

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: Redwood Glen Change of Water Source - Creek Water Treatment and Filtration Facility, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2001-00695

OWNER: Redwood Glen

APPLICANT: Redwood Glen

ASSESSOR'S PARCEL NOS.: 084-071-100; 084-071-260; 084-071-270; 084-120-010; and 084-120-060

LOCATION: 100 Wright Drive, Loma Mar

**PROJECT DESCRIPTION:** Developed with a conference center, cabins, lodges, camp grounds, RV sites, a swimming pool, and various other outdoor recreation facilities, Redwood Glen Camp and Conference Center (Redwood Glen) provides camping and lodging facilities for 165 guests.

The applicant, Redwood Glen, is seeking a Use Permit Renewal, Use Permit Amendment, and a Resource Management District Permit to allow the continued operation of a Baptist Church Camp, a change of potable water source from County Memorial Park to surface streams (Hoffman and Piney Creeks), and the installation of approximately 3,400 linear feet of above ground piping, two (2) 2,500 gallon water storage tanks, and a 320 sq. ft. water filtration facility (built within a shipping container). The pre-fabricated water filtration facility has been previously installed in a developed relatively flat area of the parcel. Minimal grading in the form of trenching to connect to an existing water main and slight ground leveling for the above ground water filtration supports and water storage tanks is expected to occur. The applicant is seeking permission to install the proposed above ground piping, connect the filtration facility, and use surface streams to meet their potable water demands. No trees are proposed for removal and this project will involve minimal ground disturbance due to the fact that the water filtration facility, water tanks, and proposed piping will be placed above ground.

Project Background

From its opening in 1958 until 1995, Redwood Glen received its potable water from surface streams (Hoffman and Piney Creeks) and multiple wells located on the parcels that comprise of the Redwood Glen property (084-120-060; 084-071-260; 084-071-100; and 084-120-010). During this time, Redwood Glen diverted up to 8-acre-feet of water per year (2,606,808 gallons/year) from surface streams. From 1995 to March 2016, Redwood Glen received its potable water from San Mateo County Memorial Park and continued to divert between 180,000 - 250,000 gallons of water per year from surface streams for irrigation

purposes. In 2014, the State Water Resource Control Board (SWRCB) issued a notice to the San Mateo County Parks Department that Memorial Park would lose its classification as a transient non-community water system and be re-classified as a community water system if the park continued to serve Redwood Glen. To avoid re-classification, Memorial Park discontinued water service to Redwood Glen on March 1, 2016. Redwood Glen has selected to exercise their water rights and use Hoffman and Piney Creeks to meet their projected water demand of 4-acre-feet of water per year (1,305,953 gallons/year). Redwood Glen's existing water infrastructure consists of a point of water diversion on Hoffman Creek, a point of water diversion on Piney Creek, several on-site wells, above and below ground water piping, and three (3) 5,000 gallon, one (1) 20,000 gallon, and one (1) 70,000 gallon water storage tanks.

### Water Rights

Redwood Glen holds riparian water rights to Hoffman Creek that allow the camp to divert up to 8 acre-feet of water per year, immediately utilize the available water from the creek, and store up to 10,000 gallons of water. Hoffman Creek will remain the primary source of water for the camp. Redwood Glen also holds appropriative rights to Piney Creek (License No. 11116) to divert up to 24 acre-feet of water per year and store an unlimited amount of raw water. Water from Piney Creek will supplement water from Hoffman Creek during the drier summer months. No construction of water diversion structures are proposed. Existing water diversion structures are already located within Hoffman and Piney Creeks.

### FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.
3. The project will not degrade the aesthetic quality of the area.
4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project will not:
  - a. Create impacts which have the potential to degrade the quality of the environment.
  - b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.
  - c. Create impacts for a project which are individually limited, but cumulatively considerable.
  - d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

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

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

**Mitigation Measure 1:** The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

- a. Water all active construction areas at least twice daily.
- b. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- c. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
- e. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

**Mitigation Measure 2:** Prior to the installation of the proposed above ground piping and prior to any scheduled maintenance, a pre-activity survey for special-status plant and animal species and communities will be conducted by a USFWS-approved biologist at the existing points of water diversion at Hoffman and Piney Creeks. The survey will consist of walking the site to ascertain the possible presence of these species. The USFWS-approved biologist will investigate all potential areas near the existing PODs that could be used by these species for feeding, breeding, sheltering, movement, or other essential behaviors. If any adults, seedlings, juveniles, eggs, or tadpoles are found, the USFWS-approved biologist will contact the USFWS and/or California Fish Wildlife Service to determine if the proposed maintenance or construction activities will negatively affect any identified species and if moving any of the individuals is appropriate. If the USFWS approves moving animals, the biologist and USFWS will identify a suitable relocation site, and the applicant will ensure that the USFWS-approved biologist is given sufficient time to move the animals from the work site before work is initiated. Only USFWS-approved biologists can capture, handle, and monitor the California red-legged frog, San Francisco garter snake, marbled murrelet, or steelhead salmon.

**Mitigation Measure 3:** Marbled Murrelets nest from March to September. Scheduled maintenance (with the exception of emergencies) at the existing points of water diversion shall occur outside of the nesting season. If work cannot be scheduled outside the breeding season, then the applicant shall hire a qualified biologist to conduct pre-construction surveys for nesting birds no more than 14 days prior to onset of construction or maintenance activities. If any active bird nests are observed within 50 ft. (or 250 ft. for raptors) of the new piping infrastructure or water filtration facility, the work shall be postponed until the biologist determines that all young have fledged the nest.

**Mitigation Measure 4:** The applicant shall not apply insecticides or herbicides at the project site during project implementation or long-term operational maintenance where there is the potential for these chemical agents to enter creeks, streams, waterbodies, or uplands that contain potential habitat for the identified special-status species.

