



Midpeninsula Regional  
Open Space District

R-11-80  
Meeting 11-22  
August 24, 2011

## **AGENDA ITEM 7**

### **AGENDA ITEM**

Consider Adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program for the proposed Folger Ranch House Remodel and Water System Improvements Project in Accordance with the California Environmental Quality Act; Award of Contract for proposed Construction of the Folger Ranch House Water System Improvements (Phase I) located at La Honda Creek Open Space Preserve

### **GENERAL MANAGER'S RECOMMENDATIONS**

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for the proposed Folger Ranch House Remodel and Water System Improvements Project in accordance with the California Environmental Quality Act (CEQA) as set out in the Resolution attached to this report.
2. Authorize the General Manager to execute a contract with Pacific Underground Services for a bid amount of \$37,420, with a 15% contingency of \$5,600, for a total amount not to exceed \$43,020, to complete the proposed Phase I Folger Ranch House Water System Improvements Project at La Honda Creek Open Space Preserve.

### **SUMMARY**

The purpose of the proposed Folger Ranch House Remodel and Water System Improvements Project (Project) is to establish the District's first Coastside employee residence and provide an ongoing and after-hours presence for the former Driscoll Ranch area of La Honda Creek Open Space Preserve. The proposed Project consists of basic habitability upgrades, code-required corrections, and the development of a potable water system. The proposed remodel Project is divided into two phases: Phase I would consist of the development of a potable water system; Phase II would be the ranch house remodel. Staff has concluded that the proposed Project would have no significant effect on the environment as mitigated. After completing the Request for Bids process for Phase I and subject to the Board's adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program for the proposed Project, staff recommends awarding the Phase I contract to Pacific Underground Services for a total amount not to exceed \$43,020.

## DISCUSSION

### Background

The Folger Ranch House is located in the former Driscoll Ranch Area of La Honda Creek Open Space Preserve (Preserve), approximately four miles west of the Town of La Honda, on an unpaved ranch road north of La Honda Road (refer to Attachments 1 and 2). The purpose of the proposed Project is to establish a District Coastside employee residence and provide an after-hours presence at the former Driscoll Ranch area of the Preserve. In order to meet the October 15 grading deadline set by San Mateo County, the proposed Project has been split into two phases. Phase I, which would require grading work, consists of water system improvements that would provide potable water to the residence. The water system improvements would include installation of a well pump for the existing well, construction of a concrete pad to support a 4,900 gallon water tank, installation of the water tank, and installation of water lines from the well and storage tank to the house. Phase II, which would not require grading, consists of the Folger Ranch House remodel. The award of contract under Board consideration at this time is for the Phase I work. The bidding process for Phase II is currently underway and, subject to the Board's adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program for the proposed Project, the contract for this second phase would be presented to the Board for approval in the near future.

### Contractor Selection

The bidding process for Phase I commenced on July 1, 2011. Bid packages were sent to two (2) contractors and five (5) local builders' exchanges. A legal notice was posted in the Half Moon Bay Review and San Mateo County Times and an Invitation to Bid was posted on the District website. A mandatory pre-bid meeting was held on July 14, 2011, and was attended by eight (8) contractors. Sealed bids were due on August 3, 2011, and two (2) bids were received as shown below:

<i>Bidder</i>	<i>Location</i>	<i>Base Bid</i>	<i>Percent Difference from Cost Estimate of \$50,000</i>
Pacific Underground Services	Martinez, CA	\$37,420	-25%
California Utility Construction	Woodside, CA	\$57,695	+15%

Staff has thoroughly examined the bid proposals submitted, reviewed prior work experience, and checked references to verify that the selected contractor is a responsible, qualified bidder with the skills, licenses, and experience necessary to complete the proposed Project. Staff recommends awarding the contract to Pacific Underground Services, which is the lowest responsible and responsive bidder.

### FISCAL IMPACT

The FY2011-12 budget includes \$277,000 to fund the final design, permitting, bidding, and construction of the proposed Project. The proposed Phase I contract for construction of the water system improvements is for a base fee of \$37,420, plus a 15% contingency of \$5,600, for a total amount not to exceed \$43,020. The recommended action does not result in an unanticipated

increase to the project budget. The remaining Project funds are set aside to complete the proposed Phase II work.

## **PUBLIC NOTICE**

A Notice of Intent to Adopt a Mitigated Negative Declaration was submitted to the State Clearinghouse of the Governor's Office of Planning and Research on July 22, 2011, stating that the public review period would start on July 22, 2011, and end on August 24, 2011. On July 22, 2011, the Notice of Intent was also submitted to the San Mateo County Clerk for posting and mailed to interested parties and property owners of land located adjacent to or within 300 feet of the affected parcel. The Notice of Intent, Mitigated Negative Declaration, and Initial Study were made available for public review at the District's Administrative Office and on the District's website.

All legal notice requirements of CEQA have been met, in addition to public noticing requirements of the Brown Act.

## **CEQA COMPLIANCE**

District staff prepared an Initial Study and proposed Mitigated Negative Declaration (see Attachment 3) evaluating the proposed Folger Ranch House Remodel and Water System Improvements Project (Project).

The Initial Study and proposed Mitigated Negative Declaration found that a number of CEQA impact criteria do not apply to the proposed Project due to its design, scope and location. The document also found that the proposed Project would either avoid impacts or minimize them to a less-than-significant level, due to the specific nature of the proposed Project, the proposed Project design, or because of mitigation measures that are incorporated into the proposed Project.

Most notably, the Initial Study and proposed Mitigated Negative Declaration found that the proposed Project would not adversely affect air quality, mineral resources, population and housing, utilities and service systems, or transportation/traffic because such impacts simply would not arise from the proposed Project, given its minor nature and rural setting.

The proposed Project would not adversely affect land use or public services, based on Project-specific factors that would allow the proposed Project to avoid potentially significant impacts.

The proposed Project would not adversely affect aesthetics, land use or public services, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, or recreation, based on Project-specific factors that would reduce impacts to a less than significant level.

The proposed Project would not adversely affect biological resources and cultural resources because the incorporation of mitigation measures into the proposed Project would reduce the impacts to a less than significant level.

In addition, the Project would not:

- Create impacts that degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the

range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory, due to the project's fundamentally small scale and localized nature;

- Create impacts that are individually limited, but cumulatively considerable, based on Project-specific factors that would reduce these impacts to a less than significant level; and
- Create environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly, based on Project-specific factors that would reduce these impacts to a less than significant level.

#### Mitigation Monitoring Program

In accordance with CEQA, the District has prepared the proposed Mitigation Monitoring Program, which describes Project-specific mitigation measures and monitoring process (see Attachment 4). The proposed Mitigation Monitoring Program ensures that all adopted measures intended to mitigate potentially significant environmental impacts would be implemented. The proposed Project incorporates all of these mitigation measures.

#### Public Comments

As of the printing of this Board report, staff has not received any public comments on the Project, including the environmental review documents.

#### CEQA Findings

Pursuant to CEQA, it is determined that the proposed Project would have no significant or cumulative effects because of implementation and adherence to mitigation measures that will prevent substantial impacts to environmental resources. It is also determined that implementation of the proposed Project would not result in direct and indirect substantial adverse impacts or significant risk to human beings.

### **NEXT STEPS**

Subject to the Board's adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program for the proposed Project, upon Board authorization the General Manager will enter into a contract with Pacific Underground Services, to perform construction services for the Phase I Folger Ranch House Water System Improvements Project, which is scheduled for completion during the fall of 2011.

#### Attachments

1. Vicinity Map, Folger Ranch House
2. Site Map, Folger Ranch House
3. Initial Study and Proposed Mitigated Negative Declaration
4. Mitigation Monitoring Program

Prepared by:  
Galli Basson  
Planning Technician

Contact person:  
Same as Above

## RESOLUTION NO. 11-XX

### **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA REGIONAL OPEN SPACE DISTRICT ADOPTING A MITIGATED NEGATIVE DECLARATION INCLUDING A MITIGATION MONITORING PROGRAM IN CONNECTION WITH THE FOLGER RANCH HOUSE REMODEL AND WATER SYTSEM IMPROVEMENTS PROJECT AT LA HONDA CREEK OPEN SPACE PRESERVE**

---

- I. The Board of Directors of the Midpeninsula Regional Open Space District (District) has reviewed the proposed Folger Ranch House Remodel and Water System Improvements Project (“Project”) within the former Driscoll Ranch area of La Honda Creek Open Space Preserve (Preserve) and is considering an award of contract to implement water system improvements (Phase I of the proposed Project) as set forth in Agenda Report R-11-80 (Report).
- II. An Initial Study (IS), attached to the Report, was prepared for the proposed Project pursuant to the requirements of the California Environmental Quality Act (CEQA, Public Resources Code sections 21000 et seq.) and the CEQA Guidelines (14 Cal. Code. Regulations sections 15000 et seq.).
- III. The IS identified potentially significant adverse effects on the environment from the proposed project but found that mitigation measures for the proposed Project and made a part of the proposed Project would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
- IV. The IS and a notice of intent to adopt a Mitigated Negative Declaration (MND) and the Mitigated Monitoring Program were circulated for public review from July 21, 2011 to August 24, 2011.
- V. On August 24, 2011 the Board of Directors conducted a duly noticed public hearing on the adequacy of the MND (including the IS) at which oral and written comments and a staff recommendation for approval of the MND were presented to the Board of Directors. The Board of Directors reviewed and considered the information in the IS and MND, administrative record, and Staff Reports for completeness and compliance with CEQA and the CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED by the District Board of Directors that, based upon the Initial Study, Mitigated Negative Declaration, Mitigation Monitoring Program, all comments received, and all substantial evidence in light of the whole record presented, the Board of Directors finds that:

1. Notice of the availability of the Initial Study and Mitigated Negative Declaration and all hearings on the MND was given as required by law and the actions were conducted pursuant to California Environmental Quality Act (CEQA) and the CEQA Guidelines.

2. All interested parties desiring to comment on the MND were given the opportunity to submit oral and written comments on the adequacy of the MND prior to this action by the Board of Directors and all comments raised during the public comment period and at the public hearings on the MND were responded to adequately.
3. Prior to approving the Project that is the subject of the MND, the Board has considered the MND, along with all comments received during the public review process.
4. The MND finds potentially significant effects with respect to the impacts described below and the Board hereby finds that these effects will be mitigated or avoided by the changes made in the Project as described in the Initial Study and the MND.
5. The Board finds that, on the basis of the whole record before it, including the MND and all comments received, there is no substantial evidence that the Project will have a significant effect on the environment in that, although the Project could have significant effect on the environment, there will not be a significant effect in this case since Mitigation Measures have been made a part of the Project to avoid such effects.
6. The Board adopts the MND and determines that the MND reflects the District's independent judgment and analysis.
7. The Board adopts the attached Mitigation Monitoring Program and requires it to be implemented as part of the Project.
8. The location and custodian of the documents or other material which constitute the record of proceedings upon which this decision is based are located at the offices of the General Manager of the Midpeninsula Regional Open Space District, 330 Distel Circle, Los Altos, California 94022.

