



Planning & Building Department Planning Commission

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

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

ACTION MINUTES

Approved

MEETING NO. 1688

Wednesday, April 22, 2020

****BY VIDEO CONFERENCE ONLY****

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

Pledge of Allegiance: The Pledge of Allegiance was led by Janneth Lujan, Planning Commission Secretary.

Roll Call:

Commissioners Present:	Gupta, Ketcham, Hansson, Santacruz, Ramirez
Commissioners Absent:	None
Staff Present:	Monowitz, Fox

Legal notice published in the San Mateo County Times on April 11, 2020 and in the Half Moon Bay Review on April 15, 2020.

Oral Communications via written comment only via email: None

Consideration of the Minutes of the Planning Commission meeting for March 25, 2020 will be considered for approval on the May 13, 2020 meeting.

Commissioner Gupta motioned and Commissioner Ketcham seconded to approve the consent agenda.

Motion carried 5-0-0-0.

CONSENT AGENDA

9:00 a.m.

- 1. Owner/Applicant:** SMCO Vector Control District
File Number: PLN2020-00103
Location: 890 Barron, North Fair Oaks
Assessor's Parcel No: 054-172-010

Consideration of a General Plan Conformity analysis pursuant to California Government Code Section 65402 to determine if the San Mateo County Vector Control District's proposed sale of District-owned property conforms to the County General Plan. Application deemed complete March 16, 2020. Please direct any questions to Project Planner Will Gibson 650/363-1816 or wgibson@smcgov.org.

FINDING

That the Planning Commission found that the proposed disposition by the San Mateo County Mosquito and

Vector Control District of the parcel, APN 054-172-010 conforms to the County General Plan.

END OF CONSENT AGENDA

REGULAR AGENDA

9:00 a.m.

- 2. **Owner:** Midpeninsula Regional Open Space
- Applicant:** Bryan Apple (MROSD Employee)
- File Number:** PLN2019-00086
- Location:** Sears Ranch Rd, La Honda
- Assessor’s Parcel No:** 078-290-020

Consideration of a Resource Management Permit and a Grading Permit to allow the construction of a 1.05-mile loop trail in La Honda Creek Open Space Preserve in the unincorporated North Skyline area. Application deemed complete January 21, 2020. Please direct any questions to Project Planner Kelsey Lang 650/599-1549 or klang@smcgov.org.

SPEAKERS:

- 1. Bryan Apple, Applicant

COMMISSION ACTION:

Commissioner Ramirez moved and Commissioner Ketcham seconded to close the public comment. **Motion carried 5-0-0-0.**

Commissioner Ketcham moved and Commissioner Santacruz seconded the motion. **Motion carried 5-0-0-0.**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the Resource Management Permit and Grading Permit, County File Number PLN 2019-00086, by making the required findings and adopting the conditions of approval as follows:

FINDINGS:

For the Environmental Review, Found:

- 1. That the Planning Commission, acting as a responsible agency, has reviewed and considered the Mitigated Negative Declaration, prepared by the Midpeninsula Regional Open Space District, and has determined in its independent judgment and analysis that the Mitigated Negative Declaration is adequate, that there is no substantial evidence that the project will have a significant effect on the environment, and that all applicable mitigation measures have been incorporated as conditions of approval.

For the Resource Management Permit, Found:

2. This project has been reviewed under and found, as conditioned, to be in compliance with the General Plan policies regarding visual resources and the Development Review Criteria as stipulated in Chapter 20A.2 of the County Zoning Regulations.

For the Grading Permit, Found:

3. That the granting of the permit, as conditioned, will not have a significant adverse effect on the environment as grading is minimized and tree removal will be avoided. The applicant, as Lead Agency, prepared an Initial Study, pursuant to the California Environmental Quality Act (CEQA), and determined that the project, if undertaken with appropriate mitigation measures, would not have a significant adverse impact on the environment. The Mitigated Negative Declaration's mitigation measures have been incorporated into the recommended conditions of approval to ensure that the project will have no adverse impacts to the environment.
4. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Ordinance, including the standards referenced in Section 9296, and is consistent with the General Plan by minimizing alterations to topography, and preserving trees and vegetation.
5. That the project is consistent with the General Plan policies related to natural resources, soil, visual resources, archeological resources, rural land uses, water and wastewater, and natural hazards by proposing development consistent with the setting and reducing habitat impacts.
6. That the project is consistent with the provisions of the Significant Tree Removal Ordinance, the provisions of which must be considered and applied as part of the grading permit approval process (Significant Tree Removal Ordinance Section 12.020.1(e)). The number of trees proposed for removal has been minimized through trail design that only removes trees necessary for the development and providing tree replacements.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval only applies to the proposal, documents and plans described in this report and submitted to the Planning Commission on April 22, 2020. Minor modifications 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. As part of the Building Permit submission, the applicant will submit a plan detailing any tree or vegetation removal and subsequent replacement (at a 1:1 ratio, minimum 15-gallon size stock) within the trail corridor. All vegetation replacement shall be with native species. Any additional tree removal outside of the trail corridor is subject to the San Mateo County Tree Ordinance and may require a separate permit for removal.
3. 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.

4. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the erosion control plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.
5. Prior to issuance of the grading permit "hard card," the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.
6. The property owner 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 of 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.
 - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
 - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilization of designated access points.

- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - m. Additional Best Management Practices in addition to those shown on the plans may be required by the building inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
7. For the final approval of the grading permit, the property owner shall ensure the performance of the following activities within thirty 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.
8. No grading shall be allowed during the winter season (October 1 to April 30) or during any rain event to avoid potential soil erosion unless prior written request by the applicant is submitted to the Community Development Director in the form of a completed Application for an Exception to the Winter Grading Moratorium at least, two weeks prior to the projected commencement of grading activities stating the date when grading will begin for consideration, and approval is granted by the Community Development Director.
9. Per San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.
10. The engineer who prepared the approved grading plan shall be responsible for the inspection and certification of the grading as required by Section 9297.1 of the Grading Ordinance. The engineer's responsibilities shall include those relating to non-compliance detailed in Section 9297.4 of the Grading Ordinance.
11. 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.
12. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo County Ordinance Code Section 4.88.360).

