

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT
REVISED MITIGATED NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: Four New Residences on Vallemar @ Julianna, Moss Beach, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2015-00380

OWNER: Moss Beach Associates, LLC

APPLICANT: Owen Lawlor (representing Moss Beach Associates, LLC)
612 Spring Street
Santa Cruz, CA 95060

ASSESSOR'S PARCEL NOS.: 037-086-230, -240, -250, -260, -270, -280, and -290;
2.48 acres (combined parcels)

LOCATION: Vallemar Street @ Julianna Avenue, Unincorporated Moss Beach

Recirculation of Revised Initial Study/Mitigated Negative Declaration. The first Initial Study/Mitigated Negative Declaration (IS/MND) for this project was released and circulated for a 20-day review period, from January 17, 2018 to February 5, 2018. As a result of early communication with and at the request of the State Fish and Wildlife Department (F&W), the review period was extended to a 30-day review period, ending on February 15, 2018. Several comments were received from some neighbors regarding the size of the four houses, as well as comments from the California Coastal Commission (CC). Additionally, F&W sent a letter challenging the efficacy of the IS/MND (specifically regarding the discussion, impact conclusions and associated mitigation measures in the document's "Biological Resources" section), due to their pending consideration of a petition to designate a rare plant species known to be present on the adjacent County-owned property (Coast yellow leptosiphon) as "endangered" under the California Endangered Species Act. In addition, the CC letter echoed similar issues around the protection of these plant species.

In response to those comments, on March 20, 2018, County staff, the applicant and his biologist, the County Parks Department biologist and the CC's biologist met with F&W staff at their Yountville office. The outcome of that meeting was to determine some basic parameters for a new biological survey (on and off the project site) regarding the Coast yellow leptosiphon and other rare plants located both on and off the project site, and the need for a future joint field visit (which occurred on April 5, 2018).

While several comments had already been received with the first circulation of this IS/MND, the revisions of this recirculated document will be limited to reflect the new assessment, discussion and recommended mitigation measures as they occur within the documents "Biological Resources" section. There is also some updated information within the "Geology and Soils" section to reflect the County Geotechnical Engineer's final review and acceptance of the project's latest geotechnical investigation (dated June 13, 2018 and included as an Attachment of this revised document), specifically regarding the project's

impact to slope stability and liquefaction elements as may occur on the project site. With regard to all other comments received in response to the initial circulation of this document, they will be acknowledged and discussed as part of the staff report when this project is submitted to the Planning Commission for its consideration and decision.

PROJECT DESCRIPTION

Four new single-family residences (as specifically described below) are proposed on a 2.48-acre property (comprised of the seven APNs cited above; the “project site”). The houses represent the primary development of an application process consisting of a Coastal Development Permit, Resource Management-Coastal Zone Permit, Grading Permit, and Lot Line Adjustment (LLA). The houses are proposed on what would be four reconfigured parcels (via the LLA) from the seven legal parcels that currently exist.

Lot 1: Construction of a new two-story, 3,997 sq. ft., single-family residence (with a 239 sq. ft. “catwalk” area providing access to a roof deck), with an attached (by covered walkway) two-car 576 sq. ft. garage, including 510 sq. ft. of covered decks and 949 sq. ft. of exterior uncovered decks, located on a 23,473 sq. ft. parcel. This specific case includes the removal of one (1) significant (Monterey cypress) tree and associated grading (250 cubic yards (cu/yds) of cut and 400 cu/yds of fill; net import 150 cu/yds).

Lot 2: Construction of a new two-story, 3,994 sq. ft., single-family residence (with a 461 sq. ft. “catwalk”/conditioned floor area providing access to a roof deck and storage area above the garage), with a 586 sq. ft. attached two-car garage, including 403 sq. ft. of covered decks and 420 sq. ft. of exterior uncovered decks, located on a 22,220 sq. ft. parcel. This specific case includes the removal of nine (9) significant and two (2) non-significant (Monterey cypress) trees and associated grading (300 cu/yds of cut and 500 cu/yds of fill; net import 200 cu/yds).