\* \* \* \* \*

G:\Projects\La\_Honda\_Creek\Folger\_Ranch\_House\Folger\_house\_vicinity.mxd



### Attachment 1: Vicinity Map, Folger Ranch House

- MROSD
- Other Protected Open Space or Park Lands
- Nonprofit Land
- Watershed Land
- Conservation or Agricultural Easement
- Other Public Agency

Midpeninsula Regional  
Open Space District

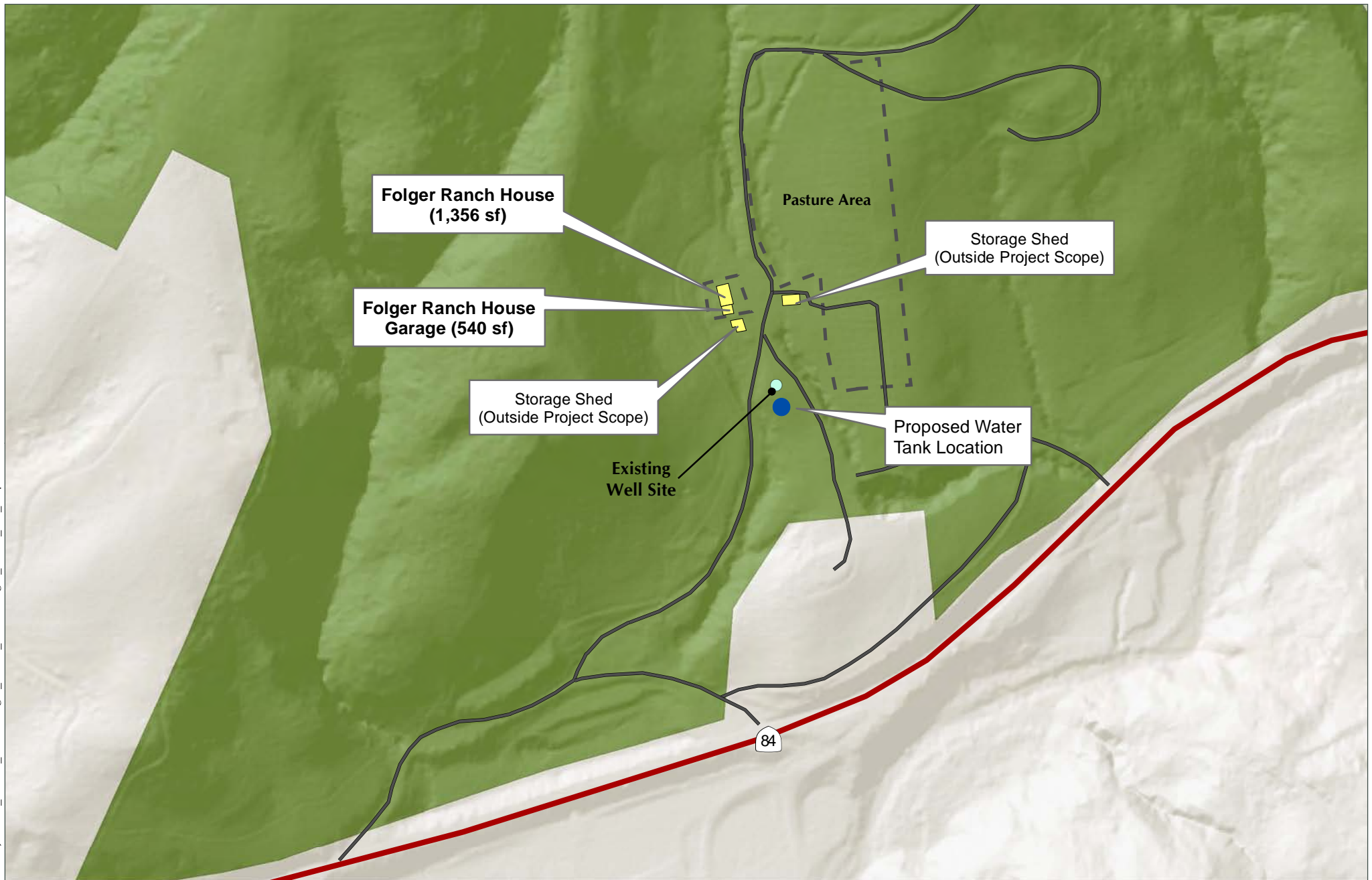
June 2011



1:100,000



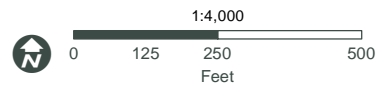
G:\Projects\La\_Honda\_Creek\Folger\_Ranch\_House\Folger\_house\_site\_map.mxd



### Attachment 2: Site Map

- |   |   |  |
|---|---|--|
|  MROSD                                    |  Watershed Land                        |  Structure          |
|  Other Protected Open Space or Park Lands |  Conservation or Agricultural Easement |  Fence              |
|  Nonprofit Land                           |  Other Public Agency                   |  Unpaved Ranch Road |

Midpeninsula Regional  
Open Space District  
August 2011





**MITIGATED NEGATIVE DECLARATION**

**Folger Ranch House Remodel and Water System Improvements  
La Honda Creek Open Space Preserve  
San Mateo County, CA**

July 21, 2011

Midpeninsula Regional Open Space District  
330 Distel Circle  
Los Altos, CA 94022  
650-691-1200

## Midpeninsula Regional Open Space District

### NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.) stating that the following project: "Folger Ranch House Remodel and Water System Improvements" when implemented, will not have a significant impact on the environment.

### PROJECT DESCRIPTION

The Midpeninsula Regional Open Space District (District) is planning basic habitability upgrades and water system improvements for an existing house and well located in the 5,759-acre La Honda Creek Open Space Preserve (Preserve) in San Mateo County, California (Refer to Figures 1 and 2). The purpose of the project is to: implement basic repairs to an existing residential structure and water well for use as a staff residence to increase the District's ability to monitor public safety and resource conditions in La Honda Creek Open Space Preserve. The project site is an existing, one story residence approximately 0.25 miles north of La Honda Road (CA-84) in an area of the preserve that is currently closed to public access and covered by a cattle grazing lease. The District aims to implement basic habitability upgrades, such as electrical upgrades, reroofing, interior refurbishing, and installation of a well pump and water storage tank for an existing well to make it suitable for a staff residence. This will allow the District to assist with ongoing monitoring of the Preserve and enhance the District's capacity in public safety, law enforcement, and resource management at the Preserve. The project area is disturbed due to the presence of existing structures, road network, and current use by cattle. The proposed project components are described in more detail below:

1. Folger Ranch House Remodel:
  - a. Repair and in-kind replacement of deteriorated exterior siding
  - b. Repair of front porch
  - c. Re-roofing
  - d. Structural repairs to garage
  - e. Seismic bracing of existing chimney
  - f. Carpet and floor tile replacement, including abatement of approximately 23 square feet of asbestos-containing floor tile
  - g. Interior and exterior re-painting
  - h. Replacement of kitchen and bathroom cabinetry and fixtures
  - i. Installation of furnace and forced air heating system
  - j. Replacement of damaged windows and doors
2. Folger Ranch House Water System Improvements:
  - a. Installation of a well pump for an existing well
  - b. Excavation and installation of 270 linear feet of trenching for domestic water (2") and electrical (1") PVC conduit from existing house to existing well and proposed water storage tank
  - c. Grading of approximately 65 cubic yards of soil for scarification and compaction to prepare site adjacent to existing well for water tank and concrete pad
  - d. Construction of one 18' x 18', 12" deep concrete pad to support water storage tank
  - e. Installation of one 4,900 gallon water storage tank

- f. Installation of water treatment and filtration system for domestic water consumption at existing house

All ground disturbance and earthwork on the site will be in accordance with the Erosion Control Plan developed by the Project Civil Engineer and included on the Project Civil Engineer's Plansheets, as well as San Mateo County's Stormwater Pollution Prevention Program (STOPPP). These measures include the use of a concrete washout basin below the proposed concrete tank pad site, fiber rolls to dissipate runoff from soils disturbed by grading, and a stabilized construction entrance. Disturbed areas will be reseeded with native plant species consistent with those in the surrounding area. Upon completion of the project, all areas subject to temporary ground disturbances, including storage and construction staging areas, temporary roads, and the like shall be recontoured and revegetated, if necessary, to promote restoration of the area. All grading and water tank pad construction will also conform to the recommendations in the report by the Project Geotechnical Engineer dated March 9, 2011 and amended June 30, 2011.

To protect wildlife and plant species occurring within the Preserve, project work will follow best management practices and require adherence to District regulations to avoid impacts to biological resources. All project work will be confined to the existing residential structure, water system, and road network and will occur outside of wetland/riparian areas. The project may have impacts to sensitive species during construction. Vehicles driving to and from the site (located approximately 0.25 mile from La Honda Rd.) on the Preserve may come in contact with an animal. There will be a minimal amount of ground excavation work to install the storage tank and water lines. During this time, impacts to animals in burrows may occur. To protect wildlife and plant species occurring within the Preserve, project work will follow best management practices (described below) and require adherence to District regulations to protect and avoid impacts to biological resources. To further avoid impacts, a biological monitor will be required to be onsite immediately prior to and during all ground excavation work to determine the presence of and to direct avoidance of threatened and endangered species.

#### **District Resource Management Best Management Practices (BMPs)**

- District biologists will provide environmental training for construction crews and contractors that will be accessing the site. The training will include a brief review of wildlife and sensitive species that may occur within the preserve, sensitive species life history, field identification, habitat requirements, location of sensitive areas, possible fines for violations, avoidance measures, and correction actions if sensitive species are encountered.
- Access to the construction site and construction staging areas will be limited to the minimum necessary to achieve the project goals and will be clearly marked prior to the beginning of construction.
- A speed limit of 15 mph on all Preserve roads will be maintained during construction.
- Any wildlife or cattle observed crossing the access road will be allowed to cross without harassment.
- No pets will be allowed on the construction site.
- All food and food-related trash will be enclosed in sealed trash containers at the end of each workday and removed completely from the construction site once every three days.
- All equipment will be maintained such that there will be no leaks of automotive fluids such as fuels, oils and solvents. Any fuel or oil leaks will be cleaned up immediately and disposed of properly.

Contractors shall be alert for indicators of historic resources and human remains. If previously undiscovered cultural resources are found during construction, work will halt at the project site until the significance of the resources can be determined by a qualified archeologist.

