



Planning & Building Department Planning Commission

Kumkum Gupta, 1st District
Frederick Hansson, 2nd District
Lisa Ketcham, 3rd District
Manuel Ramirez, Jr., 4th District
Carlos Serrano Quan 5th District

County Office Building
455 County Center
Redwood City, California 94063
650/363-1859

ACTION MINUTES- DRAFT

MEETING NO. 1728
Wednesday October 26, 2022
Videoconference Only

Chair Ramirez called the meeting to order at 9:00 a.m.

Pledge of Allegiance: The Pledge of Allegiance was led by Chair Ramirez

Roll Call: Commissioners Present: Hansson, Ketcham, Gupta, Serrano Quan,
Ramirez
Commissioner Absent: None
Staff Present: Monowitz, Fox, Montes, Lujan

Legal notice has been published in San Mateo Times on October 15, 2022, and the Half Moon Bay Review on October 19, 2022

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

None

CONSENT AGENDA 9:00 a.m.

1. Consideration of the Minutes of the Planning Commission Hearing for August 24, 2022, and September 14, 2022, and September 28, 2022
2. Resolution to Make Findings that, as a Result of the Continuing Covid-19 Pandemic State of Emergency Declared by Governor Newsom, Meeting in Person for Meetings of the Planning Commission Would Present Imminent Risks to the Health or Safety of Attendees.

Item #3 was moved to the regular agenda

SPEAKERS

None

COMMISSIONER ACTION

Commissioners closed public comment unanimously.

Commissioner Ketcham moved to approve the consent agenda and Commissioner Hansson seconded the motion. **Motion carried 4-0-0-1 (Commissioner Ramirez absent due to technical issues)**

REGULAR AGENDA
9:00 a.m.

3. **Owner:** **Peninsula Open Space District San Mateo County Real**
 Applicant: **Midpeninsula Regional Open Space District**
 File Number: PLN2022-00305
 Location: Pescadero Creek Road
 Assessor's Parcel No: 086-031-140

Consideration pursuant to Government Code Section 65402 for determination whether the County of San Mateo's proposed purchase of APN 086-031-140, a vacant 0.67-acre parcel at Pescadero Creek Road and Stage Road, for potential future use as visitor parking, restroom facilities, and/or other community- and visitor-serving uses to be determined, consistent with applicable policies and regulations, conforms to the County General Plan. For any questions, please contact William Gibson at, wqgibson@smcgov.org

SPEAKERS

1, Nicholas Erridge

COMMISSIONER ACTION

Commissioners closed public comment unanimously.

Commissioner Ketcham moved, and Commissioner Hansson seconded, that the Planning Commission determine that the proposed acquisition, County File Number PLN2022-00305, conforms to the San Mateo County General Plan by making the following finding . **Motion carried 5-0-0-0.**

FINDING

The County of San Mateo's proposed purchase of APN 086031140, a vacant 0.67-acre parcel at Pescadero Creek Road and Stage Road, for potential future use as visitor parking, restroom facilities, and/or other community- and visitor-serving uses to be determined, consistent with applicable policies and regulations, conforms to the County General Plan.

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4. **Owner:** **The Olympic Club**
 Applicant: **California Dept. of Transportation**
 File Number: PLN2022-00271
 Location: 599 Skyline Blvd
 Assessor's Parcel No: 002-011-020

Consideration of a Grading Permit involving 1,443 cy of cut and 1,725 cy of fill to re-set golf course contours and re-landscape at the Olympic Club at 599 Skyline Blvd. As no change to use or intensity of use is proposed, no Use Permit Amendment is necessary. Two (2) significant trees proposed for removal. A larger portion of re-contouring and re-landscaping project is in within the limits of the City/County of San Francisco. The site is located along Skyline Blvd, a County-designated Scenic Corridor. The CA Coastal Commission has issued a CDP Waiver for this project. For any questions, please contact Senior Planner Camille Leung, at cleung@smcgov.org.

SPEAKERS

1. Troy Flanagan, The Olympic Club

COMMISSIONER ACTION

Commissioners unanimously voted to close public comment.

Commissioner Gupta moved, and Commissioner Hansson seconded, that the Planning Commission approved the Grading Permit, County File Number PLN2022-00271 by making the required findings and adopting the conditions of approval listed as follows: **Motion carried 5-0-0-0.**

FINDINGS

Regarding the Environmental Review, Found:

1. That the project is categorically exempt per Section 15304 of the CEQA Guidelines (Class 4), consisting of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of mature, scenic trees except for forestry and agricultural purposes, including but not limited to new gardening or landscaping; including the replacement of existing conventional landscaping with water efficient landscaping. The two (2) significant Monterey cypress trees proposed for removal are located over 2,000 feet from Skyline Blvd., a County-designated scenic corridor and thus are not considered mature, scenic trees.

Regarding Grading Permit, Found:

2. That the granting of the permit will not have a significant adverse effect on the environment. The applicant has submitted a biological memorandum prepared by WRA. Recommendations of the report have been included as Condition 14. As proposed and conditioned, the project would not result in a significant adverse effect on the environment.
3. That the project conforms to the criteria of Building Regulations, Chapter 5, San Mateo County Ordinance Code, including the standards referenced in Section 9296. The project, as proposed and conditioned, conforms to the standards in the Grading Regulations, including erosion and sediment control and dust control. The project has been reviewed and approved by the County's Department of Public Works and the Planning and Building Department's Geotechnical Engineer.
4. That the project is consistent with the General Plan. The project, as proposed and conditioned, conforms to all applicable General Plan policies, including policies that encourage the protection and enhancement of sensitive habitats and scenic corridors and those that regulate grading activities. As conditioned, the project would not result in a significant impact to federal or state listed rare or endangered species of plant life and wildlife. Per Condition Nos. 9 and 13, grading operations will minimize erosion and sedimentation resulting from the project. While the project may result in temporary visual impacts on views from Skyline Blvd., as proposed, the site will be re-vegetated immediately after grading activities, whereby the existing character of the site will be maintained.

CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on October 26, 2022. Minor adjustments to the project may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
2. This permit shall expire in one (1) year from the final approval date. If the grading permit “hard card” has not been issued and grading completed within this time period, this permit will expire.
3. This permit does not authorize the removal of any trees with trunk circumference of more than 55 inches. Such activity would require application for and issuance of a separate Resource Management (RM) permit. All trees not approved for removal under this permit shall be protected during grading operations. Prior to and during all grading activity on the project site, the applicant shall submit and implement a tree protection plan showing the following:
 - a. The applicant shall establish and maintain tree protection zones throughout the entire length of the project.
 - b. Tree protection zones shall be delineated using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located as close to the driplines as possible while still allowing room for construction/grading to safely continue.
 - c. The applicant shall maintain tree protection zones free of equipment and materials storage and shall not clean any equipment within these areas.
 - d. Grading within driplines of trees over 12” in diameter shall require observation by a certified arborist.
4. The provision of the San Mateo County Grading Regulations shall govern all grading on and adjacent to this site. All equipment used in grading operations shall meet spark arrester and fire fighting tool requirements, as specified in the California Public Resources Code.
5. For the final approval of the grading permit, the applicant 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.

