

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

**DATE:** April 22, 2020

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a Resource Management Permit and a Grading Permit to allow the construction of a 1.05-mile loop trail in La Honda Creek Open Space Preserve in the unincorporated North Skyline area of San Mateo County.

County File Number: PLN 2019-00086 (Apple/Midpeninsula Regional Open Space District)

**PROPOSAL**

The applicant proposes to construct a 1.05-mile loop trail in the La Honda Creek Open Space Preserve, connecting to the existing Harrington Creek Trail. The proposed loop trail will be accessed from the existing paved parking lot. The project includes approximately 675 cubic yards of grading with a disturbed area of 0.65 acres, one bench, and buttressed one foot retaining walls along three segments of the trail for total length of 370 feet. No creek crossings are proposed and no trees are identified for removal, as the trail will be constructed to minimize tree removals whenever possible. Any vegetation that is removed through the trail construction will be replaced with native species.

**RECOMMENDATION**

That the Planning Commission approve the Resource Management Permit and Grading Permit, County File Number PLN 2019-00086, by making the required findings and adopting the conditions of approval as listed in Attachment A.

**SUMMARY**

Conformance with the General Plan and RM District Regulations

The subject parcel is located in the Resource Management (RM) Zoning District with the majority of the parcel within the La Honda Road County Scenic Corridor. The application has been reviewed for conformity with General Plan policies regarding protection of vegetative resources, minimizing soil erosion and sedimentation, regulations of grading activities, visual quality in scenic corridors, and park and

recreational resources. This project has also been reviewed under, and found to be compliant with, the Resource Management District development standards and the Development Review Criteria in the County Zoning Regulations. As conditioned the project will minimize soil erosion and sedimentation, protect natural resources, and will avoid tree removal where possible.

#### Conformance with the Grading Ordinance

The proposed project requires approximately 675 cubic yards of grading work (600 cubic yards cut and 75 cubic yards fill) to accommodate one-foot buttressed retaining walls and the lateral grade across the trail. Planning and Geotechnical staff have reviewed the proposal and submitted documents and determined that the project conforms to the criteria for review contained in the Grading Ordinance.

#### Environmental Evaluation

Midpeninsula Regional Open Space District, as lead agency, has certified a program Mitigated Negative Declaration (MND) in conformance with CEQA guidelines. The County, acting as a responsible agency, has reviewed and compared the MND with the County's Initial Study checklist, and found that the program MND sufficiently addressed the scope and impact of the proposed project. Applicable mitigation measures have been incorporated into the Conditions of Approval in Attachment A.

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

**DATE:** April 22, 2020

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Resource Management Permit, pursuant to Section 6310 of the County Zoning Regulations, and a Grading Permit, pursuant to Section 9280 of the County Ordinance Code, to allow the construction of a 1.05-mile loop trail in La Honda Creek Open Space Preserve in the unincorporated North Skyline area of San Mateo County.

County File Number: PLN 2019-00086 (Apple/Midpeninsula Regional Open Space District)

**PROPOSAL**

The applicant proposes to construct a 1.05-mile loop trail in the La Honda Creek Open Space Preserve, connecting to the existing Harrington Creek Trail. The proposed loop trail will be accessed from the existing paved parking lot. The project includes approximately 675 cubic yards of grading with a disturbed area of 0.65 acres, one bench, and buttressed one foot retaining walls along three segments of the trail for total length of 370 feet. No creek crossings are proposed, and no trees are identified for removal, as the trail will be constructed to minimize tree removals whenever possible. Any vegetation that is removed through the trail construction will be replaced with native species.

**RECOMMENDATION**

That the Planning Commission approve the Resource Management Permit and Grading Permit, County File Number PLN 2019-00086, by making the required findings and adopting the conditions of approval as listed in Attachment A.

**BACKGROUND**

Report Prepared By: Kelsey Lang, Project Planner, 650/599-1549

Applicant/Owner: Bryan Apple/Midpeninsula Regional Open Space District (MROSD)

Location: Sears Ranch Road, North Skyline

APN: 078-290-020

Size: 450.82 acres (located within the 6,142-acre preserve)

Existing Zoning: Resource Management (RM)

General Plan Designation: Open Space Rural

Existing Land Use: Passive recreational uses, grazing land and open space.

Water Supply: The project will utilize existing on-site water storage tanks for water use.

Sewage Disposal: A vault toilet that is pumped as required serves recreational users. The existing facility is located next to the existing paved parking lot.

