

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** July 28, 2021

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a Minor Subdivision, a Resource Management Permit, and a Grading Permit, and adoption of the Revised Re-Circulated Initial Study/Mitigated Negative Declaration, to subdivide a 60.3-acre parcel into 3 parcels, each approximately 0.7-acre in size, for future residential development, creating a 58.153±-acre remainder parcel (with approximately 48.88 acres of land to be protected by a conservation easement, and 9.27 acres of developable area including an existing single-family dwelling). The project involves an upgrade of a 203 linear feet portion of the Billy Goat Hill sewer line that is required to off-set system capacity for the increase in service, grading including 455 cubic yards (cy) of earthwork (290 cy of cut and 165 cy of fill) for landslide repair and 30 cy of cut and 30 cy of fill for the sewer line upgrade, and no removal of protected trees. The project site is located at 1551 Crystal Springs Road, Unincorporated San Mateo County.

County File Number: PLN 2014-00410 (Zmay)

**PROPOSAL**

The applicant proposes to subdivide a 60.3-acre parcel to create three new parcels with road frontage on Parrott Drive (0.669-acre, 0.707-acre, 0.734-acre in size; Parcels 1-3) and a 58.153-acre remainder parcel (48.88 acres of land to be protected by a conservation easement, and 9.273 acres of developable area which includes an existing single-family dwelling). The project site is located in the San Mateo Highlands, adjacent to the Town of Hillsborough and is bounded to the west by Crystal Springs Road, to the southwest by Polhemus Road, and to the northeast by Parrott Drive. No residential development is proposed with the subdivision at this time. Future residences on Parcels 1-3 will require separate planning and building permits and would connect to existing utilities.

The proposed density of the subdivision would achieve the maximum density allowed for the subject property by the Resource Management Zoning District (RM) when as in this case, specific criteria are met. The proposed establishment of the conservation easement affords proposal a 20 percent density bonus. The easement requires the application of development criteria that encourage clustering of development to retain

the natural characteristics of the land and allows modified development standards for houses which conform to surrounding neighborhood.

## **RECOMMENDATION**

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

## **SUMMARY**

The subdivision proposal was reviewed for environmental impacts and consistency with County policies. Areas of focused environmental evaluations were the project's aesthetics, biological resources, geology and soils, and hazards and hazardous materials, hydrology and water, and public services. These were also the most relevant with respect to consistency with the General Plan, Resource Management Zoning Regulations, and Development Review Criteria. The project is also subject to the Grading Ordinance and Subdivision Regulations.

### **Environmental Review**

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and circulated from April 7, 2018 to May 7, 2018 for an earlier version of the project, a 4-lot subdivision. The project was revised in 2018 to 3 lots and a Re-Circulated Initial Study and Mitigated Negative Declaration (Re-Circulated IS/MND) was circulated from January 21, 2020 through February 24, 2020. Staff responded to comment letters received by providing additional information in a Revised Re-Circulated IS/MND, as well as providing responses in the staff report. Areas where additional discussion about potential impacts were added include Aesthetics, Biological Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, and Public Services. Per Section 15073.5. of the California Environmental Quality Act Guidelines, the proposed mitigation measures which appeared in the January 21, 2020 IS/MND (Mitigation Measures 4-8, 10, 44, 60, 61) were strengthened and no new ones were added, therefore they and remain adequate to reduce impacts from the project to less than significant.

### ***Aesthetics***

The subject property is adjacent to two County scenic corridors, Crystal Springs Road and Polhemus Road. Parcels 1-3, and their future residential development, will be located along Parrott Drive (not a scenic resource), and would not be not visible from the County scenic corridors. The majority of the subject parcel, the 48 acres of the 58-acre remainder parcel, would remain undeveloped and protected under a conservation easement. The proposed grading for landslide repair and sewer line upgrade would not significantly alter the scenic nature of the hillside. The stitch pier walls will be

approximately two feet above grade and would be located approximately 700 linear feet from the scenic corridors, and the sewer upgrade will occur approximately 150 linear feet from Crystal Springs Road. The construction areas have elevation changes from the road and existing vegetation provides screening of work areas. In both instances, the disturbed areas will be stabilized with replanting of native grasses and plants.

### *Biological Resources*

Sensitive habitats were identified through biological site evaluations by the Project Biologist and Ecologist from Wood Biological Consulting, Inc., which were conducted in 2007, 2014, 2015, 2017, and 2021. Special status species habitat and potential habitat for the California red-legged frog, San Francisco garter snake, Central California Coast Steelhead, and mission blue butterfly were observed on the site. In addition, three intermittent stream channels, each a tributary to San Mateo Creek, cross the slopes of the subject property.

The proposed grading work will occur outside of the identified wetlands and the proposed infrastructure will not significantly impact them. The project includes mitigation measures which will protect biological resource prior to, during and post construction of the stitch pier retaining walls and sewer upgrade. The parcel sizes and configurations have been adjusted to exclude sensitive habitat boundaries and landslide areas and future development envelopes would be outside of these areas.

### *Geology and Soils, Hazardous Materials, Hydrology and Water Quality*

As required by the General Plan, geotechnical studies were conducted by the project geotechnical consultant, Murray Engineers, Inc., and peer reviewed by and the County's consultant, Cotton Shires and Associates, Incorporated. The area of the landslide is not within the boundaries of the proposed parcels, however, the recommendation from these experts for the proposed subdivision includes the installation of stitch pier walls to stabilize the active landslide area. The landslide repair work will precede recordation of the final map and any residential development. Both geotechnical consultants have evaluated the proposal and determined that upon completion of the landslide repair, that the site is suitable for future single-family residential development and their location will not increase the geotechnical hazard on site or on neighboring properties.

The landslide areas are proposed to be contained in the conservation easement where no residential use is proposed and future development will be restricted. As proposed and mitigated, the project complies with applicable hazards and public safety criteria.

## *Public Services*

Mainline utilities for Parcels 1-3 exist underground along Parrott Drive and are adjacent to existing single-family residential development. All necessary public utilities are available and, as proposed and mitigated, would have capacity for future residential development on the proposed parcels. The project involves an upgrade of a 203 linear feet portion of the Billy Goat Hill sewer line that is required to off-set system capacity for the project increase in service.

## Compliance with the General Plan

Staff has reviewed the project for conformance with all applicable General Plan Policies. The key policies applicable to this project are found in Chapter 1: Vegetative, Water Fish and Wildlife Resources; Chapter 4: Visual Quality; Chapter 8: Urban Land Use; and Chapter 15: Natural Hazards. Through project design and the implementation of mitigation measures, the proposed landslide repair and creation of residential parcels are consistent with County policies.

## Compliance with Resource Management

The proposal for the minor subdivision is compliant with RM Zoning District provisions related to use, density, and intensity of development, and is consistent with the required and available levels of services necessary for three new parcels (Section 6314). Single-family residences are allowed in the zoning district (Section 6315) and the reduced setback criteria can be met and would be applied to the future development. Finally, with inclusion of a conservation easement (Sections 6317, 6317A, and 6318), the project does not exceed the maximum allowed density required for the proposed development.

This project has been reviewed under, and found to comply with, zoning regulations applicable to the Resource Management (RM) District, including Chapter 20.A (Resource Management District), Section 6324 (General Review Criteria for RM District), Section 6325 (Supplementary Review Criteria for Primary Resource Areas), and Section 6451.3 of Chapter 23 (Development Review Procedure). Specifically, as proposed, mitigated, and conditioned, the project complies with the maximum density credits (plus requested bonus credits), the requirement for a conservation easement over the remainder parcel, as well as applicable Environmental Quality Criteria and Site Design Criteria requiring minimization of grading and an RM compliant tree removal.

### Compliance with Subdivision Regulations

The proposed Minor Subdivision has been reviewed by Planning staff with respect to the 1992 County Subdivision Regulations, as it was originally deemed complete under these regulations. The County's Building Inspection Section, Environmental Health Services, Geotechnical Engineer, Department of Public Works, Crystal Springs Sanitary District, and Cal-Fire have reviewed and provided preliminary approval of the project.

The subdivision has been proposed in a manner which keeps the majority of the land open and undeveloped and protected under a conservation easement, and clusters future residential development on Parcels 1-3, consistent with surrounding residential development, siting future development in a manner that is not visible from the scenic corridors (Policy 4.35 *Rural Subdivisions Design Concept*) and (Policy 4.36 *Urban Area Design Concept*). As conditioned, the project is in compliance with the standards and the requirements of the County's Subdivision Regulations.

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**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** July 28, 2021

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Minor Subdivision, a Resource Management Permit, and a Grading Permit, pursuant to Section 7101 of the 1992 San Mateo County Subdivision Regulations, Section 6313 of San Mateo County Zoning Regulations, and Section 9283 of the San Mateo County Grading Regulations, respectively, and adoption of the Revised Recirculated Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, to subdivide a 60.3-acre parcel into 3 parcels, each approximately 0.7-acre in size, for future residential development, creating a 58.153±-acre remainder parcel (with approximately 48.88 acres of land to be protected by a conservation easement, and 9.27 acres of developable area including an existing single-family dwelling). The project involves an upgrade of a 203 linear foot portion of the Billy Goat Hill sewer line that is required to off-set system capacity for the project increase in service, grading including 455 cubic yards (cy) of earthwork (290 cy of cut and 165 cy of fill) for landslide repair and 30 cy of cut and 30 cy of fill for the sewer line upgrade, and no removal of protected trees. The project site is located at 1551 Crystal Springs Road, Unincorporated San Mateo County.

County File Number: PLN 2014-00410 (Zmay)

**PROPOSAL**

The applicant proposes to subdivide a 60.3-acre parcel to create three new parcels: Parcels 1-3 (0.669-acre, 0.707-acre, 0.734-acre in size). A 58.153-acre remainder parcel would result from the subdivision, of which 48.88 acres would be protected by a conservation easement, and 9.273 acres would be developable area. The developable area of the remainder parcel includes an existing single-family dwelling. The proposed subdivision would achieve the maximum density allowed for the subject property in the Resource Management Zoning District (RM), including additional density credits available due to the proposed establishment of a conservation easement and compliance with development criteria that encourage clustering of development to retain the natural characteristics of the land.

The project site is located in the San Mateo Highlands, adjacent to the Town of Hillsborough, and is bounded to the west by Crystal Springs Road, to the southwest by Polhemus Road, and to the northeast by Parrott Drive. Future residential development on Parcels 1-3 will require separate planning permits, which are not included in the subject application. With respect to siting, however, future residences would be built along Parrott Drive, a residential street with existing road and utility infrastructure. The Crystal Springs Sanitation District (District) would provide wastewater service to future residences via a subsystem called the Billy Goat Hill sewer pipeline. To maintain sewer line service levels, the District will require a 203 linear foot portion of the sewer pipeline to be realigned. The realignment would occur on the lower portion of the parcel, approximately 150 feet west from Crystal Spring Road, within an existing sewer easement. The sewer line upgrade work would be completed prior to the recordation of the final parcel map.

Future development of Parcels 1-3 would comply with the alternative development standards afforded by Section 6319.c of the RM Zoning District, which would better conform the rural lots to the urban setback requirements of the surrounding neighborhood (front setbacks of 20 feet and side setbacks of 10 feet) in the R-1/S-8 Zoning District (front setbacks of 20 feet and side setbacks of 5 feet).

The subject parcel has previous and active landslide activity. A geotechnical evaluation determined that the landslides can be remediated, and, with the implementation of geotechnical recommendations, residences could be constructed on Parcels 1-3. The proposed landslide stabilization work would require 455 cubic yards of earthwork (290 cy of cut and 165 cy of fill) and the installation of two stitch pier retaining walls below the proposed parcels. This activity would be completed prior to the recordation of the final parcel map.

As described in the Revised Recirculated Initial Study/Mitigated Negative Declaration (Revised Recirculated IS/MND or RRIS/MND), assessments of biological resources on the entire subject property were conducted on the proposed parcels in 2014, 2015, 2017, and 2021. The findings of the assessments remained consistent over time and are summarized below. The proposed conditions of approval require an updated biological resources survey prior to any construction disturbance.

The biological assessments identified features on the subject property that fall under both federal (U.S. Army Corps of Engineers (USACE)) and State (California Department of Fish and Wildlife (CDFW) and Regional Water Quality Control Board (RWQCB)) jurisdiction. In addition, the assessments identified habitat for four special-status species and populations of six special-status plants on the site. Biologist reports include a wetland delineation and recommendations for wetland protection during grading and construction. Measures to protect biological resources have been incorporated in the project design and mitigation measures.

## **RECOMMENDATION**

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

## **BACKGROUND**

Report Prepared By: Erica Adams, Planner III, Project Planner

Applicants: Steve and Nicholas Zmay

Owner: Z-Enterprises LP

Location: 1551 Crystal Springs Road, Hillsborough (Unincorporated)

APN: 038-131-110

Size: 60.3± acres

Existing Zoning: Resource Management (RM)

General Plan Designation: Open Space; Urban

Sphere-of-Influence: City of San Mateo

Existing Land Use: Single-Family Residential

Water Supply: The project does not require water service at this time. California Water Service would serve future residences.

Sewer Service: The project does not require sewer service at this time. Crystal Springs Sanitation District would serve future residences.

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

Environmental Evaluation: An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for an earlier version of the project which consisted of a 4-lot subdivision and a remainder parcel and circulated from April 7, 2018 to May 7, 2018. The project was revised to a 3-lot subdivision and a remainder parcel in 2018 and a Recirculated Initial Study and Mitigated Negative Declaration (Recirculated IS/MND) was circulated from January 21, 2020 through February 24, 2020. Staff has responded to comments received by providing additional information in a Revised Recirculated IS/MND when appropriate, as well as providing a brief response in this report. Per Section 15073.5. of



the CEQA Guidelines, recirculation of the Revised Recirculated IS/MND is not required because the changes do not constitute “substantial revisions,” as defined.

Setting: The subject parcel is approximately 60.3-acres. The majority of the parcel is undeveloped. There is an existing single-family residence on a portion of the subject parcel which takes access from Crystal Springs Road. The property is generally steep, with slopes varying from 2:1 to 3:1 (horizontal to vertical). The north/eastern portion of the parcel along Parrott Drive where the 3 new parcels are proposed has an approximate slope of 37 percent.

The site is bounded to the west by Crystal Springs Road, to the southwest by Polhemus Road, and to the northeast by Parrott Drive. San Mateo Creek and Polhemus Creek run along the base of the ridgeline and converge near the southern corner of the property. The Town of Hillsborough borders/surrounds the parcel to the north and west. Single-family residential neighborhoods are located to the north and east, with areas of open space to the south and west.

Chronology:

<u>Date</u>	<u>Action</u>
March 18, 2014	Applicant submitted a Major Development Pre-Application (PRE 2014-00004).
June 10, 2014	Community Major Development Pre-Application meeting.
October 17, 2014	Application submitted for subdivision of the property into four approximately 2-acre parcels and a remainder parcel, subject to the County’s 1992 Subdivision Regulations (Current Subdivision Regulations were adopted in December 2017).
June 11, 2015	Applicant revises project to address the County's geotechnical comments about landslide and repair.
April 26, 2016	Applicant revises project to address location of landslide and wetlands; Reduces parcels to approximately 0.73-acres each.
July 12, 2016	County requests additional information about grading and protection of wetlands.
November 21, 2016	Applicant submits additional biological reports, revised grading plans, and additional project details. Applicant revises Tentative Map to include wetland areas in the proposed conservation easement area.