6. Noise levels produced by proposed grading activities shall not exceed the 80-dBA level at any one moment. Grading activities generating noise levels that are greater than the ambient noise levels in the project area shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. Noise-generating grading activities shall not occur at any time on Sundays, Thanksgiving and Christmas.
7. Prior to the Current Planning Section's final approval of the grading permit, the applicant shall demonstrate that all disturbed areas of the site (e.g., area of soil relocation, truck access routes over existing vegetation) have been re-vegetated.
8. Prior to the County Geotechnical Section's approval of the building permit for the project, a grading report discussing the following shall be provided:
 - a. Fill materials specifications.
 - b. Discussion of shoring requirements for vertical cuts deeper than 5 feet; and
 - c. Detailed grading and observation proposal.
9. Prior to the issuance of the grading permit "hard card," the applicant shall revise the Erosion Control Plan, to include the proposed measures and additional measures as follows, subject to the review and approval of the Community Development Director:
 - a. Construction entrance shall utilize minimum 3"-6" fractured aggregate over geo-textile fabric.
 - b. The property owner shall perform daily street sweeping activities along all public portions of the haul route and along private access routes, at the end of each day of hauling.
 - c. A stockpile detail shall be provided if stockpiling is involved.
 - d. Trucks hauling dirt or debris shall be covered to avoid spillage.

Once approved by the Community Development Director, erosion and sediment control measures of the erosion control plan shall be installed prior to beginning any site work and maintained throughout the term of the grading permit until newly planted vegetation is fully established. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for County staff enforcement time. Revisions to the approved erosion and sediment control plan shall be prepared and signed by the engineer.

10. 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 re-vegetation and estimated date of establishment of newly planted vegetation. The applicant shall also provide a WDID number demonstrating coverage under the State General Construction Permit.
11. 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. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing applications 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.
12. It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading 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.

13. Upon the start of grading activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:
 - a. All graded surfaces and materials, whether filled, excavated, transported or stockpiled, shall be wetted, protected or contained in such a manner as to prevent any significant nuisance from dust, or spillage upon adjoining water body, property, or streets. Equipment and materials on the site shall be used in such a manner as to avoid excessive dust. A dust control plan may be required at any time during the course of the project.
 - b. A dust palliative shall be applied to the site when required by the County. The type and rate of application shall be recommended by the soils engineer and approved by the Department of Public Works, the Planning and Building Department's Geotechnical Engineer, and the Regional Water Quality Control Board.

14. Prior to the issuance of the grading permit "hard card", the applicant shall submit a biologist's letter describing compliance with the recommended measures as listed in the "Lake Course Golf Course, Olympic Club, San Francisco, California", prepared by WRA, dated June 19, 2022, as listed below:
 - a. California Red-Legged Frog: If construction commences during the rainy season and active dispersal period for CRLF (between October and May), preconstruction surveys for CRLF shall be conducted at holes 13, 14, and 15, by a qualified biologist two weeks prior to the initiation of construction. The three holes are bordered by the drainage ditch, the only above ground water source on-site. If CRLF are found, handling without a Federally Endangered Species Act take permit is prohibited by law. A qualified biologist on site shall monitor the CRLF individuals and limit construction within 100 feet of the species until it leaves the Project site.
 - b. Townsend's big-eared bat, fringed myotis, and western red bat: Maternity bat roost surveys are recommended to be performed before tree removal to ensure that no bat roosts are impacted. All tree removal shall be performed from September 1 through February 28, outside of the general bat maternity season. If work during this period is not feasible, a bat roost survey shall be performed by a qualified biologist no more than 60 days prior to the initiation of these activities to determine if an active or potential roost is present. If bats are present, a bat exclusion plan shall be developed and implemented. If bats are absent, but colonization during the interim period is determined to be likely, the biologist shall make recommendations to prevent colonization. Within 14 days of commencement of construction, the biologist shall resurvey the trees to determine if any bats are present. If no roosting bats are detected, then no further action is warranted. If bat maternity roosts are detected, then roost trees and structures shall be avoided until the end of the maternity roosting season. Irrespective of time of year, all felled trees with potential roosts shall remain on the ground for at least 24 hours prior to chipping, off-site removal, or other processing to allow any bats present to escape. If more than 7 days lapse between the end of the survey and start of construction, the survey shall be repeated.

- c. Monarch butterfly: If construction is to occur during overwintering months (November through March), a pre-construction butterfly survey will be conducted within any eucalyptus or Monterey pine tree within 300 feet of construction activities. The surveys shall follow methods specified by the Xerces Society for Invertebrate Conservation (Xerces 2022). If overwintering monarch butterflies are not found, construction activities can proceed. If overwintering monarch butterflies are found, the qualified biologist conducting the survey shall establish a no-disturbance buffer until March 7 or when the qualified biologist has confirmed the monarch butterflies have left the site.
- d. Nesting birds: Vegetation removal (including trees) and initial ground disturbance shall occur from September 1 to January 31, outside of the general bird nesting season (defined as February 1 through August 31). If tree/vegetation removal during this time is not feasible, a pre-construction nesting bird survey shall be performed by a qualified biologist no more than 14 days prior to the initiation of these activities. The survey shall include the Project Area and surrounding areas within approximately 500 feet. If active nests (containing eggs, chicks or young) are discovered during pre-construction surveys, a qualified biologist shall establish a species-specific no-work buffer around each active nest. Project activities may be postponed until the conclusion of the nesting season, or the biologist may perform follow-up checks to determine whether the nest is still active.

15. Requirements for Rainy Season Grading:

- a. If the grading period for any phase must be extended, provide an updated schedule to the project planner.
- b. Grading may occur only on dry days.
- c. All grading work shall stop 48-hours prior to a predicted major rain event and the site shall be stabilized prior to rain event. Area of disturbance shall be limited to the area of the site that can be adequately stabilized prior to a storm.
- d. No grading shall occur within 24-hours after a rain event or until the soil has dried sufficiently.
- e. Extra erosion control supplies shall be kept on-site.