Hazardous materials (vehicle fuel, lubricants, and lead and asbestos in demolition debris) will be transported to and from the project site using public and Preserve roads. Contractors will follow all necessary regulations involved in the transportation and storage of hazardous materials. No public access is currently allowed to the project site and no access will be allowed during project construction.

Although fires and smoking are prohibited on District lands, sparks or heat from construction equipment has the potential to ignite wildland fires. To avoid the potential for fire to occur, during periods of high fire danger, no vehicles having catalytic converters will be allowed off of established roadways. In the event of a fire, fire suppression tools including an "ABC" fire extinguisher and hand tools will be available on site and District Rangers trained in fire-fighting techniques will be available by radio to act as first responders. The District's radio and repeater system together with available ranger staff on call 24 hours per day provides for effective communication for prompt notification to emergency service providers in the event of a wildland fire.

A staging and parking area located adjacent to the project site will allow organized assembly of vehicles and equipment to ensure that Preserve roads and trails remain open to routine Ranger patrol and to allow for through access in the event of an emergency.

#### **FINDINGS AND BASIS FOR NEGATIVE DECLARATION**

The Manager of the Planning Department of the Midpeninsula Regional Open Space District, based upon substantial evidence in the record, finds that:

1. The mitigation measures, as listed below and incorporated into the project, are adequate to mitigate the environmental effects to a less than significant level.
2. The project will have no adverse affects on air quality, mineral resources, population and housing, utilities and service systems, or transportation/traffic because such impacts simply do not arise from the proposed project, given its minor nature and rural setting.
3. The project will not adversely affect aesthetics, land use or public services, geology & soils, hazards and hazardous materials, hydrology and water quality, noise, or recreation.
4. The project will not adversely affect biological or cultural resources based on project-specific mitigations that reduce impacts to a less than significant level.
5. The project will not:
  - Create impacts that degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community (excepting the targeted invasive plant species), reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory, due to the project's scale and localized nature.

- Create impacts that are individually limited, but cumulatively considerable, based on project-specific mitigations that reduce these impacts to a less than significant level.
- Create environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

Therefore, the Midpeninsula Regional Open Space District has determined that the project will have no significant effect on the environment.

### **MITIGATION MEASURES INCORPORATED INTO THE PROJECT**

The biological resource mitigations identified below are discussed in section IV(a). Cultural resources mitigations identified below are discussed in section V(b).

**(BIO- 1)** To avoid potential impacts to California red-legged frog and San Francisco garter snake, a biological monitor will conduct a pre-construction survey immediately prior to construction and be onsite during all ground excavation work. The biological monitor will hand dig any burrows present in areas of ground disturbance. The monitor will survey parking areas, staged equipment, access routes, and the project area prior to the beginning of ground excavation work each day. The biological monitor will continue to survey the project throughout each day ground excavation work is occurring.

**(BIO- 2)** If California red-legged frog or San Francisco garter snake is encountered, no work shall occur until the frog or snake has left the area on its own, or until a qualified wildlife biologist is consulted and appropriate arrangements are made with United States Fish and Wildlife Service and the California Department of Fish and Game.

**(ARC-1)** Implementation of the following measures would reduce potential impacts to cultural and historical resources, including buried and unknown archeological, and paleontological resources to a less-than significant level:

- If any commonly recognized sensitive cultural resources such as human formed artifacts including projectile points, grinding stones, bowls, baskets, historic bottles, cans, or trash deposits are encountered during project construction, every reasonable effort shall be made to avoid the resources. Work shall stop within 100 feet of the object(s) and the contractor shall contact the District. No work shall resume within 100 feet until a qualified cultural and/or historical resources expert can assess the significance of the find.
- A reasonable effort will be made by the District 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 and covering with protective material such as culturally sterile soil or plywood.
- If vandalism is a threat, 24-hour security shall be provided.
- Construction outside of the find location can continue during the significance evaluation period and while mitigation for cultural and/or historical resources is being carried out, only if a qualified cultural and/or historical resources expert is present onsite monitoring any additional subsurface excavations within 100 feet of the find.
- If a resource cannot be avoided, a qualified cultural and/or historical resources expert will develop an appropriate Action Plan for treatment to minimize or mitigate the adverse effects. The District will not proceed with reconstruction activities within 100 feet of the find until the Action Plan has been reviewed and approved.

- The treatment effort required to mitigate the inadvertent exposure of significant cultural and/or historical resources will be guided by a research design appropriate to the discovery and potential research data inherent in the resource in association with suitable field techniques and analytical strategies. The recovery effort will be detailed in a professional report in accordance with current professional standards. Any non-grave associated artifacts will be curated with an appropriate repository.
- Project documents shall include a requirement that project personnel shall not collect cultural and/or historical resources encountered during construction. This measure is consistent with federal guideline 36 CFR 800.13(a) for invoking unanticipated discoveries.

**(ARC-2).** If human remains are encountered, all work within 100 feet of the remains shall cease immediately and the contractor shall contact the District. The District will contact the San Mateo County Coroner to evaluate the remains, and follow the procedures and protocols set forth in §15064.5(e) of the CEQA Guidelines. No further disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has made a determination of origin and disposition, which shall be made within two working days from the time the Coroner is notified of the discovery, pursuant to State Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC) within 24 hours, which will determine and notify the Most Likely Descendant (MLD). The MLD may recommend within 48 hours of their notification by the NAHC the means of treating or disposing of, with appropriate dignity, the human remains and grave goods. In the event of difficulty locating a MLD or failure of the MLD to make a timely recommendation, the human remains and grave goods shall be reburied with appropriate dignity on the property in a location not subject to further subsurface disturbance.

**RESPONSIBLE AGENCY CONSULTATION**

The County of San Mateo has been notified of the project and a copy of this negative declaration is being submitted for review along with applicable permit applications.

**INITIAL STUDY**

A copy of the initial study is attached.

**REVIEW PERIOD**

The Review Period begins on July 21, 2011 and ends on August 24, 2011. If you have any comments about the Negative Declaration or Initial Study, have information that should be included, and/or disagree with the findings of our study as set forth in the proposed Negative Declaration, please submit your comments in writing no later than 5 p.m. on August 24, 2011 to Midpeninsula Regional Open Space District, 330 Distel Circle, Los Altos, CA 94022.

**CONTACT PERSON**

Galli Basson  
Planner, 650-691-1200

  
\_\_\_\_\_  
Ana Ruiz, Planning Manager  
Midpeninsula Regional Open Space District

## INITIAL STUDY

Project title: Folger Ranch House Remodel and Water System Improvements

Lead agency name and address: Midpeninsula Regional Open Space District  
330 Distel Circle, Los Altos, CA 94022

Contact person and phone number: Galli Basson, (650) 691-1200

Project location: The project is located south of Skyline Boulevard (Hwy 35) and west of La Honda Road (Hwy 84) within the southwest portion of the La Honda Creek Open Space Preserve. The preserve is located within unincorporated San Mateo County approximately 2 miles northwest of the community of La Honda.

Project APN: 082-170-040 & 082-170-010

Project sponsor's name and address: Midpeninsula Regional Open Space District  
330 Distel Circle, Los Altos, CA 94022

General plan designation: General Open Space      Zoning: Resource Management

Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

Habitability upgrades and water system improvements for an existing residential structure (Folger House) and water well. Upgrades include the following:

### Folger Ranch House Remodel:

- a. Repair and in-kind replacement of deteriorated exterior siding
- b. Repair of front porch
- c. Re-roofing
- d. Structural repairs to garage
- e. Seismic bracing of existing chimney
- f. Carpet and floor tile replacement, including abatement of approximately 23 square feet of asbestos-containing floor tile
- g. Interior and exterior re-painting
- h. Replacement of kitchen and bathroom cabinetry and fixtures
- i. Installation of furnace and forced air heating system
- j. Replacement of damaged windows and doors

### Water System Improvements:

- a. Installation of a well pump for an existing well
- b. Excavation and installation of 270 linear feet of trenching for domestic water (2") and electrical (1") PVC conduit from existing house to existing well and proposed water storage tank

- c. Grading of approximately 65 cubic yards of soil for scarification and compaction to prepare site adjacent to existing well for water tank and concrete pad
  - d. Construction of one 18' x 18', 12" deep concrete pad to support water storage tank
  - e. Installation of one 4,900 gallon water storage tank
  - f. Installation of water treatment and filtration system for domestic water consumption at existing house
- 

Surrounding land uses and setting: Briefly describe the project's surroundings:

The project is located in a rural area. The primary surrounding land uses are: agriculture, ranching, and rural residential. The project area is located within a portion of the Preserve which is managed for use by cattle and is not currently open to the public. Highway 84 is located along the eastern and southern edge of the Preserve boundary. North of the Preserve is the Djerassi Resident Artists, an internationally recognized resident artist program. To the east of the Preserve is the small community of La Honda (approximately 1500 residents). South of the Preserve is the Driscoll Ranch event center where an annual rodeo is held in July of each year. West of the Preserve is the 624 acre Redgate Ranch, which is managed under a conservation easement from the Peninsula Open Space Trust.

---

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

San Mateo County

---

Document availability:

All documents referenced in the Initial Study are available for review from 8:30 a.m. to 5:00 p.m. at the Midpeninsula Regional Open Space District office at the address listed above.