January 9, 2017	County requests additional biological data as the previous wetland delineation expired and biological surveying of property occurred in 2014 or earlier.
September 5, 2017	Updated biological report dated August 17, 2017 received.
April 7, 2018	County releases Initial Study and Mitigated Negative Declaration (IS/MND) and a 30-day public review period begins.
May 7, 2018	IS/MND public review period ends. Highlands Community Association (HCA) raises concerns about public noticing.
October 4, 2018	Applicant submits revised plans for a 3-parcel subdivision with landslide area and wetlands within the conservation easement and no residential development directly above landslide repair area (formerly parcel 2).
November 8, 2018	County holds community meeting at the request of the HCA.
December 4, 2018	County staff attends a neighborhood meeting to discuss the project.
January 21, 2020	County releases Recirculated Initial Study and Mitigated Negative Declaration (Recirculated IS/MND) and a 30-day public review period begins.
February 24, 2020	Recirculated IS/MND comment period ends.
January 2021	Applicant finalizes agreement with Crystal Springs Sanitary District on required mitigation.
February 2021	Applicant and District staff conduct field inspection of work area.
March 11, 2021	Applicant revises project to incorporate sewer pipeline proposal as required by the District. Project application is deemed complete.
June 21 and 24, 2021	Project ecologist conducts field survey and identifies Franciscan onion plants.
July 15, 2021	Revised Recirculated Negative Declaration is released for public review in advance of the Planning Commission hearing. (No comment period is required.)

**DISCUSSION**

A. **KEY ISSUES**

1. **Conformance with the General Plan**

The subject parcel is designated Open Space and Urban by the General Plan. The proposed subdivision would create three parcels for future residential development, adjacent to existing residential development in both unincorporated San Mateo Highlands and the Town of Hillsborough.

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

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

Policy 1.21 calls for the County to consider areas designated as sensitive habitats as a priority resource requiring protection (*Importance of Sensitive Habitats*). Policies 1.23-1.24 (*Regulation and Protection of Development*) require the County to balance protection of resources with responsible development. Policy 1.25 (*Protect Vegetative Resources*) requires regulation of land uses and development activities to prevent, and, if feasible, mitigate to the extent possible “significant adverse impacts on vegetative, water, fish and wildlife resources.” As discussed below, the project has been designed and mitigated to comply with policies associated with protection and preservation of sensitive habitats.

The Project Biologist, Michael Woods of Wood Biological Consulting, Inc., identified on-site sensitive habitat during biological site evaluations conducted in 2007, 2014, 2015, and 2017. Chris Rogers, Senior Ecologist, conducted an additional survey in 2021. Special status species habitat and potential habitat for the California red-legged frog, San Francisco garter snake, Central California Coast Steelhead, and mission blue butterfly were observed on the site. The western leatherwood was identified on proposed parcel 3. None of the other five special-status plant species previously documented on the subject property was observed in the project area for proposed residential development, which covers a total of approximately 3 acres. No slide landslide repair activity is proposed or required on

Parcel 3, and the portion of the designated remainder parcel that is likely to accommodate a future residential structure is not in the vicinity of known leatherwood plants, as they are approximately 175 feet down slope from Parrott Drive and outside of a residential footprint.

A population of *Franciscan\_onion* appears within about 10 feet of the lower existing sewer pipe alignment, near the Odyssey School, however no special-status plants were mapped on the existing or re-aligned segment. All observed plants were flagged by the project ecologist, Chris Rogers during a survey. The flagged plants shall be fenced off to prevent intrusion by construction activities as detailed in Mitigation Measure 4.

Three intermittent stream channels, each a tributary to San Mateo Creek, cross the slopes of the subject property and feed two (2) small stands of riparian vegetation which fall under the jurisdiction of state and federal agencies. The portion of wetland area on the parcel which qualifies as federally-protected wetlands was estimated as 0.42-acre and an additional 0.21-acre of non-wetland riparian habitat falls under State jurisdiction only. When the subdivision was revised from four parcels to three, in 2018, the wetland areas were incorporated in boundaries of the conservation easement. The project, as proposed, does not remove wetland area, although some willows may be cut back to accommodate construction. In addition, the flow of water to the wetland areas would be minimally altered based on the location of the proposed development (stitch pier walls and residential) and the slope of the hillside, and mitigation measures (MM 4-25) have been incorporated into the project to reduce potential project impacts to a less than significant level.

Policy 1.28 (*Regulate Development to Protect Sensitive Habitats*) requires protection of rare, endangered, and unique plants and animals from reduction in their range or degradation of their environment. Mitigation measures have been developed to protect the wetlands and biological resources on the site. Prior to any land disturbance, a survey for special status species and an updated delineation of the wetland boundaries will be conducted for the purpose of establishing boundaries for construction activities. Training will inform workers of the best practices required to protect biological resources (MM4 and MM5). The proposed grading work for the stitch pier walls will occur outside of, but adjacent to, the wetland willows. Some trimming may be required, but the willows will only be removed if it cannot be avoided. If removal is required, then development activities must comply with federal permit requirements (MM6 and MM7).

The second sensitive habitat is in the vicinity of the sewer pipe upgrade. The Franciscan onion was mapped in 2007 within 10 feet of the existing sewer line. A 2021 survey confirmed that the onion plants remained in the previously identified location. The onion plants are not in the footprint of the upgrade work and are protected from project-related disturbance by a grade change between them and the existing roadway, which will be used during the upgrade work. The project ecologist visited the site in June 2021 and flagged plant locations, as the onion plants are only identifiable during the months of May to June. The flags will allow a construction perimeter to be established to ensure that the plants are not disturbed. Mitigation measures 4 and 5 require the creation of protection zones and training of construction staff to protect the plants and will minimize project impacts to a less than significant level.

Policy 1.29 (*Establish Buffer Zones*) and Policy 1.27 (*Protect Fish and Wildlife Resources*) requires establishment of necessary buffer zones adjacent to sensitive habitats which include areas that directly affect the natural conditions. Mitigation Measures 11 through 14 require the applicant to implement several pre-construction and construction phase measures to protect raptors, migratory birds, and bats and special status animals. In addition, the wetlands and areas of habitat and potential habitat would be protected by the proposed conservation easement after the installation of the stitch pier retaining walls. The easement would cover nearly 49 acres of land which cannot be further subdivided. The wetland areas and a majority of areas which have had landslide activity would all be within the easement. The land will retain its Resource Management zoning which only allows for uses which are compatible with preserving open space.

The parcel sizes and configurations have been adjusted to exclude sensitive habitat boundaries and landslide areas, and future development envelopes would avoid these areas. Through project design and the implementation of mitigation measures, the proposed landslide repair, sewer line replacement, and creation of residential parcels are consistent with the Vegetative, Water Fish and Wildlife Resources policies of the General Plan.

b. Chapter 4: Visual Quality

Policy 4.15 (*Protect Scenic Corridors*) calls for the County to: a. Regulate development to promote and enhance good design, site relationships and other aesthetic considerations; and b. Regulate land divisions to promote visually attractive development. Policy 4.22 (*Appearance of New Development*) calls for the County to protect and

enhance the visual quality of scenic corridors by managing the location and appearance of structural development.

The subject property is adjacent to two County scenic routes, Crystal Springs Road and Polhemus Road. Parrott Drive, not classified as a scenic route, also borders the parcel and would provide the road access for the three proposed parcels (Parcels 1-3). Parrott Drive is approximately 300 feet in elevation above and a lineal distance of approximately 1,000 feet from Crystal Springs Road, with dense tree coverage in between the scenic route and proposed parcel locations. Polhemus Road curves eastward, with a lineal distance of approximately 2,200 feet from the proposed parcels. The proposed grading for landslide repair would not alter the scenic nature of the hillside. Disturbed areas are not visible from Polhemus or Crystal Springs Roads and would be re-vegetated with replanting of native grasses and plants.

The subdivision has been proposed in a manner which keeps the majority of the land open and undeveloped and protected under a conservation easement, and clusters future residential development on Parcels 1-3 consistent with surrounding residential development, siting future development in a manner that would not be visible from the scenic routes.

Policy 4.36 (*Urban Area Design Concept*) encourages new development in rural subdivisions to be compatible with established architectural styles and patterns. Future residential development would utilize reduced setbacks allowed when Resource Management criteria are met, to better conform to the development setbacks of existing nearby residences. Additionally, as discussed in Section A.3 of this report, the future residences would be subject to Site Design Criteria of the RM Zoning District, which requires development to be subordinate to the pre-existing character of the site, is designed to fit the natural topography, and minimize grading and modification of existing land forms and natural characteristics.

c. Chapter 8: Urban Land Use

Policy 8.15 (*Land Use Compatibility*) requires protection of the character of existing single-family areas from adjacent incompatible land use designations which would degrade the environmental quality and economic stability of the area. Policy 8.30 (*Infilling*) requires the infilling of urban areas where infrastructure and services are available and Policy 8.32 (*Overcoming Constraints to Development*) requires infrastructure (e.g., water supply, wastewater, roads) necessary to serve the level of development allowable within urban areas and

improvements which minimize the dangers of natural and manmade hazards to human safety and property.

The subject parcel is located in the urban neighborhood of the San Mateo Highlands and is designated Open Space and Urban. The subject application does not include residential development, but it does create three new parcels which would support residential development. The residential parcels along Parrott Drive have been proposed in an area on the parcel which is surrounded by urban uses, and where utilities are readily available. The development envelopes on each parcel have reduced setbacks to allow the future houses to better blend in with the surrounding residences. The proposed conservation easement over nearly 49 acres of the parcel would preserve natural resources and only allow low intensity uses.

Infill and clustered development are positive features of the proposed development which the County incentivizes through the provision of density bonuses as it allows for greater preservation of open space. Parrott Road has adequate capacity to support additional traffic; no road improvements were requested by the Department of Public Works (DPW). Connections to existing utilities would also be via Parrott Road. The applicant has received "will serve" letters from all utility agencies. Crystal Springs Sanitary District will require the applicant to upgrade a portion of the serving sewer line as a condition for service of the three parcels to maintain the current level of service when sewer demand from the three residential parcels is added to the system. The placement of the landside repair area and the site's biological resources within the area of the proposed conservation easement would prevent future development in hazard areas and result in the preservation of the natural resources on the property.

d. Chapter 15: Natural Hazards

Policy 15.20 (*Review Criteria for Locating Development in Geotechnical Hazard Areas*) requires development to avoid the siting of structures in areas where they are jeopardized by geotechnical hazards, where their location could potentially increase the geotechnical hazard, or where they could increase the geotechnical hazard to neighboring properties; wherever possible, avoid construction in steeply sloping areas (generally above 30%) and, avoid unnecessary construction of roads, trails, and other means of public access into or through geotechnical hazard areas.

The subject parcel has previous and active landslide activity. The applicant has submitted a geotechnical study from Murray Engineers, dated June 3, 2015 and a Supplemental Evaluation and Response,

dated March 18, 2015, which has been reviewed and preliminarily approved by Cotton, Shires and Associates, Inc., the County's Geotechnical Consultant on July 14, 2015. The report from Murray Engineers provides detailed recommendations for the proposed development. Additional correspondence from 2018 and 2019 confirming hillside stability resulting from the recommended landslide repair included in Attachment L of the Revised Recirculated IS/MND.

As required by the General Plan, field studies were conducted and analysis was provided by the project geotechnical consultant, Murray Engineers, Inc., and peer reviewed by the County's consultant, Cotton Shires and Associates, Inc. The landslide areas would not be located within the boundaries of the proposed parcels, however, geotechnical recommendations for the proposed subdivision include the installation of stitch pier walls to stabilize the active landslide area. The landslide repair work would include 455 cy of grading in addition to the installation of stitch pier retaining walls. Completion of the landslide repair work is required prior to recordation of the final map and any residential development.

Both geotechnical consultants have evaluated the proposal and determined that upon completion of the landslide repair, the site is suitable for future single-family residential development and that future residences will not increase the geotechnical hazard on site or on neighboring properties. Project geotechnical analysis indicates that the project, as proposed and mitigated, would result in impacts to geology and soils which are less than significant. Therefore, future residential development on the proposed parcels would meet the General Plan's location criteria.

Policy 15.20 (*Review Criteria for Locating Development in Geotechnical Hazard Areas*) allows, in extraordinary circumstances when there are no alternative building sites available, development in geotechnically hazardous and/or steeply sloping areas when appropriate structural design measures to ensure safety and reduce hazardous conditions to an acceptable level are incorporated into the project.

The County Geotechnical Section reviewed the submitted geotechnical reports in order to identify any potential alternative sites for new residential development and parcel locations. All areas where identified geological hazards exist were depicted and conceptually mapped (Attachment S of the IS/MND Attachment E). As is illustrated by the map, there are only two areas on the parcel that are entirely outside of identified geologic hazard areas: the subject project area, and an area behind the homes on Enchanted Lane.



The alternate location would require the construction of a private roadway approximately 200 feet long over an easement extending from Rainbow Drive and located over a steeply-sloped portion of the parcel. A firetruck turnaround would be required to provide adequate fire protection; however, a turnaround may not be feasible due to the parcel's slope. New utility infrastructure and trenching would also be required.

The applicant submitted analysis of this alternative site (Attachment T of IS/MND Attachment E). Development concerns expressed by the applicant included road construction of approximately 550 feet for access and a cul-de-sac, 500 feet of utility trench, an increase in excavation and retaining walls, and that the site would not fit into the existing community fabric.

There are no feasible alternative potential sites with slopes of less than 30% that would allow for clustering future home sites with existing residences in the neighborhood. Development of flatter areas of the property with homes sites would not allow for clustering of development with existing residences, would require extensive land disturbance for new utilities and access, and would significantly change views from Polhemus Road. The subject proposal would develop the portion of the parcel which is most consistent with County development policies.

2. Compliance with the Resource Management (RM) Zoning District

Per Zoning Regulations Sections 6314 through 6317, the proposal for the minor subdivision is compliant with RM Zoning District provisions related to use, density, and conservation of open space and is consistent with the required and available levels of services necessary for three new parcels. Single-family residences are allowed in the zoning district per Section 6315 with a RM Permit. With inclusion of a conservation easement (as required by Sections 6317, 6317A, and 6318), the project does not exceed the maximum allowed density for the property. The project's consistency with the RM Zoning District standards is discussed in detail below.

The RM Zoning District does not establish a minimum parcel size; maximum density of development is determined using criteria found in Section 6317 of the Zoning Regulations. The density analysis is a standardized calculation performed on parcels zoned RM using the enumerated criteria which takes into account slope, landslide susceptibility, proximity to existing public roads, and potential for agriculture. The density analysis performed by the County for the subject property resulted in three (3) density credits. A single-family residential unit requires one density credit. The existing residence on the subject property utilizes one of the credits.