Conditions of Approval from the Biologist Assessment

California Red Legged Frog (and other amphibians)

13. Midpeninsula Regional Open Space District shall implement Mitigation Measure 2a of the MROSD La Honda Creek Open Space Preserve Master Plan Final Initial Study/Mitigated Negative Declaration (Ascent 2012), where applicable, to protect California Red Legged Frog (CRLF), California Giant Salamander, Santa Cruz Black Salamander, and Foothill Yellow-Legged Frog during construction activities:
- a. At least 15 days prior to the onset of activities, the applicant or project proponent shall submit the name(s) and credentials of biologists who would conduct activities specified in the following measures. No project activities shall begin until proponents have received written approval from United States Fish and Wildlife Service (USFWS) that the biologist(s) is qualified to conduct the work.
 - b. A USFWS-approved biologist shall survey the work site 2 weeks before the onset of activities. If CRLF are found, the approved biologist shall contact USFWS to determine if moving any of these life-stages is appropriate. In making this determination USFWS shall consider if an appropriate relocation site exists. If USFWS approves moving animals, the approved biologist shall be allowed sufficient time to move CRLF from the work site before work activities begin. Only USFWS-approved biologists shall participate in activities associated with the capture, handling, and monitoring of California Red Legged Frog.
 - c. Before any construction activities begin on a project, a USFWS-approved biologist shall conduct a training session for all construction personnel. At a minimum, the training session shall include a description of the CRLF and its habitat, the importance of CRLF and its habitat, the general measures that are being implemented to conserve the CRLF as they relate to the project, and the boundaries within which the project may be accomplished. Brochures, books, and briefings may be used in the training session, provided that a qualified person is on hand to answer any questions.

- d. A USFWS-approved biologist shall be present at the work site until such time as all removal of CRLF, instruction of workers, and habitat disturbance have been completed. After this time, the contractor or permittee shall designate a person to monitor on-site compliance with all minimization measures. The USFWS-approved biologist shall ensure that this individual receives training outlined above and in the identification of California Red Legged Frog. The monitor and the USFWS-approved biologist shall have the authority to halt any action that might result in impacts that exceed the levels anticipated by the USFWS during review of the proposed action. If work is stopped, USFWS shall be notified immediately by the USFWS-approved biologist or on-site biological monitor.
- e. During project activities, all trash that may attract predators shall be properly contained, removed from the work site and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.
- f. All fueling, and maintenance of vehicles and other equipment and staging areas shall occur at least 20 meters from any riparian habitat or water body. The permittee shall ensure contamination of habitat does not occur during such operations. Prior to the onset of work, the permittee will prepare a plan to allow a prompt and effective response to any accidental spills. All workers shall be informed of the importance of preventing spills and of the appropriate measure to take should a spill occur.
- g. A USFWS-approved biologist shall ensure that the spread or introduction of invasive exotic plant species shall be avoided to the maximum extent possible. When practicable, invasive exotic plants in the project areas shall be removed.
- h. Project sites shall be revegetated with an appropriate assemblage of native riparian wetland and upland vegetation suitable for the area. A species list and restoration and monitoring plan shall be included with the project proposal for review and approval by United States Fish and Wildlife Service. Such a plan must include, but not be limited to, location of the restoration, species to be used, restoration techniques, time of year the work will be done, identifiable success criteria for completion, and remedial actions if the success criteria are not achieved.
- i. Stream contours shall be returned to their original condition at the end of the project activities, unless consultation with USFWS has determined that it is not beneficial to the species or feasible.
- j. The number of access routes, number and size of staging areas, and the total area of the activity shall be limited to the minimum necessary to achieve the project goal. Routes and boundaries shall be clearly demarcated, and these areas shall be outside of riparian and wetland areas. Where there are impacts in these staging and access routes, restoration shall occur as identified above.
- k. Work activities shall be completed between May 1 and November 1. Should the proponent or applicant demonstrate a need to conduct activities outside this period, they will obtain USFWS's approval.

- i. To control erosion during and after project implementation, the applicant shall implement best management practices, as identified by the appropriate Regional Water Quality Control Board.
- m. If a work site is to be temporarily dewatered by pumping, intakes shall be completely screened with wire mesh not larger than 5 millimeters to prevent CRLF from entering the pump system. Water shall be released or pumped downstream at an appropriate rate to maintain downstream flows during construction. Upon completion of construction activities, any barriers to flow shall be removed in a manner that would allow flow to resume with the least disturbance to the substrate.
- n. A USFWS-approved biologist shall permanently remove, from the project area, any individuals of exotic species, such as bullfrogs, crayfish, and centrarchid fishes, to the maximum extent possible. The permittee shall have the responsibility to ensure that its activities are in compliance with the California Fish and Game Code.

Western Pond Turtle

- 14. Midpeninsula Regional Open Space District shall implement Mitigation Measure BIO-2b of the MROSD La Honda Creek Open Space Preserve Master Plan Final Initial Study/Mitigated Negative Declaration (Ascent 2012) to avoid potential impacts to the western pond turtle during construction of the trail.
 - a. Midpeninsula Regional Open Space District or its contractor shall avoid impacts to western pond turtle by avoiding aquatic and riparian habitat by at least 200 feet to the extent feasible.
 - b. Qualified District staff or a contractor shall conduct a pre-construction survey for western pond turtles no more than 30 days prior to construction in suitable aquatic habitats and upland habitat within the project corridor/footprint, including stream crossings, drainage ditches, and culverts.
 - c. If the species is found near any proposed construction area, impacts on individuals and their habitat shall be avoided to the greatest extent feasible.
 - d. If occupied habitat can be avoided, an exclusion zone shall be established around the habitat, and temporary exclusion fencing shall be installed around a buffer area determined by the qualified District staff or contractor with "Sensitive Habitat Area" signs posted and clearly visible on the outside of the fence.
 - e. If avoidance is not possible and the species is determined to be present in work areas, the qualified District staff or contractor, with approval from CDFW, may capture turtles prior to construction activities and relocate them to nearby, suitable habitat a minimum of 300 feet downstream from the work area. Exclusion fencing should then be installed, if feasible, to prevent turtles from reentering the work area. For the duration of work in these areas, the qualified District staff or contractor should conduct monthly follow-up visits to monitor effectiveness.

San Francisco Garter Snake

15. Midpeninsula Regional Open Space District shall implement Mitigation Measure BIO-2c of the MROSD La Honda Creek Open Space Preserve Master Plan Final Initial Study/Mitigated Negative Declaration (Ascent 2012) to avoid potential impacts to the San Francisco garter snake during construction of the trail:
 - a. Qualified District staff or a contractor shall conduct a pre-construction survey for San Francisco garter snake no more than 30 days prior to construction in suitable aquatic habitats and adjacent upland habitat within the project footprint. If the species is found near any proposed construction area, work shall cease immediately and MROSD shall contact USFWS and CDFW within 24 hours to develop appropriate conservation measures to avoid and minimize impacts.