Lot 3: Construction of a new two-story, 3,997 sq. ft., single-family residence (with a 239 sq. ft. “catwalk” providing access to a roof deck), with an attached (by covered walkway) 576 sq. ft. two-car garage, including 519 sq. ft. of covered decks and 1,047 sq. ft. of exterior uncovered decks, located on a 24,211 sq. ft. parcel. This specific case includes the removal of nine (9) significant (Monterey cypress) trees and associated grading (0 cu/yds of cut and 1,100 cu/yds of fill; net import 1,100 cu/yds).

Lot 4: Construction of a new two-story, 3,997 sq. ft., single-family residence (includes a 239 sq. ft. “catwalk” providing access to a roof deck), with a 576 sq. ft. attached (by covered walkway) two-car garage, including 476 sq. ft. of covered decks and 1,049 sq. ft. of exterior uncovered decks, located on a 32,324 sq. ft. parcel. This specific case includes the removal of eleven (11) significant (Monterey cypress) trees and associated grading (50 cu/yds of cut and 1,100 cu/yds of fill; net import 1,050 cu/yds).

Across all four lots, to be located between the west facing sides of the houses and the coastal trail along the ocean bluffs, is proposed an expansive biotic/conservation easement whose purpose will be to protect the Coastal Prairie Grassland prominent on the project site.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

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

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

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

Mitigation Measure 1: All development on all four proposed lots shall comply with the last plans approved by the Coastside Design Review Committee on October 12, 2017, whose recommendation included that the following minor revisions occur on the submitted building plans and that other Design Review-related conditions occur:

- a. Revise the variable color scheme to be neutral so as to blend with the immediate landscape so that the structures' exteriors weather naturally. Weathered (pickled) wood, stucco or cementitious hardy sidings are acceptable options. Any such changes shall require the submittal of material samples for review by the Community Development Director.
- b. Submit revised plans to show modified deck specifications to include the floor area of the mezzanine decks (for all houses that include such decks) pursuant to the second revision plans presented [to the DRC] on October 12, 2017 (definitive deck square footage was delineated only for entry, rear, and garage decks in all versions of previously submitted plans).

- c. Any additional exterior lighting (in addition to the single fixture shown at the entry and garage locations) shall be dark sky compliant fixtures, which shall be mounted or recessed under the soffits at other openings and allowed only as required by building code (for safety). No additional site, building, or landscape lighting is proposed.
- d. All paved pathways and patios shall be shown as dimensioned, on the plans, with identified materials [which shall be of a pervious nature].
- e. The applicant shall provide “finished floor elevation verification” to certify that the structure is actually constructed at the height shown on the submitted plans. The applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the [four] construction sites.
 - (1) The applicant shall maintain the datum point so that it will not be disturbed by the proposed construction activities until final approval of the building permit.
 - (2) This datum point and its elevation shall be shown on the submitted site plan. This datum point shall be used during construction to verify the elevation of the finished floors relative to the existing natural or to the grade of the site (finished grade).
 - (3) Prior to Planning approval of the building permit application, the applicant shall also have the licensed land surveyor or engineer indicate on the construction plans: (a) the natural grade elevations at the significant corners (at least four) of the footprint of the proposed structure on the submitted site plan, and (b) the elevations of proposed finished grades.
 - (4) In addition, (a) the natural grade elevations at the significant corners of the proposed structure, (b) the finished floor elevations, (c) the topmost elevation of the roof, and (d) the garage slab elevation must be shown on the plan, elevations, and cross-section (if one is provided).
 - (5) Once the building is under construction, prior to the below floor framing inspection or the pouring of the concrete slab (as the case may be) for the lowest floor(s), the applicant shall provide to the Building Inspection Section a letter from the licensed land surveyor or engineer certifying that the lowest floor height, as constructed, is equal to the elevation specified for that floor in the approved plans. Similarly, certifications on the garage slab and the topmost elevation of the roof are required.
 - (6) If the actual floor height, garage slab, or roof height, as constructed, is different than the elevation specified in the plans, then the applicant shall cease all construction and no additional inspections shall be approved until a revised set of plans is submitted to and subsequently approved by both the Building Official and the Community Development Director.
- f. All new power and telephone utility lines from the street or nearest existing utility pole to the project structures on the property shall be placed underground.