The additional credit needed for the proposed development is contingent upon the acceptance of a conservation easement, per Section 6317A and the granting of two 10% density bonuses, per Section 6318 of the Zoning Regulations. Based on a total of 3 density credits, the granting of two (2) 10% bonus credits (0.3 each or 0.6 bonus credits total), would allow for a total of 3.6 density credits, which would be rounded up to 4 density credits. Four density credits allow for four (4) single-family dwelling units on the subject property, sufficient to accommodate three new residences and the one existing residence.

Staff has determined that the proposal meets the criteria for bonus credits under Sections 6318.a and b. The Section 6318.a. criteria is met because the applicant proposes a conservation easement over 48.88 acres of the 60.3-acre parcel (or 80% of the total property). Section 6318.b allows for an additional 10% development bonus for use of building and site design, structural systems, and construction methods that reduce the amount of land area to be altered from a natural state and preserve the overall natural appearance and scale of the area. The project meets these criteria because the proposed parcels are near existing residential development with access from Parrott Drive, an existing road, and therefore no new access road is required. In addition, the proposed building envelopes have reduced front setbacks of 20 feet which allows for grading to be minimized through reduced driveway lengths.

Section 6319C allows for a reduction of setbacks to 20-feet at the front property line and 10-feet at the side yards for residential projects in urban areas that preserve open space. This proposal meets all of the criteria necessary to allow this modification to setbacks, as discussed below:

- a. *The project preserves an area of open space that significantly enhances the protection of visual, habitat, or open space resources. The preservation of open space is accomplished by a conservation easement.*

Parcels 1-3 are located on the northeast edge of the parent parcel, creating a proposed subdivision with the maximum amount of contiguous open space. Future residential development would be located in a manner which protects public views from the adjoining County scenic routes due to topography and dense vegetation. All significant biological resources have been excluded from the residential parcels and would be placed in the proposed conservation easement.

- b. *The project is located in an urban area, as shown on Map 8.1M of the San Mateo County General Plan.*

The site is located in an urban area designated by the General Plan.

- c. *The home sites are located immediately contiguous to an existing, developed area.*

The home sites are located immediately contiguous to an existing, developed area along Parrott Drive.

- d. *The reduced setbacks are appropriate to conform the proposed development to existing development, thereby helping to integrate the new development into the surrounding neighborhood.*

The reduced setbacks are more compatible with nearby existing residential development than the standard minimum 50-foot front setback and 20-foot side yard setback of the RM zoning district. The parcels on east side of Parrott Drive, in unincorporated San Mateo County, are zoned R-1/S-8, have a 20-foot front setback and 5-foot side setbacks, and a 7,500 sq. ft. minimum parcel size. In addition, the parcels located to the north of Parcels 1-3, in the Town of Hillsborough, have a minimum front setback of 25 feet. The reduced setbacks proposed allow development to be closer to the roadway. Views of the future residences from Parrott Drive would be similar existing residences in the surrounding area.

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

As discussed in criteria 1 and 4 above, Parcels 1-3 are intentionally smaller to allow more land and associated biological and scenic resources located to the west, north and south of the parcels to be preserved within the proposed conservation easement.

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

- (1) *Minimum Lot Width of 75 feet.*

The proposed parcels have widths ranging from 82.36 feet to 107.97 feet.

- (2) *Maximum Building Site Coverage Ratio of 40%.*

All future residential development proposed on Parcels 1-3 in subsequent applications will be required to comply with the lot coverage limit.

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

All accessory building development proposed on Parcels 1-3 in subsequent applications will be required to comply with the accessory building setbacks.

- g. *The project will minimize grading.*

The proposed building envelopes have reduced front setbacks of 20 feet which allows for grading to be minimized through reduced driveway lengths, building envelopes that are closer to the roadway, and reduced trenching required to install utilities.

- h. *The reduction of required setbacks does not adversely impact community character, public health, safety or welfare.*

The setback reduction improves the visual cohesion of residential development along Parrott Drive. As proposed and conditioned, the building envelopes on the proposed lots would be further away from areas of landslide activity and based on geotechnical review, would not have an adverse impact to public health or welfare.

3. Compliance with Development Review Criteria (Chapter 20A.2)

In the RM Zoning District, development is required to be consistent with the development review criteria of Chapter 20A.2 of the Zoning Regulations. For this project, development review criteria are applicable to both the proposed grading activity and subdivision. A separate review of compatibility with the RM development criteria will occur at such time as residences are proposed on the proposed parcels under Section 6324. The criteria sections are 1) Environmental Quality, 2) Site Design, 3) Utilities, 4) Water Resources, 5) Cultural, and 6) Hazards to Public Safety. Additionally, Section 6325, Supplementary Review Criteria for Primary Resource Areas, includes additional criteria which apply to this project because the site is designated as Open Space. Relevant supplemental criteria sections include Primary Scenic Resources Area Criteria (Section 6325.1), Primary Fish and Wildlife Habitat Areas Criteria (Section 6325.2), and Slope instability Criteria (Section 6326.4).

Many of the criteria are similar and/or identical to thresholds of significance found in the Revised Recirculated IS/MND and are similar to General Plan Policies and Zoning Regulations discussed in earlier sections of the report. Therefore, the following discussion of the project's adherence to these criteria is condensed and consolidated, when appropriate, and includes references to sections of the Revised Recirculated IS/MND.

#### *Section 6324.1 Environmental Quality Criteria*

The criteria in Section 6324.1 requires development to conserve energy and natural resources through clustering, comply with standards for emission of air pollutions and noise, and to avoid significant adverse environmental impact upon primary wildlife resources.

The proposed development satisfies the environmental criteria through project design, mitigation measures, and conditions of approval. Energy conservation efforts for this project include the clustering of development and the location of development to reduce paving, grading, runoff, and driving times, and use of structural designs which maximize use of solar energy and reduce use of electricity and fossil fuels. Future development would demonstrate a high degree of compatibility with, and minimal adverse impact on, wildlife habitat areas through compliance with RM zoning development standards which shall be applicable for all proposed residential development.

The land division would result in a subdivision design which clusters future development by placing the proposed parcels near existing residences where utilities and services currently exist. Construction activities associated with the proposed sewer line upgrade and the stich pier retaining walls to address landslide concerns would incorporate best practices related to emissions, noise, and chemicals and pesticides; as discussed in the Air Quality section of the Revised Recirculated IS/MND (Section 3), project construction activities would not exceed emission standards, create noxious odors, or release pesticides and chemicals into the environment.

Mitigation Measures 42-55 of the Geology and Soils section of the Revised Recirculated IS/MND (Section 6) relate to grading activities for landslide repair and would minimize erosion and runoff impacts to a less than significant level. Proposed landslide repair would minimize impacts of future development to the parcel or adjoining lands. As discussed in the RRIS/MND, the project, as proposed and mitigated, would result in minimal adverse impact to wildlife habitat areas, through the design and location of parcels, building envelopes, the exclusion of sensitive areas to the greatest extent possible from project disturbance, and the implementation of protection measures during all stages of site work. There is no extensive

change in vegetation cover proposed. Detailed analysis can be found in the RRMND: Section 1 - Aesthetics, Section 4 - Biology, Section 6 - Geology and Soils, and Section 10 - Land Use and Planning. Compatibility is elaborated on further in the Site Design Criteria discussion below.

#### *Section 6324.2 Site Design Criteria*

The site design criteria primarily pertain to development of structures, requiring development to be designed such that it is subordinate to the pre-existing character of the site, fit the natural topography, and minimizes grading and modification of existing land forms and natural characteristics. Criteria also require that development not substantially detract from the scenic and visual quality of the project area, and does not substantially detract from the natural characteristics of existing major water courses or established vegetation.

The subdivision has been designed to comply with applicable site criteria, in that the majority of the parcel will remain undisturbed and future residential development would be located on a developed street. The proposed home sites would be located on the north/eastern edge of the parcel and houses would be far from scenic resources, and within an established residential community, where access to utilities would not require trenching through open space areas. Furthermore, the applicant must replace vegetation and demonstrate that the development would not contribute to the instability of the parcel or adjoining lands.

The grading associated with the landslide repair, installation of stitch pier walls and sewer upgrade has also been designed to comply with site criteria. There will not be a change in the overall topography of the site with the proposed grading. The proposed grading area is small relative to the project site, avoids sensitive areas, minimizes impact on the natural characteristics of the hillside, and graded areas will be reseeded and/or replanted. The landslide repair with stitch pier walls has been reviewed and preliminarily approved by the County as adequate to minimize landslide susceptibility on the subject parcel and adjoining lands. The project meets the criteria requiring development to not contribute to the instability of the parcel or adjoining lands.

The criteria prevent any tree removal of trees 55 inches diameter or greater which is not necessary to allow development. The project does not involve the removal of any trees 55 inches in diameter or greater. It is anticipated some tree removal would occur with future residential development. Tree removal for this application complies with the RM criteria and has been minimized by a reduced project scope and reduced parcel sizes. Mitigation Measure 45 requires the applicant to protect trees which are located within and/or adjacent to construction activity zones.

### *Section 6324.3 Utilities*

The applicable criteria call for underground utility lines and an adequate and available water supply. In addition, where a development proposes to utilize an existing public or community sewer system, it must demonstrate that sufficient utility capacity exists to serve the proposed development.

As previously mentioned, all utilities required for residential development are available to serve the proposed parcels. The project has will serve letters from California Water Service, and Crystal Springs Sanitary District (District). The District has stated that although the system is experiencing capacity issues, they do have capacity to serve the three proposed parcels provided that the applicant upgrades an existing section of sewer pipeline as an offset for the project increase in service demand, such that overall sewer demand would not change. A 203 linear foot upgrade to the system which would serve the parcels, called the Billy Goat Hill pipeline, has been determined by the District and the applicant to be adequate mitigation to offset the increase in service demand. New utility lines would be placed underground. A public water supply is available for this project.

### *Section 6324.4 Water Resources Criteria*

The applicable criteria require development to minimize its impact on hydrologic processes, to minimize grading and other landscape alteration, to reduce erosion and exposure of soils to the maximum extent possible by site preparation procedures and construction phasing, and to maintain surface water runoff at or near existing levels. The project complies with criteria as the potential for discharge of solid or liquid waste or water with organic nutrients is minimized to a less than significant level as discussed in Section 4.a. of the Revised Recirculated IS/MND.

The project, as proposed and conditioned, would minimize impacts to riparian environments. The applicant is required to demonstrate methods for management of vegetative cover, surface runoff, and erosion and sedimentation processes to assure the protection of wetlands and thereby assure stability of downstream aquatic environments. Surface water in a small area of the site would be collected and distributed more evenly with a catch basin and perforated pipes to improve hillside stability.

All grading activities include extensive erosion control measures that are designed to control and to reduce erosion and exposure of soils to the maximum extent possible (Mitigation Measures 42-53). Water sources to on-site wetlands are not significantly impacted; as discussed in Section 4.a. of the Revised Recirculated IS/MND, the drainage changes resulting from the construction of the stich pier walls would have minimal impact to pre-development runoff levels.

#### *Section 6324.5 Cultural Resources Criteria*

The criteria require a survey by qualified professional in the event of an archaeological or paleontological discovery. A cultural resources survey was conducted, and the report was sent to the Cultural Historical Resource Information System, and a Sacred Lands file search was conducted by the Native American Heritage Council. The site and surrounding area are not known to have contained archeological or cultural artifacts. Mitigation Measures 25, 64, and 65 require work to cease and evaluation by qualified professionals in the event of an unexpected discovery.

#### *Section 6324.6 Hazards to Public Safety Criteria and Section 6326.4 Slope instability Criteria*

These criteria prohibit development from contributing to the instability of the parcel or adjoining lands, as well as the placement of structures in areas that are severely hazardous to life and property. As discussed previously in this report and in Geology and Soils, Section 6, of the Revised Recirculated IS/MND, the geotechnical concerns associated with the landslides on the property have been evaluated and reports have been peer reviewed as part of the evaluation of this proposal. The project, as proposed and mitigated, has been designed to adequately address adverse soil characteristics and other subsurface conditions. The landslide areas are proposed to be repaired and would be located within the area of the conservation easement where development is restricted. Future residences would be located outside of hazardous areas. Therefore, the project complies with applicable hazards and public safety criteria.

#### *Section 6325 Supplementary Review Criteria for Primary Resource Areas*

This section includes additional criteria which apply to this project, as the site is, in part, designated as Open Space. These criteria are in addition to all other Development Permit Review criteria and are also often similar or identical to criteria discussed previously in this report.

#### *Section 6325.1 Primary Scenic Resources Areas Criteria*

The criteria include development standards which protect public views of scenic corridors with respect to visibility, vegetation, and access. Approximately 1,500 lineal feet of the parcel abuts Crystal Springs Road, which is a designated County Scenic Route by the San Mateo County General Plan. The southwestern corner of the parcel, 800 lineal feet, abuts a portion of Polhemus Road which is also designated as a County Scenic Route. Neither road is designated a state scenic highway. The location of the proposed parcels and the landside repair would not be visible in most situations from the Crystal Springs Road or Polhemus Road due to



topography, distance, and tree canopy. No clear cutting is proposed. The landslide repair area has a low level of vegetation, and after repair work is completed, revegetation is required and would prevent erosion. Much of the area along the scenic routes would be placed in a conservation easement. The sewer pipeline repair area is visible from Crystal Springs Road; however, the pipe installation would occur underground, no trees are proposed to be removed, associated grading would have a small footprint, and the area will be restored with seeding and replanting as necessary in the post-construction phase. No new road access routes are necessary for any stage of the project, including the sewer line upgrade, stich pier wall installation, or future residential development. Scenic resources are preserved with this proposal, as discussed in detail in Section 1-Aesthetics of the Revised Recirculated IS/MND.

#### *Section 6325.2 Primary Fish and Wildlife Habitat Areas Criteria*

The criteria prohibit significant reduction of primary habitat areas, encourage clustering of development, and require spawning and nesting areas to be excluded from development. The project does not propose any reduction of primary habitat areas. The scope of work avoids sensitive habitats based on the conducted site surveys, and mitigation measures have been added to prevent any significant adverse impacts on wildlife and habitat. Submitted plans for the proposed grading demonstrate that the grading limits avoid encroachment into the wetlands and removal of willows is not anticipated. A pre-construction survey of protected species is required, and state and federal permits would be required should protected vegetation need to be removed. Future development would be located on three adjacent parcels near existing residential development and away from sensitive habitat, as required by the RM Zoning District.

#### *Section 6325.3 Primary Agricultural Resources Area Criteria*

These criteria pertain specifically to agricultural lands in an agricultural preserve or prime farmland. The subject property is not in an agricultural preserve, the property does not contain prime soil, nor are there are currently agricultural uses on the site. The proposed development is consistent with these criteria in that the proposed parcels are clustered such that the majority of the existing parcel remains undeveloped and available for agricultural uses consistent with the conservation easement and the RM Zoning District.

