

COUNTY OF SAN MATEO
Environmental Services Agency
Planning and Building Division

Initial Study Pursuant to CEQA
Project Narrative and Answers to Questions for the Negative Declaration
File Number: PLN 2006-00026
Pillar Point Bluff Trail Project

PROJECT DESCRIPTION

The applicant's proposal consists of a number of segments:

Alvarado/Bernal Trailhead and Trail A

The existing trailhead in the County road right-of-way of Alvarado Avenue at Bernal Avenue will be formalized as the public access point from the bluff top. Signage at the trailhead will include a map board orienting visitors to the trail system and other nearby access opportunities. The trail extending from the access point at Alvarado/Bernal Avenues will be improved to allow emergency and maintenance vehicle access to the central portion of the property via an 8-foot wide base rock surfaced trail. This trail will be constructed at a 5% grade to make it handicapped accessible. The existing road width trails on the upper, western portion of the site will be maintained for emergency and maintenance vehicle access by installing drain dips and other minor drainage improvements, placing drain rock or base rock in areas of wet or soft soil, closing and restoring duplicate sections of road/trail, and realigning trail sections that are in inappropriate locations due to erosion concerns. In compliance with Half Moon Bay Fire Department access standards, turnouts will be installed along the existing main road through the site at 500-foot intervals, along with a "hammerhead" turnaround at the end of the road.

Airport Street Parking Area

The applicant is proposing to construct a small (10-car) parking area on Airport Street at the southeast corner of the site. It will be located adjacent to an existing industrial/commercial building and parking area to minimize visual and habitat impact on the site.

The proposed parking area on Airport Street will be surfaced with base rock to allow natural drainage infiltration. Its approximate dimensions are 50'x150', or 7,500 sq. ft. It will have a paved 20-foot apron connecting to Airport Street and a 53-foot 2-lane driveway covered with base rock, in conformance with County driveway standards. All public parking areas will be clearly delineated. The parking area will be gated so that it can be closed at night to prevent unauthorized use. It will be surrounded by a post-and-cable barrier to prevent vehicles from leaving the parking area, and a screen barrier to be specified by wildlife biologist(s) to prevent snakes from entering the parking area. Signage at the staging area will include any limitations on parking (e.g., Two-Hour Parking, No Overnight Parking, No Bus Parking, etc.), and a map board orienting visitors to the trail system and other nearby access opportunities.

Trails B and C

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Trail connections from the Airport Street parking area to the upper, western portion of the site will be provided by utilizing existing former agricultural roads that connect up the steep eastern bluff face. This will generally entail mowing or trimming of encroaching vegetation and light scraping of a 5-foot portion of the road surface to level and compact it. Though the road benches are approximately 12 feet wide, the connecting trails are proposed to be cleared only to a 5-foot width.

Trail B will connect, at a handicapped accessible 5% grade, with the parking area on Airport Street at the southeast corner of the site. Trail C will provide a more direct connection from the parking area on Airport Street to the top of the bluff, but will have grades above 25%. A portion of the agricultural road that comprises Trail B has been washed out and will be reconstructed to a 5-foot width.

Near the junction of Trails B and C, the existing route that will become part of Trail B crosses a seasonal drainage that is a jurisdictional wetland (meeting both U.S. Army Corps of Engineers (COE) and the County's Local Coastal Program (LCP) criteria). There is currently no structure to cross the wetland. Hikers damage the wetland by walking through it, and tend to create additional informal trails during the wet season when trying to avoid the deep puddles. During the design of the proposed project, alternatives for crossing the wetland were evaluated, including a bridge and the "no-project" alternative of no structure. A boardwalk was determined to be the least environmentally damaging alternative because it will involve the least construction activity and footprint in the wetland, while reducing the damage currently caused by hikers. While the boardwalk will constitute wetland fill that could not be avoided, the design minimizes fill, with a foundation footprint in the wetland of 20 sq. ft. (four 10-inch by 6-foot timbers), and a wetland area coverage of 300 sq. ft. The alternative of not constructing a structure, as well as construction of a bridge, will have greater impacts. Additionally, the crossing is on the location of the Pilarcitos Fault. During an earthquake, a bridge is more likely to be damaged, or put users at risk, than a low-elevation, flexible boardwalk. Therefore, the project includes a simple boardwalk or catwalk approximately 12 inches above grade and approximately 60 feet long. This approach is consistent with standards in the San Mateo County Local Coastal Program for public access in seasonal wetland settings. The boardwalk will be supported by pressure-treated timbers staked in place directly on grade. The boardwalk surface will be recycled plastic lumber to provide low maintenance. Low plastic lumber bumper rails are proposed at the outside edges of the boardwalk, rather than railings, due to the low height of the boardwalk above grade. At two intermittent stream crossings along Trail C, culverts will be installed.

Trails Near Coastal Bluff

Portions of the existing trail, along the coastal bluff in the western portion of the site, are currently close to the bluff, and subject to erosion and the risk of being undercut by future bluff failure. These segments will be realigned farther from the bluff. New segments of trail will be constructed farther from the bluff, and the existing trail segments will be abandoned by ripping

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and reseeded. All new and reopened segments of trail (including realigned segments) will be out-sloped (to allow water to run off the trail rather than flow along the trail) and will include, at regular intervals, rolling dips. Segments of the trail that drop down the fall line of the hillside, making them inherently difficult to drain, will be realigned to avoid descending down the fall line. Along trail segments where the existing road is vegetated and exceeds 5 feet in width, a 5-foot portion of the trail will be cleared and the remaining vegetation in the roadbed will be preserved. To prevent fine-grained erosion and rutting in wet and soft soils, portions of the trail will be rocked as required.

Trail segments that are proposed for removal and restoration will be ripped to a depth of 6 inches and the exposed soils will be seeded with a native seed mix, including the following plants: California Sage, Coyote Brush, Coffee Berry, Lizard Tail, Sticky Monkey Flower, Yellow Bush Lupine, and Deerweed.

Approximately 1.09 acres will be cleared to construct the various components of the project. This clearing will include 812 cubic yards of cut and 540 cubic yards of fill, for a total grading quantity of 1,352 cubic yards.

SITE DESCRIPTION

The project site is located on a coastal bluff north of Pillar Point Harbor. The property is situated along the Seal Cove Bluff, a prominent northwest trending ridge that parallels the coastline at a maximum elevation of 170 feet. The ridge is bounded to the west by steep and actively eroding coastal bluffs and to the east by low flat lying ground adjacent to the Half Moon Bay Airport. The majority of the property is characterized by open grasslands and low brush with slope gradients ranging between 20% to about 40%. Hill slopes are concave-convex, rounded towards both the ridge tops and valley bottoms.

Geological Resources

The topographic difference between the ridge and the flatlands to the east is the result of the Seal Cove Fault, part of the active San Gregorio Fault Zone which transects the subject property. A steep and actively eroding coastal bluff fronted by a narrow beach characterizes the seaward edge of the property. A large (7-acre) rotational landslide indents the coastal bluff midway in the property. This landslide is active with ongoing, slow, progressive creep. The intertidal zone and offshore area immediately adjacent to the property are part of the Fitzgerald Marine Reserve.

The property features a series of dirt roads, mostly remaining from the former use as a dairy ranch over 25 years ago, and informal trails. Some of the roads are used as informal trails and unauthorized vehicular access, while others are overgrown and unused. Most of these roads and trails have received little maintenance over the years and many show signs of active erosion.

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The project site is located within the active San Gregorio Fault Zone (SGF) and the eastern portion of the property lies within the Alquist-Priolo Special Study Zone. The SGF is part of a coastal system of parallel strike slip faults extending from Point Conception in the south to the Marin Peninsula in the north. The fault zone is located mainly offshore, west of San Francisco and Monterey Bays, with onshore locations at promontories, such as Moss Beach, Pillar Point, Pescadero Point, and Point Ano Nuevo. The project site is transected by the Seal Cove Fault, which is part of the active San Gregorio Fault system. The most recent earthquake occurred within the last 500 years, and the oldest earthquake recorded at the Pillar Point Marsh, south of the project site, occurred between 3,350 and 4,080 years ago. A third earthquake may have occurred around 3,060 to 3,330 years ago. The San Gregorio Fault has been assigned a slip rate that results in an Mw 7.3 earthquake with a recurrence interval of 400 years. Several of the trails on the project site are transected by traces of the San Gregorio Fault and would be impacted by fault rupture. This would most likely result in the trail being offset and/or in coastal bluff failures undermining segments of the trail that are close to the bluff edge, requiring the trails to be realigned.

Coastal Bluff Erosion

The coastal bluff fronting the project site ranges in height from 90 to 130 feet, fronted by a narrow beach. As a result, all of the coastal bluffs are subjected to wave impact and coastal erosion during high tides or periods of high surf, which has resulted in active bluff erosion and both small and large scale slope failures. At the project site, coastal bluff erosion includes shallow block falls and rockslides as well as large-scale deep-seated rotational landslides. Most of the bluff face is comprised of relatively resistant sedimentary rock of the Purisima Formation and is able to support a relatively steep face. The principal mechanism of sea cliff retreat is from wave attack, which applies force directly on the joints and fractures in the rock. Erosion along the joints and fractures exposed in the surf zone undercuts the bedrock cliffs reducing support of overlying rock resulting in instantaneous rock fall. Following bedrock failure, the overlying terrace deposits gradually collapse until they reach a stable angle of repose. Nearly all of the bluff face fronting the property is subject to this type of erosion.

Located in the middle portion of the property and dominating this segment of coastline is a large (7-acre) deep-seated translational landslide complex. This slide is about 800 feet wide and extends over 600 feet into the bluff face forming a prominent steep arcuate crown scarp. The central portion of the slide is active with recent ongoing cracks and secondary scarps, sag ponds and disrupted ground. Failure is attributed to coastal erosion undercutting the toe of the slide mass although a significant contributing factor may be several traces of the San Gregorio Fault that cross the central portion of the slide mass. Fault rupture would likely have weakened the earth materials in this area and intense seismic shaking associated with earthquakes on these or nearby faults could have increased the driving force, potentially contributing to failure.

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An established road/trail skirts around the crown scarp of this large landslide. Portions of the trail have been undercut by secondary failures occurring along the steep crown scarp (e.g., along the southeast border of the landslide). In addition, several informal trails are routed along the northern lateral margin of the slide complex with several extending into the center of the slide mass to access the beach. These later trails follow an old road. Portions of these trails have been disrupted by slow progressive slide movement (e.g., along the northwest border of the landslide) and will be closed as part of the project.

Several estimates of the rate of bluff retreat, ranging from 1.0 to 1.5 feet per year, have been published for nearby areas. At the project site, average sea cliff retreat over the past 50 years was calculated from a comparison of time-sequential aerial photographs. Bluff erosion was localized and episodic with average rates of cliff retreat ranging from 4 to 8 inches per year. These rates are about half of what was reported for nearby areas. Future erosion is expected to be essentially the same (approximately 8 inches per year), except for possible seismic shaking, which would result in additional retreat. The active San Gregorio Fault transects the property and fault rupture on this fault could result in significant ground shaking and potentially large coastal bluff failures.

Portions of the existing trail are actively being undercut by coastal bluff erosion and other segments are situated within 10 feet of the top edge of the eroding coastal bluff (e.g., along the coastal bluff in the southern portion of the project site) and are expected to erode out and fail within the next 50 years. For short-term management, segments of the trail that are actively being undercut or are located less than 10 feet off the bluff edge should be realigned to at least 20 feet from the bluff edge.

Biological Resources

Vegetation Types

The project area supports six vegetation types, some of which can be further distinguished into plant associations. These are coastal scrub (consisting of six plant associations), upland grassland (consisting of three plant associations), freshwater marsh and wet grassland (consisting of four plant associations), riparian scrub, non-native trees/tree groves, and non-native scrub (Jubata grass scrub).

Water Bodies and Wetlands

The breached former manmade reservoir (near Airport Street), as well as the intermittent and perennial ponds on the coastal bluff, was observed to support freshwater marsh plant communities. Three marsh types were identified: bulrush-cattail wetland, cattail wetland, and rush-sedge wetland. A rush grassland wetland type occurs within the two small ponds that occur on the top of the coastal bluff and in the low-elevation areas along Airport Street that are seasonally wet.

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A wetland delineation of an approximately 20-acre area in the southeast corner of the project site, along Airport Street, found wetlands that meet both U.S. Army Corps of Engineers (COE) and County Local Coastal Program (LCP) criteria. This is the area of the proposed staging/parking area and trails. These wetlands occur in the low-lying areas west of Airport Street and at isolated hillside seeps. The hillside seep features appear to be isolated wetlands that may not be subject to current regulations under the Clean Water Act regulations.