Mitigation Measure 2: The applicant shall submit an Air Quality Best Management Practices Plan to the Planning and Building Department prior to the issuance of any grading “hard card” or building permit that, at a minimum, includes the “Basic Construction Mitigation Measures” as listed in Table 8-1 of the BAAQMD California Environmental Quality Act (CEQA) Guidelines (May 2011). These measures shall be implemented prior to beginning any grading and/or construction activities and shall be maintained for the duration of the project grading and/or construction activities:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access road) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- e. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications.
- h. Minimize the idling time of diesel powered construction equipment to two minutes.

Mitigation Measure 3: The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:

- a. Water all active construction areas at least twice daily.
- b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
- c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

- e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.
- f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- h. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour (mph).
- i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- j. Replant vegetation in disturbed areas as quickly as possible.

Mitigation Measure 4: The “Conservation and Open Space Easement Declaration” (Easement), together with the final Habitat Management Plan and associated “Valleamar Bluffs Declaration of Covenants, Conditions and Restrictions” (CC&Rs), shall be submitted for final review by the Community Development Director and, upon approval, recorded with the Final Lot Line Adjustment/Parcel Map associated with the Project. The Easement shall be conveyed from the Project owner to the Golden State Land Conservancy, to be operated, managed and maintained by the Valleamar Bluffs Maintenance Association (Association); (comprised of the future property owners of the four lots), pursuant to the provisions of the CC&Rs. Funding needs for long-term management of the Easement area will be calculated using a Property Analysis Record (PAR) or PAR-like analysis, and the funding will be provided on an annual basis through fees assessed by the Valleamar Bluffs Homeowners Association.

Mitigation Measure 5: Prior to the final building inspection approval of all four residences, a permanent fence – not to exceed three (3) feet in height and of a construction and non-solid design (i.e. wood split-rail) as approved by the Community Development Director – shall be placed along all the boundaries of the Easement area, to include respective access points on its eastern boundaries adjacent to the west-facing building site areas for each of the four lots. The purpose of this fencing – together with the specific use constraints to be included in the Easement language and CC&Rs – will be to not only prevent the public from accessing the Easement area, but to clearly demarcate all boundaries for both the public and the residences of the four new homes. Such fencing shall include the installation of signs (not to exceed 3 feet in height) that provide information about the conservation area including the rationale for its protection and to promote compliance with access restrictions.

Mitigation Measure 6: Include in the CC&Rs for the parcels as well as in the Conservation Easement, prohibitions against access to the Easement area that are not compatible with conservation, restoration, and management of its natural community structure and species composition in the coastal terrace prairie and populations of rare native plants. Examples of prohibited activities include: installation of permanent or semi-permanent infrastructure or equipment such as outdoor furniture (e.g., patio furniture, picnic tables, umbrellas), play equipment (trampolines, play structures, etc.) or other items that intensify use or otherwise modify the structure and species composition of the grassland.

Mitigation Measure 7: Work with the County of San Mateo, to coordinate on management of the bluff trail, whose northerly portion is largely within the Fitzgerald Marine Reserve (nearest to the surveyed CYL population) but primarily is located within the easterly half of The Strand (adjacent to the Easement's western boundary), and that provides public access along the bluff edge. Ensure that the recreational use along the entire length of bluff trail at the Project site is managed to be compatible with the restoration and management of the coastal terrace prairie and rare plants in the conservation area. Monitor the effects of access and compliance with the measures to prevent trampling associated with recreational use and taking steps to increase compliance when/if negative impacts are observed.