#### *Section 6325.4 Primary Water Resources Area Criteria*

The applicable criteria prohibit detrimental withdrawal from groundwater. They also prohibit construction, including placement of impermeable surfacing or compaction, that would significantly disrupt or diminish natural

patterns of groundwater recharge, interfere with the existing capacity of any water body, increase erosion or the amounts of silt or chemical nutrient pollutants, or otherwise contribute to the deterioration of the quality of water in any water body.

The proposed parcels would be served by California Water Service; therefore the future residences would not rely on groundwater withdrawal. The hydrological aspects of the project are discussed in Section 9, Hydrology and Water Quality, of the Revised Recirculated IS/MND. Drainage plans and erosion plans are required for the landslide repair to minimize erosion on site. The design of the drainage system facilitates project surface water to pass through the development in a stabilized manner and return to the groundwater table. Future residential development will be evaluated when permit applications are submitted, and the same criteria will be applied. This project is consistent with these criteria.

#### *Section 6325.7 Primary Natural Vegetative Area Criteria*

These criteria prohibit significant reduction of vegetation and call for clustering of development. Additionally, public access to vegetative areas should be controlled. Vegetation within sensitive habitats on the site will be protected through mitigation measures as discussed in the Section 4, Biological Resources, of the RRIS/MND and sections 1 (Vegetative, Water, Fish and Wildlife Resources) and 2 (Environmental Quality Criteria, Site Design Criteria, and Primary Fish and Wildlife Habitat Areas Criteria) of this report. No removal of protected vegetation is proposed with this application. The development envelopes for the future residences are not in close proximity to sensitive habitats and would be clustered to preserve the majority of the site under a conservation easement. Any public use of the land would be subject to review under a Resource Management permit and intrusion into any sensitive habitat would be prohibited or mitigated to insure a less than significant impact to vegetative areas.

#### *Section 6326 Supplementary Review Criteria for Special Hazard Areas*

The project is also subject to additional the special hazard area review criteria, as the development falls within the Special Hazards Area for landslide susceptibility. The criteria are 1) 6326.1 - Flood Plain Area Criteria, 2) 6326.2 - Tsunami Inundation Area Criteria, 3) 6326.3 - Seismic Fault/Fracture Area Criteria, and 4) 6362.4 - Slope Instability Area Criteria. The only applicable criteria are found in Section 6326.4 Slope Instability Area Criteria, as the site is not in a flood plain, tsunami inundation area, or on a seismic fault.

The subject parcel is identified on the United States Geological Survey Landslide Susceptibility Area Map of the County and has a history of landslide activity. Section 6326.4 allows for low-density residential uses in areas with landslide activity, when the applicant can demonstrate that 1) no other locations less susceptible to such hazards are reasonably available on the site for development; 2) through geologic site investigations and adequate engineering design, that proposed locations are suitable for the uses proposed; and 3) that direct damage to such uses or indirect threat to public health and safety would be unlikely.

Regarding criteria one, two potential sites were discussed in Section A.1 (Natural Hazards Chapter of the General Plan) of this report, and no alternative site was deemed feasible.

Regarding criteria two (geologic site investigations and engineering) and three (direct damage to the proposed uses or indirect threat to public health or safety), these issues have been discussed in Sections A.1 and A.2. As previously discussed in Section 6 of the Revised/Recirculated IS/MND and Section A.1 (General Plan: Natural Hazards) of this report, two geotechnical consultants have investigated the landslide area, provided recommendations, and concluded that the landslide repair will allow single-family residences to be constructed and occupied safely. Drainage plans have been developed for the stich pier walls by the applicant's civil engineer and evaluated by County's civil engineering section, and are discussed in Sections 4, Biological Resources and Hydrology/Water Quality for the RRIS/MND and Section 6325.4 Primary Water Resources Area Criteria in this report. The plan design and mitigations measures ensure that direct damage to future residential uses and indirect threat to public health and safety are unlikely.

#### 4. Compliance with Subdivision Regulations

The proposed Minor Subdivision has been reviewed by Planning staff for compliance with the 1992 County Subdivision Regulations. The subdivision regulations were updated in 2017; however, the project was submitted and initially deemed complete under the 1992 regulations, and therefore has been processed under the 1992 regulations.

The County's Building Inspection Section, Geotechnical Engineer, Environmental Health Services, Department of Public Works, Cal-Fire, and Crystal Springs Sanitary District have also reviewed the proposed subdivision. As conditioned, the project is in compliance with the requirements of the County's Subdivision Regulations and the applicable standards of the reviewing agencies. Conditions of project approval have been included in Attachment A of this report. The following contains a

discussion of project compliance with eight specific findings required to approve the Minor Subdivision:

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

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

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

As described in Sections A.1, A.2, and A.3 of this report, the project complies with both the General Plan land use density designation and the maximum density of development of the RM Zoning District. The project, as proposed and mitigated, would not result in any significant impacts to the environment. As described in Section C of this report, potential geologic hazards to the project site and immediate vicinity have been avoided or minimized, by adhering to geotechnical recommendations and would further be addressed with installation of the stitch pier walls. Project and County geotechnical consultants indicated that the proposed lots were suitable for residential development.

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

The proposed subdivision would not create public health problems. Potential impacts related to Geology and Soils, discussed in Section 6 of the Revised Recirculated IS/MND, include exposure of people and structures to landslide hazards; instability of underlying units due to differential settlement, soil creep, increased peak discharges, surface runoff, the triggering of localized slumps or landslides; substantial soil erosion; and exposure of people and structures to strong seismic ground shaking. Specifically, potential project impacts to public safety associated with landslide susceptibility have been evaluated and, as mitigated, found not to pose a significant environmental impact. As proposed and mitigated, project-related significant environmental impacts are not anticipated and biological resource mitigation measures have been added to the project to minimize project impacts to the dusky-footed woodrat, native bird species, native bat species,

California red-legged frogs, and the willow-scrub habitat and Franciscan onion. These mitigation measures require close monitoring and avoidance of these resources whenever possible. Implementation of mitigation measures in the Revised Recirculated IS/MND would reduce potential project environmental impacts to less than significant levels.

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

There are no access easements recorded on the subject property.

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

Future development on the parcels could make use of passive heating and cooling to the greatest extent practicable to meet building standards and will be reviewed at time of application.

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

Sanitary sewer service would be provided to the project site by the Crystal Springs County Sanitation District (District). The District has indicated that they can serve the three proposed parcels (Parcels 1-3) via the Billy Goat Pipeline sewer line. The District has indicated that the system has capacity constraints, however the additional service for three houses would not exceed the system's capacity. Per Mitigation Measure 60, the applicant would be required to upgrade a 203 linear foot section of impacted areas of the Billy Goat Pipeline sewer line, with construction plans subject to District approval. The project-generated increase in sewer flow will be off-set by reducing the amount of existing Inflow and Infiltration (INI) into the District sewer system. Construction of improvements, as approved by the District, would be required to be completed prior to the recordation of the final parcel map. Therefore, as proposed and conditioned, the project would comply with requirements of the State Regional Water Quality Control Board.

- g. *Find that the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 ("the Williamson Act")*

*and that the resulting parcels following a subdivision of that land would not be too small to sustain their agricultural use.*

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

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

The project would result in the creation of three new residential parcels where only open space use currently exists and would preserve the existing residence. Therefore, the project would provide opportunities for additional housing and would not result in a negative effect on regional housing needs.

#### *Park Dedication Requirement*

Section 7055.3 of the County Subdivision Regulations requires that, as a condition of approval of the tentative map, the subdivider dedicate land or pay an in-lieu fee. The applicant proposes to pay the in-lieu park fee which will be calculated based on the formula contained in regulations at the time of recordation. Payment of this fee is consistent with this policy.

#### 5. Conformance with the Grading Regulations

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

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

As previously stated, both geotechnical consultants, the applicant's and the County's, have evaluated the proposal and determined that upon completion of the stich pier wall installation, the site is suitable for future single-family residential development and the location of future residences will not increase the geotechnical hazard on site or on neighboring properties.

Landslide considerations and repair in particular was reviewed, and specific recommendations were made by the applicant's geotechnical

team and peer reviewed by the County. The recommendations are included as Mitigation Measures 26-44. The grading plan has been prepared by a licensed civil engineer and has been reviewed and preliminarily approved by the Department of Public Works. Mitigation Measures 45-66 have been included in the project design, and, once implemented, would minimize the potential for a significant adverse impact on the environment.

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

Proposed grading plans meet the standards referenced in Section 9296 pertaining to Erosion and Sediment Control, Grading, Geotechnical Reports, Dust Control Plans, Fire Safety, and Time Restrictions. Erosion and sediment control measures are proposed and would be required to remain in place before, during, and immediately after construction and grading, and measures would be monitored throughout these operations. Performance standards for grading have been added as conditions of approval and would be implemented and monitored (Condition Nos. 2-4 and 28-55). Dust control measures must be implemented on the site. The proposed grading plan was prepared by a licensed civil engineer and reviewed by the San Mateo County Department of Public Works. A geotechnical report was also prepared for the site and reviewed by the County's Geotechnical Section. Grading is only allowed during the dry season between April 30 and October 1, unless reviewed and recommended by the project geotechnical consultant and approved, in writing, by the Community Development Director.

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

## B. COMPLIANCE WITH HOUSING ACCOUNTABILITY ACT

The Housing Accountability Act (HAA), among other things, prohibits a local agency from disapproving, or conditioning approval in a manner than renders infeasible, a housing development project unless the local agency makes written findings that the project would have a specific, adverse impact on the public health or safety, based upon a preponderance of evidence in the record. (Gov. Code § 65589.5.) The HAA is applicable to all housing development projects, including subdivisions. For this project, objective standards are the applicable standards of

the County's General Plan, RM Zoning Regulations, Subdivision Regulations, and Grading Regulations. The project's conformance with those objective standards are discussed in this report, and there are no conditions of approval proposed that would reduce the project's density or amount to a denial of the project.

C. ENVIRONMENTAL REVIEW

Scope of Revised Recirculated IS/MND

As required by the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for an earlier version of the project, which consisted of a 4-lot subdivision and a remainder parcel, and was circulated from April 7, 2018 to May 7, 2018. The project was revised in 2018 to a 3-lot subdivision and a remainder parcel and a Recirculated Initial Study and Mitigated Negative Declaration (Recirculated IS/MND or RIS/MND) was circulated from January 21, 2020 through February 24, 2020. Comments were received and reviewed. A Revised Recirculated IS/MND (RRIS/MND) responds to the comments, and where appropriate, expands discussion and offers clarifications. The RRIS/MND is attached to this report as Attachment X and was posted on the Department's website on July 15, 2021.

Future Home Development

While residential development is not included in the proposed project and any such future development will require discretionary RM Permits and potentially Grading Permits through a separate permitting process, development of three single-family residences on the lots created by the minor subdivision is a reasonably foreseeable result of approval of the current application. As such, the Revised Recirculated Initial Study/Mitigated Negative Declaration evaluates the environmental impact associated with such foreseeable development.

At the time of application for a permit for residential development, such future development will be subject to environmental review as required by CEQA. Depending on the timing and specific details of a future development application, possible CEQA review would likely include a tiered review based on the Revised Recirculated Initial Study/Mitigated Negative Declaration.

Public Comments and Revisions to the Revised IS/MND

Public comments on the RIS/MND were received concerning a variety of aspects of the project, including comments requesting further clarification or information on project details and potential impacts as well as comments expressing personal opinions. Copies of the correspondence is attached to Revised Recirculated IS/MND which is Attachment E of this report. The Revised Recirculated IS/MND responds to the comments, and where appropriate, expands discussion and offers clarifications. Some of the comments received related to the details of the



required sewer district mitigation measure. As a result, the 203 linear foot upgrade to the system which would serve the parcels, called the Billy Goat Hill pipeline, has been determined by the District to be adequate mitigation to offset the increase in service demand. The details of the sewer line upgrade were added to the RRIS/MND and evaluated. The revisions to the RIS/MND can be identified in the document by underlining for added text and strikethrough marks for deleted text.

Staff has reviewed the sewer upgrade plans and analyzed the impacts of the proposed sewer improvements in applicable sections of this document and found that the sewer improvements would not increase project environmental impacts from the levels previously analyzed in the RIS/MND. Staff has updated mitigation measures of the RRIS/MND to reflect the planned implementation of required sewer improvements and to add a standard requirement regarding the construction of sewer improvements prior to the recordation of the Subdivision Map. No new mitigation measures are necessary and re-circulation was not required per Section 15073.5 of the CEQA Guidelines.

CEQA Guidelines Section 15073.5 provides that a lead agency is required to recirculate a negative declaration when it has been “substantially revised” after public notice of its availability, but prior to its adoption. A substantial revision means:

- a new, avoidable significant effect is identified, and mitigation measures or project revisions must be added in order to reduce the effect to a less-than-significant level, or
- previously proposed mitigation measures or project revisions will fail to reduce potential effects to a less-than-significant level, and new measures or revisions are required.

Recirculation is not required when:

- mitigation measures are replaced with equal or more effective measures pursuant to the process provided by CEQA Guidelines Section 15074.1;
- new project revisions are added to respond to comments on the project’s effects identified in the proposed negative declaration which are not new avoidable significant effects;
- measures or conditions of approval are added that are not required to mitigate an avoidable significant effect; or
- new information is added to the negative declaration that merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.

In this case, substantial revisions within the meaning of the CEQA Guidelines Section 15073.5 were not required. Certain mitigation measures (MMs 4-8, 10, 44, 60, 61) which appeared in the January 21, 2020 Recirculated IS/MND were modified with equal or more effective measures. Such modifications are permitted without recirculation pursuant to CEQA Guidelines Section 15074.1, which requires a public hearing prior to substituting a mitigation measure and a finding that the new measure is equivalent or more effective in mitigating potential significant effects and that the measure in itself will not cause any potentially significant effect on the environment. The Planning Commission hearing to consider the project satisfies this public hearing requirement. The substituted mitigation measures involved The Revised Recirculated IS/MND analyzed whether the updated mitigation measures could themselves result in any potentially significant effects on the environment, and, as documented in the RRIS/MND, the measures would not have such effects.

Therefore, the revisions constitute minor revisions to clarify and amplify the analysis, and recirculation of the Revised Recirculated IS/MND is not required. The RRIS/MND analysis concluded that the project, as proposed and mitigated, would not result in any significant impacts.

#### D. PROJECT ALTERNATIVES

While no detailed, formal project alternative has been developed or proposed, this section describes previous proposals for the property that were abandoned based on protection of environmental resources and other reasons as described below, as well other development siting alternatives.

A proposal for a 20-lot Major Subdivision and General Plan Text Amendment for the property was reviewed in 1987 but was not pursued, due to conflicts with numerous General Plan policies. In 2014, a proposal for a 4-lot subdivision and remainder parcel was considered as a Major Development Pre-Application, and subsequently a formal application was submitted for a Minor Subdivision that would result in 4 parcels, each approximately 2 acres in size. The 4-lot proposal included a developable lot within identified landslide repair and wetland areas.

After consideration of site analysis by reviewing agencies and Department staff, the applicant revised the proposal to a 3-lot subdivision, approximately 0.70 acres each, and a remainder parcel. The revised proposal includes re-configuration and shrinking of the parcels to allow the future building sites to avoid sensitive habitats and landslide areas and to consolidate these areas within the area of the proposed conservation easement.