---

Subsequent Actions:

Upon General Manager or designee certification of this negative declaration, the following actions will occur:

- Receipt of all required permits
- Contract bid and approval

Structure and water system improvements will commence

---



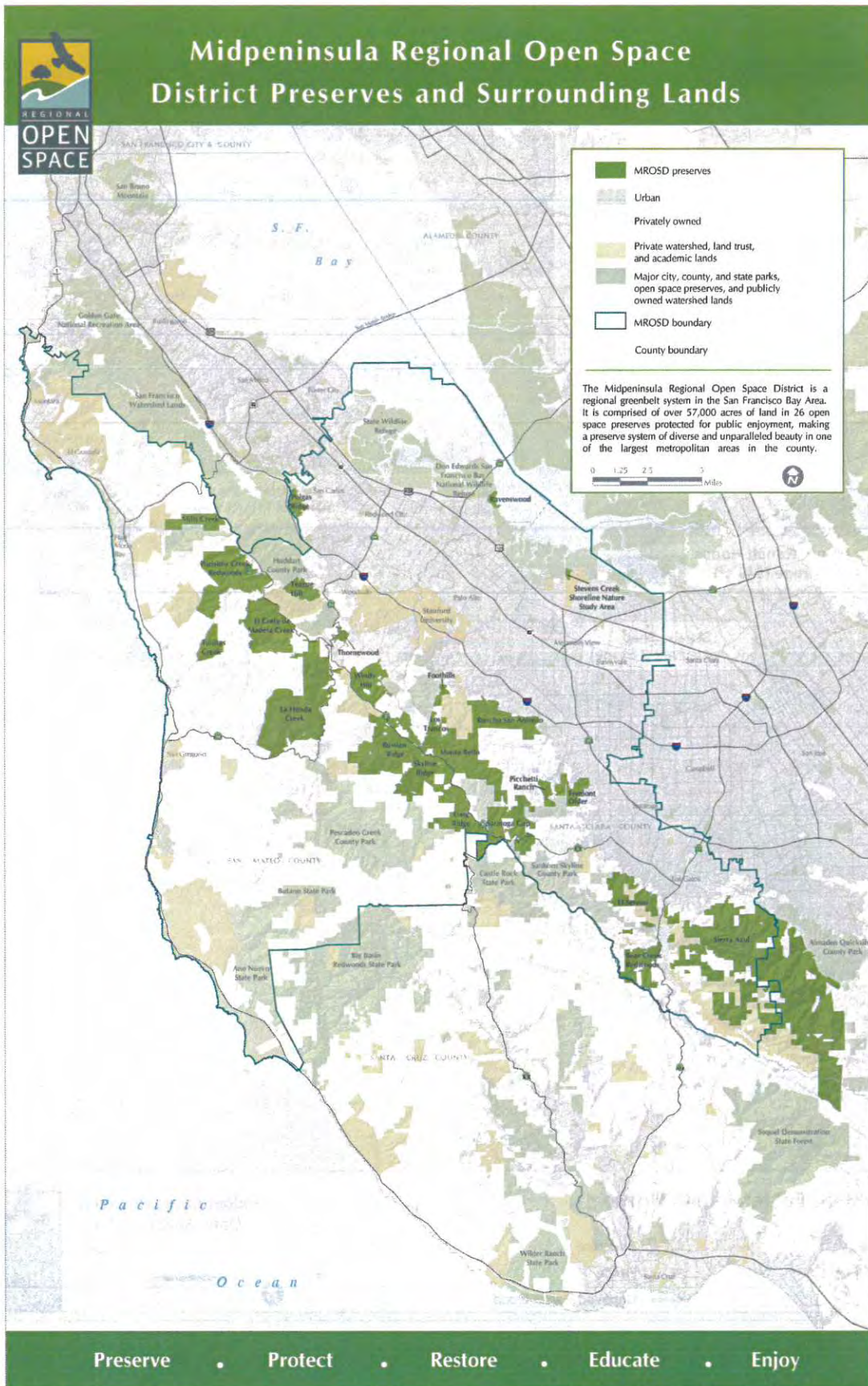


Figure 1. Project vicinity, La Honda Creek Open Space Preserve

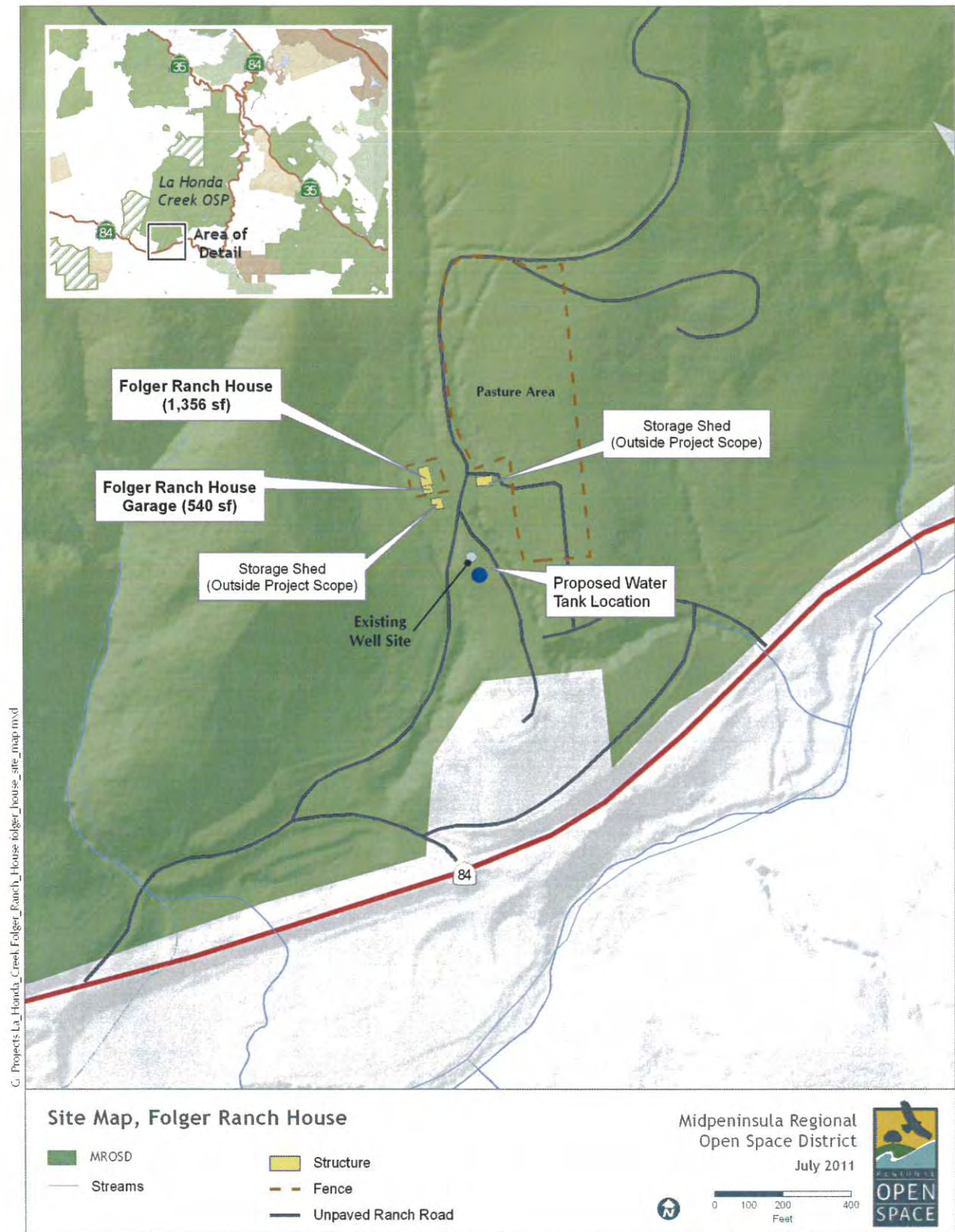


Figure 2. Folger Ranch House location

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**


The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Agriculture Resources         | <input type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils                      |
| <input type="checkbox"/> Greenhouse Gas Emissions        | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use/Planning               | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population/Housing              | <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic          | <input type="checkbox"/> Utilities/Service Systems     | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature 

Date 7/21/11

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

**I. AESTHETICS – Would the project:**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Improvements are confined to existing structures and associated water system. Improvements are designed to maintain the overall rural aesthetic present onsite and are sensitive to the surrounding natural area. The project will not have a substantial adverse effect on a scenic vista or degrade the existing visual character of the site or its surroundings. The site is not immediately adjacent to or within the viewshed of a state or county scenic highway. All work will be completed during the day and materials used will not result in light or glare impacts during the day or evening.

**II. AGRICULTURE RESOURCES: Would the project:**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project is not located on prime, unique or farmland of statewide importance, and does not conflict with a Williamson Act contract or the existing Resource Management zoning for the area. The existing agricultural land use of cattle ranching will not be impacted by project construction. There will be no loss or conversion of forest land. Improvements are designed to maintain the overall rural aesthetic of the structure and associated water system and are in keeping with the current agricultural uses present onsite.

**III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project will not obstruct implementation of any applicable air quality management plans. Vehicle emissions and dust generated from project construction are considered less than significant due to the small scale (less than 1 acre) and temporary nature of the project and limited use of vehicles and equipment to implement the project. The impact from the few vehicles and equipment to implement the project is considered less than other construction projects likely to occur in the surrounding community such as road construction on Highway 84 or an individual home or subdivision construction in the community of La Honda. No significant impacts to air quality are expected as a result of the project. No sensitive receptors are located within or adjacent to the project location. No objectionable odors are expected.

**IV. BIOLOGICAL RESOURCES – Would the project:**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	-----------

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

The purpose of the project is to implement basic repairs to an existing residential structure and water well for use as a staff residence. All project work will be confined to the existing residential structure, water system, and road network and will occur outside of wetland/riparian areas. The project may have impacts to sensitive species during construction. Vehicles driving to and from the site (located approximately 0.25 mile from La Honda Rd.) on the Preserve may come in contact with an animal. There will be a minimal amount of ground excavation work to install the storage tank and water lines. During this time, impacts to animals in burrows may occur. To protect wildlife and plant species occurring within the Preserve, project work will follow best management practices (described below) and require adherence to District regulations to protect and avoid impacts to biological resources. To further avoid impacts, a biological monitor will be required to be onsite immediately prior to and during all ground excavation work to determine the presence of and to direct avoidance of threatened and endangered species.

**District Resource Management Best Management Practices (BMPs)**

- District biologists will provide environmental training for construction crews and contractors that will be accessing the site. The training will include a brief review of wildlife and sensitive species that may occur within the preserve, sensitive species life history, field identification, habitat requirements, location of sensitive areas, possible fines for violations, avoidance measures, and correction actions if sensitive species are encountered.
- Access to the construction site and construction staging areas will be limited to the minimum necessary to achieve the project goals and will be clearly marked prior to the beginning of construction.
- A speed limit of 15 mph on all Preserve roads will be maintained during construction.
- Any wildlife or cattle observed crossing the access road will be allowed to cross without harassment.
- No pets will be allowed on the construction site.
- All food and food-related trash will be enclosed in sealed trash containers at the end of each workday and removed completely from the construction site once every three days.
- All equipment will be maintained such that there will be no leaks of automotive fluids such as fuels, oils and solvents. Any fuel or oil leaks will be cleaned up immediately and disposed of properly.

Biological surveys conducted by District staff revealed the presence of a single dusky-footed woodrat nest adjacent to the project site. No other special status species were found present. A literature search conducted utilizing the California Natural Resources Database (CNDDDB) identified that the project is

located within potential habitat for the San Francisco Garter Snake (SFGS). The project site is also located within the United States Fish and Wildlife Service's "SNM-2" critical habitat unit for the California red-legged frog (CRLF). Both species live in or near wetland areas and tend to stay near water, especially during the dry summer months. Through numerous surveys to date, SFGS have not been observed using the project area or the surrounding preserve. Although CRLF have not been observed at the project site, they are found within the Preserve. This project does not include any construction within wetland/riparian areas.