Flood Zone: The project site is located in Flood Zone X as defined by FEMA (Community Panels Number 06081C0384E, 06081C0383E, and 06081C0385E, dated October 16, 2012), which is an area with minimal potential for flooding.

Environmental Evaluation: The proposed project was included as part of the applicant's "La Honda Creek Open Space Preserve Mater Plan." The applicant prepared an Initial Study/Mitigated Negative Declaration (MND) in conformance with California Environmental Quality Act (CEQA) guidelines. The MND was adopted by the Midpeninsula Regional Open Space District on August 22, 2012. For the purposes of this permit, the County is a responsible agency per the CEQA guidelines.

Setting: Habitat mostly consists of annual grasslands that are actively grazed by cattle. The western-most point of the loop trail passes through a forested area, while maintaining a distance of 439 feet from La Honda Creek which is on the opposite side of La Honda Road. The trail corridor will always be at least 255 feet from the property boundary. The property is currently used for passive recreational purposes.

Chronology:

<u>Date</u>	<u>Action</u>
March 1, 2019	- Application Received
March 28, 2019	- Deemed Incomplete
November 25, 2019	- Revised project scope
January 21, 2020	- Deemed Complete
March 11, 2020	- Planning Commission public hearing

## DISCUSSION

### A. KEY ISSUES

#### 1. Compliance with the General Plan

##### Vegetative, Water, Fish and Wildlife Resources Policies

- a. Policy 1.23 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*), Policy 1.24 (*Regulate Location, Density and Design of Development to Protect Vegetative, Water, Fish and Wildlife Resources*), Policy 1.28 (*Regulate Development to Protect Sensitive Habitats*), Policy 1.30 (*Uses Permitted in Sensitive Habitats*), and Policy 1.32 (*Regulate the Location, Siting and Design of Development in Sensitive Habitats*) regulate the location, use, density and design of development to protect sensitive habitats and critical resources, minimize significant adverse impacts to the greatest extent possible, and encourage enhancement of vegetative, water, fish and wildlife resources.

The proposed trail is mostly located in open grasslands, while a small portion of the trail is within a wooded area. The submitted Biological Resource Assessment (Assessment), prepared by LSA, indicated there were a number of special status species in or near the project area. Protected species with the potential to occur onsite are listed below. The Assessment indicated that if the recommended mitigation measures are implemented, the location, design, and use of the trail would have less-than-significant impacts on biological resources. Any vegetation that is removed through the trail construction will be replaced with native vegetation, as conditioned.

Amphibian Species		
Species Name	Status	Potential to Occur Onsite
California tiger salamander	Federally and CA Listed as Threatened	Low (suitable breeding habitat may be present, no known occurrences)
Foothill yellow-legged frog	CA Listed as Endangered	Possible (likely when water is present).
California red-legged frog	Federally Listed as Threatened /CA Species of Special Concern	Present (observed on or near trail alignment)

Reptile Species		
Species Name	Status	Potential to Occur Onsite
San Francisco garter snake	Federally and CA Listed as Endangered, and CA Fully Protected Species	Possible (observed nearby, with suitable habitat)

Bird Species		
Species Name	Status	Potential to Occur Onsite
Marbled murrelet	Federally Listed as Threatened/CA Listed as Endangered	Low (unlikely to nest at site)
Long-eared owl	CA Species of Special Concern	Present (suitable nesting habitat present and observed during 2019 breeding season)
Olive-sided flycatcher	CA Species of Special Concern	Present (suitable nesting and foraging habitat present and observed during 2019 breeding season)
White-tailed kite	CA Fully Protected Species	Present (suitable nesting and foraging habitat present and observed during 2019 breeding season)
Golden eagle	CA Fully Protected Species	Present (suitable nesting and foraging habitat present and observed during 2019 breeding season)
American peregrine falcon	CA Fully Protected Species	Present (suitable foraging habitat present and observed during 2019 breeding season)
Vaux's swift	CA Species of Special Concern	Present (suitable foraging habitat present and observed during 2019 breeding season)

Grasshopper sparrow	CA Species of Special Concern	Present (suitable foraging habitat present and observed during 2019 breeding season)
Tricolored blackbird	CA Species of Special Concern	Present (suitable foraging habitat present and observed during 2019 non-breeding season)

Mammal Species		
Species Name	Status	Potential to Occur Onsite
Ringtail	CA Fully Protected Species	Possible (suitable habitat present)
Townsend's western big-eared bat	CA Species of Special Concern	Present (suitable foraging habitat present and observed in several locations on the property)
San Francisco dusky-footed woodrat	CA Species of Special Concern	Present (observed within the woodland portion of the trail alignment)
American badger	CA Species of Special Concern	Present (suitable denning and foraging habitat present and observed on the property)