Department of Public Works

- 16. Prior to the issuance of the grading permit "hard card," 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. Should the findings determine that there are impacts to transportation elements the applicant must mitigate for these impacts. Any damages to the road, as a result of hauling operations, shall be repaired by the applicant as directed by the inspector.
- 17. Project will comply with County drainage policy to prevent stormwater from development from flowing across property lines. For projects that trigger size and/or slope thresholds,

prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works and Planning and Building Department 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 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 pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works and Planning and Building Department for review and approval.

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5. Owner:	San Mateo County
Applicant:	San Mateo County Parks Department
File Number:	PLN2021-00485
Location:	20901 Cabrillo Hwy., San Gregorio
Assessor's Parcel No:	081-060-020, -030, and -130

Consideration of a Coastal Development Permit to construct public access improvements at Tunitas Creek Beach County Park in the unincorporated San Gregorio area of San Mateo County. This project is appealable to the California Coastal Commission. For any questions, please contact Senior Planner, Michael Schaller at mschaller@smcgov.org.

SPEAKERS

1. Lennie Roberts
2. Michael Ferreira
3. Dan Haggerty
4. Mario Nastari, County of San Mateo County Parks Department
5. Hannah Ormshaw, Assistant Director of San Mateo County Parks Department
6. Robert Stevens (CSW|ST2)

COMMISSIONER ACTION

Commissioners unanimously voted to close public comment.

Commissioner Ketcham moved, and Commissioner Hansson seconded, that the Planning Commission approved the Coastal Development Permit, County File Number PLN 2021-00485, by adopting the required findings and conditions of approval listed as follows:
Motion carried 5-0-0-0.

FINDINGS

Regarding the Environmental Review, Found:

1. That, the Mitigated Negative Declaration adopted by the Board of Supervisors on December 14, 2021, adequately analyzes the proposed project pursuant to the California Environmental Quality Act ("CEQA"), and that no subsequent environmental review is required pursuant to CEQA Guidelines Section 15162 (*Subsequent EIRs and Negative Declarations*).

Regarding the Coastal Development Permit, Found:

2. That the project, as described in the application and accompanying materials required by Zoning Regulations Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program with regards to the protection of biotic and visual resources, as well as shoreline access and recreation resources.
3. Where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) and Chapter 3 of the Coastal Act of 1976. As discussed throughout the staff report, the intended purpose of the project is to provide safe public access to Tunitas Beach where no authorized access currently exists.
4. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program. As discussed in Section A (2) of this staff report, protection measures will be implemented to prevent any impact to biological resources, including San Francisco garter snake and California red- legged frog.

CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on October 26, 2022. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.
2. **Mitigation Measure AIR-1:** In order to meet the BAAQMD fugitive dust threshold, the following BAAQMD Basic Construction Mitigation Measures shall be implemented:
 - a) Any 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. The use of dry power sweeping is prohibited.
 - d) All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - e) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - f) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - g) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - h) Post a publicly visible sign with the telephone number and person to contact at the County of San Mateo Parks Department regarding dust complaints. This person 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.

3. **Mitigation Measure BIO-1:** To the extent feasible, the previously mapped CNDDDB occurrences of the coastal marsh milk-vetch shall be avoided and set back from the proposed project development by at least 50 feet.
- a) Prior to the initiation of construction activities, a qualified botanist shall conduct protocol-level surveys to verify the absence of the special-status plant species listed on Table A: Special-Status Species Evaluated for the Project of the Initial Study. The surveys shall be conducted in accordance with the California Department of Fish and Wildlife (CDFW's) *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities*. A series of pre-construction special-status plant surveys shall be conducted multiple times during the growing season to account for both early and late-blooming plant species. The surveys shall be conducted by a qualified biologist within the proposed project footprint and within a 50-foot buffer to allow for assessment of required avoidance setbacks from any special-status plants identified. The proposed project shall be at least 50 feet away from any special-status plant detected during pre-construction surveys. The previously mapped occurrences of coastal marsh milk-vetch shall be avoided and set back from the proposed project development by at least 50 feet.
 - b) If special-status plants are found in the project site, the population size and occupied area of special-status plant populations identified during the field survey, and with potential to be impacted, will be estimated. A "population" will be defined as the group of individuals of a species present within a 0.10-mile radius. In addition, the population shall be photographed and flagged to maximize avoidance, as well as to estimate the percentage of the population affected. If feasible, the project shall be redesigned or modified to avoid direct and indirect impacts on special-status plant species.
 - c) Special-status plants to be avoided shall be protected from disturbance by installing environmentally sensitive area fencing (orange construction barrier fencing or a suitable alternative). Protective fencing shall be installed under the direction of a qualified biologist as necessary to protect the plant and its habitat; where feasible, the environmentally sensitive area fencing shall be installed at least 50 feet from the edge of the population. The location of the fencing shall be shown on the site plans and marked in the field with stakes and/or flagging. The specifications shall contain clear language that prohibits construction activities, vehicle operation, material and equipment storage, and other surface disturbing activities within the fenced environmentally sensitive area.
 - d) If impacts to special-status plants are unavoidable and less than 5% of a population would be impacted, prior to any ground-disturbing activities, the County shall preserve the seed bank within the impact area by removing and retaining the topsoil prior to the implementation of construction activities.

Following completion of construction, the County shall monitor the impact area for two years. Any non-native invasive plant species occurring within this area during the monitoring period shall be removed under the supervision of a qualified biologist.

- e) If appropriately timed focused botanical surveys cannot be conducted prior to construction activities in areas identified by a qualified biologist as potentially supporting listed plants, then the County will assume presence of the plant species in question.
4. **Mitigation Measure BIO-2:** If trees within the Monterey pine forest are impacted (trimmed or removed), a focused monarch butterfly survey shall be conducted to determine if monarchs roost in the on-site trees. If found, potential impacts to the trees shall be avoided, especially during the winter when monarchs are more likely to be present. The following measures, as adapted from the County of San Mateo Routine Maintenance Program Environmental Impact Report, shall be considered in order to avoid potential impacts to existing or suitable roost sites:
- a) If, based on a review of current CNDDDB records or the latest information available from the Xerces Society (<https://xerces.org/state-of-the-monarch-butterfly-overwintering-sites-in-california/>) historically or currently occupied overwintering habitat for the monarch butterfly is determined to exist in or adjacent to the work area where ground disturbing activities are planned to occur, the County shall implement applicable protection measures as follows:
 - b) Areas supporting overwintering habitat for the monarch butterfly shall be identified by a qualified biologist and maintenance activities during fall and winter months when monarch butterflies are present shall be avoided to the extent practicable.
 - c) Historically or currently occupied trees/groves shall be protected from disturbance by the establishment of a 100-foot buffer zone around the tree/grove. The buffer shall be measured from the outside edge of the dripline of the monarch grove. If maintenance activities within 100 feet of a historically or currently occupied tree/grove are unavoidable, the County shall prepare and implement an impact minimization plan in consultation with the U.S. Fish and Wildlife Service (USFWS).
 - d) No herbicides or pesticides shall be applied to the buffer area, and to the extent feasible, maintenance personnel and equipment shall not operate within such areas.