### **Special-Status Animal Species**

Special-status animal species that have the potential to occur within or adjacent to the project area include: California red-legged frog (CRLF), San Francisco garter snake (SFGS), western pond turtle (WPT), dusky-footed woodrat, Coho salmon, and steelhead trout. Information on natural history, potential for occurrence, and potential impacts to the species that may be affected by this project are discussed in detail below.

#### **California red-legged frog (*Rana aurora draytonii*)**

The California red-legged frog (CRLF) is listed as threatened under the federal endangered species act and is designated as a California species of special concern. It is one of two subspecies of red-legged frog endemic to the Pacific Coast. The CRLF is distributed throughout 26 counties in California, but is most abundant in the San Francisco Bay Area.

The project area is located within the United States Fish and Wildlife Service's "SNM-2" critical habitat unit. This project does not result in negative impacts to existing CRLF critical habitat or proposed critical habitat. CRLF habitat is characterized by dense, shrubby, riparian vegetation associated with deep pools in creeks or rivers and ponds. CRLF can survive in temporarily dry seasonal bodies of water when permanent water bodies or dense vegetation is nearby. The District has sampled fifteen ponds for CRLF in 2009, 2010, and 2011 and have found CRLF within the Preserve.

Because CRLF occupy the Preserve, avoidance and mitigation measures have been incorporated that will reduce the potential to affect this species to a less than significant level. With the implementation of these measures, the project is not expected to result in injury or mortality to the CRLF or in any adverse effects to its designated or proposed critical habitat.

#### **San Francisco garter snake (*Thamnophis sirtalis tetrataenia*)**

The San Francisco Garter Snake (SFGS) is federally and state-listed as endangered and is a fully protected species under Section 5050 of the California Fish and Game Code. An aquatic subspecies of the common garter snake and endemic to the San Francisco Bay Area, SFGS are distributed along the western San Francisco Peninsula from the southern San Francisco County border south to Waddell Lagoon south of Año Nuevo and as far east as the Crystal Springs Reservoir Watershed. It often occurs with its primary prey species, the CRLF; however, it will opportunistically prey on a variety of species including other frogs, tadpoles, egg masses, newts, small fish, salamanders, reptiles, small mammals, birds and their eggs and several small invertebrates.

Preferred habitat for SFGS is comprised of densely vegetated areas close to water where the snake can retreat when disturbed. The species often occurs near ponds, marshes, streams and other wetlands associated with cattails (*Typha* spp.), bulrushes (*Amphiscirpus*, *Bolboschoenus*, *Isolepis*, *Schoenoplectus* and *Trichophorum* spp.) and rushes (*Juncus* and *Eleocharis* spp.). Mating occurs shortly after they leave their winter retreats in May and females give birth to live young between June and September. Species may

hibernate near the coastal areas in fossorial mammal burrows and other refuges, or remain active year-round, weather permitting.

To date, no SFGS have been observed at the project site. Biological surveys conducted in 2006, and 2008, 2009, 2010 and 2011 did not reveal the presence of SFGS within the preserve. Although the Preserve is located within potential habitat for the snake, suitable habitat at the project site is limited due to lack of water features. However, due to the presence of potential SFGS habitat, all project work will be conducted assuming that the species may be encountered. Through implementation of BMPs, strict adherence to District regulations, and avoidance or mitigation measures, the potential to affect this species is less than significant. The project is not expected to result in harm, harassment, injury, or mortality to the SFGS or adversely affect its potential habitat.

#### **Western Pond Turtle (*Actinemys marmorata*)**

The Western Pond Turtle (WPT) is a federal and state species of concern. Pond turtles are primarily aquatic and highly dependent on basking sites such as logs or sunny slopes for thermoregulation (Swaim, 2008). WPT range from northern Baja California north to the Puget Sound of Washington state. Although they spend much of their active time in water, nearby upland habitat is essential for female WPT to burrow and deposit eggs.

WPT have been observed at the Preserve, however they have never been observed at the project site. The nearest known ponds having WPT are located over 1 mile away. In the event that a western pond turtle is encountered, the District's BMPs (listed previously) will protect and avoid impacts to this species.

#### **San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*)**

The San Francisco dusky-footed woodrat is a state species of concern. Woodrats are small mammals that build nests made of sticks, typically at the base of trees and shrubs. The species prefers forested habitat with a moderate canopy and brushy understory, particularly on the upper banks of riparian forests or within poison-oak dominated shrublands. The dusky-footed woodrat is known to feed on a variety of woody plants, fungi, flowers and seeds. Although the project is located primarily in a disturbed area, one woodrat nest was observed. To avoid impacts to dusky-footed woodrats, the woodrat nest will be flagged for avoidance.

#### **Coho salmon (*Oncorhynchus kisutch*)**

Coho salmon are federally and state listed as an endangered species. The species ranges from Santa Cruz County, northward to Alaska. Coho salmon in San Mateo County are included in the listings for the Central California Coast Evolutionarily Significant Unit (ESU). An ESU is based on genetic and regional climatic and habitat conditions that can be distinguished from other regions within the species range. Coho salmon are an anadromous (ocean going) species that begin life in coastal streams during the rainy season. Eggs are deposited in stream gravels and fertilized. Small "fry" emerge from the gravels and then grow in the stream for their first year. Juvenile "smolts" out-migrate into the ocean during the spring and early summer and will typically spend two years at sea before returning to their natal stream to spawn and die. Coho salmon populations have dramatically decreased as a result of land use practices (timber harvesting, mining, agriculture, rural and urban development), water diversions, predation, and changing oceanic conditions.

The proposed project is located above San Gregorio Creek within the San Gregorio Creek watershed. Coho salmon prefer low gradient streams for spawning and rearing. It is estimated that potential Coho salmon habitat exists within 1/2 mile of the project area based on stream topography and past CDFG inventories.



Coho salmon populations from San Gregorio Creek were depressed in the 1960's and are believed to have been lost from the watershed during the late 1970's and early 1980's. A few juvenile coho salmon were once again observed in the middle portion of the main stem of San Gregorio Creek in 2006, downstream of the project area.

No impacts to Coho salmon or their habitat will result due to the use of Best Management Practices (BMPs) previously approved by the CDFG and in use by the District. Adherence to the BMPs will prevent erosion at the project site and downstream sedimentation that could otherwise affect Coho Salmon.

No significant direct or indirect impact to Coho Salmon habitat is expected as a result of project construction. Construction activities are confined to existing structures and water system and access to the project site is confined to the existing road network. The potential for the project to negatively impact this species is considered less than significant.

#### **Steelhead trout (*Oncorhynchus mykiss*)**

Steelhead trout are an anadromous form of rainbow trout that spend part of their lives in the ocean before returning back to streams to spawn. Steelhead range from Alaska to Southern California. Steelhead trout are federally listed as threatened within the Central California Coast ESU, including San Mateo County.

Steelhead are an anadromous (ocean going) species that begin life in San Mateo County coastal streams during the rainy season. Eggs are deposited in stream gravels and fertilized. Small "fry" emerge from the gravels and then grow in the stream typically for one to three years. Juvenile "smolts" out-migrate into the ocean during the spring and early summer where they spend between one and four years before returning to their natal stream to spawn. Unlike Coho salmon, steelhead do not necessarily die after spawning, but may once again move back to the ocean and return again to spawn. Steelhead have been documented spawning in successive years, though rarely more than two. Steelhead trout are currently known to inhabit San Gregorio Creek, below the project area.

Steelhead populations have also significantly decreased within the region due to the same factors as noted above for Coho salmon. Steelhead can utilize steeper portions of the stream network than Coho salmon. However, the proposed project is located above, but not directly on San Gregorio Creek.

No impacts to Steelhead or their habitat will result due to the use of Best Management Practices (BMPs) previously approved by the CDFG and in use by the District. Adherence to the BMPs will prevent erosion at the project site and downstream sedimentation that could otherwise affect Steelhead.

No significant direct or indirect impact to steelhead habitat is expected as a result of project construction. Construction activities are confined to existing structures and water system and access to the project site is confined to the existing road network. The potential for the project to negatively impact this species is considered less than significant.

**Impact BIO-1: Although California red-legged frogs have been not observed at the project site, they have been observed within the project area, and could potentially be harmed or harassed by project implementation.**

**Impact BIO-2: Although San Francisco garter snake has not been observed at the project site, suitable habitat is present within the project area indicating that snakes may be encountered and in need of mitigation measures for avoidance.**

**Mitigations:**

(BIO-1) To avoid potential impacts to California red-legged frog or San Francisco garter snake, a biological monitor will conduct a pre-construction survey immediately prior to construction and be onsite during all ground excavation work. The biological monitor will hand dig any burrows present in areas of ground disturbance. The monitor will survey parking areas, staged equipment, access routes, and the project area prior to the beginning of ground excavation work each day. The biological monitor will continue to survey the project throughout each day ground excavation work is occurring.

(BIO-2) If California red-legged frog or San Francisco garter snake is encountered, no work shall occur until the frog or snake has left the area on its own, or until a qualified wildlife biologist is consulted and appropriate arrangements are made with United States Fish and Wildlife Service and the California Department of Fish and Game.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Construction will occur during the dry season and will not adversely affect riparian areas, sensitive natural communities, or wetlands. The project is confined to existing residential structures, associated water system and access is allowed only on existing Preserve roads. BMPs will be followed to prevent downstream erosion.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The proposed project is located above San Gregorio Creek. Native and migratory fish populations are currently known to inhabit the creek, below the proposed project area. All ground disturbance and earthwork on the site will be in accordance with the Erosion Control Plan developed by the Project Civil Engineer and included on the Project Civil Engineer's Plansheets, as well as San Mateo County's Stormwater Pollution Prevention Program (STOPPP). Erosion control measures include the use of a concrete washout basin below the proposed concrete tank pad site, fiber rolls to dissipate runoff from soils disturbed by grading, and a stabilized construction entrance. Disturbed areas will be reseeded with native plant species consistent with those in the surrounding area. Upon completion of the project, all areas subject to temporary ground disturbances, including storage and construction staging areas, and the like shall be recontoured and revegetated, if necessary, to promote restoration of the area. Adherence to these measures will prevent impacts to downstream resident and migratory fish or wildlife.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The project will not conflict with local policies or ordinances protecting biological resources.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The project does not conflict with the 2010 San Gregorio Creek Watershed Management Plan. No other habitat conservation plan, community conservation plan or local, regional, or state habitat conservation plan has been developed for this area.

**V. CULTURAL RESOURCES – Would the project:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

One known Native American site (a grinding rock) is located within the Preserve, but outside of the project area. Although the possibility of subsurface cultural resources exists, because the area of ground disturbance is small (270 feet of linear trenching, 65 cubic yards of grading, depth of excavation ranges from one foot to three feet below ground), ground disturbance at the project site is unlikely to yield any undiscovered archaeological or paleontological resources.