The proposed trail from the staging/parking area on Airport Street (Trail B) would cross the COE jurisdictional wetland area mentioned above. The San Mateo County Local Coastal Program (LCP) specifies permitted uses in wetlands, and, in general, establishes a minimum 100-foot wide buffer from the outer edge of the wetland and stipulates permitted uses within this buffer area. The staging/parking area would be located more than 100 feet from the wetland. The raised boardwalk proposed to provide pedestrian access through the wetland area is consistent with LCP requirements, and would reduce damage to the wetland currently caused by hikers who, in the absence of a crossing structure, damage the wetland by walking through it, and tend to create additional informal trails during the wet season when trying to avoid the deep puddles.

Special Status Wildlife

The project area provides known or potential habitat for special status wildlife species. In February 2005, one California red-legged frog (a State Species of Special Concern and Federally listed as threatened) was observed in the breached manmade reservoir near Airport Street, and the species may also occur in other wetlands on the project site. The perennial pond located within the eroded area of the bluff face contains suitable breeding habitat for the California red-legged frog. The seasonal pond near Airport Street and the two ponds on the ridge provide foraging and dispersal opportunities for frogs, but apparently do not retain water long enough for successful breeding by this species. The habitat observed on the property does not provide suitable habitat for resident San Francisco garter snakes (both State and Federally listed as an endangered species) because the dense vegetative cover adjacent to aquatic areas lacks suitable open basking sites and/or hibernacula above winter flood level. However, this species is known from Pillar Point Marsh, approximately 0.75 mile south of the project area, and may occasionally forage in the marshy areas along Airport Street when conditions are favorable. Saltmarsh common yellowthroat and yellow warbler (both California Species of Special Concern) may nest in the dense willow habitat around the perennial pond that occurs on the eroded ocean bluff. Loggerhead shrike (a California Species of Special Concern) may nest in the scrub habitats on-site and northern harrier (a California Species of Special Concern) may nest in the grassland areas. Several other species of raptors likely forage on the site during migration and winter months. San Francisco dusky-footed woodrat (a California Species of Special Concern) may occur in the dense willows around the perennial bluff pond.

One red-legged frog was observed in the southern end of the former manmade reservoir during the biological consultant's February 1, 2005 site visit. The closest documented nesting of saltmarsh common yellowthroat to this project site is approximately 0.75 mile southeast of the

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project site at the Pillar Point Marsh. The dusky-footed woodrat has also been observed in the willows at Pillar Point Marsh. No northern harriers, loggerhead shrike, or yellow warblers were observed during the site visits.

Special Status Plants

The biotic assessment for the property focused on special status plant species that are officially listed by the State government, Federal government, and/or the California Native Plant Society (CNPS). Of the thirteen special status plant species believed to have the potential to occur within the project area, none have been recorded to occur on the site per California Natural Diversity Database (CNDDDB) records, none were observed during a previous survey in May 2003, and none were observed during surveys conducted for the proposed project in spring and summer 2005. The spring and summer 2005 surveys were conducted during the blooming period and no special status plant species were detected although some of habitat types are potentially suitable for six of these species: San Francisco Bay spineflower, Franciscan thistle, Fragrant fritillary, San Francisco gumplant, Artists (Choris's) popcorn flower, and Hickman's cinquefoil.

Sensitive Habitats

The applicant's biological report also evaluated sensitive habitats. Within the project area, two of the plant associations discussed above are designated as a high priority by the California Department of Fish and Game (CDFG): coastal terrace prairie and the coyote brush-lizard tail coastal scrub. The "high priority" category contains native plant communities that are regarded by CDFG as having special significance under the California Environmental Quality Act.

Cultural Resources

The applicant's cultural resource evaluation indicates that at the time of Spanish arrival, Ohlone villages identified as belonging to the *Chiguan* (north of Pilarcitos Creek) and *Cotegen* (south of Pilarcitos Creek) tribelets were found in the vicinity of Half Moon Bay, specifically at Princeton Marsh, along Pilarcitos and Purisima Creeks, and on Arroyo de en Medio, and generally along the ocean cliffs. Two recorded prehistoric cultural resource sites, CA-SMA-135 and CA-SMA-136, are located at the foot of the eastern side of Pillar Point Bluff. These are both relatively small, poorly mapped and defined shell midden sites. SMA-136 is near the southern boundary of the project site, west of the small drainage on a small alluvial fan. SMA-135 is approximately 125 meters north of CA-SMA-136, on another small alluvial fan west of the drainage. SMA-136 has recently (October 2004) been impacted by geological trenching through the site. Neither of these sites has been tested or evaluated. During the general surface reconnaissance of the Pillar Point Bluff project site, prehistoric cultural materials were found wherever the surface soils could be seen.

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No historic resources are formally recorded on or near the project site. Published descriptions of the parcel noted that it was part of the historic 1839 Rancho Corral de Tierra Spanish land grant, but information on use of the property during Spanish/Mexican times is scant. Sources indicate the land around “El Pilar” was being used to graze mission cattle by the 1790s, and Guerrero-Palomares built an adobe on Denniston Creek between 1828 and 1839. Later a road is shown running directly between the adobe location and the late nineteenth century dairy on the property. As early as 1861, the cove north of Pillar Point was being used for the Pillar Point Whaling Station, which continued in intermittent use into the 1890s, by which time the property was part of a functioning dairy ranch. Topographic and historic features make it apparent that the entire project site has been used for agricultural and/or pastoral production, as well as other probable uses, and that clearly control and impoundment of water was important to those uses.

The earliest “Official Map of San Mateo County” (1868) shows the project site already subdivided, and a presumably freshwater pond north of the extant Pillar Point Marsh, but no structures or other indications of use. The 1877 map shows a road running straight up the bluff from the east and roads into the Princeton area, but still no development. Subsequent maps indicate that the first buildings on the property appeared before 1892. The Ocean Shore Railroad had arrived in 1908, running just west of and perhaps partially on Airport Street.

During February 2005, Holman and Associates Archaeological Consultants (H&A) conducted a general surface reconnaissance for archaeological resources and historic properties for the project area. While the entire project site was the subject of this cultural resources reconnaissance, thick vegetative cover, areas of standing or flowing surface water, and steep slopes precluded adequate inspection of much of the site. The most obvious historic resources on the Pillar Point Bluff property are the remnants of the dairy farm that once occupied the property. These are concentrated in two zones and the one very obvious large former reservoir near the northeast corner. At the south, accessed by the dirt/gravel road off Airport Street, is the zone with the water wells at the east and the collapsed structures at the foot of the bluff slope. Northward about 120 meters, on approximately the same contour, a much larger historic/modern complex occurs, and probably contained the main barns/storage areas for the dairy and a residential structure. At the southern side of this complex are a large concrete pad with scattered corrugated metal sheets and a variety of other historic objects. Within 20 meters of the largest flat concrete pad, a series of concrete pads with raised walls contains many of the same types of materials, along with more recent items. At the northwest of this complex of concrete chambers or stalls or work areas, another concrete pad appears likely to have once held a residence, and northwest of that pad a grove of willow trees too thick to penetrate marks the likely location of a well, spring box, cistern, or combination of these water-related features. Between the two features, a number of fragments of historic objects were found.

The water control and impoundment features also appear to date from the dairying era on the property. The largest and most obvious is the former reservoir near the northeast corner of the property. This feature is more than 120 meters long and at least 50 meters wide at the north end, roughly rectangular with steeply embanked sides that were probably originally flat on top.

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Several other water use and control features were observed on the property, notably the much smaller pond on the top of the bluff, another even smaller pond, a former manmade reservoir that was breached, also on the bluff just north of the first, as well as the wells and likely water-related feature at the northerly historic complex. This area appears likely to have been well watered for a very long time, with seeps along the finger of the San Gregorio or Seal Cove Fault at the eastern foot of the bluff. Several trenches or ditches were also noted on the property.

Just east of the middle of the northern property boundary, an area bifurcated by but mostly east of a dirt road that enters the property off Park Avenue, was found to contain numerous historic discards, along with two prehistoric lithic artifacts. Near the north end of the large coastal landslide, another concentration of historic and recent materials was located.

Finally, just off Alvarado Avenue to the east, a rectangular ground surface feature was noted. The nature of this feature could not be discerned, since the ground was entirely covered by thick but low grasses, but it could be the outline of a formerly fenced small corral or animal yard, or a former building location.

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1. LAND SUITABILITY AND GEOLOGY

b. Will (or could) this project involve construction on slopes of 15% or greater?

Yes, Significant Unless Mitigated. Portions of the proposed project, including abandonment of informal trails in the northwestern portion of the large landslide complex, reopening of existing trail segments along Trail C, and the new trail segments along Trail B near its intersection with Trail C, are partially or completely located on slopes greater than 15%. If rain should occur during or immediately after grading has occurred, there is a significant risk of erosion and off-site sedimentation occurring. To avoid this impact, the following measure is required:

Mitigation Measure 1: Prior to the beginning of any construction activities, the applicant shall submit to the Planning Division for review and approval an erosion and drainage control plan which 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

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the San Mateo Countywide 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 construction.
- d. Within five days of clearing or inactivity in construction, 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. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
- k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).
- 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

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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. 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.

- c. **Will (or could) this project be located in an area of soil instability (subsidence, landslide, or severe erosion)?**

Yes, Significant Unless Mitigated. As discussed in the site description above, the eastern portion of the project site is located within an Alquist-Priolo Special Study Zone. The site is transected by the Seal Cove Fault, which is part of the active San Gregorio Fault system, ongoing coastal bluff erosion occurs at the site, and there is a large landslide complex along the coast in the middle portion of the site.

Most of the roads on the site were constructed with little consideration given to long-term maintenance needs, and have received little maintenance over the years. As a result, road and trail conditions on the Pillar Point site are mixed. Portions of the road network are well drained with few signs of significant erosion. Other segments are poorly drained with active erosion, or are being undercut by coastal bluff erosion. Several factors contribute to trail erosion. Most problems are attributable to poorly drained trails that allow water to concentrate resulting in shallow riling and rutting of the road surface. This problem is compounded in areas where the trail drops down the fall line of the hillside making the trail inherently difficult to drain. Roads with gradients greater than 15% are also prone to erosion problems with heavy use (e.g., trails in and near the northwestern portion of the large landslide complex). Some steep segments of trails presently do not show signs of active erosion primarily because they are grassed over, which protects the tread from erosion (e.g., along proposed Trail C); however, erosion should be expected in these areas with increased use. Where erosion and ponding of water have occurred (e.g., along the eastern side of the large landslide complex), recreational users often move to the outboard edge to avoid the ruts and wet areas, effectively widening the trail and increasing erosion.

A primary objective of this project is to control existing erosion. Completion of the project, including realignment of the trail away from the coastal bluff and the large landslide complex in the middle portion of the site, installing rolling dips on poorly drained segments of roads and trails, realigning fall line and steep gradient trails, rocking wet segments of trail, and narrowing wide segments of the trail by ripping the compacted soils and revegetating will all reduce this potentially significant impact to a less than significant level.

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Yes, Not Significant. As discussed under the project description, the eastern portion of the project site is located within an Alquist-Priolo Special Study Zone, and the site is transected by the Seal Cove Fault, which is part of the active San Gregorio Fault system. The project is also located approximately 7 miles from the San Andreas Fault, and the site would be subject to strong ground motion in a moderate to large earthquake on both of these faults. Several of the trails on the site are transected by traces of the San Gregorio Fault and would be affected by fault rupture, which would most likely result in the trail being offset and/or in coastal bluff failures undermining segments of the trail that are close to the bluff edge, requiring the trails to be realigned. The proposed low boardwalk along Trail B leading from the staging/parking area on Airport Street could be damaged, but this would be unlikely to result in significant harm to recreational users, given the design and low intensity use of the boardwalk. Other than the boardwalk, the project would not include any structures that could be damaged by fault rupture or expose users to injury. Given the undeveloped condition of the area, and the lack of substantial structures and recreational nature of the project, seismic activity is not expected to result in a significant impact to trail users.

e. Will (or could) this project involve Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?

Yes, Not Significant. The 119-acre project site includes approximately 25 acres of land on the flatter portion on the east side adjacent to Airport Street that is rated as Very Good for Brussels sprouts and artichokes, and thus constitutes Prime Agricultural Land. This area was used for row crops until the late 1970s, and the site was previously in agricultural use as a dairy. Historical aerial photos indicate that agriculture last occurred on the site between 1977 and 1980, during which period the agricultural buildings on the site were demolished. The proposed trails, boardwalk, trailhead, and staging area would have minimal intrusion into the area of prime agricultural soils on the site. Because of this minimal amount of soil conversion, this project will have a less than significant impact upon the project site's prime agricultural soils.

f. Will (or could) this project cause erosion or siltation?