5. **Mitigation Measure BIO-3:** For ground-disturbing activities within and in proximity to creeks or within riparian woodlands or riparian scrub habitats, the following measures shall be implemented to reduce potential impacts to special-status amphibian and reptile species, including California red-legged frog, San Francisco garter snake, California giant salamander, Santa Cruz black salamander, and western pond turtle. Where applicable, these measures were adapted from the County of San Mateo Routine Maintenance Program Environmental Impact Report.
- a) A qualified biologist shall conduct employee education training for personnel working on construction or demolition activities. Personnel shall be required to attend the presentation, which shall describe the life cycles and ecology of the California red-legged-frog, San Francisco garter snake, California giant salamander, Santa Cruz black salamander, western pond turtle, and all other special-status species that could occur on the project site. The training shall also include materials concerning the following topics: sensitive resources, resource avoidance, permit conditions, and possible consequences for violations of State or Federal environmental laws. The training shall cover the mitigation measures, environmental permits, and regulatory compliance requirements, as well as the roles and authority of the monitors and biologists. Printed training material and an attendance sheet shall be provided at the session.
 - b) Prior to implementation of construction work, the County or County's biologist shall submit to the USFWS and CDFW for its review and approval the qualifications of proposed wildlife biologists who will perform pre-activity surveys and on-site monitoring.
 - c) No more than 24 hours prior to the date of initial ground disturbance, a pre-activity survey for the California red-legged frog, San Francisco garter snake, California giant salamander, Santa Cruz black salamander, and western pond turtle shall be conducted by a qualified biologist in the construction area. The survey shall consist of walking the work area limits to ascertain the possible presence of the species. The qualified biologist shall investigate all potential areas that could be used by these species, including examination of mammal burrows. If any adults, subadults, juveniles, tadpoles, or eggs are found, the qualified biologist shall contact the USFWS and/or CDFW to determine if moving any of the individuals is appropriate. If the USFWS/CDFW approves moving animals, the biologist and USFWS/CDFW shall identify a suitable relocation site, and the County shall ensure the qualified biologist is given sufficient time to move the animals from the work site before ground disturbance is initiated. Only qualified biologists shall capture, handle, and monitor the California red-legged frog, San Francisco garter snake, California giant salamander, Santa Cruz black salamander, and western pond turtle.
 - d) To minimize harassment, injury, death, and harm to these species, one of the following two measures shall be implemented:

- (1) An approved, qualified biologist(s) shall be on-site during all initial construction activities, such as clearing and grubbing of vegetation that may result in take of or impacts to the California red-legged frog, San Francisco garter snake, California giant salamander, Santa Cruz black salamander, and western pond turtle as determined by the biologist; or
 - (2) Prior to pre-activity surveys, personnel shall enclose the work area with an exclusion fence with a minimum height above grade of 42 inches. Where installation of exclusion fencing completely around the work area is not feasible, exclusion fencing shall be installed between the work area and any adjacent vegetation or sensitive habitat where special-status wildlife species could occur. The bottom of the fence shall either be buried a minimum of 6 inches below ground or otherwise secured in a manner approved by the USFWS/CDFW and shall remain in place during all construction activities in order to prevent special-status amphibians and reptiles from entering the work area. Escape ramps, funnels, or other features that allow animals to exit the work area, but which will prohibit the entry of such animals, shall be provided in the exclusion fencing. A qualified biologist shall conduct a pre- activity survey of the fence installation area immediately prior to (i.e., the day of) the commencement of installation and shall be present to monitor fence installation. The exclusion fencing shall be inspected daily by construction personnel and maintained for the duration of the project.
- e) The qualified biologist(s) shall be given the authority to freely communicate verbally, by telephone, electronic mail, or in writing at any time with construction personnel, any other person(s) at the work area, otherwise associated with the construction work, the USFWS, the CDFW, or their designated agents. The qualified biologist shall have oversight over implementation of all mitigation measures and shall have the authority and responsibility to stop work activities if they determine any of the associated requirements are not being fulfilled. If the qualified biologist(s) exercises this authority, the USFWS/CDFW shall be notified by telephone and electronic mail within 24 hours.
- f) The project shall minimize adverse impacts to the California red-legged frog, San Francisco garter snake, California giant salamander, Santa Cruz black salamander, and western pond turtle by limiting, to the maximum extent possible, the number of access routes, ground disturbance area, equipment staging, storage, parking, and stockpile areas. Prior to initiating construction work that involves ground-disturbing activities, equipment staging areas, site access routes, sediment removal, and transportation equipment and personnel parking areas, debris storage areas, and any other areas that may be disturbed shall be identified, surveyed by the qualified biologist, and clearly identified with fencing. The fencing shall be inspected by construction personnel and maintained daily until construction is complete.

- g) To the extent feasible, construction activities shall be conducted from April through October during the dry season when these semi-aquatic species are less likely to be found in a work area. To the extent practicable, ground- disturbing activities shall be avoided from October through April because that is the time period when California red-legged frogs and other semi-aquatic species are most likely to be moving through upland areas. When ground- disturbing activities occur between November 1 and March 31, the County shall ensure that daily monitoring by the qualified biologist is completed for California red-legged frogs and other special-status amphibians and reptiles.
- h) To avoid harassment, injury, death, and harm to individual San Francisco garter snakes, immediately prior to (i.e., the day of) the initiation of construction e activities that have potential for take of the San Francisco garter snake, a USFWS and CDFW-approved biologist shall conduct daytime surveys throughout the project site. The approved biologist shall be present during initial ground-disturbing activities (i.e., clearing and grubbing) within 250 feet of the work area to monitor for individual garter snakes. If a San Francisco garter snake is observed within the work area, either during the pre-activity survey or at any time, activities that could potentially harm the individual shall cease and the USFWS and CDFW shall be contacted immediately. Work shall not re- commence without written approval from CDFW. The on-site biologist shall be the contact for any employee or contractor who might inadvertently kill or injure a garter snake or anyone who finds a dead, injured, or entrapped San Francisco garter snake.
- i) For vegetation removal in suitable San Francisco garter snake habitat, vegetation shall be cut down to 3 inches by hand-tools (weedwhacker, etc.). Once the ground is visible, a visual survey for San Francisco garter snakes shall be conducted. If no special-status amphibians or reptiles are found in the area, removal of vegetation may continue very slowly with a biological monitor walking in front of the equipment to observe.
- j) When a California red-legged frog, San Francisco garter snake, California giant salamander, Santa Cruz black salamander, or western pond turtle is encountered in the work area, all activities that have the potential to result in the harassment, injury, or death of the individual shall be immediately halted. The qualified biologist shall then assess the situation in order to select a course of action that shall avoid or minimize adverse impacts to the animal. To the maximum extent possible, contact with the animal shall be avoided and the individual shall be allowed to move out of the work area to a secure location on its own volition.
- k) California red-legged frogs, San Francisco garter snakes, California giant salamanders, Santa Cruz black salamanders, and western pond turtles that are in danger shall be relocated and released by the qualified biologist outside the work area within the same riparian area or watershed. If relocation of the