Burrowing Owl

16. Midpeninsula Regional Open Space District shall implement following measures would avoid potential impacts to the burrowing owl during construction of the trail:
 - a. Pre-construction surveys shall be conducted for burrowing owls prior to the commencement of construction activities. These surveys shall conform to the survey protocol established by CDFW's Staff Report on Burrowing Owl Mitigation (Staff Report; CDFG 2012). The following measures are consistent with the provisions of the Migratory Bird Treaty Act, California Fish and Game code, and the Staff Report.
 - b. No more than 14 days prior to any ground disturbing activities (regardless of time of year), a qualified biologist shall conduct a take avoidance survey for burrowing owls. If no owls are found during this first survey, a final survey shall be conducted within 24 hours prior to ground disturbance to confirm that burrowing owls are still absent. If ground disturbing activities are delayed or suspended for more than 14 days after the initial take avoidance survey, the site shall be resurveyed (including the final survey within 24 hours of disturbance). All surveys shall be conducted in accordance with Staff Report guidelines.
 - c. If the surveys identify breeding or wintering burrowing owls on or adjacent to the site, occupied burrows shall not be disturbed and shall be provided with protective buffers. Where avoidance is not feasible, an exclusion plan shall be implemented to encourage burrowing owls to move away from the work area prior to construction. The exclusion plan shall be subject to CDFW approval and monitoring requirements. Compensatory mitigation, including the preservation of suitable burrowing owl habitat at a minimum 1:1 ratio, may also be required by CDFW as part of the approval of an exclusion plan.

Marbled Murrelet

17. Midpeninsula Regional Open Space District shall implement Mitigation Measure BIO-4b of the MROSD La Honda Creek Open Space Preserve Master Plan Final Initial Study/Mitigated Negative Declaration (Ascent 2012) (where applicable to the project) to minimize potential disturbance to marbled murrelets at potential nesting sites and to marbled murrelets that are traveling to and from coastal foraging areas:
 - a. If construction work is scheduled to occur during the marbled murrelet breeding season (March 24 to September 15) in forested areas of the Preserve, qualified District staff or a contractor

- shall review the project area and verify that the project activities would not occur within the area identified as potential habitat and buffer zone.
- b. Within conifer forests on the Preserve, during the marbled murrelet breeding season (March 24 to September 15), noise generating construction activity shall be restricted to 2 hours after sunrise to 2 hours before sunset to minimize disturbance of potential nesting murrelets using forest habitat as a travel corridor between inland nesting and coastal habitat.

Nesting Birds

18. Midpeninsula Regional Open Space District shall implement Mitigation Measure BIO-4a of the MROSD La Honda Creek Open Space Preserve Master Plan Draft Final Study/Mitigated Negative Declaration (Ascent 2012) to avoid potential impacts to nesting birds during construction of the trail.
 - a. To minimize potential disturbance to nesting birds, project activities, including vegetation removal and building demolition, watershed habitat management, and vegetation and forest management, shall occur during the non-breeding season (September 16 to February 14), unless it is not feasible to do so, in which case the following measures shall also be applied.
 - (1) During trail construction, road improvements, and other activities, removal of trees greater than 6 inches diameter at breast (dbh) height shall be limited to the greatest degree possible.
 - (2) If construction activity is scheduled to occur during the nesting season (February 15 to September 15), MROSD shall utilize qualified District staff or a contractor to conduct preconstruction surveys and to identify active nests on and within 500 feet of the project site that could be affected by project construction. The surveys shall be conducted no less than 14 days and no more than 30 days before the beginning of construction in a particular area. If no nests are found, no further mitigation is required.
 - (3) If active nests are found, impacts on nesting raptors and songbirds shall be avoided by establishment of appropriate buffers around the nests. No project activity shall commence within the buffer area until qualified District staff or a contractor confirms that any young have fledged, or the nest is no longer active. A 500-foot buffer around raptor nests and 50-foot buffer around songbird nests are generally adequate to protect them from disturbance, but the size of the buffer may be adjusted by qualified District staff or a contractor in consultation with CDFW depending on site-specific conditions. For trail construction, use of non-power hand-tools may be permitted within the buffer area if the behavior of the nesting birds would not be altered as a result of the construction. Monitoring of the nest by qualified District staff or a contractor during and after construction activities will be required if the activity has the potential to adversely affect the nest.

Roosting Bats

19. Midpeninsula Regional Open Space District shall implement the MROSD's "Best Management Practices for Avoiding and Minimizing Impacts to Bat Species" through the following measures:

- a. In areas of suitable habitat, pre-construction surveys are required for the following special status bat species: pallid bat, Townsend's big-eared bat, and western red bat.
- b. Bat surveys should take place during the April 15 through August 31 maternity roost season whenever possible. Surveys may also take place between February 16 and April 14. Findings during spring surveys may indicate that a second summer survey is necessary.
- c. Bats generally breed April through August; no tree work (over 16 inches dbh) is allowable during this time if surveys determine that special-status bats or maternity roosts are present.
- d. Bats go into a deep torpor period November 16 through February 15; no tree work (over 16 inches dbh) is allowable during this time if surveys determine that special-status bats or maternity roosts are present.
- e. If individual non-breeding and non-special-status bats are present, a qualified biologist may be retained to remove the bats and work may proceed year-round.
- f. If maternity roosting or special-status bat species are present at any time, no work is allowed without first excluding and providing alternate roost site(s) outside of the breeding season.
- g. Alternate roost site(s) must be determined by District Natural Resources staff or a consulting biologist and submitted to CDFW before installation.
- h. Whenever possible, alternative roost site(s) shall be provided 6 months to 1 year prior to the removal of maternity roosting habitat to allow bats adequate time to discover the new locations.
- i. Alternative roost site(s) shall be monitored for occupancy by a qualified biologist within 1 year of installation.
- j. Contractors, District staff, and others working in areas known to support maternity roost site(s) and/or special-status bat species shall be provided biological awareness training by a qualified biologist prior to the commencement of work.
- k. Removal of trees greater than 16 inches dbh during the April through August nursery season should be avoided whenever possible.
- l. If removal of trees greater than 16 inches dbh during the nursery season cannot be avoided, a qualified biologist shall conduct surveys for roosting bats where suitable large trees are to be removed. Surveys will consist of daytime pedestrian surveys to look for visual signs of bats (e.g., guano) and if determined necessary, evening emergence surveys to note the presence or absence of bats. If evidence of roosting bats is found, the number and species of roosting bats will be determined. If no evidence of bat roosts is found, then no further study will be required. Bat detectors and/or infrared detectors may be used to supplement survey efforts but, are not required.