Plant Species		
Species Name	Status	Potential to Occur Onsite
Western Leatherwood	CA Moderately Threatened	Present (Observed within woodland along proposed trail, and within Redwood forest)
Bent-flowered fiddleneck	CA Moderately Threatened	Possible (Suitable habitat, none observed)

Anderson's manzanita	CA Moderately Threatened	Possible (Suitable habitat, none observed)
San Francisco collinsia	CA Moderately Threatened	Possible (Suitable habitat, none observed)
Fragrant fritillary	CA Moderately Threatened	Possible (Suitable habitat, none observed)
Arcuate bush-mallow	CA Moderately Threatened	Possible (Suitable habitat, none observed)
Dudley's lousewort	CA Moderately Threatened	Possible (Suitable habitat, none observed)
White-flowered rein orchid	CA Moderately Threatened	Possible (Suitable habitat, none observed)
Choris' popcornflower	CA Moderately Threatened	Possible (Suitable habitat, none observed)
Santa Cruz clover	CA Moderately Threatened	Possible (Suitable habitat, none observed)
Coast Redwoods forming a Redwood Forest	CA Rare and Threatened	Present (Observed within Redwood forest)

*Special Status Species*

California Red-legged Frog (CRLF)

California Red-legged Frog is listed as Threatened under the Federal Endangered Species Act (FESA) and typically inhabit marshes, ponds, and slow-moving streams with well-developed riparian canopy. Breeding habitat occur in aquatic habitats including pools and backwaters within streams and creeks, ponds, marshes, among others. Although CRLF have been observed on the property, the project will not impact any known or potential breeding habitat for California Red-legged Frog. California Red-legged Frog generally stay close to water, with some individuals primarily migrating at night. Because trail construction activities will occur in upland areas during daylight hours, no impact on migrating individuals is expected.



### San Francisco Garter Snake (SFGS)

The SFGS is listed as Endangered under the Federal Endangered Species Act. This semi-aquatic species is often found hunting in ponds, slow moving streams, and ephemeral wetlands occupied by their prey, Pacific chorus frog and California Red-legged Frog. This species is known to occur less than a mile to the east of the property. Focused surveys of the property in areas of high habitat suitability failed to detect this species. Although their preferred habitat is not present along the trail alignment, suitable habitat is present in the vicinity and therefore, this snake could disperse through the site.

### San Francisco Dusky-footed Woodrat (SFDFW)

The SFDFW is a California species of special-concern. San Francisco Dusky-footed Woodrat build stick structures (middens) for nesting and primarily eat woody plants. The Assessment mapped 20 SFDFW houses near the trail alignment. They are nocturnal and are rarely seen by people. The MROSD protocol is recommended by the Assessment, and conditioned in this report, to minimize impacts to SFDFW and to minimize future trapping of SFDFW individuals and relocation of houses.

### Bird Species

Special-status birds were observed to nest and/or forage within or adjacent to the trail alignment. In addition, potentially suitable nesting habitat is present in the northern portion of the property for the marbled murrelet, but no marbled murrelets were observed during focused surveys. The Assessment provides recommendations, which are included as recommended conditions of approval, to avoid potential impacts to nesting birds during construction of the trail.

- b. Policy 1.25 (*Protect Vegetative Resources*) ensures that development will minimize the removal of vegetative resources and/or; protect vegetation which enhances microclimate, stabilizes slopes or reduces surface water runoff, erosion or sedimentation; and/or protect historic and scenic trees.

The majority of the trail will be in a grassland area, however in wooded areas the trail will be laid out in the field to avoid tree removal. The trail will be re-routed within the approved trail corridor on an as-needed basis to avoid occurrences of rare plants, by a minimum of 10 feet, and to be outside of the dripline of trees. Where it is not possible to provide a minimum 10-foot buffer around occurrences of rare plants, site specific mitigation measures shall be implemented. Overall, the project avoids tree removal and disruption of natural

resources, therefore minimizing significant adverse impacts to water, fish, or wildlife resources.

- c. Policy 1.26 (*Protect Water Resources*) and Policy 1.27 (*Protect Fish and Wildlife Resources*) ensure that development will minimize the alteration of natural water bodies, maintain adequate stream flows and water quality for vegetative, fish and wildlife habitats; maintain and improve, if possible, the quality of groundwater basins and recharge areas; and prevent to the greatest extent possible the depletion of groundwater resources and ensure that development will minimize the disruption of fish and wildlife and their habitats.