individual outside the work area is not feasible (i.e., too many individuals are observed per day), the biologist shall relocate the animals to a USFWS/CDFW pre-approved location. Prior to the initial ground disturbance, the County shall obtain approval of the relocation protocol from the USFWS/CDFW in the event that a California red-legged frog, San Francisco garter snake, California giant salamander, Santa Cruz black salamander, or western pond turtle is encountered and needs to be moved away from the work site. Under no circumstances shall the animal be released on a site unless the written permission of the landowner has been obtained by the County. The qualified biologist shall limit the duration of the handling and captivity of the animals to the minimum amount of time necessary to complete the task. If the animal must be held in captivity, it shall be kept in a cool, dark, moist, aerated environment, such as a clean and disinfected bucket or plastic container with a damp sponge. The County shall immediately notify the USFWS and CDFW once the animal and the site is secure.

- l) If California red-legged frog egg masses are present and work cannot be postponed until after hatching, a buffer of vegetation at least 10 feet in diameter shall be left around any egg masses found. The County shall keep a record of any sites where egg masses are found and will conduct vegetation removal between June 15 and October 15. Work within the channel shall be avoided in order to avoid dislodging egg masses. Construction activities shall be performed from the banks.
- m) If California giant salamander eggs or larvae are found, the qualified biologist shall establish a buffer around the location of the eggs/larvae and work may proceed outside of the buffer zone. No work shall occur within the buffer zone. Work within the buffer zone shall not occur until the time that eggs have hatched and/or larvae have metamorphosed, or the County shall contact CDFW to develop site appropriate avoidance and minimization measures.
- n) If an active western pond turtle nest is detected within the activity area, a 10-foot buffer zone around the nest shall be established and maintained during the breeding and nesting season (April 1 – August 31). The buffer zone shall remain in place until the young have left the nest, as determined by a qualified biologist.
- o) To minimize harassment, injury, death, and harm in the form of temporary habitat disturbances, all vehicle traffic shall be restricted to established roads, sediment removal and access areas, equipment staging, storage, parking, and stockpile areas. These areas shall be included in pre-activity surveys and, to the maximum extent possible, established in locations disturbed by previous activities to prevent further adverse impacts. Vehicles shall observe a 20-mile per hour speed limit within work areas, except on Highway 1. Off-road traffic outside of designated and fenced work areas shall be prohibited.

- p) A litter control program shall be instituted at the project site. All workers shall ensure their food scraps, paper wrappers, food containers, cans, bottles, and other trash are deposited in covered or closed trash containers. The trash containers shall be removed from the site at the end of each working day.
- q) For on-site storage of pipes, conduits and other materials that could provide shelter for special-status amphibians and reptiles, materials shall be securely capped prior to storage, or an open-top trailer will be used to elevate the materials above ground. This method is intended to reduce the potential for animals to climb into the conduits and other materials.
- r) To the maximum extent practicable, no construction activities shall occur during rain events or within 24-hours following a rain event. Prior to maintenance activities resuming, a qualified biologist shall inspect the work area and all equipment/materials for the presence of special-status amphibians and reptiles. The animals shall be allowed to move away from the work site of their own volition or moved by the qualified biologist.
- s) To the maximum extent practicable, night-time construction activities shall be minimized or avoided by the County. Because dusk and dawn are often the times when the California red-legged frog most actively moving and foraging, to the maximum extent practicable, earth-moving and other project activities shall cease no less than 30 minutes before sunset and shall not begin again prior to 30 minutes after sunrise. Artificial lighting in the work area shall be prohibited during the hours of darkness.
- t) Plastic monofilament netting (erosion control matting), loosely woven netting, or similar material in any form shall not be used at the project site because amphibians and reptiles can become entangled and trapped in them. Any such material found on site shall be immediately removed by the qualified biologist, maintenance personnel, or County contractors. Materials utilizing fixed weaves (strands cannot move), polypropylene, polymer or other synthetic materials shall not be used.
- u) Trenches or pits 1-foot or deeper that are going to be left unfilled for more than 48 hours shall be securely covered with boards or other material to prevent special-status amphibians and reptiles from falling into them. If this is not possible, the County shall ensure wooden ramps or other structures of suitable surface that provide adequate footing for the animal are placed in the trench or pit to allow for their unaided escape. Auger holes or fence post holes that are greater than 0.1-inch in diameter shall be immediately filled or securely covered so they do not become pitfall traps for the animal. The qualified biologist or trained construction personnel shall inspect the trenches, pits, or holes prior to their being filled to ensure no animals are in them. The trench, pit, or hole also shall be examined by the qualified biologist each workday morning at least one hour prior to initiation of work and in the late afternoon no

more than one hour after work has ceased to ascertain whether any individuals have become trapped. If the escape ramps fail to allow the animal to escape, the qualified biologist shall remove and transport it to a safe location or contact the USFWS/CDFW for guidance.

- v) As part of the U.S. Army Corps of Engineers (Corps) permit application, a USFWS take permit (Biological Opinion) may be needed for the California red-legged frog and San Francisco garter snake, since they are federally listed species. CDFW may recommend a Section 2081 Incidental Take Permit if the proposed project has the potential to impact the San Francisco garter snake, since this species is listed by the State of California. The Parks Department shall comply with all conditions of incidental take permits issued for the project. Conditions may include, but are not limited to, development of revegetation and restoration plans and procedures, environmental awareness training, pre-construction wildlife surveys, and/or biological monitoring, some, or all of which are already included as part of the mitigation measures described herein. (None of the other remaining special-status species are State-listed).