Mitigation Measure 8: The respective building plans for each of the four residences shall include a landscape plan that identifies tree removal, new trees, shrubs and other landscaping, and (if applicable) irrigation. Landscaping shall be with plant species native to the San Mateo Coast, to limit the potential for the spread of non-native species into the adjacent habitat, and limit the need for irrigation and pesticide use, which could influence nearby natural communities, upon recommendation and review by the applicant's biologist. (This mitigation measure is also referenced and required as part of the "Conservation and Open Space Easement" (Easement), and associated "Draft Covenants, Conditions and Restrictions" (CC&Rs), pursuant to the goals and objectives cited in the "Vallemar Bluffs Conservation and Development Project Management Planning Framework" (to be revised into the final "Habitat Management Plan").

Mitigation Measure 9: Prior to the issuance of any respective building permit for the four residences, the applicant shall submit to the Planning Department for review and approval an erosion control plan (to be included in each respective set of building plans for the four residences) that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized on each respective lot, as tailored to the approved development on that lot. The plan shall generally follow the Erosion Control Plan as included and shown on Page C6.0, C7.0 of the Project Plans, and shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall minimize impacts from stormwater and urban runoff on the biological integrity of the natural drainage systems leading to and within the adjacent Fitzgerald Marine Reserve. The plan shall also limit application, generation and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Such measures shall be confirmed to have been implemented (by a qualified contractor and under the supervision of the project's civil engineer) prior to the issuance of the respective building permits for the four residences, to the satisfaction of the Planning and Building Department. The County will monitor compliance of this mitigation measure by conducting weekly construction inspections during the rainy season (October 1 through May 1) for the period covering all land disturbance activities, as required by the State Water Board's Special Protections. Such measures shall be kept in place for each of the lots through the duration of the construction activities on that lot, up to the final inspection approval of the respective building permit for development on that lot. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.

Mitigation Measure 10: Prior to commencement of any project-related site disturbance, grading/clearing, tree removal/trimming or construction activities, and in conjunction with an approved Erosion Control Plan, the applicant shall place adequate temporary construction fencing along all boundaries of the proposed Conservation Easement and surrounding all limits of the four building sites. No such activity shall extend beyond that fenced perimeter. All environmentally sensitive areas shall be clearly flagged. Additional measures shall also be included in the plan narrative and implemented as follows:

- a. Entrance and exit from the construction site by construction equipment and other vehicles shall occur from Vallemar Street, and the point of access shall be clearly identified.
- b. An excavator with a swivel bucket shall be used during construction. The excavator will have “street” tracks to minimize site disturbance.

- c. Construction lay down areas shall be located on the building envelopes not under active construction or within other portions of the construction footprint.
- d. Spoil material that will be hauled away may first be stored either on the building envelopes not in active construction or on the paved parking area on Vallemar Street, subject to an encroachment permit from San Mateo County Public Works.
- e. A biological monitor will be present during ground disturbing activities to ensure that encroachment into the flagged environmentally sensitive areas does not occur. The biological monitor will have the authority to stop work in the event construction activities are encroaching into environmentally sensitive areas.

Mitigation Measure 11: The erosion control plan for the project shall include the following best management practices (BMPs) and shall be implemented and maintained (under the supervision of the project civil engineer) as described:

- a. Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, washwater or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.
- b. Store, handle, and dispose of construction materials/wastes properly to prevent contact with storm water.
- c. Do not clean, fuel, or maintain vehicles on-site, except in a designated area where wash water is contained and treated.
- d. Train and provide instruction to all employees/subcontractors RE: construction BMPs.
- e. Protect all storm drain inlets in vicinity of site using sediment controls such as berms, fiber rolls, or filters.
- f. Limit construction access routes and stabilize designated access points.
- g. Perform clearing and earthmoving activities only during dry weather.
- h. Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.
- i. Trap sediment on site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, soil blankets or mats, covers for soil stockpiles, etc.
- j. Divert on-site runoff around exposed areas; divert off-site runoff around the site (e.g. swells and dikes).
- k. Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

- l. No land clearing operations where grading operations may take place between October 15 and April 15 unless a separate winter erosion control plan is approved prior to beginning such construction.
- m. Erosion is to be controlled at all times. The specific measures shown are to be implemented at all times. Additional measures will be required for construction between October 15 and April 15.

