

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

**NOTICE OF INTENT TO ADOPT  
MITIGATED NEGATIVE DECLARATION**

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: Minor subdivision for four lots, a remainder lot with a conservation easement and grading to repair a landslide, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2014-00410

OWNER: Z Enterprises, Inc.

APPLICANT: Nicholas Zmay

ASSESSOR'S PARCEL NO.: 038-131-110

LOCATION: 1551 Crystal Springs Road, Unincorporated San Mateo Highlands

PROJECT DESCRIPTION

Minor Subdivision, Resource Management, and Grading Permit to allow subdivision of a 60.3-acre parcel to create four parcels, approximately .73 acre each, for future residential development, and a 57-acre remainder parcel (48.2 acres of land protected by a conservation easement and 9.27 acres of developable area with an existing single-family dwelling). A Grading Permit is required for 11,200 cubic yards of earthwork (5,600 cubic yards (cy) of cut and 5,600 cubic of fill) for landslide repair. No residential development is proposed with this application.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.
3. The project will not degrade the aesthetic quality of the area.
4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project will not:
  - a. Create impacts which have the potential to degrade the quality of the environment.
  - b. Create impacts which achieve short-term to the disadvantage of long-term

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

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

**Mitigation Measure 3:** Prior to the beginning of any grading construction activities, including landslide repair work, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan for each phase (landslide repair, grading, and construction) showing conformance with applicable erosion control related mitigation measures and County Erosion Control Guidelines. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall also demonstrate adherence to the following measures recommended by Murray Engineering Inc., (Attachments K and L):

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.

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

**Mitigation Measure 4:** Prior to the issuance of the grading permit “hard card,” the applicant shall submit a dust control plan for review and approval by the Current Planning Section. The plan, at a minimum, shall include the following measures:

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

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

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

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

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

**Mitigation Measure 9:** A federal permit is required for any excavation that requires the removal of willows within the limits of federal jurisdiction. Should removal be deemed necessary, at this point, work shall cease until all appropriate permits have been issued by the USACE and Regional Water Quality Control Board (RWQCB) pursuant to the Clean Water Act, and by the California Department of Fish and Wildlife (CDFW) and the County of San Mateo shall be notified. Prior to commencement of grading activities copies of all regulatory permits and proof of the successful implementation of all permit conditions and mitigation measures shall be provided to the Planning and Building Department.

**Mitigation Measure 10:** If a Clean Water Act permit is required for impacts to waters of the U.S., a formal consultation with the USFWS under Section 7 of Federal Endangered Species Act (FESA) shall be required, and the USFWS would issue a Biological Opinion, which would include an incidental take permit and an outline of mandatory minimization and/or mitigation measures. Compliance with Section 7 of the Federal Endangered Species Act (FESA) can also facilitate compliance with the California Endangered Species Act (CESA). Conditions of all permits issued by these agencies shall be implemented in full to reduce impacts to special-status species.

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

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

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

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

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

**Mitigation Measure 16:** Prior to the removal or significant pruning of any trees, they shall be inspected by a qualified biologist for the presence of raptor nests. This is required regardless of season. If a suspected raptor nest is discovered, the California Department of Fish and Wildlife (CDFW) shall be notified. Pursuant to CFGC Section 3503.5, raptor nests, whether or not they are occupied, may not be removed until approval is granted by the CDFW.

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

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

**Mitigation Measure 18:** For any active bird nests found near the construction limits (i.e., within 250 feet for raptors and 50 feet for passerines of the limits of work) the Project Biologist shall make a determination as to whether or not construction activities are likely to disrupt reproductive behavior. If it is determined that construction would not disrupt breeding behavior, construction may proceed. If it is determined that construction may disrupt breeding, a no-construction buffer zone shall be designated by the Project Biologist; avoidance is the only mitigation available. The ultimate size of the no-construction buffer zone may be adjusted by the Project Biologist based on the species involved, topography, lines of site between the work area and the bird nest, physical barriers, and the ambient level of human activity. Site evaluations and buffer adjustments shall be made in consultation with the CDFW and/or the USFWS Division of Migratory Bird Management.