6. **Mitigation Measure BIO-4A:** If construction activities occur between February 1 and August 31, pre-activity survey for nesting birds (special-status and common bird species) shall be conducted by a qualified biologist to ensure that no nests would be disturbed during project implementation. These surveys shall be conducted no more than seven days prior to the initiation of construction activities. During this survey, the biologist shall inspect all trees and other potential nesting habitats (e.g., trees, shrubs, coastal strand, coastal dunes, structures) in and immediately adjacent to the impact areas for nests. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the biologist shall determine the extent of a construction-free buffer zone to be established around the nest (typically 300 feet for raptors and 100 feet for other species), to ensure that no nests of species protected by the Migratory Bird Treaty Act and/or California Fish and Game Code would be disturbed during project implementation. The boundary of each buffer zone shall be marked with fencing, flagging, or other easily identifiable marking if construction work occurs immediately outside the buffer zone. No trees or shrubs shall be disturbed that contain active bird nests until all eggs have hatched, and young have fully fledged (are no longer being fed by the adults and have completely left the nest site), or if the nest is determined by the biologist to no longer be active.

If possible, all potential nesting substrates (e.g., bushes, trees, grasses, and other vegetation) that are planned for removal as part of the project shall be removed prior to the start of the nesting season (e.g., prior to February 1).

7. **Mitigation Measure BIO-4B:** To the extent feasible, construction activities within 600 feet of suitable snowy plover breeding habitat shall occur outside the plover breeding season of March 1 through September 14. If construction activities occur within 600 feet of suitable snowy plover breeding habitat during the nesting season

(March 1 through September 14), a pre-activity survey shall be conducted by a qualified biologist within 7 days prior to the start of the activity to determine whether active nests are present. If an active snowy plover nest is detected within 600 feet of the construction area, the qualified biologist, in coordination with USFWS personnel, shall determine an appropriate buffer that should remain free from construction activities. The buffer shall be determined based on the sensitivity of the nest, the presence of visual barriers (such as dunes) between the construction activities and the nest, and the level and proximity of existing human activity around the nest when it was established. The buffer shall remain in place until the nest is no longer active. If broods of unfledged snowy plover young are present, no construction activities shall occur within 300 feet (or as otherwise determined by a qualified biologist in coordination with the USFWS) of a brood.

As part of the Corps permit application, a USFWS take permit (Biological Opinion) may be needed for the western snowy plover, since this species is federally listed. The Parks Department shall comply with all conditions of incidental take permits issued for the project.

8. **Mitigation Measure BIO-5:** No more than two weeks prior to the beginning of ground disturbance that could disturb San Francisco Dusky-Footed Woodrat (SFDFW) houses, a qualified biologist shall survey the work areas. If SFDFW houses are found, the houses shall be flagged and construction fencing or flagging that will not impede the movement of the SFDFW shall be placed around the nest to create a 10-foot buffer (where feasible). If a SFDFW house is identified in a work area, the following shall be implemented:
 - a) Physical disturbance of the house shall be avoided if feasible. If possible, a minimum 10-foot buffer shall be maintained between maintenance construction activities and each nest to avoid disturbance. In some situations, a smaller buffer shall be allowed if in the opinion of a qualified biologist removing the nest would be a greater impact than that anticipated as a result of the project.
 - b) If a Dusky-footed woodrat nest cannot be avoided, prior to the beginning of construction activities, a qualified biologist shall disturb the SFDFW house to the degree that all SFDFW leave the house and seek refuge outside of the maintenance activity area. Relocation efforts shall avoid the nesting season (February - July) to the maximum extent feasible. Disturbance of the SFDFW house shall be initiated no earlier than one hour before dusk to minimize the exposure of woodrats to diurnal predators. Subsequently, the biologist shall dismantle and relocate the house material by hand. All material from dismantled houses shall be placed in a pile, preferably against a log or tree trunk, in suitable habitat located at least 20 feet from, but otherwise as close as possible to, the original house locations, to provide material for SFDFW to construct new houses. During the deconstruction process, the biologist shall attempt to assess if juveniles SFDFW are present in the house. If immobile juveniles are observed, the deconstruction process shall be discontinued until a

time when the biologist believes the juveniles will be fully mobile. A 10-foot- wide no-disturbance buffer shall be established around the nest until the juveniles are mobile. The house may be dismantled once the biologist has determined that adverse impacts on the juveniles would not occur. All disturbances to SFDFW houses shall be documented in a construction monitoring report and submitted to CDFW.

- c) A qualified biologist shall set two traps around each of the SFDFW houses to be relocated. Traps shall be set within one hour prior to sunset, and baited with a mixture of peanut butter, oats, and apples, or other suitable bait. Traps shall also be equipped with cotton bedding and covered with cardboard. The traps shall be checked the following morning, within one-and-a-half hours of sunrise. If a SFDFW is captured, it shall be placed in a quiet area while its house material is relocated; the SFDFW will then be released at the relocated structure. If no SFDFW are captured after the first night, the biologist shall set the traps for one additional evening to increase the probability of capturing the SFDFW and ensuring a safe relocation. If no SFDFW are captured at a given house after two nights, it shall be assumed that the house is not currently occupied. Trapping shall only be conducted outside the breeding season, which for SFDFW is from February through the end of July. If a litter of young is found or suspected while dismantling a house for relocation, the house material shall be replaced, any trapped SFDFW shall be returned to the house, and the house shall be left alone for 2 to 3 weeks, after which time the house shall be rechecked to verify that the young are capable of independent survival, as determined by the qualified biologist, before proceeding with dismantling of the house.

9. **Mitigation Measure BIO-6A:** Prior to demolition, a qualified biologist should conduct an additional survey during the summer maternity season (ideally June) to determine whether the unoccupied house supports a Townsend's big-eared bat maternity colony or whether the site is only used by wintering bats or by males. If the roost is occupied, and can be avoided, a qualified biologist should develop a plan to preserve and secure the roost for future use by bats.

- a) Prior to building demolition or modification, a qualified biologist should conduct a focused survey for bats within any structures to be demolished. If any bats are found, but they do not represent an active maternity roost, they shall be excluded from the building through installation of one-way doors, closure of potential entry points, or use of acoustic deterrents. Alternatively, opening up the structure (i.e., removal of boards from windows and doors, removal of roof sections) should increase wind flow through the structure and may also deter bats from roosting. A qualified biologist shall consult on the methods used to exclude bats.
- b) If a maternity colony is present, then no demolition or modification of the roost site, nor of any areas within 100 feet of the roost site and any points of ingress

or egress, should occur during the period April 1 to August 31 (or until young are demonstrated to be flying well). After August 31 (or after the young are flying), then bat exclusion can proceed. No exclusion should occur during rainy or cold conditions.

- c) If a Townsend's big-eared bat maternity colony is confirmed in the unoccupied house, and demolition or modification (to the point that bats no longer use the building) of this structure cannot be avoided, replacement maternity roost habitat should be provided on the site. Note that bat boxes and bat condominiums do not provide suitable replacement habitat for Townsend's big-eared bats. Rather, larger, more cavernous bat structures are required to replace maternity roost habitat for this species. The replacement roost structure should be designed and sited in consultation with a qualified biologist. The structure should be monitored for a period of 5 years to determine whether it is occupied. Success of the habitat replacement should be achieved if the roost structure is determined by a qualified biologist to provide similar thermal and light conditions to those that exist in the unoccupied house that is currently being used as a roost site.