**Impact ARC-1, ARC-2: Although impacts to cultural resources are unlikely due to the small nature of the project, ground disturbance may expose undiscovered subsurface archaeological or paleontological features. In order to prevent disturbance to undiscovered cultural resources, the following mitigation measures are recommended.**

**Mitigations:**

**(ARC-1)** Implementation of the following measures would reduce potential impacts to cultural and historical resources, including buried and unknown archeological, and paleontological resources to a less-than significant level:

- If any commonly recognized sensitive cultural resources such as human formed artifacts including projectile points, grinding stones, bowls, baskets, historic bottles, cans, or trash deposits are encountered during project construction, every reasonable effort shall be made to avoid the resources. Work shall stop within 100 feet of the object(s) and the contractor shall contact the District. No work shall resume within 100 feet until a qualified cultural and/or historical resources expert can assess the significance of the find.
- A reasonable effort will be made by the District 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 and covering with protective material such as culturally sterile soil or plywood.
- If vandalism is a threat, 24-hour security shall be provided.
- Construction outside of the find location can continue during the significance evaluation period and while mitigation for cultural and/or historical resources is being carried out, only if a qualified cultural and/or historical resources expert is present onsite monitoring any additional subsurface excavations within 100 feet of the find.
- If a resource cannot be avoided, a qualified cultural and/or historical resources expert will develop an appropriate Action Plan for treatment to minimize or mitigate the adverse effects. The District will not proceed with reconstruction activities within 100 feet of the find until the Action Plan has been reviewed and approved.
- The treatment effort required to mitigate the inadvertent exposure of significant cultural and/or historical resources will be guided by a research design appropriate to the discovery and potential research data inherent in the resource in association with suitable field techniques and analytical strategies. The recovery effort will be detailed in a professional report in accordance with current professional standards. Any non-grave associated artifacts will be curated with an appropriate repository.
- Project documents shall include a requirement that project personnel shall not collect cultural and/or historical resources encountered during construction. This measure is consistent with federal guideline 36 CFR 800.13(a) for invoking unanticipated discoveries.

**(ARC-2).** If human remains are encountered, all work within 100 feet of the remains shall cease immediately and the contractor shall contact the District. The District will contact the San Mateo County Coroner to evaluate the remains, and follow the procedures and protocols set forth in §15064.5(e) of the CEQA Guidelines. No further disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has made a determination of origin and disposition, which shall be made within two working days from the time the Coroner is notified of the discovery, pursuant to State Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC) within 24 hours, which will determine and notify the Most Likely Descendant (MLD). The MLD may recommend within 48 hours of their notification by the NAHC the means of treating or disposing of, with appropriate dignity, the human remains and grave goods. In the event of difficulty locating a MLD or failure of the MLD to make a timely recommendation, the human remains and grave goods shall be reburied with appropriate dignity on the property in a location not subject to further subsurface disturbance.

**VI. GEOLOGY AND SOILS -- Would the project:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

According to the California Geologic Survey, the project location has not been mapped for fault zones by the California Geological Survey under the Alquist-Priolo Earthquake Fault Zoning Act. However, the larger area surrounding the project site has been mapped on the Mindego Hill, Woodside, and Franklin Point Seismic Hazard Zones Quadrangle maps. These maps indicate "areas where previous occurrence of landslide movement, or local topographic, geologic, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements."

Major active faults in the vicinity of the project area are the San Andreas and San Gregorio faults, which are located approximately 6 miles northeast and 5 miles southwest, respectively. Minor faults that may possibly be active include the La Honda fault extending approximately 0.5 miles south of the community of La Honda northwest toward highway 92 and the Woodhaven fault approximately 4 miles north of the project area trending northwest (Brady 2004). Although there is the potential for on-site fault rupture or severe ground shaking during a large magnitude earthquake, these risks are considered negligible and highly unlikely in the project area during project construction. Project design and a project location in an unpopulated setting having no overhead hazards, and where no new permanent roads, trails or habitable structures are proposed will prevent exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death from rupture of a known earthquake fault.

According to the Association of Bay Area Governments online liquefaction map, and San Mateo County Hazard and Mitigation maps, the project area has a very low potential to experience liquefaction.

Although the proposed project is located in an area where landslides may occur, the project is not expected to increase the potential for landslides. Construction is to existing facilities, earthwork involved is for upgrades to the water system and will be confined to the following:

- Trenching for 270 linear feet for a domestic water (2") and electrical (1") PVC conduit from existing house to existing well and proposed water storage tank
- Grading of approximately 65 cubic yards of soil for scarification and compaction to prepare site adjacent to existing well for water tank and construction of one 18' x 18', 12" deep concrete pad to support proposed water storage tank

Cut, fill, and grading of material will be implemented in a manner to avoid the potential for landslide. Work will be conducted during the dry season to reduce the possibility of a rain driven landslide event.

Project plans were developed by a qualified Certified Engineering Geologist and a licensed Civil Engineer in order to design appropriate structure and water system improvements given the existing site conditions.

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| b) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

The project area is underlain by topsoil consisting of very dark grayish brown silty clay with scattered sand and fine gravels varying in between about 2½ and 3 feet in thickness. Based on the plasticity and clay content, the topsoil is considered to be highly expansive. However, hard bedrock was encountered beneath the soil. Bedrock consists of very finegrained, well sorted, friable to weakly cemented sandstone. Although the project area is located on expansive soil, the entire site is essentially underlain by bedrock and the potential for liquefaction is considered to be nil (Treadwell and Rolo, 2011). Due to the presence of shallow bedrock having very low potential for liquefaction, risks to life or property due to expansive soils are considered less than significant.

All ground disturbance and earthwork on the site will be in accordance with the Erosion Control Plan developed by the Project Civil Engineer and included on the Project Civil Engineer's Plansheets, as well as San Mateo County's Stormwater Pollution Prevention Program (STOPPP). These measures include the use of a concrete washout basin below the proposed concrete tank pad site, fiber rolls to dissipate runoff from soils disturbed by grading, and a stabilized construction entrance to avoid soil erosion. Disturbed areas will be reseeded with native plant species consistent with those in the surrounding area. Upon completion of the project, all areas subject to temporary ground disturbances, including storage and construction staging areas, temporary roads, and the like shall be recontoured and revegetated, if necessary, to promote restoration of the area. Work will be conducted during the dry season to reduce the potential for soil erosion or downstream movement during the rainy season. BMPs previously approved by the CDFG and in use by the District will also be employed to reduce the potential for soil erosion or loss of topsoil.

Primary soils at the site are Tehana Member of the Purisima Formation, characterized as a greenish-gray to white or tan, medium- to very fine-grained sandstone and siltstone, with some interlayered silty mudstone. No septic tanks or alternative waste water disposal systems will be installed as part of the project.

**VII. GREENHOUSE GAS EMISSIONS --**

**Would the project:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

To decrease the potential effects of climate change, California has enacted regulations such as the Global Warming Solutions Act of 2006 (Assembly Bill 32) to decrease emissions of carbon dioxide (CO<sub>2</sub>) and other greenhouse gases (GHGs). The Scoping Plan for AB 32 includes a sustainable forest target as well as voluntary actions that private and public landowners can implement to reduce GHGs. These voluntary actions include conserving biodiversity, providing recreation, promoting sustainable forest management, and utilizing fuel management strategies that can potentially reduce the risk of catastrophic fire.

The District’s mission is

*“To acquire and preserve a regional greenbelt of open space land in perpetuity; protect and restore the natural environment; and provide opportunities for ecologically sensitive public enjoyment and education.”*

By buying and protecting open space lands in perpetuity, the District is preventing land use conversion from open space, including forested lands, which provide carbon sequestration benefits, into developed land.

The project consists of upgrades and repairs to an existing residential structure and water system. The small scale and short timeframe of the project will be adding a negligible amount of greenhouse gas emissions. The project does not conflict with a plan adopted to reduce greenhouse gas emissions.

**VIII. HAZARDS AND HAZARDOUS MATERIALS --**

**Would the project:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Hazardous materials sampling of the structures revealed that asbestos is present in the entry way, hall bathroom, and master bathroom and lead is present in the outside wall near the corner of the house. No other hazardous materials are known to exist onsite. Abatement of hazardous materials will be completed by qualified abatement contractors in order to avoid exposure to persons or the environment. Properly contained and abated hazardous materials will be transported to and from the project site using public and Preserve roads.

Contractors will follow all necessary regulations involved in the transportation, storage, and abatement, of hazardous materials. No public access is currently allowed to the project site and will not be allowed during project construction. In the event an unintended spill or other hazardous material incident occurs, District Rangers trained in first aid will be available as first responders to potential emergencies, until a hazardous materials team can arrive. The District's radio and repeater system together with ranger and staff availability on call 24 hours per day provides for effective communication for prompt notification to emergency service providers in the event of a hazardous materials emergency. The nearest neighbors adjacent to the project area are 0.1 mile away. Due to the rural character of their property having few neighboring structures, and through the use of qualified contractors knowledgeable in working with,



transporting and abating hazardous materials, adjoining landowners will not be affected by hazardous materials involved with the project.

Vehicle emissions and dust generated from project construction are considered less than significant due to the small scale of the project. Few vehicles and equipment will be required to complete the structure and water system improvements. Construction is confined to one existing residential structure, garage, and associated water system. Ground disturbance is limited to trenching for 270 linear feet, grading of approximately 65 cubic yards of soil, and constructing one 18' x 18', 12" deep concrete pad.

The impact from construction vehicles and equipment is considered less than significant as compared to other construction projects likely to occur in the surrounding community such as road construction on Highway 84 or new home or subdivision construction in the community of La Honda. No significant impacts to air quality are expected as a result of the project. No sensitive receptors including schools are located within one quarter mile of the project location.

The project is not within an area affected by an airport land use plan, within two miles of an airport, or within the vicinity of a private airstrip. Project implementation will not interfere with any emergency response plans, or evacuation plan.

According to the Calfire, the project area is located in a moderate fire hazard zone, based on vegetation type (fuel loading), slope and weather. This designation notwithstanding, the project would not change the degree of exposure to wildfires. Equipment operation has the potential to ignite fires; however adequate fire suppression tools including an "ABC" fire extinguisher and hand tools will be required on site during the project to extinguish any accidental ignitions. During periods of high fire danger, no vehicles having catalytic converters shall be allowed off of established roadways. In addition, District Ordinance 93-1, Section 404, prohibits fires and smoking on District lands. District Rangers trained in fire-fighting techniques and carrying fire suppression equipment regularly patrol the Preserve. District staff are often first responders to fire emergencies, with the primary fire protection falling to Calfire, County Fire Departments, and municipal fire protection agencies. The District's radio and repeater system together with ranger patrols and staff on call 24 hours per day provides for effective communication for prompt notification to emergency service providers in the event of a wildland fire or emergency response call. The short duration of the project and on site fire suppression capabilities reduce this potential impact to less than significant.