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

**Mitigation Measure 19:** If maintenance of a no-construction buffer zone is not feasible, the Project Biologist shall monitor the bird nest(s) to document breeding and rearing behavior of the adult birds. If it is determined that construction activities are causing distress of the adult birds and are thus likely to cause nest abandonment, work shall cease immediately. Work may not resume in the area until the Project Biologist has determined that the young birds have fledged and the bird nest is no longer occupied.

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

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

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

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

**Mitigation Measure 24:** A qualified biologist should perform a ground survey to locate and mark all woodrat nests in the proposed grading and construction area. The survey shall be performed no less than 30 days prior to the initiation of ground disturbances for each phase. The contractor shall also walk the site to assist in determining which nests would be affected.

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

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

**Mitigation Measure 27:** To ensure woodrats do not rebuild nests within the construction area, a qualified biologist shall inspect the construction corridor no less than once per week. If new nests appear, they shall be disassembled and the building materials disposed of off-site. If there is a high degree of woodrat activity, more frequent monitoring shall be performed, as recommended by a qualified biologist.

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

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

**Mitigation Measure 30:** Whenever possible, trees shall be planted in areas of grading disturbance for hillside stabilization, to minimize the visual impact of the grading activities, and compliance with the County's RM Zoning District Regulations.

**Mitigation Measure 31:** A discovery of a paleontological specimen during any phase of the project could result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. Should loss or damage be detected, additional protective measures or further action (e.g., resource removal by a professional paleontologist) may be needed to mitigate the impact, as determined by a professional paleontologist.

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

**Mitigation Measure 33:** During all phases of the project, the applicant shall keep equipment and vehicles within the limits of the previously disturbed construction area. The applicant shall delineate all areas to remain undisturbed on the Erosion Control and Staging Plan and the plan shall include measures, such as chain-link fencing or other kind of barrier, to demarcate the "limit of disturbance." The property owner shall demonstrate the implementation of these measures prior to issuance of the grading permit "hard card."

**Mitigation Measure 34:** The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend the subsequent measures for disposition of the remains, including but not limited to the following:

- a. That all excavation crews, including landscapers, receive cultural sensitivity training for Native American cultural resources;
- b. That a California-trained Archaeological Monitor with field experience be present for all earth movement including landscaping; and
- c. That a qualified and trained Native American Monitor be present for all earth-moving activities, including landscaping.

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

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

**Mitigation Measure 37:** For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty (30) days of the completion of grading for each phase, at the project site:

- a. The Engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 8606.2 of the Grading Ordinance. The Engineer's responsibilities shall include those relating to noncompliance detailed in Section 8606.5 of the Grading Ordinance.
- b. The engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval, mitigation measures, and the County's Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Engineer.
- c. The geotechnical consultant shall observe and approve all applicable work during construction and sign Section II of the Geotechnical Consultant Approval form, for submittal to the Planning and Building Department's Geotechnical Engineer and Current Planning Section.

**Mitigation Measure 38:** At the building permit application stage, the applicant shall provide documentation demonstrating that the proposed residences and associated retaining walls shall be supported on drilled pier foundations extending through the fill and colluvium and gaining support in the underlying bedrock.

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

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

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

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

**Mitigation Measure 43:** A modified design plan shall be prepared, with approval by the Project Geotechnical Consultant, and submitted to the County for approval prior to the initiation of grading repair work.

**Mitigation Measure 44:** No cut or fill exceeding 5 feet in vertical dimension shall be permitted on Parcels 1 through 4 unless supported by an engineered retaining wall. Construction plans at the building permit stage for each new residence shall demonstrate compliance with this mitigation measure.