- m. If roosts of special-status bats are determined to be present and must be removed during the April through August nursery season, a bat exclusion plan shall be prepared and submitted to CDFW. The exclusion plan shall describe the method of exclusion, which may include the use of one-way doors at roost entrances (bats may leave but not re-enter), or sealing roost entrances when the site can be confirmed by a bat expert to contain no bats. The use of sonic bat deterrents may also be allowed when called for by a qualified biologist. No bats shall be excluded until the plan is approved by CDFW and alternative roosting habitat is approved. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). The bats shall be excluded from the roosting site before the site is disturbed, closed, or modified in any way. When possible, alternative roosting sites shall be provided 6 months to a year prior to the removal of existing roosts. Once the replacement roosts are constructed and it is confirmed that bats are not present in the original roost site, the structures may be removed or sealed.
 - n. In areas known to support special-status bats and/or maternity roosts, the following measures should be implemented:
 - (1) Whenever possible, work shall take place outside of the April through August nursing season.
 - (2) District staff shall provide and/or consult with qualified biologists having knowledge specific to the bat species present at the site. Species-specific noise tolerance levels (including high frequency noise) shall be established for work taking place within a determined buffer around the maternity roost. All equipment working within the site during the nursing season shall be tested for high frequency noise outputs prior to use on the site. If equipment is determined to produce any noise that is expected to cause bats to abandon a maternity roost, the equipment shall not be used on the site within a biologist established buffer during the nursing season.
20. Midpeninsula Regional Open Space District shall implement Mitigation Measure BIO-3 of the MROSD La Honda Creek Open Space Preserve Master Plan Final Initial Study/Mitigated Negative Declaration (Ascent 2012) which primarily applies to bat roosts in buildings, but aspects of the measure also apply to bat roosts in trees, which may be present along the trail alignment:
- a. Surveys for roosting bats on the project site shall be conducted by qualified District staff or a contractor. Surveys shall consist of a daytime pedestrian survey looking for evidence of bat use (e.g., guano) and/or an evening emergence survey to note the presence or absence of bats. If no bat roosts are found, then no further study is required. If evidence of bat use is observed, the number and species of bats using the roost shall be determined. Bat detectors may be used to supplement survey efforts, but are not required.
 - b. If bat roosts are present, trail construction activities shall be done in as concentrated a time period as possible and will be timed to minimize disturbance to bat roosts as recommended by a bat expert. An exclusion buffer shall also be established around the bat roost to avoid disturbance during trail construction.

21. Midpeninsula Regional Open Space District shall implement the MROSD's San Francisco Dusky-Footed Woodrat (SFDFW) protocol to minimize impacts to SFDFW and to minimize future trapping of individuals and relocation of SFDFW houses. For portions of the trail that support suitable SFDFW habitat, a qualified biologist shall survey the site for evidence of nesting SFDFW (i.e., large stick nests/houses) prior to trail construction. Since SFDFW use their nests/houses year-round, surveys for nests/houses may be conducted at any time of the year. If SFDFW or their nests/houses are present, a biological awareness training shall be provided by a qualified biologist prior to project implementation. For any SFDFW and/or nest/house that are found within project boundaries, the measures listed below for natural areas shall be implemented:
- a. All SFDFW nests/houses will be flagged in the field and delineated on project site maps. In all instances, every effort should be made to avoid impacts to SFDFW nests/houses. Avoidance, even with a small buffer area, is considered preferable to relocation. Avoidance buffers of a minimum of 3-10 feet shall be implemented, flagged where appropriate, and avoided during project implementation. Smaller buffers allow work to occur in close proximity without displacing and relocating individuals each time these activities occur, which may be on an annual or recurring basis (defensible space around structures, road and trail side brushing, invasive plant removal, etc.). As evaluated by the project biologist, fencing shall be installed around the nest/house and include the buffer area where appropriate to minimize impacts from project activities. When removing materials from around an SFDFW nest/house, people should be cognizant of tree branches, fencing, or other materials that may support the nest/house structure. Whenever possible, leave these materials in place. However, if they must be removed and the nest/house may become compromised, live trapping may be necessary.
 - b. For all SFDFW nests/houses that cannot be avoided by project activities (i.e., will require relocation), a qualified biologist shall live trap to determine if the nest/house is in use. Trapping activities should occur prior to April and after mid-July each year to prevent impacts to SFDFW rearing young or young SFDFW. If a nest/house is found to be unoccupied or not in use for 3 full days (2 nights of trapping), then it may be removed. The nest/house shall be relocated, or a pile of replacement sticks shall be placed outside of the development footprint for future colonization or re-use. If a lactating female is trapped, project activities shall be postponed until young have become independent.
 - c. Trapped SFDFW may be kept in captivity by a qualified biologist until their nests/houses are relocated to suitable habitat outside of the development footprint. Every effort should be made to minimize the time the SFDFW is held in captivity. A California Natural Diversity Database (CNDDB) form shall be filled out and submitted to CDFW for any SFDFW that are trapped. Once trapped, nests/houses shall be torn down and rebuilt surrounding a log-based structure, an inverted wooden planter, or similar structure having at least one entrance and exit hole that is slightly buried into the ground to anchor. Any cached food and nest/house material encountered shall be placed within the new structure during rebuilding. Whenever possible, the structure shall be "over-built" by adding larger branches for predator protection to create an area for the individual to safely emerge outside of the nest/house. One or more persons shall remain outside the release structure for up to 10 minutes to mimic a predator. Relocated nests/houses are intended to provide a release site and opportunity for SFDFW to relocate to

another nest/house (most SFDFW average more than one nest/house and may or may not remain with a relocated nest/house), or to colonize the new structure.

- d. Once nests/houses are relocated, any trapped SFDFW should be released into the reconstructed nest/house using a “soft release,” by plugging the individual into the shelter using loose dirt over the entrance.
- e. Relocated nests/houses are expected to eventually be re-colonized and should be monitored 1-year post construction using visual surveys and/or wildlife cameras to determine if a relocated nest has returned to use. A monitoring report should be submitted to CDFW to document use or non-use of relocated nests/houses.