Mitigation Measure 12: Site all construction materials and staging areas in converted (i.e., paved), ruderal, or planted, areas within the portion of the property proposed for development, to avoid impacts to special-status communities and species.

Mitigation Measure 13: Implement measures to prevent indirect effects of the development project on the adjacent coastal terrace prairie community and rare species during construction, including:

- a. Fence the project disturbance envelop during construction using ESA fencing to clearly delimit the area of work;
- b. Erect signs on the fences and in other areas to prevent workers from entering them during construction;
- c. Conduct worker awareness training to educate construction personnel about the sensitive communities and special-status species, as well as the measures that must be implemented to protect them;
- d. Prevent erosion and manage drainage during construction to prevent concentrated runoff and sediment deposition in the coastal terrace prairie, including by installing, silt fences where needed;
- e. Monitor compliance with the protection measures during construction, to ensure that fences and signage remain in places, and that the areas outside of the disturbance envelope are not disturbed or otherwise utilized during construction;
- f. Monitor the site throughout construction period (and in perpetuity, per Mitigation Measure 5 below) and using early-detection/rapid response to eradicate any new occurrences of exotic plant species.

Mitigation Measure 14: Prior to disturbance within any portion of the project area that supports coastal terrace prairie dominated or co-dominated by native plants (2018 McGraw Survey; Figure 6), including the stormwater infiltration spreader areas and limits of grading, salvage the sod, topsoil, seed, and individual native plants, where appropriate and feasible. Use the salvaged material to restore areas of temporary disturbance; if the salvaged area is to be permanently impacted, use the material to restore other highly degraded habitat on site (e.g., ice plant mats) where appropriate.

Mitigation Measure 15: Minimize the potential for indirect impacts to coastal terrace prairie and rare plant species that could result from landscaping, by:

- a. Avoiding landscaping elements that could degrade adjacent habitat, including pesticides, herbicides, fertilizers, and irrigation beyond that required to establish plantings; and
- b. Installing plants native to the coastal terrace prairie, coastal strand, and coastal scrub communities in San Mateo County. For plant species found in the native communities in the study area, use container stock from local (coastal San Mateo County) sources to avoid disrupting locally adapted genetic complexes (i.e., causing genetic erosion or outbreeding depression) within the adjacent remaining habitat on-site and in the adjacent FMR.

Mitigation Measure 16: Compensate for the impacts of the project on coastal terrace prairie by implementing the following measures:

- a. Permanently protect 0.92 acres of coastal terrace prairie, through dedication of a perpetual conservation easement (as required in Mitigation Measure 4) to a tax-exempt nonprofit organization qualified under Section 501(c)(3) of the Internal Revenue Code and qualified to do business in California that has as its primary purpose the preservation, protection, or enhancement of land in its natural, scenic, historical, agricultural, forested, or open-space condition or use.
- b. Restore an estimated 0.71 acres within the conservation easement area that feature planted/ornamental species (i.e., Monterey cypress), are dominated by exotic plant species, and/or have been previously disturbed and feature unnatural topography or materials (e.g., wood chips). Table 9 and Figure 8 (2018 McGraw Survey) illustrate the acreages and approximate locations of restoration treatment areas. The restoration should follow a specific restoration plan that addresses the anthropogenic factors that have degraded native plant community structure and species composition. The restoration plan will also describe how the areas in the conservation easement area that were graded and installed with spreaders will be restored. It will critically evaluate and use, where appropriate, the following approaches:
 - i. Removing the planted/ornamental plant species and ice plant mats;
 - ii. Removing wood chips, base rock, or other non-native material covering the soil;
 - iii. Recreating the natural topography in areas where mounds or swales were created through prior excavation;
 - iv. Controlling other invasive plants (e.g., Italian rye grass and prickly sow thistle) that outcompete native plant species;
 - v. Managing the abundance of disturbance-adapted native plants such as coastal tarweed, where they are dominant (e.g., in the southeastern corner of the property) to promote the establishment and growth of a broader diversity of native grasses and forbs;
 - vi. Establishing native plants in areas previously used as trails to access the bluff trail;