**Mitigation Measure 5:** Redwood Glen shall implement the following water conservation measures to reduce potential significant impacts to sensitive habitats:

- a. Landscape and recreation fields shall be irrigated early in the day or late in the evening between the hours of 10:00 p.m. and 6:00 a.m.
- b. Water shall not be allowed to run off to the roadside ditch or gutter. Care shall be taken not to water past the point of saturation.
- c. Leaking pipes or faulty sprinklers shall be repaired within five (5) days or less if warranted by the severity of the problem.
- d. No hosing down of automobiles, boats, roadways, and/or driveways shall be permitted. All automobiles and/or equipment shall be washed on the lawn.
- e. Washing of streets, parking lots, and buildings shall be prohibited except as necessary for health, sanitary, or fire protection purposes.
- f. Attach automatic shut-off devices on any hose or filling apparatus in use. No water from the potable water system shall be used to fill or refill the swimming pool except as necessary for public health or fire protection.
- g. No outdoor water use of any kind is permitted during power outages.

**Mitigation Measure 6:** Prior to building permit approval for the construction and utilization of Piney and Hoffman Creeks as a potable water source, coordinate with all state agencies to obtain applicable jurisdictional permits for the project, including the California Department of Fish and Wildlife (CDFW) to obtain a Streambed Alteration Agreement (if CDFW deems it necessary) and the State Water Resources Control Board (SWRCB) to obtain all required permits for the proposed potable water system. Prior to the issuance of a building permit for this project, the applicant shall submit evidence of these required permits.

**Mitigation Measure 7:** Archaeological monitoring shall be instigated for all ground disturbing activities. An archaeologist who meets the Secretary of the Interior's Standards for Archaeology shall be present at the project site during ground disturbing activities, including machine or hand excavation, or grubbing. No ground disturbing activities of any kind shall be allowed to take place if the archaeologist is not present. An archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased.

**Mitigation Measure 8:** In the event that archaeological remains from either a historic or prehistoric period are discovered (or have been suspected to have been discovered) during project construction, all ground disturbing work on the site shall cease and the Planning Department shall be notified of any such findings. The archaeologist shall assess the discovery before any additional ground disturbing work within the site shall be allowed to continue. No further ground disturbing work shall be allowed to continue until the archaeologist has fully evaluated the find, recommended appropriate protection measures, and those measures have been approved by the Planning Department, and implemented by the project applicant. Dependent on the evaluation by the archaeologist, archaeological excavation and recordation may be required before construction can continue.

**Mitigation Measure 9:** All excavator machinery shall use toothless buckets during ground disturbing activity to allow the monitoring archaeologist to more clearly identify archaeological features, if present.

**Mitigation Measure 10:** If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

**Mitigation Measure 11:** In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws.

**Mitigation Measure 12:** The water treatment and storage facilities shall be properly maintained at all times. The water filtration facility shall be supervised by a Wastewater Treatment Operator licensed by the State Water Resources Control Board.

**Mitigation Measure 13:** No wastewater or settled solids shall be discharged on-site. All wastewater and solids generated from the water filtration facility's CMF waste streams shall be hauled off-site and disposed at a licensed waste facility.

**Mitigation Measure 14:** The applicant shall use the following Best Management Practices to minimize potential adverse effects of the project to groundwater and soils from chemicals used during the operation of the water filtration facility:

- a. Follow the manufacturer's recommendations on use, storage, and disposal of chemicals used in the water filtration and cleaning process.
- b. Avoid overtopping storage containers.
- c. Provide secondary containment for any hazardous materials stored on-site.
- d. Personal Protective Equipment (PPE) warning signs shall be placed on all chemical storage containers.
- e. Appropriate chemical warning signs shall be placed on the exterior of the water filtration facility.
- f. Perform regular inspections of the water filtration system equipment and materials storage areas for leaks and maintain records documenting compliance with the storage, handling, and disposal of hazardous materials.

**Mitigation Measure 15:** All repair work for the Hoffman Creek diversion structure, with the exception of the bolt replacement, shall occur outside the creek channel.

**Mitigation Measure 16:** Sediment-laden water associated with Hoffman Creek maintenance activities shall be reintroduced to the creek system through a natural filter (such as rocks and creek bank vegetation) to reduce water turbidity.

**Mitigation Measure 17:** Any required PVC glue necessary for the Piney Creek diversion structure shall be added to the pipe outside the creek channel and shall fully cure prior to installing the pipe in the creek.

**Mitigation Measure 18:** In the event of an extreme storm event where significant amounts of sediment accumulates behind the Piney Creek diversion dam, Redwood Glen shall remove the accumulated sediment using hand tools and spread the sediment outside the banks of the creek to prevent the reintroduction of the sediment into the creek system.

**Mitigation Measure 19:** The proposed above ground piping shall be inspected regularly for leaks. Upon discovery, all leaks shall be repaired within five (5) days or less.

**Mitigation Measure 20:** 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.

**Mitigation Measure 21:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place, or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning Department prior to implementation and prior to continuing any work associated with the project.

**Mitigation Measure 22:** 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.

#### **RESPONSIBLE AGENCY CONSULTATION**

California Department of Fish and Wildlife  
State Water Resources Control Board  
California Office of Historic Preservation

#### **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.

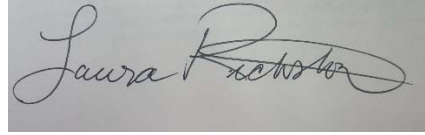
#### **REVIEW PERIOD**

July 10, 2018 – August 10, 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., on July 25, 2018.

CONTACT PERSON

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Laura Richstone, Project Planner

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