At the December 4, 2018, Highlands community meeting, members of the public requested identification of an alternative location for the three proposed parcels. One recommendation was to locate the parcels on the southern side of the parcel, along Crystal Springs Road. As discussed previously, placement of new

residences in a location visible from Crystal Springs Road, a scenic route, would decrease project compliance with County policies relating to clustering of development, preservation of scenic resources, and use of existing road and utility access.

As landslide stabilization was a principle concern, staff asked the County's Geotechnical Engineer to review the geotechnical report for an area on the site which would not be susceptible to landscape activity. A possible alternative to the lot locations was identified in an approximately 80,000 sq. ft. area to the east of Enchanted Lane. The site would be only be accessible via a "paper street", and easement from Rainbow Drive about 400 feet to the south. As discussed in Section 1 of this report, under Natural Hazards, this location was found to be unacceptable due to its proximity to existing residences, need for lot line adjustments, access issues, vegetation removal, and the amount grading and trenching required to provide utilities and access, as discussed earlier in Section 6326 Supplementary Review Criteria for Special Hazard Areas. The applicant summarized the challenges with this alternative configuration in a comment letter (Attachment S).

E. REVIEWING AGENCIES

California Department of Fish and Game

California Regional Water Quality Control Board

California Water Service Company

City of San Mateo

Crystal Springs County Sanitation District

Local Agency Formation Commission (LAFCo)

San Mateo County Building Inspection Section

San Mateo County Department of Public Works

San Mateo County Environmental Health Services

San Mateo Highlands Community Association

Town of Hillsborough

## **ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Subdivision Map
- D. Grading Plan
- E. Revised Recirculated Initial Study with attachments (listed below)  
(Document is viewable online at <https://planning.smcgov.org/ceqa-docs>)
  - a. Floristic Analysis for the Beeson Property, San Mateo County, by Wood Biological Consulting, Dated September 30, 2007
  - b. Letter Report for Mission Blue Butterfly Habitat Survey at Lands of Zmay Property, by Coast Ridge Ecology, dated July 22, 2016
  - c. Wetland Delineation and Preliminary Jurisdictional Determination for the Beeson Property, by Wood Biological Consulting, dated June 18, 2007
  - d. Revised Wetland Evaluation, by Wood Biological Consulting, Dated March 11, 2015, revised June 6, 2017
  - e. Revised Wetlands Evaluation, by Wood Biological Consulting, dated August 16, 2017
  - f. Biological Site Assessment for the Proposed Zmay Property Subdivision, by Wood Biological Consulting, Inc., dated August 13, 2014 and revised March 10, 2015
  - g. Revised Botanical Evaluation, Zmay Property Subdivision, by Wood Biological Consulting, Inc., dated March 11, 2015
  - h. Revised Creek Setback Evaluation, Zmay Property Subdivision, by Wood Biological Consulting, Inc., dated March 11, 2015
  - i. Arborist report, by Kielty Arborist Services LLC, dated September 6, 2016
  - j. Applicant EECAP Development Checklist
  - k. Engineering Geologic and Geotechnical Investigation, by Murray Engineers, dated February 2014
  - l. Geotechnical Plan Review, Zmay 4 Lot Subdivision, by Murray Engineers, Inc., dated June 3, 2015 and Supplemental Evaluation and Response, dated March 18, 2015, email correspondence dated September 24, 2020

- m. Supplemental Geologic and Geotechnical Peer Review comments, by Cotton Shires and Associates, dated December 4, 2014, June 24, 2014 and July 14, 2015
- n. Draft Conservation Easement
- o. Cultural Resources Survey Report, by Daniel Shoup RPA, dated August 10, 2015
- p. Parrott Drive Sanitary Sewer Alternatives Study by Crystal Springs County Sanitation District, dated February 2003
- q. Sewer Service for Proposed Parrott Drive Subdivision, by County of San Mateo, Department of Public Works, dated December 3, 2013
- r. Project plans dated October 3, 2018
- s. Landside Impact Analysis map, prepared by County Geotechnical Section, prepared January 15, 2019
- t. Applicant statement, submitted June 17, 2019
- u. Photos of Parcels 1-3 on Parrott Drive
- v. Sewer Mitigation Plan with photos
- w. Email from Chris Rogers, dated June 7, 2021 regarding Franciscan onion
- x. Correspondence received during comment period

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2014-00410

Hearing Date: July 28, 2021

Prepared By: Erica Adams  
Project Planner

For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

For the Environmental Review, Find:

1. That the Planning Commission does hereby find that the Revised Recirculated Initial Study/Mitigated Negative Declaration (Mitigated Negative Declaration) reflects the independent judgment of San Mateo County.
2. That the Revised Recirculated Initial Study/Mitigated Negative Declaration is complete, correct, and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.
3. That on the basis of the Revised Recirculated Initial Study/Mitigated Negative Declaration, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.
4. That the Mitigation Measures (numbered 1 through 66) in the Revised Recirculated Initial Study/Mitigated Negative Declaration and agreed to by the applicant and placed as conditions of approval on the project, which serves as the Mitigation Monitoring and Reporting Plan, in conformance with the California Public Resources Code Section 21081.6.
5. That the revisions to the Revised Recirculated Initial Study/Mitigated Negative Declaration do not constitute substantial revisions and recirculation is not required pursuant to CEQA Guidelines Section 15073.5.
6. That the mitigation measures substituted in the Revised Recirculated Initial Study/Mitigated Negative Declaration (MMs 4-8, 10, 44, 60, 61) are equivalent or more effective in mitigating or avoiding potential significant effects and the substituted mitigation measures will not cause any potentially significant effect on the environment.

For the Resource Management Permit, Find:

7. That this project has been reviewed under, and found to comply with, zoning regulations applicable to the Resource Management (RM) District, including Chapter 20.A (Resource Management District), Section 6324 (General Review Criteria for RM District), Section 6325 Supplementary Review Criteria for Primary Resource Areas, and Section 6326 (Supplementary Review Criteria for Special Hazard Area). Specifically, as proposed, mitigated, and conditioned, the project complies with the maximum density credits (plus requested bonus credits), requirement for a conservation easement over the remainder parcel, as well as applicable Environmental Quality Criteria and Site Design Criteria requiring clustering, preservation of features of the site post development, minimization of grading and tree removal. The analysis in Section 2 of the staff report supporting this finding are incorporated herein.

Regarding the Minor Subdivision, Find:

8. That, in accordance with Section 7013.3.b of the County Subdivision Regulations, this tentative map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan, specifically, Policies 8.14 (Land Use Compatibility) and 8.35 (Uses), requiring consistency of proposed parcels with surrounding residential land uses, and Policy 8.29 (Infilling) which encourages the infilling of urban areas where infrastructure and services are available. As proposed and conditioned, the subdivision would result in home sites compatible with surrounding home sites which are zoned R-1/S-8 (minimum parcel size of 7,500 sq. ft.). Also, each of the three (3) proposed residential lots would adjoin existing homes and be served by existing roads and utilities.
9. That the site is physically suitable for the type, and proposed density of, development. As described in Sections A.1 and A.2 of the staff report accompanying these findings and incorporated herein, the project complies with both the General Plan land use density designation and the Resource Management (RM) Zoning District maximum density of development. As discussed in the Revised Recirculated Initial Study/Mitigated Negative Declaration, the project, as proposed and mitigated, would not result in any significant impacts to the environment.
10. That the design of the subdivision and the proposed improvements are not likely to cause serious public health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat. Implementation of mitigation measures in the Revised Recirculated Initial Study/Mitigated Negative Declaration would reduce project environmental impacts to less than significant levels.

11. That future development on the parcels could make use of passive heating and cooling to the extent practicable to comply with energy-efficiency building standards.
12. That, subject to the mitigation measures contained in the Revised Recirculated Initial Study/Mitigated Negative Declaration, the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. Sanitary sewer service would be provided to the project site by the Crystal Springs County Sanitation District, which has capacity to serve the additional parcels.
13. That the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (“the Williamson Act”) nor does the property currently contain any agricultural land uses.
14. That, pursuant to Section 7005 of the San Mateo County Subdivision Regulations, the proposed subdivision would not result in a significant negative effect on the housing needs of the region. The project would result in the creation of three (3) new residential parcels that can accommodate future single-family residences, where only vacant land currently exists.

For the Grading Permit, Find:

15. That this project, as conditioned, will not have a significant adverse effect on the environment. The project has been reviewed for potential environmental impacts, and it has been determined that the project can be completed with the implementation of proposed mitigation measures and without significant negative impacts to the environment.
16. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code (Grading Regulations), including the grading standards referenced in Section 8605. The applicant has submitted grading and drainage plans as well as erosion control plans for the three (3) residential lots. As discussed in Section 4.3 of the Revised Recirculated Initial Study (Geology and Soils), the project geotechnical consultant has concluded that the proposed development is feasible with the implementation of proposed mitigation measures. These include (1) the stabilization of existing landslides on the project site, (2) the use of appropriate foundations, (3) compliance with the State’s National Pollution Discharge Elimination System (NPDES) General Permit, including preparation of a Storm-water Pollution Prevention Plan (SWPPP), and (4) implementation of the Bay Area Air Quality Management District’s (BAAQMD) Particulate Matter (PM) reduction practices during grading and construction. In addition, a condition of approval will prohibit grading within the wet season (October 1 through April 30), unless an exception is approved by the Community Development Director.



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

**RECOMMENDED CONDITIONS OF APPROVAL**

Current Planning Section

- 1. This approval applies only to the proposal as described in the plans, supporting materials, and reports as approved by the Planning Commission on July 28, 2021. Minor revisions or modifications to the project may be made subject to the review and approval of the Community Development Director, if they are consistent with the intent of and in substantial conformance with this approval. Alternatively, the Community Development Director may refer consideration of the revisions to the Planning Commission, with applicable fees to be paid.
- 2. This subdivision approval is valid for two years, during which time a parcel map shall be recorded. An extension to the time period, pursuant to Section 7013.5 of the County Subdivision Regulations, may be issued by the Planning Department upon written request and payment of any applicable extension fees prior to the expiration date.
- 3. A building permit shall be applied for and obtained from the Building Inspection Section for all grading activities, slope repair, and stitch pier wall construction. The permit shall obtain final approval prior to recordation of the parcel map.
- 4. Prior to recordation of the parcel map, the applicant shall pay to the San Mateo County Planning and Building Department in-lieu park fees as required by County Subdivision Regulations, Section 7055.3. The fees shall be based upon the assessed value of the project parcel at the time of recordation and calculated as shown on the attached worksheet.
- 5. The applicant shall submit a check in the amount of \$2,530.25, payable to San Mateo County, prior to and required for filing of the Mitigated Negative Declaration Notice of Determination with the County Clerk, as required by the California Department of Fish and Wildlife (\$2,480.25 + \$50 County Clerk processing fee) within **four (4) working days of the final approval date** of this project.
- 6. Conservation Easement: The open-space parcel shall be subject to a conservation easement in perpetuity, and to a deed restriction, each in forms to be approved by County Counsel and the County Board of Supervisors. The easement shall be identified on the Vesting Tentative Map and on the Parcel Map. Recordation of the Parcel Map and conservation easement shall be handled by the Department of Public Works (DPW) working cooperatively with Planning staff to ensure the proper order and timing of the recordation of both documents. DPW

and Planning staff shall ensure that the Parcel Map is recorded and ensure recordation of the approved conservation easement immediately following (allowing no other documents to be recorded on the project parcels between the recordings of the Final Map and the conservation easement).

7. The Final Map will include a note stating that “any development of the project parcels must comply with the conditions of approval, as approved by the Planning Commission on July 28, 2021.”
8. The applicant shall enter into a contract with the San Mateo County Planning and Building Department for all mitigation monitoring for this project prior to the issuance of any grading permit “hard card” for the project. The fee shall be staff’s cost, plus 10 %, as required in the current Planning Service Fee Schedule. Planning staff may, at their discretion, contract these services to an independent contractor at cost, plus an additional 10 % for contract administration.
9. No site disturbance shall occur, including any grading or tree/vegetation removal, until a building permit has been issued. A meeting to review preliminary site improvement and construction plans with Planning and Building staff shall occur prior to the submittal of grading and building permit applications.
10. This permit does not authorize the removal of any trees with trunk circumference of more than 55 inches.

#### Grading Conditions

11. No grading activities shall commence until the property owner has been issued a grading permit (issued as the “hard card” with all necessary information filled out and signatures obtained) by the Current Planning Section.
12. An applicant-completed and County-issued grading permit “hard card” is required prior to the start of any land disturbance/grading operations. Along with the “hard card” application, the applicant shall submit a letter to the Current Planning Section, at least two (2) weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of revegetation and estimated date of establishment of newly planted vegetation.
13. The provisions of the San Mateo County Grading Regulations shall govern all project-related grading. Per San Mateo County Ordinance Code Section 8605.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
14. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as

designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

Mitigation Measures of the Revised Recirculated Initial Study/Mitigated Negative Declaration:

15. **Mitigation Measure 1:** The applicant shall submit an Air Quality Best Management Practices Plan to the Planning and Building Department prior to the issuance of any grading permit “hard card” or building permit that, at a minimum, includes the “Basic Construction Mitigation Measures” as listed in Table 8-2 of the BAAQMD California Environmental Quality Act (CEQA) Guidelines (May 2017). The following Bay Area Air Quality Management District Best Management Practices for mitigating construction-related criteria air pollutants and precursors shall be implemented prior to beginning any grading and/or construction activities and shall be maintained for the duration of the project grading and/or construction activities:
  - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
  - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
  - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day.
  - d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
  - e. 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 California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
  - f. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
  - g. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.

- h. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications.
  - i. Minimize the idling time of diesel-powered construction equipment to two minutes.
  - j. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.
16. **Mitigation Measure 2:** Prior to the beginning of any grading construction activities, including landslide repair work, the applicant shall submit to the Planning and Building Department for review and approval an erosion and drainage control plan for each phase of grading (e.g., landslide repair, site preparation for residential construction) showing conformance with mitigation measures and the 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., in their geotechnical studies of the project (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).
17. **Mitigation Measure 3:** 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.).
18. **Mitigation Measure 4:** Prior to the issuance of a grading permit and any site disturbance, the contractor and the biologist shall meet in the field to survey and identify with fencing the limits of wetlands, riparian habitat, and special-status plant populations, and shall determine the extent of excavation abutting and/or within them. The survey methods shall be consistent with the California Fish and Game’s “Protocols for Surveying and Evaluating Impacts in Special-Status Native Plant Populations and Natural Communities”. A report/letter summarizing the meeting and containing an analysis of whether the project would require permits from or additional consultation with USACE, RWQCB, and/or CDFW, shall be

submitted to the Planning and Building Department, and approved by the Community Development Director or his designee, prior to the commencement of such grading. If permits or additional consultation is required, they shall be obtained prior to commencement of any grading or ground disturbing activity.