- vii. Salvaging seed and topsoil from coastal terrace prairie and areas supporting harlequin lotus prior to any ground-disturbing activities and using the material in on-site restoration, where appropriate; and
 - viii. Increasing the cover and diversity of native coastal terrace prairie plant species by sowing native plant seed (or spreading topsoil, where available) into restoration areas.
- c. Manage and monitor, in perpetuity, the entire 0.92-acre conservation area to address anthropogenic factors that degrade native plant community structure and species composition. Management elements should be identified in a management plan developed for the conservation area based on the site conditions and the literature documenting relevant conservation and management strategies, which are anticipated to include the following:
- i. Controlling exotic plants, and preventing the invasion and spread of new exotic plant species;
 - ii. Managing recreation and access on and adjacent to the conservation area, including by:
 - (1) Installing fencing and signage to deter public access within the conservation area;
 - (2) Recording in the CC&Rs for the site and in the conservation easement, prohibitions against recreational use and access that are not compatible with conservation and management natural community structure and species composition in the coastal terrace prairie and populations of rare native plants. Installation of permanent or semi-permanent infrastructure and play equipment such as law chairs, umbrellas, trampolines, or any other items that intensify use in one area should be prohibited;
 - (3) Siting, constructing, and managing any public trails that are all or partially within the conservation area so that the recreational use is compatible with the protection of coastal terrace prairie and adjacent costal bluff habitat;
 - (4) Monitoring compliance with the measures to prevent trampling associated with recreational use and taking steps to increase compliance when/if negative impacts are observed.
 - iii. Monitoring natural community structure and species composition and rare plant populations within coastal terrace prairie, to gauge the effectiveness of management and inform adjustments as part of the adaptive management framework.

Mitigation Measure 17: The erosion control plan for the project shall include the following best management practices (BMPs) and shall be implemented and maintained (under the supervision of the project civil engineer) as described:

- a. Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, washwater or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.
- b. Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater.
- c. Do not clean, fuel, or maintain vehicles on-site, except in a designated area where wash water is contained and treated.
- d. Train and provide instruction to all employees/subcontractors regarding construction BMPs.
- e. Protect all storm drain inlets in vicinity of site using sediment controls such as berms, fiber rolls, or filters.
- f. Limit construction access routes and stabilize designated access points.
- g. Perform clearing and earthmoving activities only during dry weather.
- h. Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.
- i. Trap sediment on site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, soil blankets or mats, covers for soil stockpiles, etc.
- j. Divert on-site runoff around exposed areas; divert off-site runoff around the site (e.g. swells and dikes).
- k. Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- l. No land clearing operations where grading operations may take place between October 15 and April 15 unless a separate winter erosion control plan is approved prior to beginning such construction.
- m. Erosion is to be controlled at all times. The specific measures shown are to be implemented at all times. Additional measures will be required for construction between October 15 and April 15.

Mitigation Measure 18: The applicant shall implement the drainage improvement recommendations of the Mesiti-Miller Engineering, Inc. (2017) Preliminary Storm Drainage Report to limit impacts to the Coastal Terrace Prairie grass, erosive bluff edge, and the near-shore marine environment (within the Fitzgerald Marine Reserve adjacent and just west of the project site, including the surveyed area of the endangered coast yellow leptosiphon on the coastal bluff promontory just west of the project site's westernmost property line) utilizing (within the Easement Area as shown) infiltration trenches with overflow spreaders on each lot to disperse the runoff over wide areas and maintain existing hydrology and soil moisture on the site, and using pervious pavers and detention areas to

control peak runoff. The respective building permits for each of the four residences shall include a drainage plan that incorporates and implements all drainage measures cited in the report by Mesiti-Miller Engineering, Inc. The project shall minimize alteration of the site's hydrology, including by using permeable pavers (in all driveways, walkways and patio areas) to increase infiltration of rainfall, and installing overflow spreaders in trenches to diffuse runoff.