Yes, Significant Unless Mitigated. See Question 1.b above.

g. Will (or could) this project result in damage to soil capability or loss of agricultural land?

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Yes, Not Significant. See Question 1.e above.

- j. Will (or could) this project affect a natural drainage channel or streambed, or watercourse?**

Yes, Significant, Unless Mitigated. The proposed Trail C will cross a small ephemeral stream and a small intermittent stream, and the proposed Trail B will cross a shallow intermittent stream/wetland between its intersection with Trail C and the staging area on Airport Street. At both the stream crossings on Trail C, an 18-inch diameter, 10-foot long culvert would be installed. A 60-foot long, low boardwalk will be installed over the shallow intermittent stream/wetland at Trail B. Neither the culverts nor the boardwalk would substantially affect or interfere with the hydrology of the respective watercourses. Potential effects of construction and use of the culverts and boardwalk on erosion and siltation would be reduced to a less than significant level by Mitigation Measure 1, above, and the design and erosion control features of the proposed project.

2. VEGETATION AND WILDLIFE

- c. Will (or could) this project be adjacent to or include a habitat food source, water source, nesting place or breeding place for a Federal or State listed rare or endangered wildlife species?**

Yes, Significant Unless Mitigated. The wetlands within the project area provide known or potential habitat for the California red-legged frog, and the site also provides potential habitat for northern harriers, loggerhead shrike, saltmarsh common yellowthroat, yellow warblers, and San Francisco dusky-footed woodrat. While the habitat on the property is not suitable for resident San Francisco garter snakes, this species is known from Pillar Point Marsh, approximately 0.75 mile south of the project area, and may occasionally forage in the marshy areas along Airport Street when conditions are favorable. There is the potential for direct impacts to these species due to construction of the project. To minimize this impact, the following measures are proposed:

Mitigation Measure 2: A qualified biologist shall prepare worker education materials for the red-legged frog and garter snake. The materials shall include a description of the species, photos, a brief ecology of each species, their protected status, measures to be implemented to minimize potential impacts to each, and persons to contact if either species is observed in the construction area. This information shall be presented to all construction personnel prior to commencement of construction work.

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Mitigation Measure 3: A qualified biologist shall conduct pre-construction surveys for red-legged frogs and garter snake immediately prior to commencement of work within 500 feet of wetland areas. This survey may be done on the first morning of work, prior to the entry of equipment in these areas. If red-legged frogs or garter snakes are observed during the pre-construction surveys, the biologist shall have the authority to halt all work in the area. The biologist shall contact the California Department of Fish and Game (CDFG) and the U.S. Fish and Wildlife Service (USFWS) for further guidance before work proceeds in that area. If a Biological Opinion through Section 7 of the Endangered Species Act is issued for this project, it may allow relocation of individuals without prior notification to the Service.

Mitigation Measure 4: A qualified biologist shall monitor all vegetation removal and grading within 500 feet of wetlands. If red-legged frogs or garter snakes are observed during the monitoring, the biologist shall have the authority to halt all work in the area. The biologist shall contact the California Department of Fish and Game (CDFG) and the U.S. Fish and Wildlife Service (USFWS) for further guidance before work proceeds in that area. The project applicant shall implement all measures required by the resource agencies. If a Biological Opinion through Section 7 of the Endangered Species Act is issued for this project, it may allow relocation of individuals without prior notification to the Service.

Mitigation Measure 5: To avoid construction-related impacts to San Francisco garter snakes, exclusion fencing will be erected around the proposed staging area on Airport Street. The fencing shall be of mesh filter fabric or similar. The bottom of the fence shall be buried and have one-way funnel traps placed periodically along the fence and close to the ground. Once the fencing is installed, workers shall clear off the vegetative cover within the fenced off area as necessary.

Mitigation Measure 6: For the staging area on Airport Street, the parking area shall be open to the public only during daylight hours. This will reduce potential vehicle kill of amphibians and reptiles, particularly during the winter months. The staging area shall not have night lighting.

Mitigation Measure 7: For the staging area on Airport Street, if erosion control matting is used, the project applicant shall utilize single layer plastic mesh and excelsior with mesh size 3/4 inch by 1.5 inches or larger, or loosely woven jute plus straw, to prevent snakes from getting entangled in the mesh (which happens when they are hunting prey).

Mitigation Measure 8: For the staging area on Airport Street, the project applicant shall implement all standard Best Management Practices (BMPs) for working in/adjacent to sensitive habitat areas, including the following: prohibit heavy equipment from entering areas with standing water, fuel vehicles at least 60 meters

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from any standing water, have a fuel spill containment plan and review plan with equipment operators, limit construction area to minimally necessary, and delineate construction area with highly visible orange construction fencing.

Mitigation Measure 9: For the trailhead at Alvarado Avenue/Bernal Avenue, the edges of native *Juncus* patches shall be demarcated in the field such that trail work/improvements occur outside these areas.

Mitigation Measure 10: Construction work within 500 feet of any wetland area shall be scheduled for the driest time of year, typically August 1 to October 15, to minimize the potential impacts to California red-legged frogs and San Francisco garter snakes.

d. Will (or could) this project significantly affect fish, wildlife, reptiles, or plant life?

Yes, Significant Unless Mitigated. The project may disrupt nesting by saltmarsh common yellowthroat or yellow warbler if they are present in the riparian scrub around the pond on the bluff face during construction to close trails in that area and install erosion control materials. The installation of new trail connectors in areas of scrub and grasslands has the potential to destroy nests of loggerhead shrike and northern harrier, if they are present in these areas during construction. Noise and dust from removal of trails adjacent to these habitats may disrupt nesting by these birds, if they are present. The harbor seal colony that frequents the marine mammal haul-out area at Frenchman's Reef along the southwestern boundary of the project site will retreat into the ocean at the sight of, or activity by, humans or dogs on trails in the vicinity. The flight of animals from a site due to perceived danger, such as sighting nearby humans or dogs, is termed flushing. Flushing can impact the harbor seals' ability to care for their young and other activities that are important to their survival. To reduce impacts to nesting birds and harbor seals to a less than significant level, the following measure is proposed:

Mitigation Measure 11: All construction work shall be scheduled to occur between August 1 and March 1, which is outside the nesting season for special status birds. This construction period shall also avoid the primary pupping season for harbor seals (April-May), which use the reefs adjacent to the ocean bluff for haul-out areas.

e. Will (or could) this project be located inside or within 200 feet of a marine or wildlife reserve?

Yes, Significant Unless Mitigated. As discussed above, the project site is adjacent to the James V. Fitzgerald Marine Reserve, and activity on trails in the vicinity of the marine mammal haul-out area at Frenchman's Reef can result in flushing impacts to

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harbor seals. Implementation of Mitigation Measure 10 will reduce impacts to harbor seals to a less than significant level.

f. Will (or could) this project infringe on any sensitive habitats?

Yes, Significant Unless Mitigated. As discussed above, two plant associations on the site, coastal terrace prairie and the coyote brush-lizard tail coastal scrub, are designated as a high priority by the California Department of Fish and Game (CDFG). The project will have no significant impacts on these two habitats because the project's erosion control, trail closure, and revegetation components will utilize native plant species, including California Sage, Coyote Brush, Coffee Berry, Lizard Tail, Sticky Monkey Flower, Yellow Bush Lupine, and Deerweed.

The construction of a trailhead in the County right-of-way of Alvarado Avenue south at Bernal Avenue is not expected to impact sensitive biological habitats because the trailhead is proposed in an area of ruderal vegetation and the connector trail segment would traverse normative grassland. The staging/parking area on Airport Street at the southeast corner of the site may impact wetlands and LCP-designated sensitive habitat. The construction of the staging/parking area will occur within an upland area adjacent to Airport Street. No direct wetland impacts from the staging area will occur, and it will be located outside the 100-foot wetland buffer area identified in the LCP. The trail connector from the staging/parking area to the hillside portion of the property will utilize an existing former agricultural road that is used as an informal trail. This route crosses a U.S. Army Corps of Engineers (COE) jurisdictional wetland area.

As project construction may occur in or adjacent to wetlands, impacts to such resources may occur if the construction area is not minimized or sediments or unauthorized equipment inadvertently enter the wetland areas. Construction of the connector trail from the staging/parking area on Airport Street at the southeast corner of the site may also result in fill of wetlands by the proposed raised boardwalk. The following measures will reduce direct impacts to wetlands, indirect impacts to wetlands that occur adjacent to trail relocation or improvement projects, and indirect and direct impacts to special status wildlife species, to a less than significant level.

Mitigation Measure 12: The boundary of wetlands, if they occur within 50 feet of any trail construction or other construction work (i.e., construction staging area), shall be demarcated in the field such that trail work/improvements occur outside these areas.

g. Will (or could) this project involve clearing land that is 5,000 sq. ft. or greater (1,000 sq. ft. within a County Scenic Corridor), that has slopes greater than 20% or that is in a sensitive habitat or buffer zone?

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Yes, Significant Unless Mitigated. See Question 2.c above.

3. PHYSICAL RESOURCES

b. Will (or could) this project involve grading in excess of 150 cubic yards?

Yes, Significant Unless Mitigated. Construction of the Airport Street parking area and trails would involve approximately 812 cubic yards of cut and 540 cubic yards of fill, for a total of 1,352 cubic yards. Implementation of the erosion control plan (Mitigation Measure 1) will reduce this impact to a less than significant level.

d. Will (or could) this project affect any existing or potential agricultural uses?

Yes, Not Significant. See Question 1.e above.

4. AIR QUALITY, WATER QUALITY, SONIC

a. Will (or could) this project generate pollutants (hydrocarbon, thermal, odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?

Yes, Significant Unless Mitigated. The project could generate significant amounts of dust as a result of grading of the parking lot, and vehicle travel on paved and/or unpaved surfaces to the point where air quality standards are violated. To reduce this potential, the following mitigation measure is proposed:

Mitigation Measure 13: The applicant shall implement the following dust control measures during grading and construction activities:

- a. Water all active construction and grading areas at least twice daily.
- b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- c. Pave, apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.
- d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
- e. Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

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- f. Will (or could) this project generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard?**

Yes, Significant Unless Mitigated. The grading activities will temporarily generate noise levels that are greater than the ambient noise levels in the project area. There are residences nearby, and the residents could be affected by the anticipated noise increase. To mitigate this potential impact, the following mitigation measure is proposed:

Mitigation Measure 14: Noise levels produced by proposed construction activities shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.

- g. Will (or could) this project generate polluted or increased surface water runoff or affect groundwater resources?**

Yes, Significant Unless Mitigated. See Question 1.f.

5. TRANSPORTATION

- b. Will (or could) this project cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?**

Yes, Not Significant. The project proposes to remove an existing access road at the eastern end of Bernal Avenue, near the intersection with San Ramon Avenue. Closure of this informal access point will result in neighborhood residents having to access the parcel from the Alvarado Avenue entrance. Due to the low volume of pedestrian traffic at this location, staff does not believe that this will be a significant impact. Internally on the parcel, pedestrian patterns will be altered due to trail realignment and closure. However, overall access within the parcel will still be available. This particular impact will not affect adjacent properties and is not a significant impact.

- c. Will (or could) this project result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?**

Yes, Not Significant. The construction of the parking lot on Airport Street will provide parking and access to the project site where none exists now. Traffic volume on Airport Street is not substantial. It is not anticipated that the improved access to the project parcel will result in a significant increase in traffic volume along Airport Street.

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6. LAND USE AND GENERAL PLANS

- e. Will (or could) this project 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)?**

Yes, Not Significant. At the current time, the site is used regularly by local residents for low intensity recreation. This project, particularly the construction of the Airport Street parking lot, will formalize that use. The construction of the parking lot will, by its nature, increase the intensity of development on the parcel, but not, in staff's opinion, to a significant level, given the nature of use on the project site.

7. AESTHETIC, CULTURAL, AND HISTORIC

- a. Will (or could) this project be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?**

Yes, Not Significant. A portion of the project site is within the boundaries of the Cabrillo Highway County Scenic Corridor. With the exception of the trail from the staging/parking area on Airport Street to the top of the bluff, the majority of the project will not be visible from Highway 1 because of distance, screening vegetation and/or located on the top of the bluff. Because the trail from the staging/parking area on Airport Street to the top of the bluff will be approximately 5 feet wide and 1,000 feet or more from Highway 1, it will be minimally perceptible from the highway, and will be substantially less apparent than other manmade features visible from the adjacent segment of Highway 1, such as the Half Moon Bay Airport, and the industrial building and the Pillar Ridge Mobile Home Park near the proposed staging/parking area on Airport Street. Staff believes that the visual impact of the proposed project will be less than significant.

