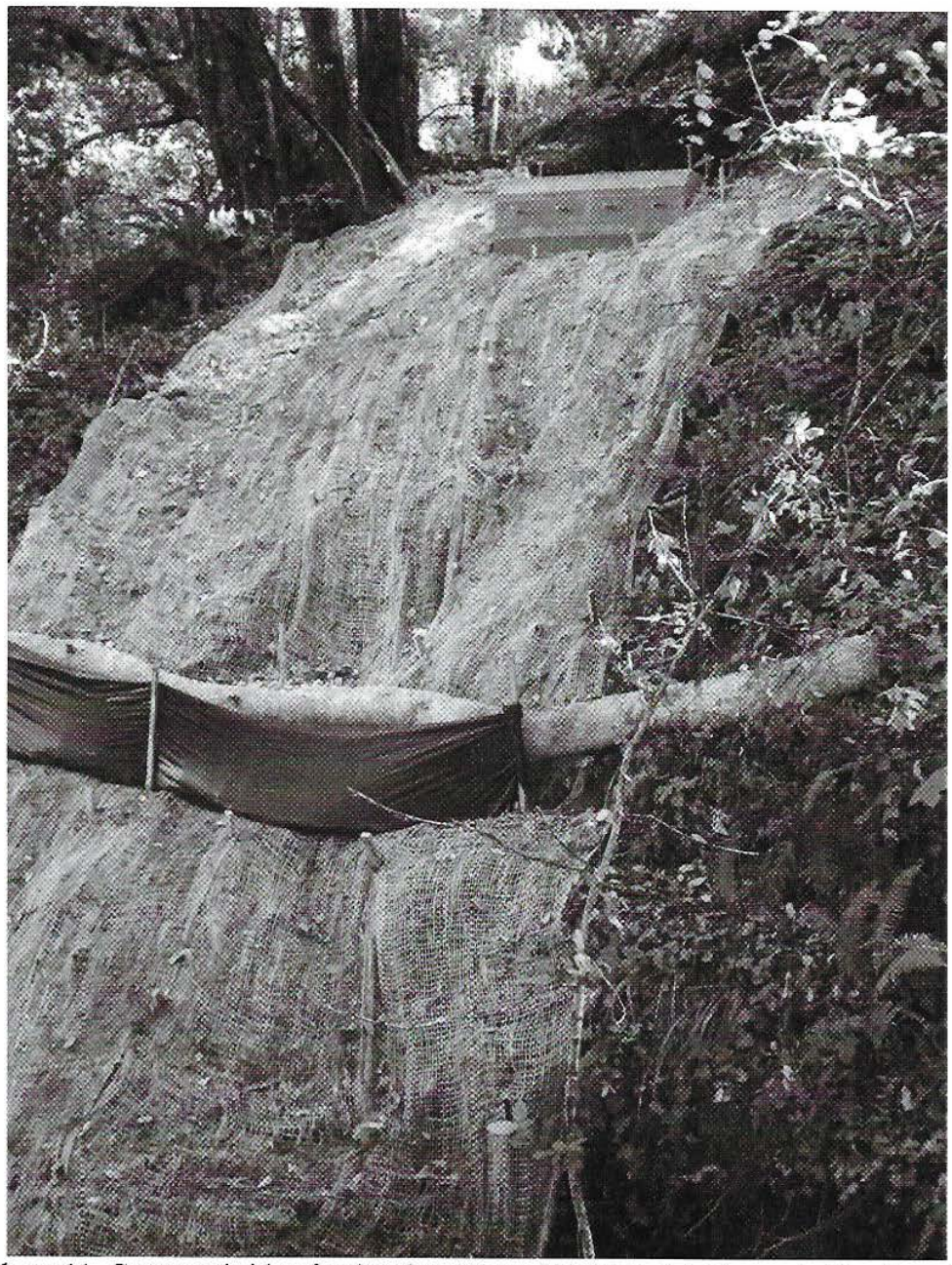

Photo 11. Concrete bridge footing for a planned bridge at drainage A. The County required erosion control measures implemented on the steep drainage banks.

Photo 12. Drainage A in the location where the concrete bridge footings were poured.

Photo 13. Second pond located on the subject property

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