American Badger

22. Midpeninsula Regional Open Space District shall implement the following mitigation measures to mitigate the impact to American Badgers:
 - a. A qualified biologist shall conduct a survey of the grassland habitat on and within 300 feet of the site to identify any American badger burrows on the site. The survey will be conducted no sooner than 2 weeks prior to the start of construction.
 - b. Impacts to active badger dens will be avoided by establishing exclusion zones around all active dens, within which construction-related activities shall be prohibited until denning is complete or the den is abandoned.
 - c. A qualified biologist will monitor each den once per week in order to track its status and inform MROSD of when a den area has been cleared for construction.
 - d. If the biologist determines that the burrow is not being used for breeding, then a one-way door will be installed on the burrow (upon approval by CDFW) to passively exclude the badger from the burrow. Once the badger has been excluded, the burrow will be collapsed.

Ringtail

23. Midpeninsula Regional Open Space District shall implement the following mitigation measure to mitigate impacts to Ringtails.
 - a. If vegetation removal or construction activities occur outside of the breeding season for ringtails (February 1 through May 1), no pre-construction surveys are necessary. If the breeding season cannot be completely avoided, a qualified biologist shall conduct a pre-construction survey within 2 weeks prior to commencement of construction for potential natal or maternity den trees. If an active den is found, a qualified biologist, in consultation with CDFW, will determine a construction-free buffer zone to be established around the den until the young have left the den or the den is no longer active.

Applicable mitigation measures from MROSD’s adopted La Honda Creek Open Space Preserve Master Plan Final Initial Study/Mitigated Negative Declaration.

24. AES-1. As required by Mitigation AES-1a of the MROSD San Mateo Coastal Annexation EIR, trail alignments and their associated facilities shall be sited and designed to be in harmony with surrounding natural and cultural settings and to retain natural appearances and values.
25. AES-2. As required by Mitigation AES-1b of the MROSD San Mateo Coastal Annexation EIR, trail alignments across the face of open hillsides and near the top of ridgelines shall be sited to avoid creating new, permanent, noticeably visible lines on the existing landscape when viewed from points looking up at or perpendicular to the trail. Conditions to be considered when siting trails include, but are not limited to, avoiding excessive cuts in slopes that could not be effectively revegetated, and presence of native soil to support revegetation.
26. AGR-3. As required by Mitigation AGR-3b of the MROSD San Mateo Coastal Annexation EIR, MROSD shall provide private property signs where appropriate and provide trail users information regarding private property rights to minimize public/private use conflicts and trespassing. MROSD shall clearly sign trails adjacent to active agriculture and provide trail users with information regarding property rights to minimize trespassing and conflicts with agricultural users.
27. AQ-1. As required by Mitigation: AIR-1 of the MROSD San Mateo Coastal Annexation EIR, MROSD shall insure that the following measures are included in all future construction contracts to control fugitive dust emissions:
 - a. Water all active construction areas at least twice daily and more often during windy periods.
 - b. Active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives;
 - c. Cover all trucks hauling soil, sand and other loose materials and/or require all trucks to maintain at least two feet of freeboard;
 - d. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas for construction sites;
 - e. Sweep daily (preferably with water sweepers) all paved access roads, parking areas and staging areas at construction sites;
 - f. Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets;
 - g. Hydroseed or apply non-toxic soil stabilizers to inactive construction areas;
 - h. Enclose, cover, water twice daily or apply non-toxic soil binders to any exposed stockpiles (dirt, sand, etc.);
 - i. Limit traffic speeds on unpaved roads to 15 mph.;
 - j. Install sandbags or other erosion control measures to prevent silt runoff to public roadways;

- k. Replant vegetation in disturbed areas as quickly as possible;
 - l. Suspend excavation and grading activity whenever the wind is so high that it results in visible dust plumes despite control efforts.
28. BIO-1. As required by Mitigation BIO-1a of the MROSD San Mateo Coastal Annexation EIR, biological resource assessments shall be conducted during preparation of Use and Management Plans. Assessments shall be conducted by a qualified biologist and will include surveys for sensitive habitats and special-status species in the appropriate seasons. These assessments will include recommendations to align potential trails to avoid impacts to sensitive habitats, special-status species, and heritage and significant trees. If any trail alignment may affect such resources, MROSD will consult with the appropriate agencies (e.g., CDFG, USFWS, NMFS) to ensure that impacts will be avoided or mitigation is adequate.
29. BIO-2. As required by Mitigation BIO-1b of the MROSD San Mateo Coastal Annexation EIR, MROSD shall protect sensitive habitat areas and other areas where special-status species may be adversely affected when planning trails and other facilities. To the maximum extent feasible, trail alignments and other improvements shall avoid impacts to sensitive habitats, including habitats for special-status plants and animals. All improvements shall be evaluated on a case-by-case basis by a qualified biologist to identify impact avoidance measures or mitigation measures for biotic impacts. Consideration shall be given to:
- a. Relocating trails or other improvements
 - b. Periodic closures
 - c. Revegetation prescriptions
 - d. Buffer plantings
 - e. Discrete barrier fencing that accommodates wildlife passage
 - f. Other appropriate measures
- Removal of native vegetation shall be avoided as much as possible. The appropriate resource agencies shall be contacted regarding any trail alignments or other improvements that may impact sensitive habitats, special-status species, or their habitat. Plant replacement shall be native to the area and suitable for the site conditions.
30. BIO-3. As required by Mitigation BIO-1c of the MROSD San Mateo Coastal Annexation EIR, in special-status species habitat areas, trail use levels shall be limited as appropriate to ensure protection of resources. Techniques for limiting use may include, but are not limited to physical access controls, and seasonal or intermittent closures.
31. BIO-4. As required by Mitigation BIO-1d of the MROSD San Mateo Coastal Annexation EIR, existing access routes shall be used wherever suitable to minimize impacts of new construction in special-

status species habitats. Realignment will be implemented where necessary to avoid adverse impacts on resources.