**Mitigation Measure 45:** Grading and drainage plans for each lot shall be reviewed by the County Geotechnical Section, or designated consultant, prior to approval of building or grading permits on Parcels 1 through 4.

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

**Mitigation Measure 47:** Geotechnical Design Parameters – Final geotechnical design parameters to be utilized for residential construction on Parcels 1 through 4 shall fully meet

or exceed design recommendations presented in the Engineering Geologic & Geotechnical Report by Murray Engineers, Inc., dated February 10, 2014. Construction plans at the building permit stage for each new residence shall demonstrate compliance with this mitigation measure.

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

**Mitigation Measure 49:** All subdrain alignments within the repair shall be accurately surveyed during construction so that future pier-support foundations do not interfere with constructed subdrain systems. Construction plans at the building permit stage for each new residence shall demonstrate compliance with this mitigation measure.

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

**Mitigation Measure 51:** If site conditions vary from those described in the 2014 Murray Engineers, Inc. report, the geotechnical design of the project recommendations shall be updated and submitted to San Mateo County Planning and Building Department for approval, prior to associated project construction.

**Mitigation Measure 52:** The applicant shall use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the silt fence shall be 0.5 acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips shall have relatively flat slopes and be vegetated with erosion-resistant species.

**Mitigation Measure 53:** The applicant shall seed all disturbed areas with a native grassland mix as soon as grading activities are completed for each phase in order to minimize the potential establishment and expansion of exotic plant species into newly-graded areas, and to prevent potential future erosion.

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

**Mitigation Measure 55:** Erosion and sediment control during the course of this grading work shall be according to a plan prepared and signed by the Engineer of record, and approved by the Department of Public Works and the Current Planning Section. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer.

**Mitigation Measure 56:** It shall be the responsibility of the applicant's engineer to regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected.

**Mitigation Measure 57:** Prior to the issuance of the grading permit, the applicant shall submit, to the Department of Public Works for review and approval, a plan for any off-site hauling operations. This plan shall include, but not be limited to, the following information: size of trucks, haul route, disposal site, dust and debris control measures, and time and frequency of haul trips. As part of the review of the submitted plan, the County may place such restrictions on the hauling operation as it deems necessary.

**Mitigation Measure 58:** At the completion of work, the engineer who prepared the approved grading plan shall certify, in writing, that all grading, lot drainage, and drainage



facilities have been completed in conformance with the approved plans, as conditioned, and the Grading Regulations.

**Mitigation Measure 59:** At the completion of work, the engineer who prepared the approved grading plan shall submit a signed “as-graded” grading plan conforming to the requirements of the Grading Regulations.

**Mitigation Measure 60:** Prior to the issuance of the grading permit “hard card,” the applicant shall revise the Erosion Control and Sediment Control Plan, dated December 21, 2012, to include the proposed measures and additional measures as follows, subject to the review and approval of the Community Development Director:

- a. Provide stabilized construction entrance(s) using a minimum 3”-4” fractured aggregate over geo-textile fabric and stabilize all on-site unpaved construction access routes (e.g., aggregate over path of travel). For unpaved routes, use ridges running diagonally across the road that run to a stabilized outlet
- b. Provide a designated area for parking of construction vehicles, using aggregate over geotextile fabric.
- c. Show re-vegetation of fill deposit areas, to be performed immediate after soils spreading. Use seeding and/or mulching and the following, as necessary:
  - i. (For slopes 3:1 or greater) Anchored erosion control blankets (rice straw or coconut).
  - ii. (For slopes less than 3:1) Anchored fiber fabric/netting or surface roughening.
- d. Protect areas to remain undisturbed. These areas shall be delineated and protected using a fence or other kind of barrier.
- e. Use diversion berms to divert water from unstable or denuded areas (top and base of a disturbed slope, grade breaks where slopes transition to a steeper slope).
- f. Show location of office trailer(s), temporary power pole, and scaffold footprint.
- g. Show location of utility trenches, indicate utility type.
- h. Show location, installation and maintenance of a concrete/stucco mixer, washout, and pits.
- i. Show storage location and containment (as necessary) of construction materials for during work, as well as afterhours/ weekends)
- j. Show areas for stockpiling. Cover temporary stockpiles using anchored-down plastic sheeting. For longer storage, use seeding and mulching, soil blankets or mats.
- k. Show location of garbage and dumpster(s).
- l. If these measures conflict with measures prescribed by the geotechnical consultant, measures as recommended by the geotechnical consultant shall rule.