Mitigation Measure 19: Prior to any ground disturbing activities, including vegetation/tree removal or tree trimming, that would occur during the nesting/breeding season of native bird species potentially nesting/roosting on the site (typically February 1 through August 31 in the project region), a survey for nesting birds shall be conducted by a qualified biologist experienced with the nesting behavior of bird species of the region. The intent of the survey would be to determine if active nests of special-status bird species or other species protected by the Migratory Bird Treaty Act and/or the California Fish and Wildlife Code are present in the construction zone or within 500 feet of the construction zone. The surveys shall be timed such that the last survey is concluded no more than 2 weeks prior to initiation of construction or tree removal work. If ground disturbance activities are delayed, then an additional pre-construction survey shall be conducted such that no more than 2 weeks will have elapsed between the last survey and the commencement of ground disturbance activities.

If active nests are found in areas that could be directly affected or subject to prolonged construction-related noise, a no-disturbance buffer zone shall be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted within them will be determined through consultation with the California Department of Fish and Wildlife (CDFW), taking into account factors such as the following:

- a. Noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity;
- b. Distance and amount of vegetation or other screening between the construction site and the nest; and
- c. Sensitivity of individual nesting species and behaviors of the nesting birds.

Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers and construction personnel shall be instructed on the sensitivity of nest areas. A qualified biologist shall serve as a construction monitor during those periods when construction activities would occur near active nest areas of special-status bird species and all birds covered by the Migratory Bird Act to ensure that no impacts on these nests occur.

Mitigation Measure 20: The new trees indicated on the applicant's Tree Replacement Plan and Tree and Shrub Replanting Plan (found in the Project Plans) shall be planted prior to Planning final approval of the respective building permits for the four residences. Tree removal (identified by tree numbers), new trees and shrubs, additional landscaping, and tree preservation shall be shown on the submitted building plans for each of the four respective residences. The landscaping plan (for tree replacement and all other proposed landscaping) shall include plants that are pest- and/or disease-resistant, drought-tolerant,

and attractive to beneficial insects. Upon implementation of the plan (for each of the four residences), the use of quick-release fertilizers shall be minimized. The associated irrigation system shall be designed to efficiently distribute water and minimize runoff. The planting of all new trees shall occur pursuant to the standards for such planting (depth of holes dug, fertilizing at planting and watering for respective tree types) and under the observation of a qualified, licensed arborist. The arborist shall confirm (via letter and/or email) that this has occurred for all trees prior to final inspection approval of the respective building permits for the four residences, to the satisfaction of the Community Development Director.

Mitigation Measure 21: Any plan modifications to the subsequent development on the four lots (assuming they are deemed “minor” by the Community Development Director) that occur post issuance of any of the respective building permits for the four residences shall be reviewed by the arborist to assess any potential impacts to existing trees, trees that are being preserved, and/or new trees to be planted affecting trees should be reviewed by the project consulting arborist (arborist) with regard to tree impacts.

Mitigation Measure 22: The submitted building plans for each of the four respective residences shall demarcate a Tree Protection Zone, to be established for all trees to be preserved, in which no disturbance is permitted. These plans shall indicate the method and measures of such protection (i.e., 6-foot high fencing placed at the trees’ dripline) pursuant to the design and confirmed observation by the arborist. All such tree protection measures shall be reviewed and approved by the Community Development Director prior to issuance of the respective building permits for the four residences. No grading, excavation, construction or storage of materials, equipment, spoils, waste or wash-out water may be deposited, stored, or parked within the Tree Protection Zone. All underground services, including utilities, sub-drains (and other drainage features), irrigation lines, water and sewer laterals, shall be routed around the Tree Protection Zone. All tree protection measures shall be confirmed by the County to have been implemented prior to the issuance of any of the respective building permits for the four residences. All tree protection measures shall remain until all construction on each respective lot is completed.

Mitigation Measure 23: Any herbicides placed under paving materials must be safe for use around trees (as determined and confirmed by the arborist) and labeled for that use.