32. BIO-5. As required by Mitigation BIO-1e of the MROSD San Mateo Coastal Annexation EIR, trail design shall include barriers to control trail use and prevent environmental damage. Barriers may include fences, vegetation, stiles, and/or fallen trees or branches.
33. BIO-6. As required by Mitigation BIO-1f of the MROSD San Mateo Coastal Annexation EIR, a particular trail or other facility may need to be closed during seasonal periods critical to special-status species, where overuse threatens resource values, or for other reasons to protect biological resources. Where a trail or surrounding habitat warrants special notice limiting trail use, the trail shall be clearly designated and should be equipped with use signs and appropriate barriers to discourage unauthorized use. Missing or damaged signs, gates, fences, and barriers shall be repaired or replaced as soon as possible. Closure notices shall include the reason(s) for the closure, an estimate of how long the facility will be closed, and a telephone number to call for further information.
34. BIO-7. As required by Mitigation BIO-1g of the MROSD San Mateo Coastal Annexation EIR, when parallel to a stream or riparian zone, trails shall generally be set back from the top of bank or from the outside edge of the riparian zone, whichever is greater, except where topographic, resource management, or other constraints or management objectives make such a setback not feasible or undesirable. Riparian setbacks may be adjusted on a case-by-case basis based upon advice of a qualified biologist and with the concurrence of reviewing agencies, where applicable.
35. BIO-8. As required by Mitigation BIO-1h of the MROSD San Mateo Coastal Annexation EIR, trail crossings of streams and drainages shall be designed to minimize disturbance through the use of bridges, fords, or culverts, whichever is least environmentally damaging. Bridges and culverts shall be designed so that they visually and functionally blend with the environment and do not substantially interfere with the movement of native fish. Sufficient depth and velocity of water through the culvert shall exist in fish-bearing streams for passage of native fish and other native aquatic species during high and low flow conditions. All trail stream crossings shall be restricted at fish-bearing streams during critical times, such as during spawning, unless bridges and culverts are provided.
36. BIO-9. As required by Mitigation BIO-1i of the MROSD San Mateo Coastal Annexation EIR, trails and other improvements shall avoid wetlands and other jurisdictional waters, including seasonal wetlands, seeps, springs, and farm ponds, wherever possible. A wetlands biologist will conduct reconnaissance-level surveys of all proposed improvements in areas with potential wetlands. Any improvements adjacent to wetland areas will be constructed so that fills avoid wetland impacts and minimum setbacks are allowed. Where feasible, setbacks from wetlands and other jurisdictional waters shall be a minimum of 50 feet for trails and 100 feet for staging areas and other improvements. A formal wetland delineation will be required for any improvements that may directly impact wetlands.
37. BIO-10. As required by Mitigation BIO-1j of the MROSD San Mateo Coastal Annexation EIR, revegetation and/or enhancement shall be undertaken where any sensitive habitat or special-status species habitat will be disturbed or destroyed by facility construction. Revegetation work shall be implemented prior to or concurrently with the development. The design of an appropriate revegetation program shall fully compensate for the lost habitat, with no net loss of habitat functions and values. Riparian and wetland habitat impacts will typically be mitigated at a 3:1 ratio for high

quality habitat areas and at lower ratios where lower habitat quality justifies a lower ratio. A lower ratio may also be justified if habitat mitigation is implemented and verified as successful prior to the occurrence of impacts. Mitigation shall be based on in-kind replacement of impacted habitat with habitat of equal or better biotic value. The revegetation program shall be designed by a qualified biologist or ecologist and submitted to the appropriate regulatory or trustee agency for approval. At a minimum, the revegetation program shall include a description of project impacts, mitigation calculations, the mitigation site, revegetation techniques, maintenance measures, a long-term monitoring program, and contingency measures. Native plant materials suited to the site will be utilized in all mitigation work.

38. BIO-11. As required by Mitigation BIO-1k of the MROSD San Mateo Coastal Annexation EIR, periodic monitoring of known sensitive habitats adjacent to trails or other facilities shall be conducted to determine if unacceptable soil compaction or other adverse impacts are occurring. If monitoring reveals that undesirable soil compaction or impact to a sensitive habitat is occurring, barriers or other appropriate measures (such as trail rerouting) shall be employed as needed to discourage off-trail use. Brush or other aesthetically acceptable barriers can be used to cover illegal trails, abandoned trails, or shortcuts to discourage use until natural vegetation returns.
39. BIO-12. As required by Mitigation BIO-1l of the MROSD San Mateo Coastal Annexation EIR, should sensitive habitat be impacted such that it necessitates permanently closing a trail or staging area, a management program to rehabilitate the area will be developed. Such a program shall include discing and replanting or other techniques appropriate to the habitat type to return the site to a natural condition and sufficiently blocking the trail with barriers to effectively prohibit use. Management shall include monitoring the site to ensure that it returns to a natural condition without the intrusion of invasive exotic plants. Management shall also include design elements, maintenance, and monitoring to ensure that erosion is minimized. Construction and maintenance of trails will require the trimming and/or removal of vegetation along the trail route and staging areas.
40. BIO-13. As required by Mitigation BIO-1m of the MROSD San Mateo Coastal Annexation EIR, existing native vegetation shall only be removed as necessary to accommodate the trail clearing width. The minimum horizontal clearing width from physical obstructions varies based on the type of trail but should be no less than two feet from the outer limits of the trail tread and shall be determined on a case by case basis to protect special natural features. Maximum vertical distance from overhanging branches shall be 12 feet on trails open to equestrian or bicycle use. Maximum vertical distance from overhanging branches shall be eight feet on hiking trails. Clearing shall be determined on a case-by-case basis to protect special natural features.
41. BIO-14. As required by Mitigation BIO-1n of the MROSD San Mateo Coastal Annexation EIR, good pruning practices should be followed when vegetation growth must be cleared. Ground cover plants and low shrubs should not be cleared beyond the original construction standard. The construction standard shall be defined as the trail tread width plus 1-2 feet from each side of the edge of the trail tread. Noxious plants (e.g., yellow star-thistle) shall be controlled along trails and the edges of staging areas in a timely manner.
42. CUL-1. As required by Mitigation CUL-2 of the MROSD San Mateo Coastal Annexation EIR, MROSD will apply the Standard Protocol for Unexpected Discovery of Archaeological and Paleontological Cultural Materials:

- a. Protocol for Unexpected Discovery of Archaeological and Paleontological Cultural Materials In the event that any cultural resources are exposed during construction, work at the location of the find will halt immediately within 10 meters (30 feet) of the find. If an archaeologist is not present at the time of the discovery, MROSD will contact an archaeologist for identification and evaluation in accordance with CEQA criteria.
 - b. A reasonable effort will be made by MROSD and archaeologist to avoid or minimize harm to the discovery until significance is determined and an appropriate treatment can be identified and implemented. Methods to protect finds include fencing, covering remains with protective material and culturally sterile soil or plywood. If vandalism is a threat, 24-hour security shall be provided. During this evaluation period, construction operations outside of the find location can continue preferably with an archaeologist monitoring any subsurface excavations.
 - c. If the resource cannot be avoided, the archaeologist will develop an appropriate Action Plan for treatment within 48 hours to minimize or mitigate the adverse effects. MROSD will not proceed with construction activities that could affect the discovery until the Action Plan has been reviewed and approved. The treatment effort required to mitigate the inadvertent exposure of significant cultural resources will be guided by a research design appropriate to the discovery and potential research data inherent in the resource in association with suitable archaeological field techniques and analytical strategies. The recovery effort will be detailed in a professional report in accordance with current archaeological standards. Any non-grave associated artifacts will be curated with an appropriate repository.
43. CUL-2. As required by Mitigation CUL-3 of the MROSD San Mateo Coastal Annexation EIR, application of the Native American Burial Plan (NABP) will be applied:
- a. In the event of an inadvertent discovery of human remains and cultural items during project construction, the field crew supervisor shall take immediate steps, if necessary, to secure and protect any remains and cultural materials. This shall include but is not limited to such measures as (a) temporary avoidance by construction until the remains and items can be removed; (b) posting a security person; (c) placement of a security fence around the area of concern; or, (d) some combination of these measures. Any such measures employed will depend upon the nature and particular circumstances of the discovery.
 - b. The County Medical Examiner (Coroner) shall be notified by the field crew supervisor or other designated District manager and informed of the find and of any efforts made to identify the remains as Native American. If the remains are identified as a prehistoric Native American by either a professional archaeologist under contract to MROSD or the Medical Examiner's forensic archaeologist, the Medical Examiner is responsible for contacting the Native American Heritage Commission (NAHC) within 24 hours of notification of the find. The Medical Examiner may choose to document and remove the remains at his/her discretion depending on the circumstances of the discovery. The NAHC then designates and notifies a Most Likely Descendant (MLD). The MLD has 24 hours to consult and provide recommendations for the treatment or disposition, with proper dignity, of the human remains and grave goods [Note: Other culturally affiliated Native Americans [Indians] may be consulted by the MLD during the consultation and recommendation process to determine treatment of the skeletal remains].

- c. Each burial and associated cultural items shall be stored as a unit in a secure facility, which shall be accessible to the MLD and other Native American representative(s) or their designated alternates upon prior arrangement.
- d. The remains and associated cultural items shall be reburied in a secure location as near as possible to the area of their discovery or at an off-site location acceptable to the MLD that has minimal potential for future disturbance. The reburial shall be done in a manner that shall discourage or deter future disturbance. Reburial shall be conducted by persons designated by the MLD, with the assistance, if requested, of MROSD's field crew. The location shall be fully documented, filed with the NAHC and the California Historical Resources Information System, Northwest Information Center, California State University, Sonoma and treated as confidential information.
- e. If the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or MROSD or designate rejects the recommendation of the MLD and mediation (as per Section 5097.94 subdivision (k)) fails, reinterment of the human remains and associated cultural items associated shall take place with appropriate dignity on the property in a location not subject to further subsurface disturbance.
- f. For security reasons, no news releases, including but not limited to photographs, videotapes, written articles, or other such means that contains information about human remains or burial-related items of Native American origin shall be released by any party during the discovery, recovery and reburial unless approved by the Most Likely Descendant.
- g. Any disputes that arise among the MLD and representatives of affected Native American groups and/or between MROSD or designate and the MLD concerning cultural affiliation or the ultimate disposition of Native American human remains and associated funerary objects and unassociated funerary objects shall be resolved according to the dispute resolution procedures in Section 5097.94 of the State of California Public Resources Code.
- h. The Archaeological Data Recovery/Native American Burial Treatment Report(s) shall be prepared by professional archaeologists. The report shall include, but not be limited to, the following: project overview; ethnographic section; previous archaeological research in the region and on-site; circumstances of discovery; recovery procedures and techniques; artifact analysis; faunal analysis; osteological analysis and interpretation; and, conclusions. The MLD and other interested Native American representative(s) shall be provided an opportunity to review the report and submit comments within the same time period as accorded any other reviewers.
- i. Objects not associated with the human remains and recovered from private land shall be transferred to Midpeninsula Regional Open Space District. If curation of any objects is required, curation will be at repository approved by Midpeninsula Regional Open Space District. Repositories can include the History Museums of San Jose collections, the Tiburon Archaeological Research Group, San Francisco State University and the Collections Facility, Department of Anthropology, Sonoma State University, Rohnert Park.

44. GEO-1. As required by Mitigation GEO-1a of the MROSD San Mateo Coastal Annexation EIR, surveys shall be conducted as part of trail route site planning to identify the occurrence of any potentially hazardous geologic conditions such as unstable slopes in landslide areas. Such areas shall be avoided or necessary construction design measures shall be incorporated into the trail design to assure that: Users will not be exposed to the identified hazard Trails would not contribute to increasing the degree or extent of instability Drainage from the trail would be routed away from the instability. In no event shall a trail be routed across an instability that is actively supplying sediment directly into a channel within a watershed known to support anadromous fish species, unless the instability is stabilized.
45. HAZ-3. As required by Mitigation HAZ-2b of the MROSD San Mateo Coastal Annexation EIR, where compatible with other trail characteristics, planners shall locate trial alignments and access points to allow trails to also serve as emergency access routes for patrol or emergency medical transport. Where feasible for more remote areas, emergency helicopter landing sites shall be provided.
46. HAZ-4. As required by Mitigation HAZ-2c of the MROSD San Mateo Coastal Annexation EIR, MROSD shall coordinate with appropriate agencies, such as the County and the California Department of Forestry to formalize mutual aid agreements.
47. HAZ-5. As required by Mitigation HAZ-2e of the MROSD San Mateo Coastal Annexation EIR, MROSD shall limit trail use to low-intensity hiking, bird watching, bicycling, equestrian use, environmental education and other similar low hazard uses, and prohibit smoking, camping, picnic areas, fireworks and off-road vehicle use.
48. HAZ-6. As required by Mitigation HAZ-2f of the MROSD San Mateo Coastal Annexation EIR, MROSD shall develop and maintain staging areas and trail heads to incorporate:
 - a. Fenced parking areas paved with gravel or asphalt in a narrow configuration to discourage irresponsible vehicle use.
 - b. Entrance and road shoulders designed to discourage parking during closure and to facilitate emergency accesses.
 - c. Gates that are at least 12 feet wide constructed of heavy materials with a protected locking system for District and fire access.
 - d. 10-foot radiuses paved with gravel around trailheads.
 - e. Signage that describes prohibited uses and warns against fire hazards.
 - f. Low ignition fuels, such as grasses, will be planted adjacent to trail heads and staging areas, and will be mowed annually as soon as 30 percent of the light ground fuel is cured.
 - g. Close trail access points on all predicted high fire response level days (Burn Index of 41, or higher) and post such closures on MROSD website.
 - h. Periodic patrols by District staff.