10. **Mitigation Measure BIO-6B:** A qualified biologist shall conduct a survey to look for evidence of bat use within two weeks prior to the onset of work activities. If evidence of bat occupancy is observed, or if high-quality roost sites are present in areas where evidence of bat use might not be detectable (such as a tree cavity), an evening survey and/or nocturnal acoustic survey may be necessary to determine if roosting bats are present and to identify the specific location of the bats. If no active maternity colony or non-breeding bat roost is located, project work can continue as planned. If an active maternity colony or non-breeding bat roost is located, the construction work shall be redesigned to avoid disturbance of the roosts, if feasible. If an active maternity colony is located, and the project cannot be redesigned to avoid removal or disturbance of the occupied tree or structure, disturbance shall not take place during the maternity season (March 15 – July 31), and a disturbance-free buffer zone (determined by a qualified bat biologist) shall be established during this period. If an active non-breeding bat roost is located, and the project cannot be redesigned to avoid removal or disturbance of the occupied tree or structure, the individual bats shall be safely evicted between August 1 and October 15 or between February 15 and March 15 (as determined in consultation with CDFW). Bats may be evicted through exclusion only after notifying and obtaining approval from CDFW. Trees with roosts that need to be removed shall first be disturbed at dusk, just prior to removal that same evening, to allow bats to escape during the darker hours. Roosts may only be removed once the bats are no longer occupying the roost, at which time, a plan approved by CDFW may be implemented for removal of the roost. The plan shall describe appropriate methods for the removal of the roost. As part of CDFW's approval, a new roost site may be required to be created on the project site. Active day roosts of tree-foliage bats may be removed upon permission of CDFW.

- a) If feasible, trees planned for pruning or removal as a part of the project, shall be pruned or removed during the fall to avoid the maternity roosting period of resident bats (mid-April to August season). Western red bats are less likely to be present and roosting in the trees on and adjacent to the project site during the spring and summer, but other bats may be roosting during this period. Because bats may be present at any time, a pre-construction survey by a qualified biologist shall be required as outlined above regardless of timing of tree or structure removal and a suitable buffer zone established around detected roosts.
 - b) Pruned limbs or cut trees shall be left on the ground in place for at least 24 hours after cutting to allow any bats that may be roosting in the trees to leave the roosts prior to chipping the branches or removing the cut material from the site. Before any construction activities begin in the vicinity of the identified bat roosts on the project site, an approved biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of the bats and their habitat, the specific measures that are being implemented to conserve the bat roosts for the project, and the boundaries within which the project may be accomplished. Brochures, books, and briefings may be used in the training session. A qualified biologist shall conduct the training session.
11. **Mitigation Measure BIO-7A:** If native riparian trees or shrubs are impacted during project construction, the impacted trees shall be replaced at a minimum 1.5:1 ratio meaning 1.5 acres of riparian habitat shall be restored/created for every 1 acre of riparian habitat impacted by the project. The native riparian species shall be replaced in-kind preferably from phytophthera-free container stock as appropriate, propagated from local genetic stock (i.e., San Francisco Bay region). Any temporarily disturbed areas within the riparian woodland shall be seeded with an appropriate native seed mix. Appropriate permits from CDFW and possibly RWQCB would need to be obtained and any monitoring and reporting requirements stated within the permits, including preparation and implementation of a mitigation and monitoring plan would have to be completed.
 12. **Mitigation Measure BIO-7B:** If needed, the project shall design and construct low impact stream crossings that would include a wooden walkway/boardwalk, or similar structure to avoid potential impacts to the streams. The crossings shall be designed to accommodate high flows and be regularly maintained. Footings for the crossings shall be sited fully outside of the banks and channel of the streams.
 13. **Mitigation Measure BIO-7C:** The project contractor shall implement applicable BMPs, and conservation measures detailed in the County of San Mateo Watershed Protection Program's Maintenance Standards and the San Mateo Countywide Pollution Prevention Program Construction BMPs during construction.

14. **Mitigation Measure BIO-7D:** To protect water quality during construction and maintenance, the following measures shall be included on the construction specifications, with construction oversight by a qualified biologist or biological monitor:
 - a) Stationary equipment such as motors, generators, and welders located within 100 feet of the stream shall be stored overnight at staging areas and shall be positioned over drip pans.
 - b) Any hazardous or toxic materials deleterious to aquatic life that could be washed into a basin shall be contained in watertight containers or removed from the project site.
 - c) All construction debris and associated materials stored in staging areas shall be removed from the work site upon completion of the project.
 - d) Whenever possible, refueling of equipment shall take place within turnouts or staging areas at least 50 feet from the top of bank or other wetland.
 - e) All refueling shall be conducted over plastic bags filled with sawdust or other highly absorbent material. Clean-up materials for spills shall be kept on hand at all times. Any accidental spills of fuel or other contaminants shall be cleaned up immediately. The project contractor shall install protective fencing prior to and during construction to keep construction equipment and personnel from impacting riparian vegetation outside of work limits. A qualified biologist or biological monitor with the education and experience necessary to delineate riparian vegetation shall supervise the installation of protective fencing.
15. **Mitigation Measure BIO-7E:** The Parks Department shall obtain a Coastal Development Permit as required for project activities. The Parks Department shall comply with all conditions of permit issued for the project. Conditions may include, but are not limited to, development of revegetation and restoration plans and procedures, environmental awareness training, pre-construction wildlife surveys, and/or biological monitoring, some, or all of which are already included as part of the mitigation measures described above.
16. **Mitigation Measure BIO-7F:** A Revegetation Plan shall be prepared by a qualified biologist to revegetate and restore impacted habitat. This plan shall include a list of appropriate species, planting specifications, monitoring procedures, success criteria, and a contingency plan if success criteria are not met.
17. **Mitigation Measure BIO-8A:** Impacts to areas of wetland and other water shall be avoided to the greatest extent possible. If impacts to areas of wetlands and other water is unavoidable, the area impacted shall be confined to the smallest area possible.