19. **Mitigation Measure 5:** Prior to the commencement of any land disturbing activities, the project biologist shall provide a copy of and explain in detail Mitigation Measures 6 - 10, regarding protection of wetlands and special-status plants to the construction site manager. The biologist shall provide environmental awareness training to all construction crews on the job site. More detailed training shall be provided to the construction site manager, who shall be responsible for ensuring training is given to all construction crews, and particularly those who are working (i.e., grading, slope stabilization, drainage, foundations, and landscaping) within 25 feet of the wetland or other buffer zone area.
20. **Mitigation Measure 6:** Removal, but not trimming, of any willow trees is prohibited without a federal or state permit. Grading near willow trees is only permitted if excavation avoids work within the canopy of the willows, or if work extends within the canopy of the willows, such work does not involve root disturbance or tree removal.
21. **Mitigation Measure 7:** 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 that time, work shall cease until all appropriate permits have been issued by the USACE and RWQCB, and by CDFW and the Planning and Building Department shall be notified. CDFW must be notified prior to commencing any activity that may substantially change or use any material from the bed, bank, or channel of any river, stream, or lake (including the removal of riparian vegetation). Prior to resumption 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.
22. **Mitigation Measure 8:** If a Clean Water Act permit is required for impacts to waters of the U.S., consultation with the USFWS under Section 7 of Federal Endangered Species Act (FESA) is required. USFWS may require formal or informal consultation and issue a Biological Opinion, which may 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. If the project results in temporary or permanent disturbance to wetlands or riparian areas, a revegetation plan shall be prepared by a qualified biologist, and shall include, at a minimum, restoration to pre-project conditions, revegetation of disturbed areas with native plant species that complement the native vegetation of adjacent habitats,

maintenance, and long-term monitoring of plant survival and habitat condition. The revegetation plan shall be subject to the approval by the County and other regulatory agencies and proper execution of the plan shall be evaluated and be confirmed by a biologist with written confirmation submitted to the County.

23. **Mitigation Measure 9:** At the conclusion of ground disturbance, a biological report shall be submitted to the Planning and Building Department which describes the erosion control and restoration measures implemented and whether any additional restoration measures were implemented, or if extended monitoring is required.
24. **Mitigation Measure 10:** No earlier than thirty (30) days prior to development of a residence on the remainder parcel, the project biologist shall complete a survey identifying any western leatherwood plants on the parcel. Any plants that are identified outside of the residential footprint shall be protected by fencing to prevent damage from construction activities, at the discretion of the project biologist. If western leatherwood plants are located within the residential footprint, then a mitigation plan shall be developed in coordination with CDFW to offset the loss of plants. The mitigation plan shall be implemented by the Project Biologist. The plan shall include, at a minimum, measures for salvage and transplanting, if feasible, or for planting new western leatherwood plants in suitable sites identified by the project biologist; recommended activities to improve habitat condition; recommendations for post-project monitoring and reporting to the County; and recommended criteria for measuring success. New plants should be planted at a ratio of 3:1 for each plant displaced.
25. **Mitigation Measure 11:** If the removal or pruning of trees at any of the project sites is proposed, a preconstruction survey should be performed no more than 2 weeks prior to the initiation of any construction activities. The preconstruction survey shall be performed by a qualified biologist who should inspect each work site to identify the following:
  - a. Presence of raptor nests. This is required regardless of season. If a suspected raptor nest is discovered, the 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.
  - b. Suitable bat roosting habitat. This includes snags, stumps, and decadent trees with broken limbs, exfoliating bark, and cavities. If no suitable roost sites or evidence of bat roosting is identified, no further impact avoidance or minimization measures are necessary.
  - c. Nesting or breeding activity of migratory birds. If none is observed, work may proceed without restrictions. All active migratory bird nests identified within 76 m (250 ft.) for raptors and 15 m (50 ft.) for passerines shall be mapped.

26. **Mitigation Measure 12:** If suitable bat roosting habitat is identified, the following measures shall be implemented:
- a. Trees with suitable bat roosting sites should be removed or pruned during the non-breeding season between September 1 and February 1 to avoid disturbance to maternal colonies or individuals.
  - b. A qualified biologist should survey suitable roost sites immediately prior to initiation of work.
  - c. Removal of suitable tree roost sites should be conducted by first removing limbs smaller than 7.6 cm (3 in) in diameter and peeling away loose bark. The tree should then be left overnight to allow any bats using the tree/snag to find another roost during their nocturnal activity period.
  - d. A qualified biologist should survey the trees/snags a second time the following morning prior to felling or pruning.
  - e. Tree removal or pruning should occur during daylight hours, to avoid impacts on bats that may utilize adjacent trees for night-roosting.
27. **Mitigation Measure 13:** For any active bird nests found near the construction limits (i.e., within 76 m [250 feet.] for raptors and 15 m [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.
28. **Mitigation Measure 14:** 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.



29. **Mitigation Measure 15:** The applicant shall implement the following measures to avoid or minimize impacts to special status animals including: (1) a qualified biologist shall perform pre-construction surveys for snakes within the work areas prior to ground disturbance, and weekly during construction to ensure the exclusion fence is in good condition; (2) a USFWS-approved biologist shall be on-site during work during initial ground disturbance, including clearing of vegetation and grading; (3) a qualified biologist shall provide environmental awareness training to the contractor; (4) the contractor shall construct exclusion fencing along the perimeter of grading no more than 30 days prior to ground disturbance; and (5) the contractor shall refuel vehicles/equipment off-site.
30. **Mitigation Measure 16:** A qualified biologist shall 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 disturbing activity. The contractor shall participate in the ground survey to help the qualified biologist understand the scope and extent of the construction activities.
31. **Mitigation Measure 17:** Any woodrat nest that cannot be avoided shall be manually disassembled by a qualified biologist following authorization from CDFW to give any resident woodrats the opportunity to disperse to adjoining undisturbed habitat. Nest building materials shall be immediately moved off-site and disposed of to prevent woodrats from reassembling nests on-site.
32. **Mitigation Measure 18:** To ensure woodrats do not rebuild nests within the construction area, a qualified biologist shall inspect the construction areas no less than once per week during vegetation clearing, initial site grading, and landslide repair. 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.
33. **Mitigation Measure 19:** To ensure woodrats do not rebuild nests within the construction area, a qualified biologist shall inspect the construction areas no less than once per week during construction activities. 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.
34. **Mitigation Measure 20:** 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.
35. **Mitigation Measure 21:** A discovery of a paleontological specimen during the project shall result in a work stoppage in the vicinity of the find until it can be evaluated by a professional paleontologist. The applicant shall immediately notify

- the County of such a finding. 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.
36. **Mitigation Measure 22:** Contractors and workers shall use existing roads to the maximum extent feasible to avoid additional surface disturbance.
  37. **Mitigation Measure 23:** 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 kinds of barriers, 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.”
  38. **Mitigation Measure 24:** The property owner, applicant, and contractors must be prepared to carry out the requirements of California law with regard to the discovery of human remains during construction, whether historic or prehistoric 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.
  39. **Mitigation Measure 25:** 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.
  40. **Mitigation Measure 26:** The improvements shall be designed and constructed in accordance with current earthquake resistance standards.
  41. **Mitigation Measure 27:** All future development shall meet or exceed the standards prescribed in the Murray Engineers, Inc., report dated February 2014.
  42. **Mitigation Measure 28:** Prior to 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 the slope stabilization and any future residential development:

- 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.
43. **Mitigation Measure 29:** For any future residential development, as part of the building permit application, 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.
  44. **Mitigation Measure 30:** Prior to the recordation of the Subdivision Map, the stich pier walls for landslide repair on the remainder parcel shall be completed to the satisfaction of the County's Geotechnical Section, to ensure that landslide repair occurs prior to the construction of any residential structures.
  45. **Mitigation Measure 31:** The final design shall include intermediate surface drainage control measures. Construction plans at the building permit stage shall demonstrate compliance with this mitigation measure.
  46. **Mitigation Measure 32:** A surveyed, as-built subdrain plan shall prepared and added to the proposed landslide repair plan. Grading plans at the building permit stage shall demonstrate compliance with this mitigation measure.
  47. **Mitigation Measure 33:** 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 for landslide repair work.
  48. **Mitigation Measure 34:** No cut or fill exceeding 5 feet in vertical dimension shall be permitted on Parcels 1, 2, or 3 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.

49. **Mitigation Measure 35:** 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, 2, or 3.
50. **Mitigation Measure 36:** No new construction shall be located between or directly upslope of the two proposed stitch pier walls between Parcels 1 and 2.
51. **Mitigation Measure 37:** Final geotechnical design parameters to be utilized for residential construction on Parcels 1, 2, and 3 shall fully meet or exceed design recommendations presented in the Engineering Geologic and 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.
52. **Mitigation Measure 38:** Future residences shall be supported on 12-inch diameter piers, extending at least 8 feet into competent materials.
53. **Mitigation Measure 39:** All subdrain alignments within the landslide repair area 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.
54. **Mitigation Measure 40:** Unsupported large cuts and fills shall be avoided. Grading plans at the building permit stage shall demonstrate compliance with this mitigation measure.
55. **Mitigation Measure 41:** 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.
56. **Mitigation Measure 42:** 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.
57. **Mitigation Measure 43:** 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.

58. **Mitigation Measure 44:** No site disturbance shall occur, including any land disturbance, grading, or vegetation or tree removal, until a building permit has been issued.
59. **Mitigation Measure 45:** An Erosion Control and/or Tree Protection Inspection is required prior to the issuance of a building permit for grading and construction, as the project requires tree protection of significant trees and a grading permit. Once all review agencies have approved the building permit, the applicant will be notified that an approved job copy of the Erosion Control and/or Tree Protection Plan is ready for pick-up at the Planning counter of the Planning and Building Department. Once the Erosion Control and/or Tree Protection measures have been installed per the approved plans, the applicant must contact the Building Section at 650/599-7311, to schedule a pre-site inspection. A \$144 inspection fee will be assessed to the building permit for the inspection. If the initial pre-site inspection is not approved, an additional inspection fee will be assessed for each required re-inspection until the job site passes the Pre-Site Inspection, or as determined by the Building Inspection Section.
60. **Mitigation Measure 46:** Erosion and sediment control during the course of any 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, and require approval by the Planning Section.
61. **Mitigation Measure 47:** The applicant's engineer shall 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 to the satisfaction of County Building Inspectors.
62. **Mitigation Measure 48:** 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 to avoid any impacts to traffic.
63. **Mitigation Measure 49:** 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 at the project site:
  - a. 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 Grading Regulations, to the

Department of Public Works and the Planning and Building Department's Geotechnical Engineer.

- b. 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.
64. **Mitigation Measure 50:** At the completion of all earthwork 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.
65. **Mitigation Measure 51:** Prior to the issuance of the grading permit "hard card," the applicant shall revise the Erosion Control and Sediment Control Plan, dated December 21, 2012, to include the proposed measures and additional measures as follows, subject to the review and approval of the Community Development Director:
- a. Provide stabilized construction entrance(s) using a minimum 3"-4" fractured aggregate over geo-textile fabric and stabilize all on-site unpaved construction access routes (e.g., aggregate over path of travel). For unpaved routes, use ridges running diagonally across the road that run to a stabilized outlet
  - b. Provide a designated area for parking of construction vehicles, using aggregate over geo textile fabric.
  - c. Show re-vegetation of fill deposit areas, to be performed immediate after soils spreading. Use seeding and/or mulching and the following, as necessary:
    - i. (For slopes 3:1 or greater) Anchored erosion control blankets (rice straw or coconut).
    - ii. (For slopes less than 3:1) Anchored fiber fabric/netting or surface roughening.
  - d. Protect areas to remain undisturbed. These areas shall be delineated and protected using a fence or other kind of barrier.
  - e. Use diversion berms to divert water from unstable or denuded areas (top and base of a disturbed slope, grade breaks where slopes transition to a steeper slope).
  - f. Show location of office trailer(s), temporary power pole, and scaffold footprint.
  - g. Show location of utility trenches, indicate utility type.

- h. Show location, installation and maintenance of a concrete/stucco mixer, washout, and pits.
  - i. Show storage location and containment (as necessary) of construction materials for during work, as well as afterhours/weekends).
  - j. Show areas for stockpiling. Cover temporary stockpiles using anchored-down plastic sheeting. For longer storage, use seeding and mulching, soil blankets or mats.
  - k. Show location of garbage and dumpster(s).
  - l. If these measures conflict with measures prescribed by the geotechnical consultant, measures as recommended by the geotechnical consultant shall rule.
66. **Mitigation Measure 52:** 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. Proper storage, handling, and disposal of construction materials and wastes, 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 stormwater permits.

- h. Avoiding cleaning 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.
67. **Mitigation Measure 53:** 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 subject to review and approval of the Department of Public Works and the Community Development Director.
68. **Mitigation Measure 54:** 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.



69. **Mitigation Measure 55:** 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."
70. **Mitigation Measure 56:** 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.
71. **Mitigation Measure 57:** All roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors and underfloor protection shall meet the latest version of the California Residential Code, R327 or California Building Code Chapter 7A requirements.
72. **Mitigation Measure 58:** 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.
73. **Mitigation Measure 59:** Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) shall implement at least one (1) of the six (6) site design measures listed below:
- a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
  - b. Direct roof runoff onto vegetated areas.

- c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
  - d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
  - e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
  - f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
74. **Mitigation Measure 60:** 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. The applicant shall submit detailed plans of the preliminary-approved sewer line (203 linear feet) upgrade to the Crystal Spring Sanitation and the Planning and Building Department for review and approval prior to construction of improvements.
75. **Mitigation Measure 61:** The developer shall upgrade the sewer lines to accommodate this subdivision. The applicant shall demonstrate that the District sewer mains utilized to transport sewage from the subdivision have the peak wet weather capacity for conveying the additional flow generated from the three residences. Construction of off-set improvements shall be completed prior to recordation of the Subdivision Map.
76. **Mitigation Measure 62:** Should a pump system be utilized to deliver sewage from the three lots 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.
77. **Mitigation Measure 63:** 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.
78. **Mitigation Measure 64:** 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.

79. **Mitigation Measure 65:** 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.
80. **Mitigation Measure 66:** The applicant shall meet EECAP goals by including tree replanting, using a zero-waste approach, use of 15% recycled materials, installation of energy-efficient equipment, reduced hardscape, and compliance with the Green Building Ordinance.

#### Local Agency Formation Committee

81. Prior to the issuance of any building permits for residential construction at the newly created parcels on Parrott Drive (Proposed Lots 1-3), an application to annex the subject parcels into the boundaries of County Service Area-1 shall be submitted by the project applicants and be approved by the San Mateo Local Agency Formation Commission (LAFCo). The applicants shall submit all required application material and applicable fees to LAFCo to process the annexation proposal.