Mitigation Measure 24: All tree pruning shall be done by skilled tree or landscape contractors pursuant to the specific standards (adhering to the latest edition for Best Management Practices – and Tree Pruning as published by the International Society of Arboriculture), directions and under the supervision of the arborist.

Mitigation Measure 25: Prior to the initiation of any site disturbance activities (prior to issuance of the building permits), the project contractors working in the vicinity of trees to be preserved shall meet with the arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.

Mitigation Measure 26: Upon issuance of the building permits, any excavation within the dripline or other work that is expected to encounter tree roots should be approved and monitored by the arborist. Any roots requiring cutting (including the type of backfill soil, compaction, fertilizing and watering) shall be the standards and under the supervision of the arborist to ensure that such root cutting does not damage the long term health of the tree.

Mitigation Measure 27: Should any tree or its roots be damaged during construction, it should be evaluated as soon as possible by the arborist so that appropriate treatments can be applied.

Mitigation Measure 28: Any additional or unanticipated tree pruning needed for clearance during construction shall be performed to the standards and under the supervision by the arborist.

Mitigation Measure 29: Prior to building permit issuance for construction of residences on all or any of the respective lots, the applicant shall incorporate, via a note on the first page of the building construction plans, that in the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 25-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Community Development Director shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 30: In the event that paleontological resources are inadvertently discovered during construction, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified paleontologist can evaluate the significance of the find. The Community Development Director shall be notified of such findings, and no additional work shall be done in the stop work area until the paleontologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

Mitigation Measure 31: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Mitigation Measure 32: The project design for the development of each of the four lots (at the time of the submitted respective building permits), shall each include lot-specific geotechnical reports and shall carefully follow the geotechnical recommendations presented in the subject Haro, Kasunich and Associates (HKA) geotechnical report (pages 25 through 46, except where such recommendations affect Lot 4), covering the following categories: General Site Grading (including Cut and Fill Slopes); Foundations (including Conventional Spread and Skin Friction Pier Foundations); Perched Groundwater Drainage (including Concrete Slab-On-Ground); Retaining Walls (including Lateral Pressures and use of Tie-Backs); Utility Trenches; Surface Drainage (including use of Curtain Drains); Pavement Design; and Plan Review, Construction Observation and Testing. Additionally, and more

specifically, the project design for the development on Lot 4 shall carefully follow the recommendations presented in the HKA Geotechnical Investigation Update, dated June 13, 2018. Specifically, the proposed residence and other structures on Lot 4 are recommended to be supported by shallow stiffened grid foundations or structural mat foundations, either of which is capable of withstanding the estimated liquefaction induced vertical ground settlement (from an earthquake) and capable of being re-leveled after such an event. Shallow stiffened foundations are recommended by geotechnical consultants for single-family dwelling construction on sites with potentially liquefiable soils as an alternative to ground improvements (i.e., stone columns, compaction grouting) or deep driven piles, either of which would have a much higher environmental impact to the site. Any such changes to the recommendations by the project geotechnical engineer presented in this report shall be pursuant to the review and approval of the County's geotechnical engineer.

Mitigation Measure 33: The applicant's architect shall complete and submit the County 2013 Energy Efficiency Climate Action Plans (EECAP) Development Checklist (Appendix F), and shall incorporate applicable measures and performance criteria into the submitted building plans for each of the four residences.

Mitigation Measure 34: Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

Mitigation Measure 35: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 36: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

RESPONSIBLE AGENCY CONSULTATION

San Mateo County Building and Planning Department

INITIAL STUDY

The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: October 10, 2018 through November 8, 2018

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., November 8, 2018**.

CONTACT PERSON

David Holbrook, Senior Planner
Project Planner, 650/363-1837
dholbrook@smcgov.org

NOTE: The full REVISED Initial Study/Mitigated Negative Declaration (including all Attachments) can be found at the San Mateo County Planning and Building's website at: <http://planning.smcgov.org/major-projects>. Under Major Projects, go to the "Four Residences on Vallemar at Julianna, Moss Beach," where these documents can be found under labeled .pdf files.

David Holbrook, Project Planner

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