18. **Mitigation Measure BIO-8B:** For project activities that impact wetlands or other waters requiring permits from the Corps, RWQCB, and/or CDFW, the project proponent shall obtain permits and comply with all permit requirements. For on- site, in-kind mitigation, the County shall mitigate impacts to wetlands by restoring, preserving, and managing wetlands and aquatic habitats, or substantially improve the quality of highly degraded wetlands and aquatic habitats at a ratio of 1.5:1 (meaning 1.5 acres of wetlands or other waters shall be restored/created for every 1 acre of wetlands and other waters permanently impacted by the project). For off- site, in-kind mitigation, the County shall acquire, preserve, enhance, and manage lands that provide similar ecological functions and values to the wetlands and other waters impacted by project. The acquisition and preservation/enhancement of these higher quality lands shall occur at a ratio of 3:1 (meaning 3 acres of wetlands or other waters shall be acquired, preserved, and enhanced for every 1 acre of wetlands and other waters impacted by the project). Enhancement may include modification of existing management, limited planting, or invasive plant removal, or other activities to enhance wetland/aquatic habitat functions and values.
19. **Mitigation Measure CULT-1A:** Archaeological Monitoring. During project construction, archaeological monitoring shall be conducted for any ground- disturbing activities in the project site, including grubbing or removal of vegetation. A qualified archaeologist shall (1) identify any archaeological resources that may be present; and (2) ensure that if human remains are identified they are treated in an appropriate and respectful manner and provisions outlined in Section 7050.5 of the California Health and Safety Code are followed. If previously unidentified cultural materials are unearthed during construction, work shall be halted in that area until a qualified archaeologist can assess the significance of the find. If major adjustments are made to the horizontal or vertical extent of the project site, then an archaeologist shall be consulted to determine if further identification efforts are recommended.
20. **Mitigation Measure CULT-1B:** Unidentified Archaeological Resources. The potential for encountering previously unidentified buried archaeological cultural resources in the project site is moderate based on the geological landforms and on the presence of previously recorded archaeological sites identified within and adjacent to the project site. If deposits of prehistoric or historical archaeological materials are encountered during project activities that are not monitored, all work within 50 feet of the discovery shall be redirected and a qualified archaeologist contacted to assess the situation and make recommendations regarding the treatment of the discovery. Project personnel shall not collect or move any archaeological materials or human remains and associated materials. Archaeological cultural resources shall be avoided by project activities. If such resources cannot be avoided, they shall be evaluated for their CRHR eligibility, under the direction of a qualified professional archaeologist, to determine if they qualify as a historical resource under CEQA. If the deposit is not eligible, a determination shall then be made as to whether it qualifies as a unique archaeological resource under CEQA.

If the deposit is not a historical, unique archaeological or tribal cultural resource, avoidance is not necessary. If the deposit is eligible for the CRHR or is a unique archaeological resource and cannot be avoided by project actions that may result in impacts, such impacts must be mitigated. Mitigation may consist of, but is not limited to, recording the resource; recovery and analysis of archaeological deposits; preparation of a report of findings; and accessioning recovered archaeological materials at an appropriate curation facility. Public educational outreach may also be appropriate. Upon completion of the study, the archaeologist shall prepare a report documenting the methods and results of the investigation and provide recommendations for the treatment of the archaeological materials discovered. The report shall be submitted to the County and to the Northwest Information Center.

21. **Mitigation Measure GEO-1:** If paleontological resources are encountered during the course of ground disturbance, work in the immediate area of the find shall be redirected and a paleontologist shall be contacted to assess the find for scientific significance. If determined to be significant, the fossil shall be collected from the field. The paleontologist may also make recommendations regarding additional mitigation measures, such as paleontological monitoring. Scientifically significant resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collections of a museum repository. If scientifically significant paleontological resources are collected, a report of findings shall be prepared to document the collection.
22. **Mitigation Measure HAZ-1:** The Parks Department shall hire a qualified contractor to prepare a site-specific Health and Safety Plan (HSP). The HSP shall establish soil management and control specifications for excavation, grading, and construction activities, including procedures for evaluation of soil disposal options, and health and safety provisions for monitoring the exposure of construction workers to contaminants. The HSP shall be submitted to the County for review and approval. The County shall review and approve the HSP, and the project contractor shall implement the recommended soil management and control specifications.
23. **Mitigation Measure UTIL-1:** Prior to issuance of the Coastal Development Permit, the Parks Department shall prepare a study examining the hydrologic conditions of the site to determine if there is adequate water to supply the residence and if the water extracted will not adversely affect a water-dependent sensitive habitat or result in depletion of the aquifer. The study shall also determine whether the water quality meets potable water standards. If the study determines that insufficient water supply is available, then the proposed ranger residence shall be removed from the project design.
 - a) In addition, the Parks Department shall coordinate with the State of California Water Resources Control Board to secure an approval of the right to extract water from Tunitas Creek. If approval is denied and another water source

cannot be secured, the ranger residence shall be removed from the project design.

- b) If the ranger residence is constructed, for the first three years, the County shall monitor the impact of the water extraction on groundwater and surface levels, water quality, and plant and animal species of water-dependent sensitive habitats to determine if the preliminary pumping restrictions adequately protect the sensitive habitats and what measures should be taken if and when adverse effects occur. If monitoring shows impacts to water-dependent sensitive habitats, the pumping rate shall be reduced until it is clear that such impacts will not occur.
24. All significant size trees (12-inch diameter or greater) removed for this project, shall be replaced at a 1:1 ratio, with native, drought tolerant species.
25. Prior to the installation of any project related lighting fixtures, the applicant shall submit a lighting plan to the Planning Department for review and approval by the Planning Commission. Said plan shall include cut sheets and photos of example lighting as necessary to demonstrate how the proposed lighting will protect nighttime visual resources.
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8. **Correspondence and Other Matters**

No correspondence has been received.

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

There are currently two items on the 11/16 Planning Commission agenda.

Consideration of a coastal permit to abandon two idle oil wells and to drill domestic test wells and in on a property in La Honda, and a Coastal Development Permit, Planned Agricultural District Permit, Architectural Review, and gGading Permit for a new residence off Bean Creek Road, near Highway one in Pescadero.

10. **Director's Report**

. Director Monowitz identified the items that will be presented to the Board of Supervisors on November 15, 2022, including the Planning and Building Department's Performance Report, and the LCP Amendments needed to allow for construction of the new Pescadero Fire Station and extension of the CSA 11 water line to the new station and the Pescadero High School.

Director Monowitz also provided additional information about the amendments to the Brown act that were mentioned at the prior meeting. The County Executive Office has issued a directive regarding the implementation of these amendments that calls for all Boards and Commissions that are subject to the Brown Act to return to in person meetings beginning March of 2023.

The next Planning Commission meetings will be on November 16th and November 28th, 2022, due to the Thanksgiving Holiday. There will be only one Planning Commission meeting in December, which will be on December 14th.

8. **Commissioner Updates and Questions**

None

9. **Adjournment**

Meeting adjourned at 11:20 AM

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