#### Building Inspection Section

82. Prior to the recordation of the parcel map, the applicant shall have prepared, by a Registered Civil Engineer, a preliminary drainage analysis of the proposed subdivision and submit it to the Drainage Section for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property being subdivided shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post development flows and velocities shall not exceed those that existed in the predeveloped state. Recommended measures shall be designed and included in the street improvement plans and submitted to the Drainage Section for review and approval. Applicant shall have geotechnical engineer review and approve proposed drainage system to determine if additional measures are required to ensure the stability of land and or minimize the potential for debris, mud, and/or land flows. The results of the review shall be documented in the geotechnical report and submitted for review by the Drainage Section and the Planning Department.
83. The requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3. shall apply to parcels created by this subdivision. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Stormwater Technical Guidance Manual for assistance in implementing LID measures at the site. Prior to the final approval of the building permit for any residence at the site, an Operation and Maintenance Agreement (O&M

Agreement) with the County (executed by the Community Development Director) is required to ensure long-term maintenance and servicing by the property owner of stormwater site design and treatment control and/or HM measures according to the approved Maintenance Plan(s), for the life of the project. The O&M Agreement shall provide County access to the property for inspection. The Maintenance Agreement(s) shall be recorded for the property and/or made part of the CC&Rs.

### Department of Public Works

84. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
85. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.
86. The applicant shall submit written certification from the appropriate utilities to the Department of Public Works and the Planning and Building Department stating that they will provide utility (e.g., sewer, water, energy, communication, etc.) services to the proposed parcels of this subdivision.
87. The applicant shall submit a Parcel Map to the Department of Public Works for review, to satisfy the State of California Subdivision Map Act. The final map will be recorded only after all conditions of approval have been met.
88. Future development of any and all parcels resulting from the approved subdivision must comply with these requirements. The applicant shall note the requirement in the deeds for each parcel, copies of which shall be provided to the Planning Department and shall disclose the requirement to any potential buyer(s). Each parcel shall be tagged by the Planning Department with this requirement, and no permits shall be issued for any development of the parcel(s) until this requirement is met. For future structures to be built on the individual parcels, prior to the issuance of a building permit for any structure on the project site, all plans shall be reviewed by the Planning Department for conformance with this condition.
89. The applicant shall submit to the Department of Public Works, for review, documentation of stormwater easements for the applicant's use and/or the use of others.
90. Contractor shall be responsible for the repair of any damages to the road as a result of the hauling activity to the satisfaction of the County Road Inspector.

### Environmental Health Services

91. The three (3) proposed 0.70± acre lots must obtain necessary approval for connection to sanitary sewer (Crystal Springs Sanitary District/County of San Mateo) and water service (Cal Water).
92. Any future development of the existing developed 9.27-acre parcel shall obtain approval from Environmental Health.

### Cal-Fire

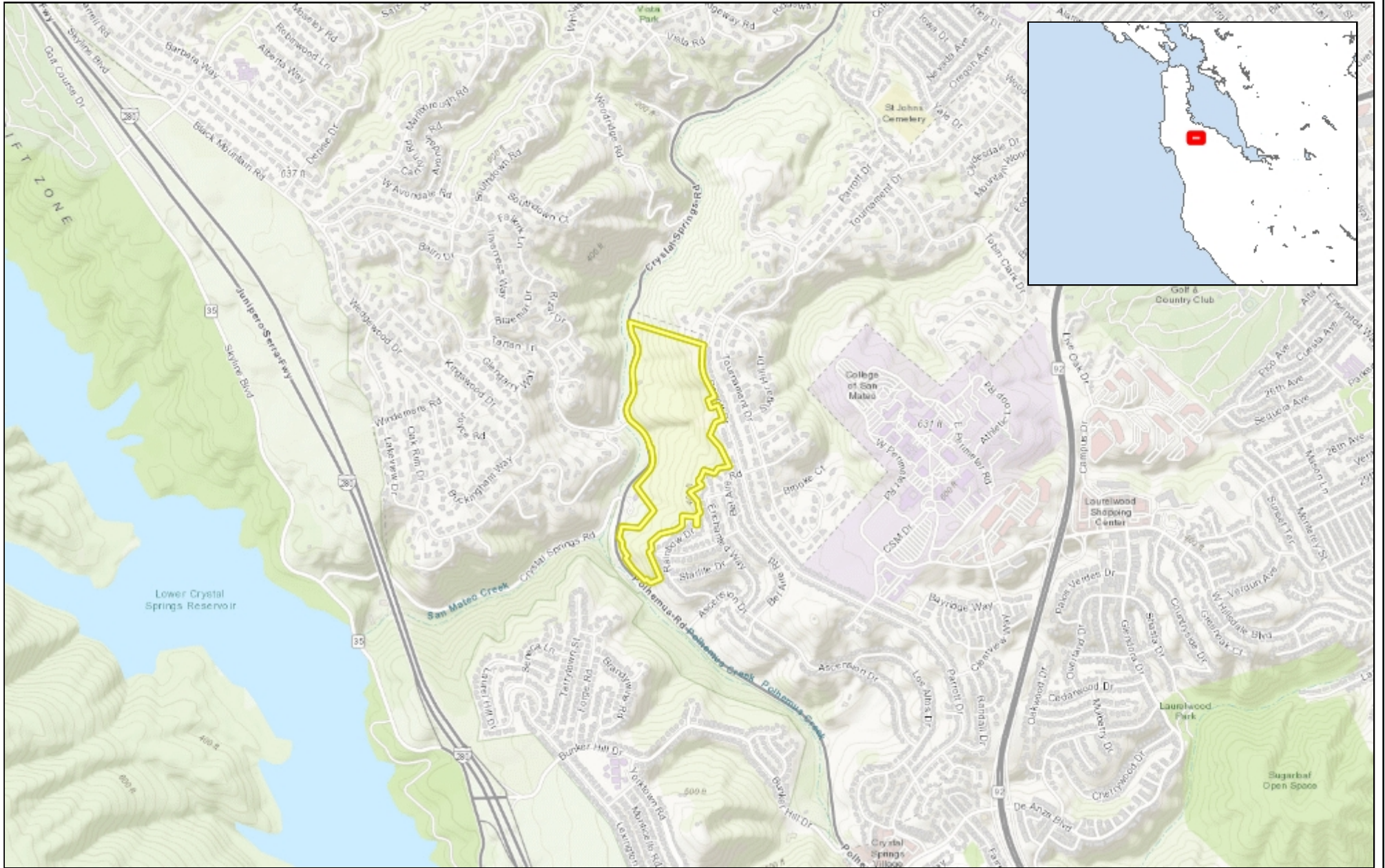
93. All new public water systems, extensions from a public water system or replacement of any main or line of an existing public water system shall have a minimum diameter of six inches (6-inch). If the pipes are not linked in grid, or if individual legs are over 600 feet in length, then the minimum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

EDA:cmc – EDAFF0731\_WCU.DOCX




**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

# **ATTACHMENT B**



0.85 0 0.42 0.85 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1 : 26,857 

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

# **ATTACHMENT C**



**NOTES:**

- 1) ALL DISTANCES SHOWN ARE GRID DISTANCES. TO OBTAIN GROUND DISTANCES MULTIPLY BY 1.00007500.
- 2) AREAS WITH DENSE VEGETATION HAVE CONTOURS DEPICTED BY A DASHED LINE TYPE AND THESE AREAS MAY NOT MEET NATIONAL MAP ACCURACY STANDARDS.
- 3) DATE OF AERIAL PHOTOGRAPHY WAS NOVEMBER 1, 2006, CONTOUR INTERVAL = 2 FEET.
- 4) SITE AREA IS 60.263 ACRES±.

**BASIS OF BEARINGS:**

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

**BENCHMARK:**

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

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

**OWNER AND SUBDIVIDER:**

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

**CIVIL ENGINEER / LAND SURVEYOR:**

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

**ASSESSOR'S PARCEL NUMBER:**

038-131-110

**EXISTING AND PROPOSED ZONING:**

RM

**FLOOD ZONE:**

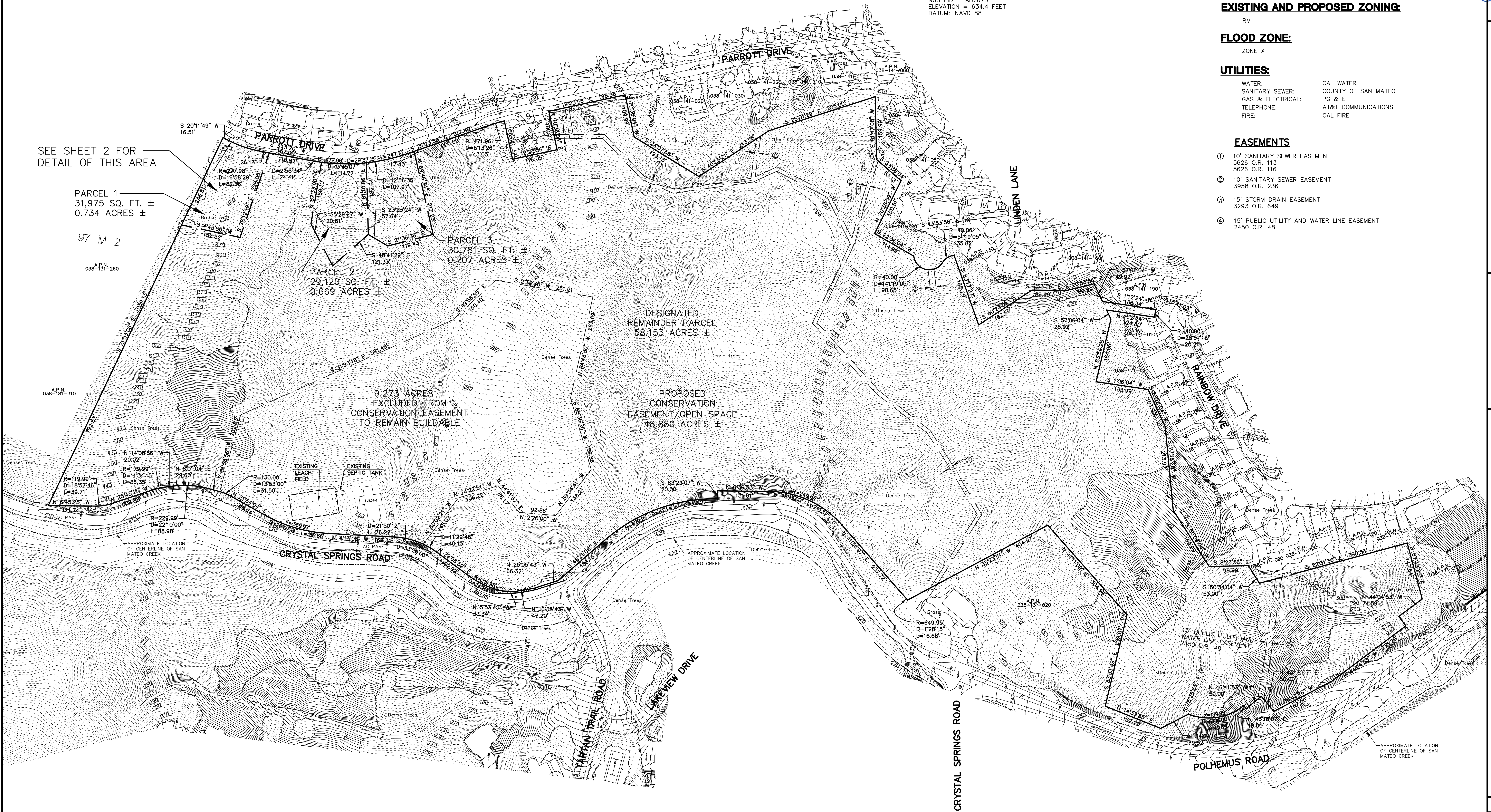
ZONE X

**UTILITIES:**

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

**EASEMENTS**

- 1) 10' SANITARY SEWER EASEMENT  
5626 O.R. 113  
5626 O.R. 116
- 2) 10' SANITARY SEWER EASEMENT  
3958 O.R. 236
- 3) 15' STORM DRAIN EASEMENT  
3293 O.R. 649
- 4) 15' PUBLIC UTILITY AND WATER LINE EASEMENT  
2450 O.R. 48



SEE SHEET 2 FOR  
DETAIL OF THIS AREA

PARCEL 1  
31,975 SQ. FT. ±  
0.734 ACRES ±

97 M 2

A.P.N. 038-131-260

PARCEL 3  
30,781 SQ. FT. ±  
0.707 ACRES ±

PARCEL 2  
29,120 SQ. FT. ±  
0.669 ACRES ±

DESIGNATED  
REMAINDER PARCEL  
58.153 ACRES ±

PROPOSED  
CONSERVATION  
EASEMENT/OPEN SPACE  
48,880 ACRES ±

9.273 ACRES ±  
EXCLUDED FROM  
CONSERVATION EASEMENT  
TO REMAIN BUILDABLE

DATE: 11/02/08	BY: D&K
ADD SEPTIC SYSTEM	DESCRIPTION
DELETE ONE LOT	REV
REVISE LOT LINES	REV

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

PREPARED FOR:  
 STEVE & NICK ZMAY  
 UNINCORPORATED  
 CALIFORNIA

VESTING TENTATIVE PARCEL MAP  
 LANDS OF ZMAY  
 BEING A PORTION OF PARCEL "A", 53 PM 56  
 1551 CRYSTAL SPRINGS ROAD  
 SAN MATEO COUNTY  
 UNINCORPORATED