La Honda Creek flows through the property, however the creek flows outside of the property in the project area. The creek is approximately 439 feet from the proposed development and, due to distance, will not be adversely affected by the project. Additionally, both steelhead and coho salmon were noted in the Assessment as not being present within the project area. The trail will be re-routed within the approved trail corridor on an as-needed basis to avoid all wetlands with a 100-foot buffer and streams and stream banks with a 50-foot buffer.

- d. Policy 1.33 (*Performance Criteria and Development Standards*) establishes performance criteria and development standards for development permitted within sensitive habitats and buffer zones, to prevent and if infeasible mitigate to the extent possible significant negative impacts, and to enhance positive impacts. The Assessment included avoidance and minimization measures which have been included as Conditions of Approval 13 – 23.

#### Soil Resources Policies

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) and Policy 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) regulates development to minimize soil erosion and sedimentation; including, but not limited to, measures which consider the effects of slope, minimize removal of vegetative cover, ensure stabilization of disturbed areas and protect and enhance natural plant communities and nesting and feeding areas of fish and wildlife; and regulates excavation, grading, filling, and land clearing activities to protect against accelerated soil erosion and sedimentation.

The proposed project requires approximately 675 cubic yards of grading to accommodate construction of the trail. The majority of the grading is for the construction of a one-foot buttress wall along three segments (370 feet total) of the trail. The remaining grading work focuses on creating a relatively level surface for the three-to-four-foot trail width (half bench and full bench

trails). The amount of grading is insignificant given the overall size of the parcel and will follow the existing land contours. To address potential soil erosion and sedimentation, staff has included Conditions of Approval to reduce potential impacts. Additionally, the County's Geotechnical staff reviewed the application and determined that the project can be completed without significant soil erosion and sedimentation, subject to the conditions of approval in Attachment A.

### Visual Policies

- a. Policy 4.22 (*Scenic Corridors*) calls for the protection and enhancement of the visual quality of scenic corridors by managing the location and appearance of structural development.

The subject property is located within the La Honda Road County Scenic Corridor. No structures are proposed as part of this development. The proposed trail considers topography and vegetation, siting trails along the contours, rather than across them or along ridgelines, thus reducing visibility from a distance and allowing trails to blend more into the landscape. The closest proposed section of the trail would be located approximately 255 feet from the property line on La Honda Road. No tree removal is anticipated.

- b. Policy 4.26 (*Earthwork Operations*) calls for keeping grading or earth-moving operations to a minimum. Where grading is necessary, make graded areas blend with adjacent landforms through the use of contour grading rather than harsh cutting or terracing of the site.

The grading that is proposed is the minimum necessary to create a three-to-four-foot trail with a two percent lateral grade. The majority of the grading is for buttress walls along three segments of the trail, and the remainder for leveling the trail. The trail will follow existing contours rather than harsh cutting or terracing the site.

### Historical and Archaeological Resources Policies

Policy 5.20 (*Site Survey*) requires Staff to determine if the site proposed for new development contains archaeological or paleontological resources. Prior to approval of development for this site, this Policy requires that a mitigation plan, adequate to protect the resource and prepared by a qualified professional, be reviewed and implemented as a part of the project.

The project was reviewed by the Northwest Information Center at Sonoma State University, who recommended that an archaeologist conduct further archival and field study for the site. The applicant submitted a Cultural Resources Evaluation, conducted by LSA, of the property and determined

that the project will have no impact on cultural resources. No cultural resources were identified on property, and the Evaluation determined that there is a low potential for unearthing buried precontact or historic-period deposits during trail construction. Conditions of Approval 42 and 43 which require a professional archaeologist to provide construction crew training prior to ground disturbance, guidelines for treatment of human remains/objects, and a qualified professional to evaluate any found tribal cultural resources, will ensure that any potential impacts are minimized.

#### Park and Recreation Resource Policies

- a. Policy 6.3 (*Build Upon Existing System*) requires all park and recreation systems to be designed on the strengths and potentials of existing facilities and develop programs for meeting current and future needs; and considers the feasibility of redesigning and/or expanding existing park and recreation facilities to meet future needs while developing new acquisition and development programs.

The proposed loop trail builds upon the existing Harrington Creek Trail and Sears Road parking area. The loop trail is part of the implementation of the larger La Honda Creek Open Space Preserve Master Plan.