- d. Will (or could) this project directly or indirectly affect historical or archaeological resources on or near the site?**

Yes, Significant Unless Mitigated. As discussed above, the applicant's archaeological research indicates that the entire project site should be considered sensitive for prehistoric archaeological and historic cultural resources. The proposed project has the potential to impact cultural resources, prehistoric or historic.

The trailhead at Alvarado Avenue/Bernal Avenue, Trail A, and the parking area on Airport Street are unlikely to contain significant archaeological resources; however, prehistoric artifacts or even undetected cultural features could be present, and the barely-visible historic feature is near or possibly within the trailhead at Alvarado

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Avenue/Bernal Avenue. An archaeologist should be on-site to monitor when the staging area and trail are cleared and graded.

Trail B would run through the largest old concrete pad/foundation, about 500 feet off Airport Street, as discussed in the site description above. Trail B would also traverse a route that could contain prehistoric artifacts or features. The northernmost curve of this trail would approach if not traverse an area containing historic materials that have not been well defined, and in which two prehistoric artifacts were found. The junction of Trail B with the existing road/trails, a 4-way intersection, is also an area where prehistoric artifacts were noted on the surface. The portions of Trail B that traverse the bluff slope would be considered of low archaeological sensitivity, but the existing road cuts are probably associated with the dairy farm features (and could be older and associated with the circa 1860s Pillar Point Whaling Station). Trail B should be cleared and graded with an archaeological monitor present, and the complex of historic features associated with the dairy farm era should be evaluated and recorded.

No known historic resources exist on the flat eastern portion of Trail C, but prehistoric artifacts or features could be present. Where Trail C approaches the small drainage along the foot of the bluff, the area is more sensitive for both historic and prehistoric resources. The proposed alignment appears to traverse or come very near to prehistoric site SMA-135, the boundaries of which are not well defined. The alignment also runs between that site and SMA-136, which also is not well defined. The existing road cut is probably associated with the historic dairy operation and could be associated with even older activities on the bluff. The trail alignment up the slope is considered of low sensitivity for cultural resources, but where the route levels out it reaches areas where prehistoric artifacts were found, and the termination is near or in an area where prehistoric stone artifacts are common enough to qualify it as an archaeological site.

Due to the proximity of both prehistoric and historic resources, the entirety of this trail alignment should be cleared and graded with an archaeological monitor present. Due to the proximity of prehistoric sites SMA-135 and -136, the boundaries of those two sites should be determined and recorded, by means of mechanical clearing of the surface vegetation and minor subsurface testing. Both sites should be addressed because there is a possibility they are actually not two sites but one larger site.

Implementation of the following mitigation measures will reduce potential impacts on cultural resources to a less than significant level.

Mitigation Measure 15: Initial grading of the staging area, trailhead, and Trails A, B, and C shall be monitored by a qualified archaeologist. Archaeological monitoring for the Pillar Point Bluff Erosion Control and Trail Project area shall be conducted

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under a written Archaeological Monitoring Agreement. Such an agreement shall provide for, at a minimum:

- a. Timely notification prior to any excavations in the zones specified above;
- b. Monitoring during all earth-moving or soil disturbing activities in the project zones specified above, however minor, until and unless the monitor determines that no impacts to potentially significant archaeological materials will occur;
- c. Specific requirements that archaeological monitors be notified immediately if potentially significant archaeological resources are encountered outside the specified monitoring zones or anywhere in the absence of an on-site monitor;
- d. Authority of the on-site archaeological monitor to halt and/or relocate excavations if potentially significant archaeological materials or human remains are encountered;
- e. Time and space to record, photograph and map, recover, retrieve, and/or remove any archaeological materials and data during the construction process;
- f. Time and funding for laboratory cleaning, cataloging, analysis, and preparation for permanent curation of any and all recovered data and materials after on-site monitoring ends; and
- g. Time and funding for a final report of findings, to incorporate data developed for this report as appropriate and data developed by monitoring and analysis; additional historical and/or archival research may also be warranted. In addition to reporting to the applicant, copies of the final report must be submitted the Northwest Information Center of the California Historical Resources Information System for inclusion in the permanent archives, and another copy shall accompany any curated archaeological materials and data. Archaeological data and recovered materials are and will remain the property of the property owners.

Archaeological identification, inventory, evaluation, research and mitigation under provisions of CEQA, if any, shall be completely reported in a comprehensive manner, incorporating all methods used and data gained, thorough contemporary scientific analysis of all data, and interpretation of any archaeological resources within a regional archaeological framework. Qualified professional archaeologists shall complete the report to best contemporary standards (including those described in Mitigation Measure 16), and the data shall be made available to other qualified researchers following completion of the final report. Appropriate specialized, focused scientific analytic techniques shall be applied (e.g., radiocarbon dating, obsidian

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sourcing and hydration, typological studies, geomorphological studies, faunal analysis, etc.). Obtaining, analyzing, interpreting, and reporting archaeological data from the project area would serve as mitigative compensation for any project related impacts to resources.

Mitigation Measure 16: The project archaeologist shall conduct an intensive survey of any trail improvements in the vicinity of prehistoric sites SMA-135 and -136. The archaeologist shall determine the boundaries of these two sites by field survey, including clearing of vegetation and/or minor subsurface testing as needed. The boundary determination shall evaluate whether SMA-135 and -136 actually comprise one larger site. The site or sites shall be re-recorded to current California Historic Resources Information System (CHRIS) standards using this new information. Such recording shall include archival, informant, and possibly subsurface research as appropriate to accurately characterize and map the resources and place them within an historic context, including tying them to contiguous resources on adjacent parcels if appropriate. An initial assessment of the potential significance of the historic resources shall be completed as well. If the trail alignment traverses any portion of the site or sites, the archaeologist shall develop an avoidance/minimization plan for review and approval by the County prior to any construction.

The concentration of prehistoric lithics along the dirt road that enters the project site from the south near the eastern edge of the bluff top shall be surveyed. If the scatter is found to meet relevant criteria, it shall be recorded as per current CHRIS standards, as described above. If the trail alignment traverses any portion of the site or sites, the archaeologist shall develop an avoidance/minimization plan for review and approval by the County prior to any construction.

The complex of historic features associated with the dairy farm era shall be evaluated and recorded, including detailed archival research to determine the age of the historic features on the site, their purpose, what they are or may be associated with, and development of an evaluation of the potential historic significance of the features or site under CEQA criteria (i.e., eligibility for nomination to the California Register of Historic Places). The overall site shall be recorded to current CHRIS standards, as described above. If the trail alignment traverses any portion of the site or sites, the archaeologist shall develop an avoidance/minimization plan for review and approval by the County prior to any construction.

Mitigation Measure 17: The applicant and construction contractors shall be prepared to respond appropriately if heretofore undetected archaeological resources are encountered anywhere in the project area.

To set up and facilitate both the recommended monitoring and the response procedure required under CEQA, a pre-construction meeting shall be arranged involving

ANSWERS TO QUESTIONS

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responsible project personnel, both on-site and managerial supervisory construction personnel, and the archaeological monitors. The purpose of this meeting will be to familiarize all involved parties with the provisions of this plan. Construction contractors shall be prepared to halt and/or relocate work while finds are identified, recorded, evaluated, and if warranted, mitigative activities carried out. In virtually all reasonably foreseeable circumstances, the appropriate mitigation action will be recording and removal of archaeological data from the project area.

Supervisory and construction personnel shall therefore be made aware of the possibility of encountering archaeological materials in this sensitive zone. In this area, the most common and recognizable evidence of prehistoric archaeological resources is deposits of marine shell, usually in fragments (mussels, oysters, clams, abalone, crabs, etc.), and/or faunal bone (deer, marine mammals, etc.), usually in a dark fine-grained soil (midden); stone flakes left from manufacturing stone tools, or the tools themselves (mortars, pestles, arrowheads and spear points); and human burials, often as dislocated bones. Historic materials older than 45 years (bottles, artifacts, trash pits, structural remains, etc.) may also have scientific and cultural significance and should be more readily identified. If during the proposed construction project any such evidence is uncovered or encountered, all excavations within 10 meters/30 feet shall be halted long enough to call in the monitoring archaeologists to assess the situation and propose appropriate measures.

Mitigation Measure 18: The applicant and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County Coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

f. Will (or could) this project visually intrude into an area having natural scenic qualities?

Yes, Not Significant. See Question 7.a above.

County of San Mateo
Planning and Building Division

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed By Planning Division)

I. BACKGROUND

Project Title: Pillar Point Bluff Trail Project

File No.: PLN 2006-00026

Project Location: Pillar Point Bluff, immediately south of Moss Beach

Assessor's Parcel No.: 037-300-080

Applicant/Owner: POST

Date Environmental Information Form Submitted: January 18, 2006

PROJECT DESCRIPTION

The applicant is proposing to implement a number of erosion control measures on existing informal trails and disused agricultural roads. In addition, the applicant is proposing to create new trail segments and a 10-car parking lot to provide continued public access on the property. Other minor improvements would be made to meet fire and emergency access standards. The informal trails that currently connect to the beach through an area of active slope movement will be closed and restored to minimize or slow erosion, to avoid impacts to the harbor seal colony that frequents the reef below, and to protect other sensitive shoreline resources.

II. ENVIRONMENTAL ANALYSIS

Any controversial answers or answers needing clarification are explained on an attached sheet. For source, refer to pages 15 and 16.

	IMPACT					SOURCE
	NO	YES				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
1. LAND SUITABILITY AND GEOLOGY						
Will (or could) this project:						
a. Involve a unique landform or biological area, such as beaches, sand dunes, marshes, tidelands, or San Francisco Bay?	X					B,F,O
b. Involve construction on slope of 15% or greater?			X			E,I
c. Be located in area of soil instability (subsidence, landslide or severe erosion)?			X			Bc,D
d. Be located on, or adjacent to a known earthquake fault?		X				Bc,D
e. Involve Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?		X				M
f. Cause erosion or siltation?			X			M,I
g. Result in damage to soil capability or loss of agricultural land?		X				A,M
h. Be located within a flood hazard area?	X					G
i. Be located in an area where a high water table may adversely affect land use?	X					D
j. Affect a natural drainage channel or streambed, or watercourse?			X			E

	IMPACT					SOURCE
	NO	YES				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
2. <u>VEGETATION AND WILDLIFE</u>						
Will (or could) this project:						
a. Affect federal or state listed rare or endangered species of plant life in the project area?	X					F
b. Involve cutting of heritage or significant trees as defined in the County Heritage Tree and Significant Tree Ordinance?	X					I,A
c. Be adjacent to or include a habitat food source, water source, nesting place or breeding place for a federal or state listed rare or endangered wildlife species?			X			F
d. Significantly affect fish, wildlife, reptiles, or plant life?			X			I
e. Be located inside or within 200 feet of a marine or wildlife reserve?			X			E,F,O
f. Infringe on any sensitive habitats?			X			F
g. Involve clearing land that is 5,000 sq. ft. or greater (1,000 sq. ft. within a County Scenic Corridor), that has slopes greater than 20% or that is in a sensitive habitat or buffer zone?			X			I,F,Bb
3. <u>PHYSICAL RESOURCES</u>						
Will (or could) this project:						
a. Result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, oil, trees, minerals or topsoil)?	X					I

Exhibit 3: Mitigated Negative Declaration

	IMPACT					SOURCE
	NO	YES			Cumulative	
		Not Significant	Significant Unless Mitigated	Significant		
b. Involve grading in excess of 150 cubic yards?			X			I
c. Involve lands currently protected under the Williamson Act (agricultural preserve) or an Open Space Easement?	X					I
d. Affect any existing or potential agricultural uses?		X				A,K,M
4. <u>AIR QUALITY, WATER QUALITY, SONIC</u> Will (or could) this project:						
a. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?			X			I,N,R
b. Involve the burning of any material, including brush, trees and construction materials?	X					I
c. Be expected to result in the generation of noise levels in excess of those currently existing in the area, after construction?	X					Ba,I
d. Involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances, or radioactive material?	X					I
e. Be subject to noise levels in excess of levels determined appropriate according to the County Noise Ordinance or other standard?	X					A,Ba,Bc
f. Generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard?			X			I

Exhibit 3: Mitigated Negative Declaration

	IMPACT					SOURCE
	NO	YES				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
g. Generate polluted or increased surface water runoff or affect groundwater resources?			X			I
h. Require installation of a septic tank/leachfield sewage disposal system or require hookup to an existing collection system which is at or over capacity?	X					S
5. <u>TRANSPORTATION</u> Will (or could) this project:						
a. Affect access to commercial establishments, schools, parks, etc.?	X					A,I
b. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?		X				A,I
c. Result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?		X				I
d. Involve the use of off-road vehicles of any kind (such as trail bikes)?	X					I
e. Result in or increase traffic hazards?	X					S
f. Provide for alternative transportation amenities such as bike racks?	X					I
g. Generate traffic which will adversely affect the traffic carrying capacity of any roadway?	X					S