**Mitigation Measure 61:** The applicant shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:

- a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- c. Performing clearing and earth moving activities only during dry weather.

- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.
- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving site shall be clear and running slowly at all times.

**Mitigation Measure 62:** Once approved, erosion and sediment control measures of the Erosion Control and Sedimentation Plan shall be installed prior to beginning any site work and maintained throughout the term of the grading permit and building permit. Failure to maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer and reviewed by the Department of Public Works and the Community Development Director.

**Mitigation Measure 63:** No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion unless reviewed and recommended by the project geotechnical consultant and approved, in writing, by the Community Development Director. An applicant-completed and County-issued grading permit "hard card" is required prior to the start of any land disturbance/grading operations. The applicant shall submit a letter to the Current Planning Section, at least, two (2) weeks prior to commencement of grading with the project geotechnical consultants review recommendations (if any) for winter grading, stating the date when erosion controls will be installed, date when grading operations will begin, anticipated end date of grading operations, and date of re-vegetation. If the schedule of grading operations calls for grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.

**Mitigation Measure 64:** Should the area of disturbance equal one area or more, the applicant shall file a Notice of Intent (NOI) with the State Water Resources Board to obtain coverage under the State General Construction Activity NPDES Permit. A copy of the

project's NOI (containing the WDID No.) shall be submitted to the Current Planning Section and the Department of Public Works, prior to the issuance of the grading permit "hard card."

**Mitigation Measure 65:** The applicant shall implement the following basic construction measures at all times:

- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

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

**Mitigation Measure 67:** At the time of application for a building permit, the applicant shall submit a permanent stormwater management plan to the Department of Public Works in compliance with Municipal Stormwater Regional Permit Provision C.3.i and the County's Drainage Policy.

**Mitigation Measure 68:** Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) shall implement at least one (1) of the six (6) site design measures listed below:

- a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other nonpotable use.
- b. Direct roof runoff onto vegetated areas.
- c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
- d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
- e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
- f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.

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

**Mitigation Measure 70:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

**Mitigation Measure 71:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and

meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

**Mitigation Measure 72:** The project shall minimize its impact on the downstream systems by completing capital improvement projects within the Crystal Springs Sanitation District (District) that would reduce inflow and infiltration into the District's system in an amount equal to the projected sewage discharge amount to the District from the project.

**Mitigation Measure 73:** The applicant shall demonstrate that the District sewer mains utilized to transport sewage from the subdivision has the peak wet weather capacity for conveying the additional flow generated from the four residences. If it is determined that the lines are insufficient to convey the additional flow, the developer may need to upgrade the sewer lines to accommodate this subdivision.

**Mitigation Measure 74:** Should a pump system be utilized to deliver sewage from the four parcels to the District's sewer main on Parrott Drive, the District will require that a covenant for each parcel be prepared, signed, notarized, recorded with the San Mateo County Recorder's Office, and a copy provided to the District prior to final sewer sign-off for the building permit.

**Mitigation Measure 75:** Each new parcel will require a 4-inch lateral with a minimum of 2% slope and a standard cleanout installed at the property line or the property within 5 feet of the property line.

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

#### RESPONSIBLE AGENCY CONSULTATION

None

#### INITIAL STUDY

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

REVIEW PERIOD: April 7, 2018 – May 7, 2018

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., May 7, 2018.**

CONTACT PERSON

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