49. HAZ-7. As required by Mitigation HAZ-3a of the MROSD San Mateo Coastal Annexation EIR, MROSD shall routinely monitor trails and provide regular maintenance to avoid public exposure to hazardous conditions. Trails or other facilities shall be closed for construction or repair, or when another hazardous condition exists (e.g., landslide during flooding or extremely wet weather) that renders trail use especially hazardous, or where adjacent land uses may present unsafe conditions that could affect open space users. Where use limitations or closures are in place, the area shall be clearly designated and shall be equipped with use signs and appropriate barriers to discourage unauthorized use. Missing or damaged signs, gates, fences, and barriers shall be repaired or replaced as soon as possible. Closure notices shall include the reason(s) for the closure, an estimate of how long the facility will be closed, and a telephone number to call for further information.
50. HAZ-9. In order to reduce fire ignition risk, MROSD shall require the following measures for all maintenance and construction activities within the Preserve: All equipment to be used during construction and maintenance activities must have an approved spark arrestor. Grass and fuels around construction sites where construction vehicles are allowed to be parked will be cut or reduced. Mechanical construction equipment that can cause an ignition will not be used when the National Weather Service issues a Red Flag Warning for the San Francisco Bay Area. Hired contractors will be required to:
- a. Provide water to suppress potential fires caused by the work performed.
 - b. Remind workers that smoking is prohibited at the work site and on any District land per contract conditions and District Ordinance.
 - c. Maintain working ABC fire extinguishers on all vehicles in the work area.
 - d. Contact both Mountain View Dispatch at 650/ 968-4411 and Cal-Fire, Skylonda, at 650/ 851-1860 for emergency response in the event of a fire.

Additional required Best Management Practices to reduce hazards due to chemical and materials pollution:

- a. Remove all trash and construction-related waste to a secured, covered location at the end of each working day to maintain a clean worksite. Dispose of hazardous materials according to all specified regulations.
- b. Store chemicals in a non-reactive container. Store bagged, dry reactive materials in a secondary container. Protect storage areas from vandalism.
- c. Mix concrete no closer than 5 feet from any waterway. Concrete shall be mixed in secure containments. Cleaning of tools shall occur in secured containments; no concrete cleaning is allowed in drainages or water bodies. All concrete waste shall be off hauled; concrete is allowed to first evaporate in containments for ease of off haul.
- d. Good housekeeping practices shall be followed to minimize storm water contamination from any petroleum products or other chemicals. Maintain spill cleanup materials where readily accessible during use.

- e. Conduct proper and timely maintenance of vehicles and equipment. Cleaning or equipment maintenance shall be prohibited except in designated areas located near preserve entrances. If fueling must occur on-site, use designated areas located away from drainages and a drip pan to catch spills. Place drip pans under heavy equipment stored onsite overnight.
 - f. Instruct all personnel regarding the correct procedure for spill prevention and control, waste disposal, use of chemicals, and storage of materials.
51. WQ-4. As required by Mitigation HYD-1d of the MROSD San Mateo Coastal Annexation EIR, no large-scale grading shall be used for trail construction. The degree of cut allowed on a slope depends on the soil type, hardness, and surrounding natural resources. Ultimate cuts shall be contoured to blend with the natural slope. Steep areas shall be handled by limited terracing to avoid large-scale grading. Surface soil disturbance shall be kept to a minimum to reduce erosion and maintenance problems. Only those rocks, stumps, and roots that interfere with safe passage shall be removed.
52. WQ-6. As recommended in the MROSD Driscoll Ranch Resource Management Plan (2005) to reduce existing erosion potential, MROSD will: repair and stabilize head cuts of actively eroding gullies and install rock to prevent further erosion; slope existing roads to the outside edge to allow sheet runoff; install rolling waterbars to more effectively drain road surfaces; install rip-rap or other impact reducing mechanisms at the outfall of each waterbar and/or culvert; and install filter berms to collect sediments and reduce cutting energy.

Building Section

53. A building permit is required for the bench seating and retaining walls.

Geotechnical Section

54. A geotechnical/geologic report and grading report will be required at the time of building permit submittal. The geotechnical report shall include recommendations for any slope repairs, including slope stability analysis for proposed repair and trail construction; for slopes design more than 3:1, a bench and toe system shall be established in the earthwork recommendations, otherwise the geotechnical engineer of record shall provide slope stability analysis to demonstrate feasibility. The grading report shall include the construction sequence for all relevant grading work. Grading plans shall include any relevant temporary shoring or other supporting system proposed to the project.
55. At the time of building permit submittal final civil plans, the final drainage analysis, and an updated C.3 and C.6 form will be required.

Cal-Fire

56. All bridges must be rated and designed to support an imposed load supporting fire apparatus of 75,000 pounds. The maximum rated bridge weight must be posted at each end of the bridge, the lettering must be a minimum of 4 inches in height with a minimum stroke of 1/2-inch. Letters should be white in color with a dark background for good contrast at night addresses must be posted at the bridge entrance.

57. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 18-inch green reflective metal sign.
58. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a building inspector. Allow for a minimum of 72 hours notice to the Fire Department at 650/ 573-3846.
59. Because of limited access into your property, the authority having jurisdiction is requiring the installation of a Knox Box, Knox Key Switch, or Knox Padlock to allow rapid response of emergency vehicles onto your property in case of a fire or medical emergency. For an application or further information please contact the San Mateo County Fire Marshal's Office at 650/ 573-3846.

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3. Correspondence and Other Matters

Director Steve Monowitz wished everyone a Happy Earth Day

4. Consideration of Study Session for Next Meeting

No Study Session is proposed for the next meeting but there will be one regular item on the 5/13 agenda. Commissioners agreed to hold the meeting.

5. Director's Report

Director Steve Monowitz informed the Commissioners that two previously approved projects had been appealed to the Board of Supervisors and will be heard on the 5/19 agenda. There was also a small discussion on what the plans being discussed for when the Shelter In Place is lifted.

6. Commissioner Updates and Questions

Commissioners inquired on when the Cypress Point item was being heard, Director Monowitz stated that the item is tentatively scheduled for the 5/27 agenda.

7. Adjournment

Meeting was adjourned at 10:21 a.m.