Exhibit 3: Mitigated Negative Declaration

	IMPACT					SOURCE
	NO	YES				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
6. <u>LAND USE AND GENERAL PLANS</u>						
Will (or could) this project:						
a. Result in the congregating of more than 50 people on a regular basis?	X					I
b. Result in the introduction of activities not currently found within the community?	X					I
c. Employ equipment which could interfere with existing communication and/or defense systems?	X					I
d. Result in any changes in land use, either on or off the project site?	X					I
e. 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				I,Q,S
f. Adversely affect the capacity of any public facilities (streets, highways, freeways, public transit, schools, parks, police, fire, hospitals), public utilities (electrical, water and gas supply lines, sewage and storm drain discharge lines, sanitary landfills) or public works serving the site?	X					I,S
g. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?	X					I,S
h. Be adjacent to or within 500 feet of an existing or planned public facility?	X					A

Exhibit 3: Mitigated Negative Declaration

	IMPACT					SOURCE
	NO	YES				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
i. Create significant amounts of solid waste or litter?	X					I
j. Substantially increase fossil fuel consumption (electricity, oil, natural gas, coal, etc.)?	X					I
k. Require an amendment to or exception from adopted general plans, specific plans, or community policies or goals?	X					B
l. Involve a change of zoning?	X					C
m. Require the relocation of people or businesses?	X					I
n. Reduce the supply of low-income housing?	X					I
o. Result in possible interference with an emergency response plan or emergency evacuation plan?	X					S
p. Result in creation of or exposure to a potential health hazard?	X					S
7. <u>AESTHETIC, CULTURAL AND HISTORIC</u>						
Will (or could) this project:						
a. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?		X				A,Bb
b. Obstruct scenic views from existing residential areas, public lands, public water body, or roads?	X					A,I
c. Involve the construction of buildings or structures in excess of three stories or 36 feet in height?	X					I

Exhibit 3: Mitigated Negative Declaration

	IMPACT					SOURCE
	NO	YES				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
d. Directly or indirectly affect historical or archaeological resources on or near the site?			X			H
e. Visually intrude into an area having natural scenic qualities?		X				A,I

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

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)	?		Section 401
State Water Resources Control Board		X	
Regional Water Quality Control Board	?		
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other:		X	

IV. MITIGATION MEASURES

Mitigation measures have been proposed in project application.

<u>Yes</u>	<u>No</u>
X	_____

Other mitigation measures are needed.

_____	?
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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: Prior to the beginning of any construction activities, the applicant shall submit to the Planning Division for review and approval an erosion and drainage control plan which 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 Countywide 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 construction.
- d. Within five days of clearing or inactivity in construction, 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. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.

- k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).
- 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. 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 2: A qualified biologist shall prepare worker education materials for the red-legged frog and garter snake. The materials shall include a description of the species, photos, a brief ecology of each species, their protected status, measures to be implemented to minimize potential impacts to each, and persons to contact if either species is observed in the construction area. This information shall be presented to all construction personnel prior to commencement of construction work.

Mitigation Measure 3: A qualified biologist shall conduct pre-construction surveys for red-legged frogs and garter snake immediately prior to commencement of work within 500 feet of wetland areas. This survey may be done on the first morning of work, prior to the entry of equipment in these areas. If red-legged frogs or garter snakes are observed during the pre-construction surveys, the biologist shall have the authority to halt all work in the area. The biologist shall contact the California Department of Fish and Game (CDFG) and the U.S. Fish and Wildlife Service (USFWS) for further guidance before work proceeds in that area. If a Biological Opinion through Section 7 of the Endangered Species Act is issued for this project, it may allow relocation of individuals without prior notification to the Service.

Mitigation Measure 4: A qualified biologist shall monitor all vegetation removal and grading within 500 feet of wetlands. If red-legged frogs or garter snakes are observed during the monitoring, the biologist shall have the authority to halt all work in the area. The biologist shall contact the California Department of Fish and Game (CDFG) and the U.S. Fish and Wildlife Service (USFWS) for further guidance before work proceeds in that area. The project applicant shall implement all measures required by the resource agencies. If a Biological Opinion through Section 7 of the Endangered Species Act is issued for this project, it may allow relocation of individuals without prior notification to the Service.

Mitigation Measure 5: To avoid construction-related impacts to San Francisco garter snakes, exclusion fencing will be erected around the proposed staging area on Airport Street. The fencing shall be of mesh filter fabric or similar. The bottom of the fence shall be buried and have one-way funnel traps placed periodically along the fence and close to the ground. Once the fencing is installed, workers shall clear off the vegetative cover within the fenced off area as necessary.

Mitigation Measure 6: For the staging area on Airport Street, the parking area shall be open to the public only during daylight hours. This will reduce potential vehicle kill of amphibians and reptiles, particularly during the winter months. The staging area shall not have night lighting.

Mitigation Measure 7: For the staging area on Airport Street, if erosion control matting is used, the project applicant shall utilize single layer plastic mesh and excelsior with mesh size 3/4 inch by 1.5 inches or larger, or loosely woven jute plus straw, to prevent snakes from getting entangled in the mesh (which happens when they are hunting prey).

Mitigation Measure 8: For the staging area on Airport Street, the project applicant shall implement all standard Best Management Practices (BMPs) for working in/adjacent to sensitive habitat areas, including the following: prohibit heavy equipment from entering areas with standing water, fuel vehicles at least 60 meters from any standing water, have a fuel spill containment plan and review plan with equipment operators, limit construction area to minimally necessary, and delineate construction area with highly visible orange construction fencing.

Mitigation Measure 9: For the trailhead at Alvarado Avenue/Bernal Avenue, the edges of native *Juncus* patches shall be demarcated in the field such that trail work/improvements occur outside these areas.

Mitigation Measure 10: Construction work within 500 feet of any wetland area shall be scheduled for the driest time of year, typically August 1 to October 15, to minimize the potential impacts to California red-legged frogs and San Francisco garter snakes.

Mitigation Measure 11: All construction work shall be scheduled to occur between August 1 and March 1, which is outside the nesting season for special status birds. This construction period shall also avoid the primary pupping season for harbor seals (April-May), which use the reefs adjacent to the ocean bluff for haul-out areas.

Mitigation Measure 12: The boundary of wetlands, if they occur within 50 feet of any trail construction or other construction work (i.e., construction staging area), shall be demarcated in the field such that trail work/improvements occur outside these areas.

Mitigation Measure 13: The applicant shall implement the following dust control measures during grading and construction activities:

- a. Water all active construction and grading areas at least twice daily.
- b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- c. Pave, apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.
- d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
- e. Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

Mitigation Measure 14: Noise levels produced by proposed construction activities shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.

Mitigation Measure 15: Initial grading of the staging area, trailhead, and Trails A, B, and C shall be monitored by a qualified archaeologist. Archaeological monitoring for the Pillar Point Bluff Erosion Control and Trail Project area shall be conducted under a written Archaeological Monitoring Agreement. Such an agreement shall provide for, at a minimum:

- a. Timely notification prior to any excavations in the zones specified above;
- b. Monitoring during all earth-moving or soil disturbing activities in the project zones specified above, however minor, until and unless the monitor determines that no impacts to potentially significant archaeological materials will occur;

- c. Specific requirements that archaeological monitors be notified immediately if potentially significant archaeological resources are encountered outside the specified monitoring zones or anywhere in the absence of an on-site monitor;
- d. Authority of the on-site archaeological monitor to halt and/or relocate excavations if potentially significant archaeological materials or human remains are encountered;
- e. Time and space to record, photograph and map, recover, retrieve, and/or remove any archaeological materials and data during the construction process;
- f. Time and funding for laboratory cleaning, cataloging, analysis, and preparation for permanent curation of any and all recovered data and materials after on-site monitoring ends; and
- g. Time and funding for a final report of findings, to incorporate data developed for this report as appropriate and data developed by monitoring and analysis; additional historical and/or archival research may also be warranted. In addition to reporting to the applicant, copies of the final report must be submitted the Northwest Information Center of the California Historical Resources Information System for inclusion in the permanent archives, and another copy shall accompany any curated archaeological materials and data. Archaeological data and recovered materials are and will remain the property of the property owners.

Archaeological identification, inventory, evaluation, research and mitigation under provisions of CEQA, if any, shall be completely reported in a comprehensive manner, incorporating all methods used and data gained, thorough contemporary scientific analysis of all data, and interpretation of any archaeological resources within a regional archaeological framework. Qualified professional archaeologists shall complete the report to best contemporary standards (including those described in Mitigation Measure 16), and the data shall be made available to other qualified researchers following completion of the final report. Appropriate specialized, focused scientific analytic techniques shall be applied (e.g., radiocarbon dating, obsidian sourcing and hydration, typological studies, geomorphological studies, faunal analysis, etc.). Obtaining, analyzing, interpreting, and reporting archaeological data from the project area would serve as mitigative compensation for any project related impacts to resources.

Mitigation Measure 16: The project archaeologist shall conduct an intensive survey of any trail improvements in the vicinity of prehistoric sites SMA-135 and -136. The archaeologist shall determine the boundaries of these two sites by field survey, including clearing of vegetation and/or minor subsurface testing as needed. The boundary determination shall evaluate whether SMA-135 and -136 actually comprise one larger site. The site or sites shall be re-recorded to current California Historic Resources Information System (CHRIS) standards using this new information. Such recording shall include archival, informant, and possibly subsurface research as appropriate to accurately characterize and map the resources and place them within an historic context, including tying them to contiguous resources on adjacent parcels if appropriate. An initial assessment of the potential significance of the historic resources shall be completed as well. If the trail alignment traverses any portion of the site or sites, the archaeologist shall develop an avoidance/minimization plan for review and approval by the County prior to any construction.

The concentration of prehistoric lithics along the dirt road that enters the project site from the south near the eastern edge of the bluff top shall be surveyed. If the scatter is found to meet relevant criteria, it shall be recorded as per current CHRIS standards, as described above. If the trail alignment traverses any portion of the site or sites, the archaeologist shall develop an avoidance/minimization plan for review and approval by the County prior to any construction.

The complex of historic features associated with the dairy farm era shall be evaluated and recorded, including detailed archival research to determine the age of the historic features on the site, their purpose, what they are or may be associated with, and development of an evaluation of the potential historic significance of the features or site under CEQA criteria (i.e., eligibility for nomination to the California Register of Historic Places). The overall site shall be recorded to current CHRIS standards, as described above. If the trail alignment traverses any portion of the site or sites, the archaeologist shall develop an avoidance/minimization plan for review and approval by the County prior to any construction.

Mitigation Measure 17: The applicant and construction contractors shall be prepared to respond appropriately if heretofore undetected archaeological resources are encountered anywhere in the project area.

To set up and facilitate both the recommended monitoring and the response procedure required under CEQA, a pre-construction meeting shall be arranged involving responsible project personnel, both on-site and managerial supervisory construction personnel, and the archaeological monitors. The purpose of this meeting will be to familiarize all involved parties with the provisions of this plan. Construction contractors shall be prepared to halt and/or relocate work while finds are identified, recorded, evaluated, and if warranted, mitigative activities carried out. In virtually all reasonably foreseeable circumstances, the appropriate mitigation action will be recording and removal of archaeological data from the project area.

Supervisory and construction personnel shall therefore be made aware of the possibility of encountering archaeological materials in this sensitive zone. In this area, the most common and recognizable evidence of prehistoric archaeological resources is deposits of marine shell, usually in fragments (mussels, oysters, clams, abalone, crabs, etc.), and/or faunal bone (deer, marine mammals, etc.), usually in a dark fine-grained soil (midden); stone flakes left from manufacturing stone tools, or the tools themselves (mortars, pestles, arrowheads and spear points); and human burials, often as dislocated bones. Historic materials older than 45 years (bottles, artifacts, trash pits, structural remains, etc.) may also have scientific and cultural significance and should be more readily identified. If during the proposed construction project any such evidence is uncovered or encountered, all excavations within 10 meters/30 feet shall be halted long enough to call in the monitoring archaeologists to assess the situation and propose appropriate measures.

Mitigation Measure 18: The applicant and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County Coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

V. MANDATORY FINDINGS OF SIGNIFICANCE

	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?		X
3. Does the project have possible environmental effects which are individually limited, but cumulatively considerable?		X
4. Would the project cause substantial adverse effects on human beings, either directly or indirectly?		X

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 Division.