**IX. HYDROLOGY AND WATER QUALITY – Would the project:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Otherwise substantially degrade water quality?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The project involves upgrades to existing residential structures and associated water system upgrades at a site located above San Gregorio Creek. All ground disturbance and earthwork on the site will be in accordance with the Erosion Control Plan developed by the Project Civil Engineer and included on the Project Civil Engineer's Plansheets, as well as San Mateo County's Stormwater Pollution Prevention Program (STOPPP). These measures include the use of a concrete washout basin below the proposed concrete tank pad site, fiber rolls to dissipate runoff from soils disturbed by grading, and a stabilized construction entrance to avoid soil erosion. Disturbed areas will be reseeded with native plant species consistent with those in the surrounding area. Upon completion of the project, all areas subject to temporary ground disturbances, including storage and construction staging areas, temporary roads, and the like shall be recontoured and revegetated to their original state, if necessary, to promote restoration of the area. Work will be conducted during the dry season to reduce the potential for soil erosion or downstream movement during the rainy season. BMPs previously approved by the CDFG and in use by the District will also be employed to reduce the potential for soil erosion or loss of topsoil.

The project will not violate water quality standards or waste discharge requirement. Because disturbed areas will be re-contoured, the existing drainage pattern of the site will not be altered. No streams or rivers

will be altered. Adherence to BMPS during project construction will avoid impacts to water quality and hydrology that could otherwise result.

Installation of the 4,900 gallon water storage tank fed by an existing well will provide for groundwater storage. However, due to the relatively small size of the tank and limited use by one domestic resident, it is not expected to substantially deplete groundwater supplies or interfere substantially with groundwater recharge. Installation of the water tank and ongoing use of the water well will comply with Chapter 4.68 Wells, of the San Mateo County Ordinance Code.

No housing will be placed in the 100 year floodplain as a result of the project. Due to the project location, no risk of inundation from seiche, tsunami or mudflow is expected to occur. Because water currently drains away from the site without flooding, and no changes to the existing drainage pattern will occur, there is no significant risk of human injury or death from downstream flooding. Any downstream sediment or water inundation would dissipate locally within the Preserve before reaching a populated area or public road system.

Due to implementation of BMPs, adherence to erosion control plans, San Mateo County STOPP, San Mateo County Ordinance Code, and implementation of a revegetation plan, less than significant impacts are expected to hydrology and water quality at the project site and downstream of the project area.

**X. LAND USE AND PLANNING - Would the project:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project is located in a rural setting within an open space preserve and does not physically divide an established community. The project is consistent with the San Mateo County General Plan in that the Preserve is designated General Open Space and is currently used for agricultural grazing. No impact to the onsite grazing operation will occur as a result of the project. Current and continued use of the land for cattle grazing remains consistent with San Mateo County's General Plan. The project area is consistent with the San Mateo County Zoning Regulation in that the Preserve is on land zoned Resource Management (RM). Within the RM Zone, agriculture, livestock raising and grazing, and public recreation are permitted uses. The onsite residential structure is intended for use by District staff to assist with monitoring ongoing grazing activities and future public recreational use of the Preserve. The proposed project complies with all environmental quality criteria identified within the Zoning Regulations for the RM zone including, water resources, cultural resources, primary scenic resources areas, fish and wildlife habitat and all

environmental regulations for emissions of air pollutants, introduction of noxious odors, noise levels, changes in vegetation cover, erosion control, and effects to wildlife resources. The proposed project is considered a compatible use within the RM zone, because it will not result in new development, will not impact the existing cattle grazing operation, and will aid in the development of future public recreational use of the area. Project activities do not conflict with the San Mateo County General Plan or Zoning Regulations for the RM zone. The project does not conflict with the 2010 San Gregorio Creek Watershed Management Plan. No other habitat conservation plan, community conservation plan or local, regional, or state habitat conservation plan has been developed for this area.

**XI. MINERAL RESOURCES – Would the project:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No mineral resources locally important or of value to the region are designated on local general or land use plans or are known to occur at the project site.

**XII. NOISE – Would the project result in:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

According to the San Mateo County General Plan Noise Element, significant noise impacts occur when the noise levels are equal to or above 60 Community Noise Equivalent Level (CNEL). Exterior noise exposure levels of 70 CNEL or greater are considered significant for residential developments according to the State of California. Within the Preserve, current ambient noise levels are well under 60 CNEL. Noise-generating activities such as driving of vehicles to the project area, and operation of vehicles and equipment would occur during daytime hours on existing roads within the remote setting of the Preserve, well removed from nearby residences.

Groundborne vibration and groundborne noise levels will be confined to the project site. No persons are located immediately adjacent to the project site, so there will be no impact. No permanent increase in ambient noise levels will occur. During project implementation vehicles and equipment will generate temporary increases in noise levels. However, given that project work will occur in a remote portion of the La Honda Creek Open Space Preserve that is currently closed to public use, the temporary, short-term increase in noise will result in a less than significant impact. The project is not located within an airport land use plan or within two miles of an airport or private airstrip.

**XIII. POPULATION AND HOUSING – Would the project:**

- |   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|---|------------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

The project consists of upgrades and repairs to an existing residence and water system. Use of the existing residence is in keeping with historic use of the structure and will not result in population growth, or displacement of homes or people.

**XIV. PUBLIC SERVICES**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project consists of upgrades and repairs to an existing residence and water system and will not require the need for new or physically altered government or public facilities (including schools and parks), or additional fire or police protection. The water tank will provide water for emergency use by District and supporting agency fire staff in the event of a fire.

**XV. RECREATION**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project area is currently closed to public access and recreational use. However, once complete, the project will result in habitable housing for District staff to provide an additional and ongoing presence and monitoring of future public recreation use.

**XVI. TRANSPORTATION/TRAFFIC – Would the project:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Due to the small scale of the project, only a few additional vehicles will be traveling on the roads to and from the project site. The number of vehicles and trips to the site are not expected to increase traffic to the surrounding area any more than occurrence of a similar small scale single event (such as a cattle roundup, school field trip, private party, or other local events). No change in aircraft patterns is expected as a result of the project. A temporary construction staging and parking area located adjacent to and below the project site will allow organized assembly of vehicles and equipment to ensure that Preserve roads and trails remain open to routine Ranger patrol and to allow for through access in the event of an emergency. The project does not conflict with any adopted plans or programs supporting alternative transportation.

**XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project involves upgrades to existing residential structures and associated water system upgrades at a site located above San Gregorio Creek. Upgrades will not exceed wastewater treatment requirements or require construction or expansion of a new wastewater treatment facility. No new storm water drainage facilities or expansion of stormwater facilities will occur. Well testing revealed that the existing well is capable of producing 4 gallons per minute while San Mateo County requirements for a residence only require 2.5 gallons per minute, thus water from the existing well is sufficient to supply the existing residence. No new or expanded entitlements are needed. Wastewater from the residence will be served by an existing onsite septic system having adequate capacity. Waste disposal from both construction and ongoing use of the residence will be served by a landfill with sufficient permitted capacity to accommodate ongoing solid waste disposal needs. Project construction, long term habitation of the residence, and use of the water system will comply with federal, state, and local statutes and regulation related to solid waste.



**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	-----------

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The purpose of the project is to implement basic repairs to an existing residential structure and water well for use as a staff residence which will increase the District’s ability to monitor public safety and resource conditions in the Preserve. All ground disturbance and earthwork on the site will be in accordance with the Erosion Control Plan developed by the Project Civil Engineer and San Mateo County’s Stormwater Pollution Prevention Program (STOPPP). Upon completion of the project, all areas subject to temporary ground disturbances, including storage and construction staging areas, temporary roads, and the like shall be recontoured and revegetated, if necessary, to promote restoration of the area.

To protect wildlife and plant species occurring within the Preserve, project work will follow best management practices and require adherence to District regulations to avoid impacts to biological resources. Implementation of mitigation measures will prevent substantial impacts to native fish, wildlife, and rare plants species and their habitats.

Adhering to mitigation measures will prevent impacts to cultural, historical and paleontological resources that may represent important periods of California history or prehistory.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Analysis of cumulative impacts identifies existing and possible future projects that may produce related impacts, and then examines how the proposed project and these possible future open space management actions may combine to act cumulatively. The habitability upgrades for the staff residence will result in District staff having an increased presence on the Preserve which will improve public safety and monitoring of resources on the Preserve. Short-term impacts resulting from construction are minor and have a less than significant cumulative impact.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Project implementation will not result in substantial direct and indirect substantial adverse impacts to human beings. Contractors and District staff will wear personal protective equipment during project construction. As designed, the house and water system improvements will make the existing residence habitable and is therefore an improvement to the existing condition.