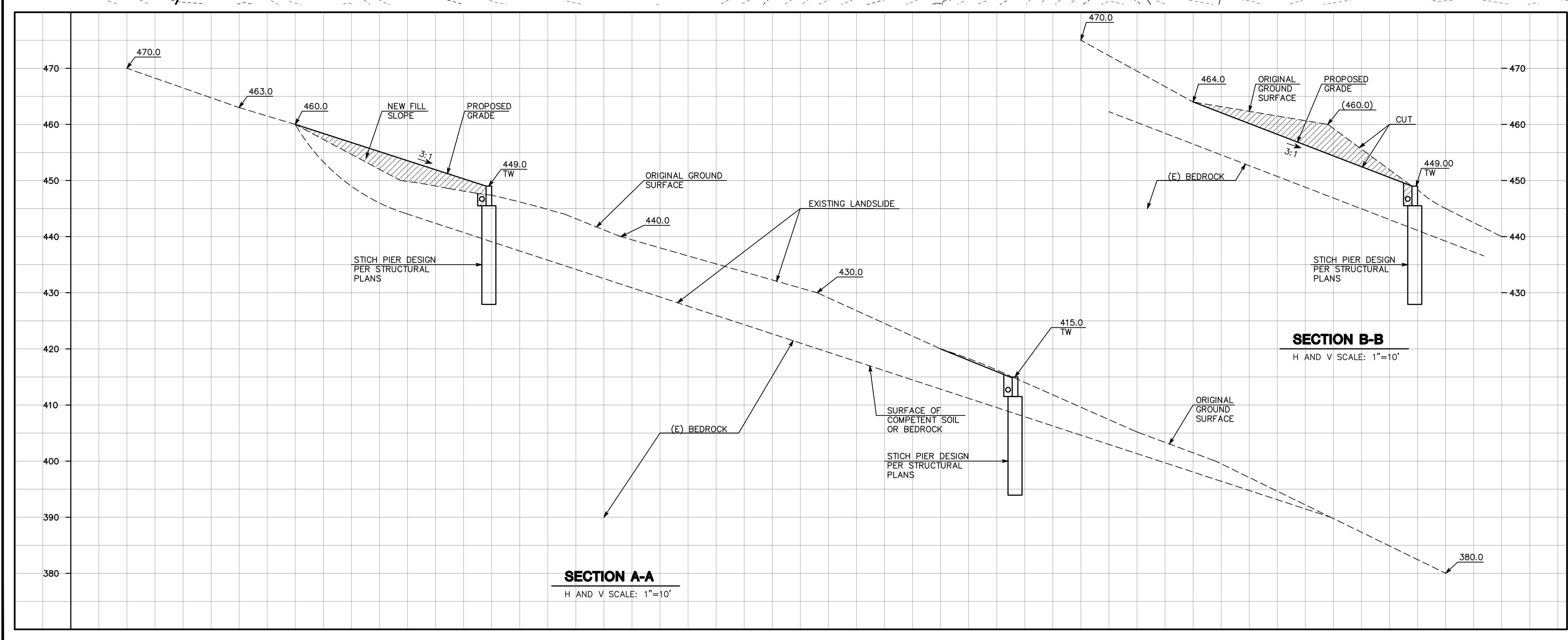
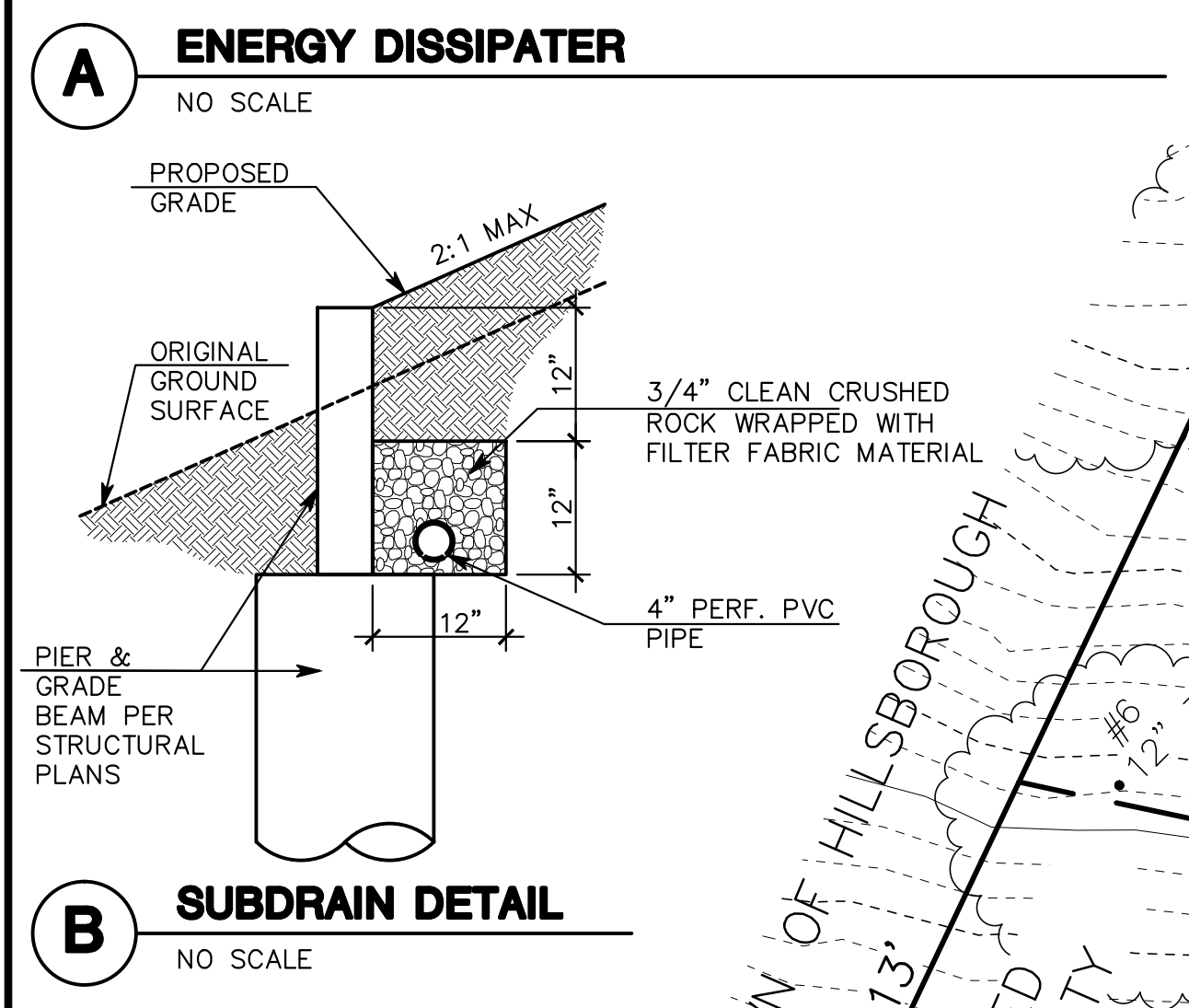
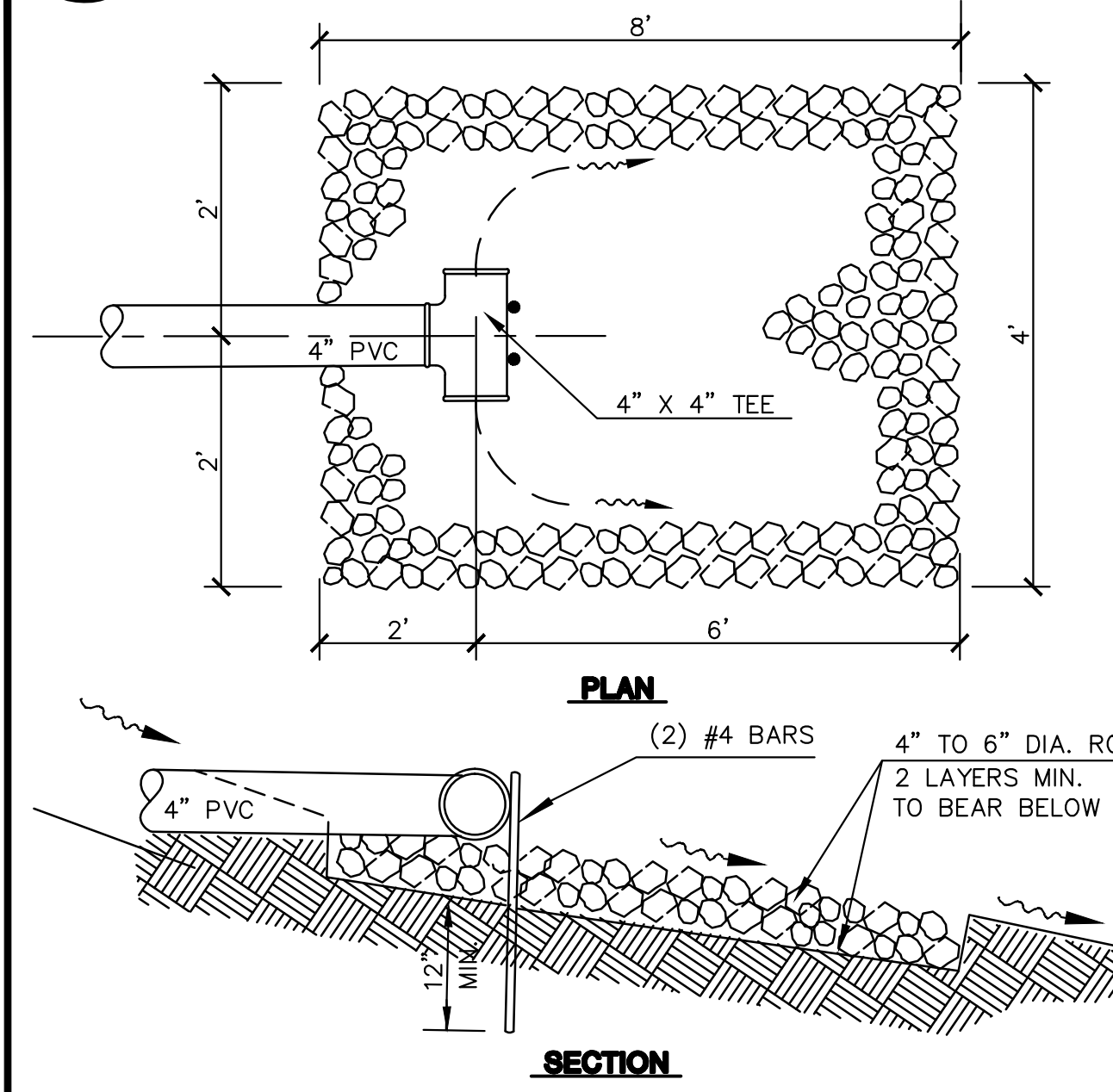
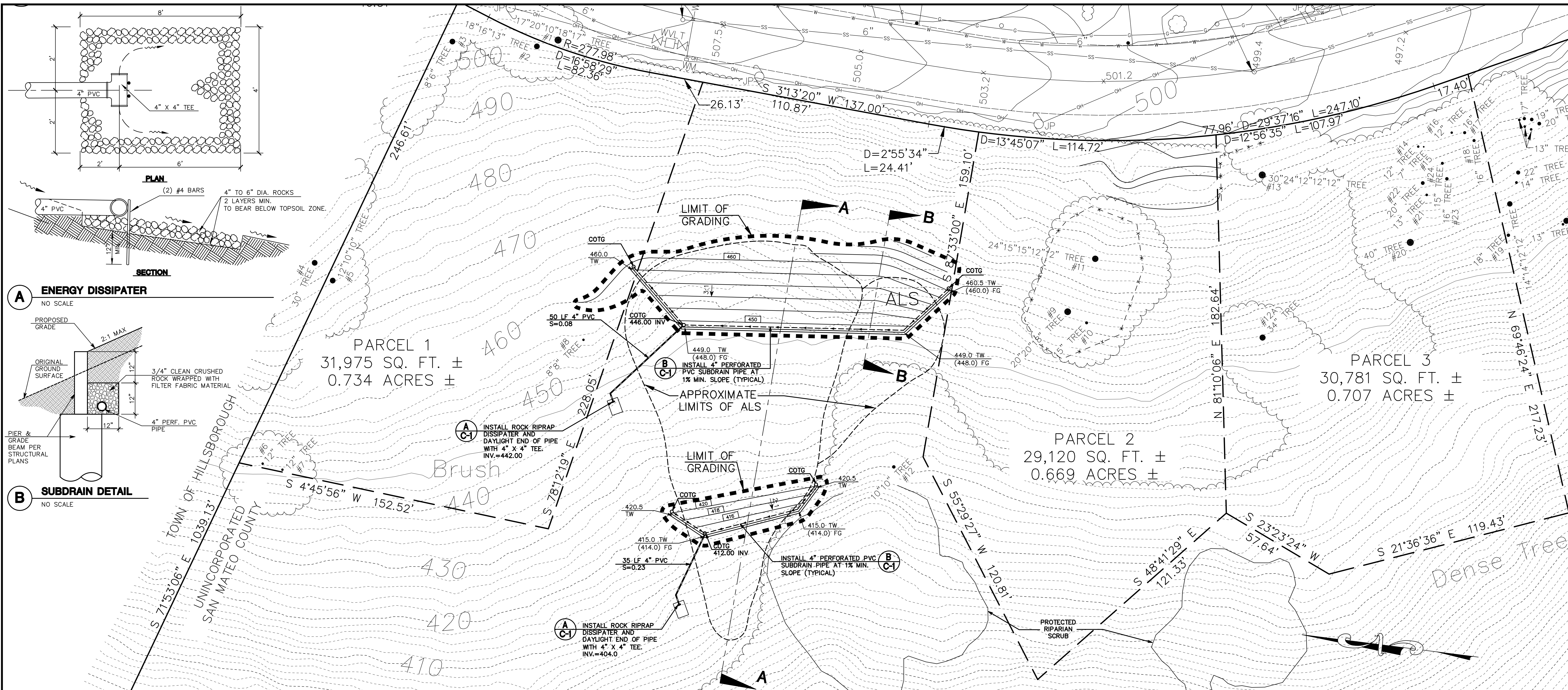
DRAWN BY: D&K
DESIGNED BY: ---
CHECKED BY: DGM
SCALE: 1"=100'
DATE: 02-17-15
DRAWING NO. 3949-TM
SHEET 1 OF 2





**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

**ATTACHMENT D**



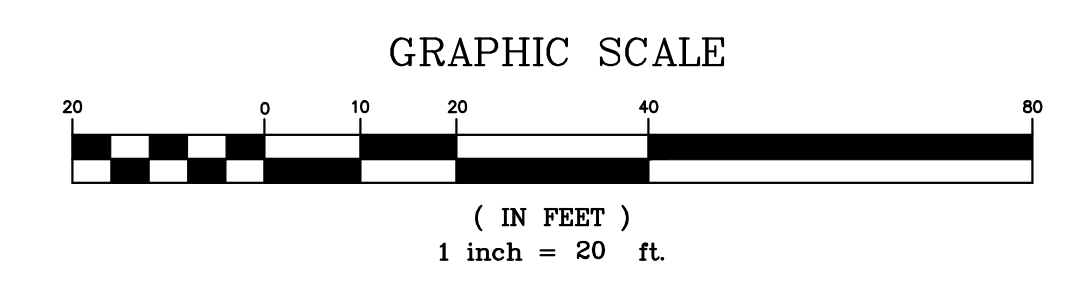
**GRADING QUANTITIES:**  
 CUT: 290 C.Y.± (CUT & EXPORT 18" TOP SOIL)  
 FILL: 165 C.Y.± (IMPORTED MATERIAL FOR ENGINEERED FILL)

**LEGEND:**

---	PROPERTY LINE
---	PROPOSED PROPERTY LINE
ALS	ACTIVE LANDSLIDE PER GEOTECHNICAL REPORT
⊕	CENTER LINE
---	CLEANOUT TO GRADE
INV.	INVERT
⊕	JOINT UTILITY POLE
---	PROPERTY LINE
SSMH	SANITARY SEWER MANHOLE
WM	WATER METER
WVLT	WATER VAULT
⊕	WATER VALVE
⊕	TREE W/ SIZE
---	ELECTRIC LINE
---	GAS LINE
OH	OVERHEAD LINE
SS	SANITARY SEWER LINE
---	WATER LINE
SS	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER LINE
---	NEW CONTOUR

**GEOTECHNICAL ENGINEER'S NOTE**

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



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

UNINCORPORATED

1551 CRYSTAL SPRINGS ROAD  
 SAN MATEO COUNTY  
 CALIFORNIA

PREPARED FOR:  
 STEVE & NICK ZMAY

**GRADING & DRAINAGE PLAN FOR SLIDE REPAIR**

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



**Please view the Revised Recirculated Mitigated Negative Declaration and attachments online at :**

**<https://planning.smcgov.org/ceqa-document/revised-recirculated-mitigated-neg-declaration-minor-subdivision>**



**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

**ATTACHMENT E**