 X I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

_____ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Michael Schaller

Project Planner
(Title)

Date

VI. SOURCE LIST

- A. Field Inspection
- B. County General Plan 1986
 - a. General Plan Chapters 1-16
 - b. Local Coastal Program (LCP) (Area Plan)
 - c. Skyline Area General Plan Amendment
 - d. Montara-Moss Beach-El Granada Community Plan
 - e. Emerald Lake Hills Community Plan
- C. County Ordinance Code
- D. Geotechnical Maps
 - 1. USGS Basic Data Contributions
 - a. #43 Landslide Susceptibility
 - b. #44 Active Faults
 - c. #45 High Water Table
 - 2. Geotechnical Hazards Synthesis Maps
- E. USGS Quadrangle Maps, San Mateo County 1970 Series (See F. and H.)
- F. San Mateo County Rare and Endangered Species Maps, or Sensitive Habitats Maps
- G. Flood Insurance Rate Map – National Flood Insurance Program
- H. County Archaeologic Resource Inventory (Prepared by S. Dietz, A.C.R.S.) Procedures for Protection of Historic and Cultural Properties – 36 CFR 800 (See R.)
- I. Project Plans or EIF
- J. Airport Land Use Committee Plans, San Mateo County Airports Plan
- K. Aerial Photography or Real Estate Atlas – REDI
 - 1. Aerial Photographs, 1941, 1953, 1956, 1960, 1963, 1970
 - 2. Aerial Photographs, 1981
 - 3. Coast Aerial Photos/Slides, San Francisco County Line to Año Nuevo Point, 1971
 - 4. Historic Photos, 1928-1937

- L. Williamson Act Maps
- M. Soil Survey, San Mateo Area, U.S. Department of Agriculture, May 1961
- N. Air Pollution Isopleth Maps – Bay Area Air Pollution Control District
- O. California Natural Areas Coordinating Council Maps (See F. and H.)
- P. Forest Resources Study (1971)
- Q. Experience with Other Projects of this Size and Nature
- R. Environmental Regulations and Standards:
 - Federal
 - Review Procedures for CDBG Programs 24 CFR Part 58
 - NEPA 24 CFR 1500-1508
 - Protection of Historic and Cultural Properties 36 CFR Part 800
 - National Register of Historic Places
 - Floodplain Management Executive Order 11988
 - Protection of Wetlands Executive Order 11990
 - Endangered and Threatened Species
 - Noise Abatement and Control 24 CFR Part 51B
 - Explosive and Flammable Operations 24 CFR 51C
 - Toxic Chemicals/Radioactive Materials HUD 79-33
 - Airport Clear Zones and APZ 24 CFR 51D
 - State
 - Ambient Air Quality Standards Article 4, Section 1092
 - Noise Insulation Standards
- S. Consultation with Departments and Agencies:
 - a. County Health Department
 - b. City Fire Department
 - c. California Department of Forestry
 - d. Department of Public Works
 - e. Disaster Preparedness Office
 - f. Other

COUNTY OF SAN MATEO, PLANNING DIVISION

**NOTICE OF INTENT TO ADOPT
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: *Pillar Point Bluff Trail Project*, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2006-00026

OWNER/APPLICANT: Peninsula Open Space Trust

ASSESSOR'S PARCEL NO.: 037-300-080

PROJECT LOCATION: Pillar Point Bluff, immediately south of Moss Beach

PROJECT DESCRIPTION: The applicant is proposing to implement a number of erosion control measures on existing informal trails and disused agricultural roads. In addition, the applicant is proposing to create new trail segments and a 10-car parking lot to provide continued public access on the property. Other minor improvements would be made to meet fire and emergency access standards. The informal trails that currently connect to the beach through an area of active slope movement will be closed and restored to minimize or slow erosion, to avoid impacts to the harbor seal colony that frequents the reef below, and to protect other sensitive shoreline resources.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Planning Division 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: Prior to the beginning of any construction activities, the applicant shall submit to the Planning Division for review and approval an erosion and drainage control plan which 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 Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including:

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

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California Historical Resources Information System for inclusion in the permanent archives, and another copy shall accompany any curated archaeological materials and data. Archaeological data and recovered materials are and will remain the property of the property owners.

Archaeological identification, inventory, evaluation, research and mitigation under provisions of CEQA, if any, shall be completely reported in a comprehensive manner, incorporating all methods used and data gained, thorough contemporary scientific analysis of all data, and interpretation of any archaeological resources within a regional archaeological framework. Qualified professional archaeologists shall complete the report to best contemporary standards (including those described in Mitigation Measure 16), and the data shall be made available to other qualified researchers following completion of the final report. Appropriate specialized, focused scientific analytic techniques shall be applied (e.g., radiocarbon dating, obsidian sourcing and hydration, typological studies, geomorphological studies, faunal analysis, etc.). Obtaining, analyzing, interpreting, and reporting archaeological data from the project area would serve as mitigative compensation for any project related impacts to resources.

Mitigation Measure 16: The project archaeologist shall conduct an intensive survey of any trail improvements in the vicinity of prehistoric sites SMA-135 and -136. The archaeologist shall determine the boundaries of these two sites by field survey, including clearing of vegetation and/or minor subsurface testing as needed. The boundary determination shall evaluate whether SMA-135 and -136 actually comprise one larger site. The site or sites shall be re-recorded to current California Historic Resources Information System (CHRIS) standards using this new information. Such recording shall include archival, informant, and possibly subsurface research as appropriate to accurately characterize and map the resources and place them within an historic context, including tying them to contiguous resources on adjacent parcels if appropriate. An initial assessment of the potential significance of the historic resources shall be completed as well. If the trail alignment traverses any portion of the site or sites, the archaeologist shall develop an avoidance/minimization plan for review and approval by the County prior to any construction.

The concentration of prehistoric lithics along the dirt road that enters the project site from the south near the eastern edge of the bluff top shall be surveyed. If the scatter is found to meet relevant criteria, it shall be recorded as per current CHRIS standards, as described above. If the trail alignment traverses any portion of the site or sites, the archaeologist shall develop an avoidance/minimization plan for review and approval by the County prior to any construction.

The complex of historic features associated with the dairy farm era shall be evaluated and recorded, including detailed archival research to determine the age of the historic features on the site, their purpose, what they are or may be associated with, and development of an evaluation of the potential historic significance of the features or site under CEQA criteria (i.e., eligibility for nomination to the California Register of Historic Places). The overall site shall be recorded to current CHRIS standards, as described above. If the trail alignment traverses any portion of the site or sites, the archaeologist shall develop an avoidance/minimization plan for review and approval by the County prior to any construction.

Mitigation Measure 17: The applicant and construction contractors shall be prepared to respond appropriately if heretofore undetected archaeological resources are encountered anywhere in the project area.

To set up and facilitate both the recommended monitoring and the response procedure required under CEQA, a pre-construction meeting shall be arranged involving responsible project personnel, both on-site and managerial supervisory construction personnel, and the archaeological monitors. The purpose of this meeting will be to familiarize all involved parties with the provisions of this plan. Construction contractors shall be prepared to halt and/or relocate work while finds are identified, recorded, evaluated, and if warranted, mitigative activities carried out. In virtually all reasonably foreseeable circumstances, the appropriate mitigation action will be recording and removal of archaeological data from the project area.

Supervisory and construction personnel shall therefore be made aware of the possibility of encountering archaeological materials in this sensitive zone. In this area, the most common and recognizable evidence of prehistoric archaeological resources is deposits of marine shell, usually in fragments (mussels, oysters, clams, abalone, crabs, etc.), and/or faunal bone (deer, marine mammals, etc.), usually in a dark fine-grained soil (midden); stone flakes left from manufacturing stone tools, or the tools themselves (mortars, pestles, arrowheads and spear points); and human burials, often as dislocated bones. Historic materials older than 45 years (bottles, artifacts, trash pits, structural remains, etc.) may also have scientific and cultural significance and should be more readily identified. If during the proposed construction project any such evidence is uncovered or encountered, all excavations within 10 meters/30 feet shall be halted long enough to call in the monitoring archaeologists to assess the situation and propose appropriate measures.

Mitigation Measure 18: The applicant and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County Coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

RESPONSIBLE AGENCY CONSULTATION

None.

INITIAL STUDY

The San Mateo County Planning Division has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are less than significant. A copy of the initial study is attached.

REVIEW PERIOD: _____, 2006 through _____, 2006.

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning Division, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m.**, _____, **2006**.

CONTACT PERSON

Michael J. Schaller, Project Planner
650/363-1849

Michael J. Schaller, Project Planner

	Planning & Building Department Planning Commission	
	William Wong, 1st District David Bomberger, 2nd District Jon Silver, 3rd District Gail Slocum, 4th District Steve Dworetzky, 5th District	County Office Building 455 County Center Redwood City, California 94063 (650) 363-1859
Action Minutes		

MEETING NO. 1455

Wednesday, January 10, 2007

In the Board of Supervisors Chambers, Hall of Justice and Records, located at 400 County Center, Redwood City.

Chair Bomberger called the meeting to order at 9:04 a.m.

1. **Pledge of Allegiance:** The Pledge of Allegiance was led by Chair Bomberger.
2. **Roll Call:** Commissioners Present: Bomberger, Dworetzky, Silver, Slocum
 Commissioners Absent: Wong
 Staff Present: Grote, Raftery, Ekers

Legal notice published in the San Mateo County Times on December 30, 2006.

3. **Oral Communications** to allow the public to address the Commission on any matter not on the agenda.

No Speakers.

4. **Consideration of the Minutes** of the Planning Commission meeting of November 8 and December 13, 2006.

The Minutes of the November 8, 2006 meeting will be considered on January 24, 2007, due to lack of quorum.

Commissioner Dworetzky moved, and Commissioner Slocum seconded, that the minutes be approved as submitted for December 13, 2006.

Motion carried 4-0.

5. **Election of Planning Commission Chair for 2007.**

Commissioner Bomberger nominated Commissioner Dworetzky for Chair of the Planning Commission for 2007. Commissioner Slocum seconded the nomination.

Motion carried 4-0

6. **Election of Planning Commission Vice Chair for 2007.**

Commissioner Dworetzky nominated Commissioner Slocum for Vice Chair of the Planning Commission for 2007. Commissioner Silver seconded the nomination.

Motion carried 4-0

CONSENT AGENDA

Commissioner Bomberger moved for approval of the Consent Agenda, and Commissioner Slocum seconded the motion. Motion carried 4-0, approving Item #7 as follows:

- | | | |
|----|-------------------------|-----------------------------------|
| 7. | Owner/Applicant: | William Koerner |
| | File No.: | PLN2006-00288 |
| | Location: | 76 Old Spanish Trail, Los Trancos |
| | Assessor's Parcel No.: | 080-050-310 |

Consideration of a zoning map amendment pursuant to Section 6550 of the San Mateo County Zoning Regulations, to adjust a zoning district boundary that bisects an existing 20,038 sq. ft. parcel into two zoning districts, Residential Estate (RE/S-11) and Single-family Residential (R-1/S-10). The proposed rezoning would realign the zoning district boundary to establish a single zoning designation of R-1/S-10 for the entire parcel, located at 76 Old Spanish Trail in the unincorporated Los Trancos Woods/Vista Verde area of San Mateo County. This project was continued from the December 13, 2006 Planning Commission meeting. Application filed June 12, 2006 PROJECT PLANNER: Dennis Aguirre. Telephone: 650/363-1867.

COMMISSION ACTION:

The Planning Commission adopted a Resolution recommending to the Board of Supervisor that they approve the zoning map amendment by making the required findings and adopt conditions of approval as follows:

RECOMMENDED FINDINGS

Recommend to the Board of Supervisors:

For the Environmental Review, Find:

1. That the proposed action is Exempt from review under CEQA pursuant to Section 15061 (2) which states that an action covered by the general rule specifying that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The proposal to establish a single zoning designation for the subject parcel poses no potential significant environmental impacts, since there is no potential change in the type or intensity of future development allowed.

For the Zoning Map Amendment to:

2. Adopt the resolution to amend the San Mateo County Zoning Map, adjusting a zoning district boundary to establish a single zoning designation of R-1/S-10, for an existing 20,038 sq. ft. parcel, located at 76 Old Spanish Trail in the unincorporated Los Trancos Woods/Vista Verde area of San Mateo County, as shown on the map referenced as Attachment C included in this staff report, based on the finding pursuant to Section 6500 of the San Mateo County Zoning Regulations, that the proposed amendment is required for public safety, convenience and general welfare elaborated as follows:
 - The current split zoning on-site creates a situation that makes it impossible for a property owner to meet the requirement of both zoning districts simultaneously. In addition, the majority of the subject parcel is zoned R-1/S-10 and it meets all R-1/S-10 requirements. It is impossible for the parcel to meet the minimum lot size of 1.5 acres in the R-E/S-11 zone.
 - The property's value is maintained according to the prevailing market conditions resulting from the potential development of the parcel being subject to the single R-1/S-10 zoning standards.
 - Surrounding parcels in the R-E/S-11 and R-1/S-10 zones will benefit as a result of consistent development standards imposed on construction of new structures on-site.
 - Project precedent is established for other neighboring owners that have similar parcel zoning inconsistencies.
 - The proposed rezoning allowance for a less complicated development process governed by consistent standards.