## SOURCES REFERENCED

1. Association of Bay Area Governments, online liquefaction map (<http://www.abag.ca.gov/bayarea/eqmaps/liquefac/bayaliqs.gif>) accessed online July 2011.
2. Brady, R.H., Fluvial Geomorphology, hydrology, and Riparian Habitat of La Honda Creek along the Hwy 84 transportation corridor, San Mateo County, California, June 2004. Available online at: ([http://www.sfei.org/watersheds/reports/No78\\_LaHonda.html](http://www.sfei.org/watersheds/reports/No78_LaHonda.html))
3. California Department of Fish and Game, Natural Resources Database (CNDDDB) Quick Viewer, La Honda Quadrangle ([http://imaps.dfg.ca.gov/viewers/cnddb\\_quickviewer/app.asp](http://imaps.dfg.ca.gov/viewers/cnddb_quickviewer/app.asp)) accessed online July 2011.
4. California Department of Forestry and Fire Protection. San Mateo County Fire Hazard Severity Zone Map adopted 2007. ([http://frap.cdf.ca.gov/webdata/maps/san\\_mateo/fhszs\\_map.41.pdf](http://frap.cdf.ca.gov/webdata/maps/san_mateo/fhszs_map.41.pdf)) accessed online July 2011.
5. California Geological Survey. Special Publication 42 Fault-Rupture Hazard Zones in California, Alquist-Priolo Earthquake Fault Zoning Act with Index to Earthquake Fault Zones Maps, Interim Revision 2007. Available upon request from Midpeninsula Regional Open Space District.
6. Midpeninsula Regional Open Space District, Department of Fish and Game 5-year Memorandum of Understanding, Routine Maintenance, Attachment B, Best Management Practices and standard Operating Procedures for Routine Maintenance Activities in Water Courses 2007. Available upon request from Midpeninsula Regional Open Space District.
7. Natural Resources Conservation Service. U.S. General Soil Map (State Soil Geographic Database), 2006. GIS data available for download at: (<http://soils.usda.gov/survey/geography/statsgo/>)
8. Natural Resources Conservation Service. Web Soil Survey, Farmland Classification, accessed online: (<http://websoilsurvey.nrcs.usda.gov>), accessed July 2011.
9. San Francisco Bay Regional Water Quality Control Board, 2002 CWA Section 303(d) List of Water Quality Limited Sediment, Approved by United States, Environmental Protection Agency, July 2003. Accessed online: ([http://www.waterboards.ca.gov/water\\_issues/programs/tmdl/docs/2002reg2303dlist.pdf](http://www.waterboards.ca.gov/water_issues/programs/tmdl/docs/2002reg2303dlist.pdf)), accessed July 2011.
10. San Mateo County, General Plan, accessed online: ([http://www.sforoundtable.org/P&B/pb\\_general\\_plan.html](http://www.sforoundtable.org/P&B/pb_general_plan.html)) accessed July 2011.
11. San Mateo County, General Plan, Community Noise Map accessed online: ([http://www.sforoundtable.org/P&B/gp/maps/gp%20community%20noise%20\(11x17\).pdf](http://www.sforoundtable.org/P&B/gp/maps/gp%20community%20noise%20(11x17).pdf)) accessed July 2011.
12. San Mateo County, Zoning Map for Unincorporated San Mateo County, Sheet 31, accessed online: ([http://www.sforoundtable.org/P&B/pdf/index%20maps/sheet\\_36.pdf](http://www.sforoundtable.org/P&B/pdf/index%20maps/sheet_36.pdf)) accessed July 2011.
13. San Mateo County. General Plan, Existing Rural Land Use Map accessed online: (<http://www.sforoundtable.org/P&B/gp/maps/gp%20existing%20rural%20land%20use.pdf>) accessed July 2011.
14. San Mateo County, Zoning Regulations, July 1999. Available online at: ([http://www.co.sanmateo.ca.us/vgn/images/portal/cit\\_609/9441580Zregs-wp.pdf](http://www.co.sanmateo.ca.us/vgn/images/portal/cit_609/9441580Zregs-wp.pdf))
15. Treadwell and Rolo, Geotechnical letter Report to Midpeninsula Regional Open Space District, 2011.
16. United States Fish and Wildlife Service, Recovery Plan for the California Red-Legged Frog, 2002. Available online at: ([http://ecos.fws.gov/docs/recovery\\_plan/020528.pdf](http://ecos.fws.gov/docs/recovery_plan/020528.pdf))

17. United States Fish and Wildlife Service, Recovery Plan for the San Francisco Garter Snake, 1985. Available online at: ([http://ecos.fws.gov/docs/recovery\\_plan/850911.pdf](http://ecos.fws.gov/docs/recovery_plan/850911.pdf))
18. United States Fish and Wildlife Service, San Francisco Garter Snake 5-year review: Summary and Evaluation, September 2006. Available online at:  
<http://www.fws.gov/cno/es/San%20Francisco%20Garter%20Snake%205%20Year%20Review.FINAL.pdf>
19. (United States Fish and Wildlife Service, Species Profile for the California Red-Legged Frog accessed online: (<http://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=D02D>), accessed August 2009.
20. Vollmar Consulting, Pond Management Plan, Former Wool Ranch, La Honda Creek Open Space Preserve, 2009. Available upon request from Midpeninsula Regional Open Space District.
21. Vollmar Consulting, Pond Monitoring Program, Former Wool Ranch, La Honda Creek Open Space Preserve, 2009. Available upon request from Midpeninsula Regional Open Space District.



## **MITIGATION MONITORING PROGRAM**

### **Folger House Remodel and Water System Improvements La Honda Creek Open Space Preserve**

State Clearinghouse Number: TBD

San Mateo County, CA  
July 21, 2011

Midpeninsula Regional Open Space District  
330 Distel Circle  
Los Altos, CA 94022-1404

**LA HONDA OPEN SPACE PRESERVE  
FOLGER HOUSE REMODEL AND WATER SYSTEM IMPROVEMENTS  
PROJECT  
MITIGATION MONITORING PROGRAM**

This mitigation monitoring program (MMP) includes a brief discussion of the legal basis and purpose of the program, a key to understanding the monitoring matrix, discussion and direction regarding noncompliance complaints, and the mitigation monitoring matrix itself.

**LEGAL BASIS AND PURPOSE OF THE MITIGATION MONITORING PROGRAM**

Public Resources Code (PRC) 21081.6 requires public agencies to adopt mitigation monitoring or reporting programs whenever certifying and environmental impact report or mitigated negative declaration. This requirement facilitates implementation of all mitigation measures adopted through the California Environmental Quality Act (CEQA) process.

**MONITORING MATRIX**

The following pages provide a series of tables identifying the mitigations incorporated into the Folger House Remodel and Water System Improvements Project at La Honda Creek Open Space Preserve (the project). These mitigations are reproduced from the Mitigated Negative Declaration for the project. The columns within the tables have the following meanings:

- Number: The number in this column refers to the Initial Study section where the mitigation is discussed.
  
- Mitigation: This column lists the specific mitigation identified within the Mitigated Negative Declaration.
  
- Timing: This column identifies at what point in time, review process, or phase the mitigation will be completed. The mitigations are organized by order in which they appear in the Mitigated Negative Declaration.
  
- Who will verify? This column references the District staff that will ensure implementation of the mitigation.
  
- Agency / Department Consultation: This column references any public agency or District Department with which coordination is required to ensure implementation of the mitigation. California Department of Fish and Game is listed as CDFG. The United States Fish and Wildlife Service is listed as USFWS.

Verification: This column will be initialed and dated by the individual designated to confirm implementation.

## **NONCOMPLIANCE COMPLAINTS**

Any person or agency may file a complaint asserting noncompliance with the mitigation measure associated with the project. The complaint shall be directed to the District's General Manager in written form, providing specific information on the asserted violation. The General Manager shall cause an investigation and determine the validity of the complaint; if noncompliance with the mitigation has occurred, the General Manager shall cause appropriate actions to remedy any violation. The complainant shall receive written confirmation indicating the results of the investigation or the final action corresponding to the particular noncompliance.

<i>Number</i>	<i>Mitigation</i>	<i>Timing</i>	<i>Who will verify?</i>	<i>Department or Agency Consultation</i>	<i>Verification (Date &amp; Initials)</i>
Mitigation in Section IV(a).	<b>(BIO- 1)</b> To avoid potential impacts to California red-legged frog and San Francisco garter snake, a biological monitor will conduct a pre-construction survey immediately prior to construction and be onsite during all ground excavation work. The biological monitor will hand dig any burrows present in areas of ground disturbance. The monitor will survey parking areas, staged equipment, access routes, and the project area prior to the beginning of ground excavation work each day. The biological monitor will continue to survey the project throughout each day ground excavation work is occurring.	Prior to and during ground excavation work each day.	District Planner	N/A	
Mitigation in Section IV(a).	<b>(BIO-2)</b> If California red-legged frog or San Francisco garter snake is encountered, no work shall occur until the frog or snake has left the area on its own, or until a qualified wildlife biologist is consulted and appropriate arrangements are made with United States Fish and Wildlife Service and the California Department of Fish and Game.	Prior to and during project construction each day.	District Planner	Wildlife Biologist, USFWS, and CDFG.	



<i>Number</i>	<i>Mitigation</i>	<i>Timing</i>	<i>Who will verify?</i>	<i>Department or Agency Consultation</i>	<i>Verification (Date &amp; Initials)</i>
Mitigation in Section V(b).	<p><b>(ARC-1)</b> Implementation of the following measures would reduce potential impacts to cultural and historical resources, including buried and unknown archeological, and paleontological resources to a less-than significant level:</p> <ul style="list-style-type: none"> <li>• If any commonly recognized sensitive cultural resources such as human formed artifacts including projectile points, grinding stones, bowls, baskets, historic bottles, cans, or trash deposits are encountered during project construction, every reasonable effort shall be made to avoid the resources. Work shall stop within 100 feet of the object(s) and the contractor shall contact the District. No work shall resume within 100 feet until a qualified cultural and/or historical resources expert can assess the significance of the find.</li> <li>• A reasonable effort will be made by the District 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 and covering with protective material such as culturally sterile soil or plywood.</li> <li>• If vandalism is a threat, 24-hour security shall be provided.</li> <li>• Construction outside of the find location can continue during the significance evaluation period and while mitigation for cultural and/or historical resources is being carried out, only if a qualified cultural and/or historical resources expert is present onsite monitoring any additional subsurface excavations within 100 feet of the find.</li> <li>• If a resource cannot be avoided, a qualified cultural and/or historical resources expert will develop an appropriate Action Plan for treatment to minimize or mitigate the adverse effects. The District will not proceed with reconstruction activities within 100 feet of the find until the Action Plan has been reviewed and approved.</li> <li>• The treatment effort required to mitigate the inadvertent exposure of significant cultural and/or historical resources will</li> </ul>	Throughout project implementation.	District Planner	N/A	

<i>Number</i>	<i>Mitigation</i>	<i>Timing</i>	<i>Who will verify?</i>	<i>Department or Agency Consultation</i>	<i>Verification (Date &amp; Initials)</i>
Mitigation in Section V(b).	<p><b>(ARC-1 continued)</b>  be guided by a research design appropriate to the discovery and potential research data inherent in the resource in association with suitable field techniques and analytical strategies. The recovery effort will be detailed in a professional report in accordance with current professional standards. Any non-grave associated artifacts will be curated with an appropriate repository.</p> <ul style="list-style-type: none"> <li>Project documents shall include a requirement that project personnel shall not collect cultural and/or historical resources encountered during construction. This measure is consistent with federal guideline 36 CFR 800.13(a) for invoking unanticipated discoveries.</li> </ul>				
Mitigation in Section V(b).	<p><b>(ARC-2).</b> If human remains are encountered, all work within 100 feet of the remains shall cease immediately and the contractor shall contact the District. The District will contact the San Mateo County Coroner to evaluate the remains, and follow the procedures and protocols set forth in §15064.5(e) of the CEQA Guidelines. No further disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has made a determination of origin and disposition, which shall be made within two working days from the time the Coroner is notified of the discovery, pursuant to State Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC) within 24 hours, which will determine and notify the Most Likely Descendant (MLD). The MLD may recommend within 48 hours of their notification by the NAHC the means of treating or disposing of, with appropriate dignity, the human remains and grave goods. In the event of difficulty locating a MLD or failure of the MLD to make a timely recommendation, the human remains and grave goods shall be reburied with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p>	Throughout project implementation.	District Planner	N/A	