RECOMMENDED CONDITION OF APPROVAL

Planning and Building Department

1. Any proposed future development projects on the subject parcel shall conform to the R-1/S-10 zoning district standards, including, but not limited to application and design requirements.

RESOLUTION NO. 3168

PLANNING COMMISSION, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

RESOLUTION TO RECOMMEND AMENDMENT OF THE SAN MATEO COUNTY ZONING MAP TO ESTABLISH A SINGLE ZONING DISTRICT FOR A PARCEL ON OLD SPANISH TRAIL IN UNINCORPORATED LOS TRANCOS WOODS/VISTA VERDE

RESOLVED, by the Planning Commission of the County of San Mateo, State of California, that:

WHEREAS, the San Mateo County Zoning Maps have replaced the Sectional District Maps in use from 1957 through 1982, including occasional changes to establish the 1992 version currently in use as part of the San Mateo County Zoning Regulations, and

WHEREAS, an application has been submitted requesting approval to amend the Zoning Map to establish a single zone, R-1/S-10, for a parcel located at 76 Old Spanish Trail Road in the unincorporated Los Trancos Woods/Vista Verde area of San Mateo County, and

WHEREAS, in order for the map to be amended, the current zoning R-1/S-10 boundaries will require realignment with the parcel's applicable property lines, including removal of the R-E/S-11 boundary lines from said parcel, and

WHEREAS, amending the Zoning Map would establish development standards solely based on the single R-1/S-10 zone that would ensure responsible future development on the subject parcel, and

WHEREAS, the project complies with General Plan Policies such as Visual Quality Policy 4.14(a); Urban Design Policy 4.35; Urban Land Use Policy 8.34; Urban Land Use Policy 8.35 and Urban Land Use Policy 8.36 that ensure and promote good and responsible development, and

WHEREAS, the resolution is based on the finding pursuant to Section 6500 of the San Mateo County Zoning Regulations, that the proposed amendment is required for public safety, convenience and general welfare elaborated as follows:

- The current split zoning on-site creates a situation that makes it impossible for a property owner to meet the requirement of both zoning districts simultaneously. In addition, the majority of the subject parcel is zoned R-1/S-10 and it meets all R-1/S-10 requirements. It is impossible for the parcel to meet the minimum lot size of 1.5 acres in the R-E/S-11 zone.
- The property's value is maintained according to the prevailing market conditions resulting from the potential development of the parcel subject to the single R-1/S-10 zoning standards.
- Surrounding parcels in the R-E/S-11 and R-1/S-10 zoned will benefit as a result of consistent development standards imposed on construction of new structures on-site.
- Project precedent is established for other neighboring owners that have similar parcel zoning inconsistencies.
- The proposed rezoning allows for less complicated development process governed by consistent standards.

WHEREAS, on January 10, 2007, the San Mateo County Planning Commission held public hearings to consider said zoning amendment.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the San Mateo County Planning Commission recommends that the Board of Supervisors amend the San Mateo County Zoning Map, adjusting a zoning district boundary to establish a single zoning designation of R-1/S-10, for an existing 20,038 sq. ft. parcel, located at 76 Old Spanish Trail in the unincorporated Los Trancos Woods/Vista Verde area of San Mateo County, as shown on the map attached hereto and labeled "Exhibit A."

END OF THE CONSENT AGENDA

REGULAR AGENDA

9:00 a.m.

8. **Owner/Applicant/Appellant:** **Ken Menasco**
 File No.: PLN2001-00837
 Location: Birch Street, Montara
 Assessor's Parcel No.: 036-103-230

Consideration of Design Review pursuant to Section 6565.1 of the San Mateo County Zoning Regulations, to allow construction of a 2,855 sq. ft. single family residence, with an attached 390 sq. ft. garage,

placement of a fire hydrant and removal of nine trees on a 6,250 sq. ft. parcel, located on Birch Street in the unincorporated Montara area of San Mateo County. (Appeal of the Design Review Committee's decision for denial). This project is not appealable to the California Coastal Commission Application filed December 27, 2001. PROJECT PLANNER: Farhad Mortazavi. Telephone: 650/363-1831.

SPEAKERS:

1. Stephens Lowens
2. Ravn Miller
3. Karen Wilson
4. Kathryn Slater-Carter
5. William (Bill) Riddle
6. Nikii Menasco
7. Lennie Roberts
8. Jan Stegmaier
9. Ken Menasco

COMMISSION ACTION:

Commissioner Dworetzky moved and Commissioner Slocum seconded to close the public hearing. Motion carried 4-0.

Commissioner Slocum moved and Commissioner Silver seconded that based on information provided by staff and evidence presented at the hearing that the Planning Commission deny the appeal and remand the project back to the Design Review Committee and encourage the Design Review Committee to work expeditiously with the applicant to collect and review the following evidence for its decision:

1. Properly placed story poles and photographic evidence of poles.
2. A landscape plan that includes significant trees such as Redwoods, Cypress and other trees that would grow to a significant height and address the remaining landscaping issues that are set forth in the staff report dated January 10, 2007.
3. Review second story height especially the proposed 'plate heights', in order to reduce the apparent height of the structure.
4. Review the drainage plan in the context of Design Review issues.

Motion carried 4-0.

9:45 a.m.

9. **Owner/Applicant/Appellant: Ken Menasco**
 File No.: PLN2001-00838
 Location: Birch Street, Montara
 Assessor's Parcel No.: 036-103-340

Consideration of Design Review pursuant to Section 6565.1 of the San Mateo County Zoning Regulations to allow construction of a 2,661 sq. ft. single family residence, with an attached 390 sq. ft. garage, placement of a fire hydrant and removal of two trees on a 6,250 sq. ft. parcel, located on Birch Street in the unincorporated Montara area of San Mateo County. (Appeal of the Design Review Committee's decision for denial). This project is not appealable to the California Coastal Commission Application filed December 27, 2001. PROJECT PLANNER: Farhad Mortazavi. Telephone: 650/363-1831.

SPEAKERS:

1. Stephens Lowens
2. Ravn Miller
3. Karen Wilson
4. Kathryn Slater-Carter
5. William (Bill) Riddle
6. Nikii Menasco
7. Lennie Roberts
8. Jan Stegmaier
9. Ken Menasco

COMMISSION ACTION:

Commissioner Dworetzky moved and Commissioner Slocum seconded to close the public hearing. Motion carried 4-0.

Commissioner Slocum moved and Commissioner Silver seconded that based on information provided by staff and evidence presented at the hearing that the Planning Commission deny the appeal and remand the project back to the Design Review Committee and encourage the Design Review Committee to work expeditiously with the applicant to collect and review the following evidence for its decision:

1. Properly placed story poles and photographic evidence of poles.
2. A landscape plan that includes significant trees such as Redwoods, Cypress and other trees that would grow to a significant height and address the remaining landscaping issues that are set forth in the staff report dated January 10, 2007.
3. Review second story height especially the proposed 'plate heights', in order to reduce the apparent height of the structure.
4. Review the drainage plan in the context of Design Review issues.

Motion carried 4-0.

10:15 a.m.

10. **Owner:** State of California
Applicant: CalTrans
 File No.: PLN2006-00421
 Location: Hwy.92 (Albert Canyon) and Daffodil Canyon (North of Montara)

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations, to allow the repair and enhancement of eight drainage systems adjacent to the Highway 92 West Slow Vehicle Lane and the creation of a perennial pond for California re-legged frog in Daffodil Canyon east of Montara State Beach. This project is appealable to the California Coastal Commission. Application filed October 4, 2006. PROJECT PLANNER: Michael Schaller. Telephone: 650/363-1849.

SPEAKERS:

No Speakers

COMMISSION ACTION:

The Planning Commission removed this matter from the agenda per Staff's memo dated, January 9, 2007, as follows:

Subsequent to the mailing of the packet, the applicant informed Staff that they wished to split this project into two separate permits. The Highway 92 portion of the project (repair of existing drainage systems) will move forward on its own and Staff will be prepared to present that project at the January 24, 2007 hearing. The other portion of the original project (construction of a habitat pond in Daffodil Canyon) will be brought to the Planning Commission at a later date once CalTrans and the U.S. Fish and Wildlife Service have completed their discussions.

Motion carried 4-0.

10:45 a.m.

11. **Owner/Applicant:** Peninsula Open Space Trust
 File No.: PLN2006-00026
 Location: Pillar Point Bluff, immediately south of Moss Beach
 Assessor's Parcel No.: 037-300-080

Consideration of a Coastal Development Permit and Planned Agricultural Permit, pursuant to Sections 6328.4 and 6353 of the San Mateo County Zoning Regulations respectively, a Grading Permit, pursuant to Section 8602.1 of the San Mateo County Ordinance Code, and a Mitigated Negative Declaration to

implement erosion control measures on existing informal trails and disused agricultural roads and to create new trail segments and a 10-car parking lot to provide continued public access on the property on a 119-acre parcel located immediately south of Moss Beach. This project is appealable to the California Coastal Commission.. Application filed January 18, 2006. PROJECT PLANNER: Michael Schaller. Telephone: 650/363-1849.

SPEAKERS:

1. Paul Ringgold

COMMISSION ACTION:

Commissioner Slocum moved and Commissioner Bomberger seconded to close the public hearing. Motion carried 4-0.

Commissioner Slocum moved and Commissioner Bomberger seconded that based on information provided by staff and evidence presented at the hearing that the Planning Commission approve the project, make the findings and adopt conditions of approval, with the addition of condition #42 as follows:

FINDINGS:**Regarding the Mitigated Negative Declaration, Found:**

1. That the Mitigated Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.
2. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project, if subject to the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment.
3. That the Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
4. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as part of this public hearing, have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with California Public Resources Code Section 21081.6.

Regarding the Coastal Development Permit, Found:

5. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program. The project is a conditionally allowed use on agricultural lands, in accordance with the Agriculture Component of the LCP. The project also provides continued shoreline access along the top of the coastal bluff.
6. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program. As discussed in the staff report, the applicant has agreed to implement the mitigation measures identified in both the environmental review document and this staff report in order to minimize any potential impact to biological resources to a less than significant level.

CONDITIONS OF APPROVAL:Planning Department

1. This approval is for the project as described on the plans and documents submitted for consideration by the Planning Commission on January 10, 2007. Any revisions to the approved plans must be submitted to the Planning Department for review and approval prior to implementation. Minor adjustments to the project may be approved by the Community Development Director if they are consistent with the intent of, and are in substantial conformance with, this approval. Any other developments on the property will be subject to a separate permitting process.
2. These permits shall be valid for one year from the date of this approval. If a building permit has not been applied for within this time period, these permits will expire. An extension to these permits will be considered upon written request and payment of applicable permit extension fees 60 days prior to expiration.
3. Prior to the beginning of any construction activities, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan which 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 Countywide 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 construction.
 - d. Within five days of clearing or inactivity in construction, 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. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
 - f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
 - g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
 - h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
 - i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
 - j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
 - k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).
 - 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. 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.
4. A qualified biologist shall prepare worker education materials for the red-legged frog and garter snake. The materials shall include a description of the species, photos, a brief ecology of each species, their protected status, measures to be implemented to minimize potential impacts to each, and persons to contact if either species is observed in the construction area. This

information shall be presented to all construction personnel prior to commencement of construction work.

5. A qualified biologist shall conduct pre-construction surveys for red-legged frogs and garter snakes immediately prior to commencement of work within 500 feet of wetland areas. This survey may be done on the first morning of work, prior to the entry of equipment in these areas. If red-legged frogs or garter snakes are observed during the pre-construction surveys, the biologist shall have the authority to halt all work in the area. The biologist shall contact the California Department of Fish and Game (CDFG) and the U.S. Fish and Wildlife Service (USFWS) for further guidance before work proceeds in that area. If a Biological Opinion through Section 7 of the Endangered Species Act is issued for this project, it may allow relocation of individuals without prior notification to the Service.
6. A qualified biologist shall monitor all vegetation removal and grading within 500 feet of wetlands. If red-legged frogs or garter snakes are observed during the monitoring, the biologist shall have the authority to halt all work in the area. The biologist shall contact the California Department of Fish and Game (CDFG) and the U.S. Fish and Wildlife Service (USFWS) for further guidance before work proceeds in that area. The project applicant shall implement all measures required by the resource agencies. If a Biological Opinion through Section 7 of the Endangered Species Act is issued for this project, it may allow relocation of individuals without prior notification to the Service. A copy of any requirements from CDFG and/or USFWS shall be submitted to the Planning Department for inclusion in the project file.
7. To avoid construction-related impacts to San Francisco garter snakes, exclusion fencing will be erected around the proposed staging area on Airport Street. The fencing shall be of mesh filter fabric or similar. The bottom of the fence shall be buried and have one-way funnel traps placed periodically along the fence and close to the ground. Once the fencing is installed, workers shall clear off the vegetative cover within the fenced off area as necessary.
8. For the parking area on Airport Street, the parking area shall be open to the public only during daylight hours. This will reduce potential vehicle kill of amphibians and reptiles, particularly during the winter months. The parking area shall not have night lighting.
9. For the parking area on Airport Street, if erosion control matting is used, the project applicant shall utilize single layer plastic mesh and excelsior with mesh size 3/4 inch by 1.5 inches or larger, or loosely woven jute plus straw, to prevent snakes from getting entangled in the mesh (which happens when they are hunting prey).
10. For the parking area on Airport Street, the project applicant shall implement all standard Best Management Practices (BMPs) for working in/adjacent to sensitive habitat areas, including the following: prohibit heavy equipment from entering areas with standing water, fuel vehicles at least 60 meters from any standing water, have a fuel spill containment plan and review plan with equipment operators, limit construction area to minimally necessary, and delineate construction area with highly visible orange construction fencing.
11. For the trailhead at Alvarado Avenue/Bernal Avenue, the edges of native *Juncus* patches shall be demarcated in the field such that trail work/improvements occur outside these areas.

12. Construction work within 500 feet of any wetland area shall be scheduled for the driest time of year, typically August 1 to October 15, to minimize the potential impacts to California red-legged frogs and San Francisco garter snakes.
13. All construction work shall be scheduled to occur between August 1 and March 1, which is outside the nesting season for special status birds. This construction period shall also avoid the primary pupping season for harbor seals (April-May), which use the reefs adjacent to the ocean bluff for haul out areas.
14. The boundary of wetlands, if they occur within 50 feet of any trail construction or other construction work (i.e., construction staging area) shall be demarcated in the field such that trail work/improvements occur outside these areas.
15. The applicant shall implement the following dust control measures during grading and construction activities:
 - a. Water all active construction and grading areas at least twice daily.
 - b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
 - c. Pave, apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.
 - d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
 - e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
16. Noise levels produced by proposed construction activities shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.
17. Initial grading of the parking area, trailhead, and Trails A, B, and C shall be monitored by a qualified archaeologist. Archaeological monitoring for the Pillar Point Bluff Erosion Control and Trail Project area shall be conducted under a written Archaeological Monitoring Agreement. Such an agreement shall provide for, at a minimum:
 - a. Timely notification prior to any excavations in the zones specified above.
 - b. Monitoring during all earth-moving or soil disturbing activities in the project zones specified above, however minor, until and unless the monitor determines that no impacts to potentially significant archaeological materials will occur.

- c. Specific requirements that archaeological monitors be notified immediately if potentially significant archaeological resources are encountered outside the specified monitoring zones or anywhere in the absence of an on-site monitor.
- d. Authority of the on-site archaeological monitor to halt and/or relocate excavations if potentially significant archaeological materials or human remains are encountered.
- e. Time and space to record, photograph and map, recover, retrieve, and/or remove any archaeological materials and data during the construction process.
- f. Time and funding for laboratory cleaning, cataloging, analysis, and preparation for permanent curation of any and all recovered data and materials after on-site monitoring ends.
- g. Time and funding for a final report of findings, to incorporate data developed for this report as appropriate and data developed by monitoring and analysis; additional historical and/or archival research may also be warranted. In addition to reporting to the applicant, copies of the final report must be submitted to the Northwest Information Center of the California Historical Resources Information System for inclusion in the permanent archives, and another copy shall accompany any curated archaeological materials and data. Archaeological data and recovered materials are and will remain the property of the property owners.

Archaeological identification, inventory, evaluation, research and mitigation under provisions of CEQA, if any, shall be completely reported in a comprehensive manner, incorporating all methods used and data gained, thorough contemporary scientific analysis of all data, and interpretation of any archaeological resources within a regional archaeological framework. Qualified professional archaeologists shall complete the report to best contemporary standards (including those described in Mitigation Measure 16), and the data shall be made available to other qualified researchers following completion of the final report. Appropriate specialized, focused scientific analytic techniques shall be applied (e.g., radiocarbon dating, obsidian sourcing and hydration, typological studies, geomorphological studies, faunal analysis, etc.). Obtaining, analyzing, interpreting, and reporting archaeological data from the project area would serve as mitigative compensation for any project related impacts to resources.

18. The project archaeologist shall conduct an intensive survey of any trail improvements in the vicinity of prehistoric sites SMA-135 and -136. The archaeologist shall determine the boundaries of these two sites by field survey, including clearing of vegetation and/or minor subsurface testing as needed. The boundary determination shall evaluate whether SMA-135 and -136 actually comprise one larger site. The site or sites shall be re-recorded to current California Historic Resources Information System (CHRIS) standards using this new information. Such recording shall include archival, informant, and possibly subsurface research as appropriate to accurately characterize and map the resources and place them within a historic context, including tying them to contiguous resources on adjacent parcels if appropriate. An initial assessment of the potential significance of the historic resources shall be completed as well. If the trail alignment traverses any portion of the site or sites, the archaeologist shall develop an avoidance/minimization plan for review and approval by the County prior to any construction.

The concentration of prehistoric lithics along the dirt road that enters the project site from the south near the eastern edge of the bluff top shall be surveyed. If the scatter is found to meet relevant criteria, it shall be recorded as per current CHRIS standards, as described above. If the trail alignment traverses any portion of the site or sites, the archaeologist shall develop an avoidance/minimization plan for review and approval by the County prior to any construction.

The complex of historic features associated with the dairy farm era shall be evaluated and recorded, including detailed archival research to determine the age of the historic features on the site, their purpose, what they are or may be associated with, and development of an evaluation of the potential historic significance of the features or site under CEQA criteria (i.e., eligibility for nomination to the California Register of Historic Places). The overall site shall be recorded to current CHRIS standards, as described above. If the trail alignment traverses any portion of the site or sites, the archaeologist shall develop an avoidance/minimization plan for review and approval by the County prior to any construction.

19. The applicant and construction contractors shall be prepared to respond appropriately if heretofore undetected archaeological resources are encountered anywhere in the project area.

To set up and facilitate both the recommended monitoring and the response procedure required under CEQA, a pre-construction meeting shall be arranged involving responsible project personnel, both on-site and managerial supervisory construction personnel, and the archaeological monitors. The purpose of this meeting will be to familiarize all involved parties with the provisions of this plan. Construction contractors shall be prepared to halt and/or relocate work while finds are identified, recorded, evaluated, and if warranted, mitigation activities carried out. In virtually all reasonably foreseeable circumstances, the appropriate mitigation action will be recording and removal of archaeological data from the project area.

Supervisory and construction personnel shall therefore be made aware of the possibility of encountering archaeological materials in this sensitive zone. In this area, the most common and recognizable evidence of prehistoric archaeological resources is deposits of marine shell, usually in fragments (mussels, oysters, clams, abalone, crabs, etc.), and/or faunal bone (deer, marine mammals, etc.), usually in a dark fine-grained soil (midden); stone flakes left from manufacturing stone tools, or the tools themselves (mortars, pestles, arrowheads and spear points); and human burials, often as dislocated bones. Historic materials older than 45 years (bottles, artifacts, trash pits, structural remains, etc.) may also have scientific and cultural significance and should be more readily identified. If during the proposed construction project any such evidence is uncovered or encountered, all excavations within 10 meters/30 feet shall be halted long enough to call in the monitoring archaeologists to assess the situation and propose appropriate measures.

20. The applicant and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

21. No grading shall commence until a grading permit "hard card" is issued by the Planning Department. Prior to the issuance of the hard card, the applicant shall submit copies of approval documents for the applicant to proceed with this project from the Regional Water Quality Control Board, Army Corps of Engineers, and State Fish and Game. Prior to the issuance of the hard card, the Planning Department shall confirm all applicable conditions required prior to grading activities have been conducted or installed as required.
22. Prior to the Planning Department's final sign-off on this project's building permit, Planning staff shall confirm installation of all signage for this project (including educational signage, parking lot hours, etc.).
23. Prior to the issuance of the grading permit "hard card," the applicant shall submit, for review and approval, a landscape plan for the proposed parking lot area. Said plan shall provide for screening of the north side of the parking lot with large evergreen trees, preferably Monterey cypress.
24. Prior to the issuance of the grading permit "hard card," the applicant shall submit, for review and approval, color and material samples for all gates, signage, or other manmade structures to be erected or placed on the site.
25. All fencing shall be wood, split rail type. The wood shall not be painted, but allowed to weather naturally.
26. All improvements shall be maintained by the applicant or their successors in ownership.

Building Inspection Section

27. A building permit is required and shall be issued prior to any construction.

Department of Public Works

28. No proposed construction work within the County right-of-way shall begin until Public Works requirements for the issuance of an encroachment permit, including review of applicable plans, have been met and an encroachment permit issued by the Department of Public Works. Construction within the County right-of-way must conform to County standard details wherever applicable.
29. An encroachment permit is required for all proposed signage within the County right-of-way.
30. The provisions of the San Mateo County Grading Ordinance shall govern all grading on the site.
31. At the completion of all grading activities, the applicant's geotechnical consultant shall submit to the Planning Department a signed Section Two indicating they have observed all grading activities and that the work conformed to the approved plans.
32. All grading shall be according to an approved plan prepared by, signed by, and dated by a registered civil engineer. Revisions to the approved grading plan shall be prepared and signed by

the engineer, and shall be submitted to the Department of Public Works and the Planning Department for concurrence “prior” to commencing any work pursuant to the proposed revision.

33. Erosion and sediment control during the course of this grading work shall be according to a plan prepared and signed by the engineer of record, and approved by the Department of Public Works and the Planning Department. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer.
34. It shall be the responsibility of the applicant’s engineer to regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected.
35. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 8606.2 of the Grading Ordinance. The engineer’s responsibilities shall include those relating to non-compliance detailed in Section 8606.5 of the Grading Ordinance.
36. No grading shall commence until a schedule of all grading operations has been submitted to and reviewed and approved by the Department of Public Works and the Planning Department. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. The applicant shall submit monthly updates of the schedule to the Department of Public Works and the Planning Department. All submitted schedules shall represent the work in detail and shall project the grading operations through completion.
37. No grading shall be allowed during the winter season (October 15 to April 15) to avoid potential soil erosion unless approved, in writing, by the Community Development Director. The applicant shall submit a letter to the Planning Department, at least, two (2) weeks prior to commencement of grading stating the date when grading will begin.
38. Prior to the issuance of the grading permit, the applicant shall submit, to the Department of Public Works for review and approval, a plan for any off-site hauling operations. This plan shall include, but not be limited to, the following information: size of trucks, haul route, disposal site, dust and debris control measures, and time and frequency of haul trips. As part of the review of the submitted plan, the County may place such restrictions on the hauling operation as it deems necessary.
39. At the completion of work, the engineer who prepared the approved grading plan shall certify, in writing, that all grading and drainage facilities have been completed in conformance with the approved plans, as conditioned, and the Grading Ordinance.
40. At the completion of work, the engineer who prepared the approved grading plan shall submit a signed “as-graded” grading plan conforming to the requirements of Section 8606.6 of the Grading Ordinance.

Point Montara Fire Protection District

41. The applicant shall comply with the California Fire Code and Local Ordinance No. 9.

California Department of Fish and Game

42. Please be advised that this project will require the filing of a Notice of Determination in compliance with the California Environmental Quality Act. Per Fish and Game Code Section 711.4, the Department of Fish and Game charges a filing fee of \$1,850 (includes County Clerk processing fee) for all Negative Declarations unless they can be found to have no effect on wildlife. If the project will have any effect on fish and wildlife resources, even a minimal effect, the fee is required. The filing fee must be paid before the project can become operative, vested, or final. Said fee shall be paid by check, made out to the County of San Mateo and shall be submitted to the project planner for recordation of the Notice of Determination.

Motion carried 4-0.

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12. **Report back from Commissioner Slocum** regarding legislative matters of interest to the Planning Commission. The Commission continued the matter to a future date.

13. **Correspondence and Other Matters**

None.

14. **Consideration of Study Session for Next Meeting**

Director Grote reported that a field trip is scheduled on Monday, January 22, 2007 at 2:00 p.m., for 16350 Skyline Boulevard, Woodside (PLN2006-00181), for a site inspection in preparation for its meeting scheduled for January 24, 2007.

15. **Director's Report**

No Director's Report.

16. **Adjournment**

The meeting adjourned at 11:20 a.m.