- b. Policy 6.4 (*Environmental Compatibility*) protects and enhances the environmental quality of San Mateo County when developing park and recreation facilities; and mitigates, to the extent feasible, the impacts of those recreation uses which may adversely affect the environment and adjoining private ownership.

La Honda Creek Open Space Preserve was established to enhance and protect the unique natural resources, sensitive habitats, and open spaces present throughout the preserve area. The MROSD Board of Directors adopted an Initial Study and Mitigated Negative Declaration to mitigate the impacts of recreational uses within these protected areas.

- c. Policy 6.5 (*Access to Park and Recreation Facilities*) attempts to provide appropriate access and conveniences for all people in park and recreation facilities and encourages access to the park and recreation system by transportation means other than private automobiles, where feasible attempt to provide adequate access for emergency services.

Under the La Honda Creek Open Space Master Plan, public vehicle access will be accommodated in three parking areas. The proposed loop trail would be accessed from the existing Sears Ranch Road

parking area, with the trail directly accessible from the parking lot. Adequate parking (22 spaces) is available for the anticipated usage. There are no formal bicycle lanes or public transit existing or proposed for access to the project, as new transit service requires funding, strong ridership demand, and a large activity center, none of which exist or are proposed in the area or as part of the project.

- d. Policy 6.10 (*Locate Suitable Park and Recreation Facilities in Rural Areas*) encourages all providers to locate passive park and recreation facilities in rural areas in order to protect and preserve environmentally sensitive and open space lands. Consider the following activities to be generally compatible with passive park and recreation facilities such as camping, hiking, picnicking, horseback riding, and nature study.

The proposed trail is a passive recreational use that has been designed to protect and preserve open space lands. The trail is intended to be used by hikers, cyclists, and for equestrian uses and no structures are proposed. The trail will be accessible per the requirements of the Architectural Barriers Act, which governs accessibility for projects built with Federal funds.

- e. Policy 6.12 (*Minimize Agricultural Land Use Conflicts*) requires the preservation of the best agricultural land for agricultural uses. On other lands capable of supporting agriculture, permits the location of park and recreation facilities when efforts are made to lease land not needed for recreational purposes to farm operations, and clearly defined buffer areas such as strips of land are established between these two uses to minimize land use conflicts.

The project proposes to continue grazing activities on the property in conjunction with recreational uses. Agricultural practices on the property will be guided by the MROSD Resource Management Policies as well as the MROSD Coastal Service Plan. These plans include guidelines to ensure that grazing supports and is compatible with wildlife and wildlife habitat, to protect farmland by requiring buffers for development and trails near farmland, and to ensure any actions which may impact agricultural operations are vetted by local farmers and ranchers.

- f. Policy 6.29 (*Protection, Operation and Maintenance*) requires provisions to protect, operate and maintain park and recreation systems and related easements.

The MROSD Master Plan includes provisions for operation and maintenance of the proposed trails including trail re-surfacing, maintenance of drainage structures, and installation and maintenance

of livestock fencing. The proposed loop trail has been designed to minimize grading and concentration of surface water flow and the trail will be rocky where native soils are especially prone to erosion. The plan also contains provisions for future maintenance as may be required including addressing new erosion problems as they arise; use inventories to evaluate maintenance needs and GIS track repairs; and implement seasonal closures, where and when appropriate.

- g. Policy 6.30 (*Minimize Traffic and Litter Problems*) requires coordination with CalTrans to increase recreational transit through such programs as a Park and Ride service or increased weekend service for recreationists in order to lessen traffic and parking problems; encourages recreationists to properly dispose of litter in park and recreation facilities; and encourages the adequate maintenance and improvement of roads and highways needed to serve recreation facilities.

The MROSD worked with CalTrans during their Master Plan and Initial Study/Mitigated Negative Declaration to determine where park entrances should be established, and to ensure that anticipated traffic volumes would not require additional mitigations. The proposed loop trail will be entered from the existing Sears Road Parking lot, which contains trash facilities.

- h. Policy 6.48 (*Role of the Midpeninsula Regional Open Space District*) encourages the Midpeninsula Regional Open Space District to acquire, protect, and make available for public use open space lands in rural areas and open space of regional significance in urban areas in cooperation with San Mateo County.

This project is part of the implementation of the Midpeninsula Regional Open Space District 30-year Master Plan for La Honda Creek Open Space Preserve. The 6,142 acre preserve currently has limited public access; the construction of this trail would expand public access to the preserve while protecting environmentally sensitive areas.

#### Rural Land Use Policies

- a. Policy 9.23 (*Land Use Compatibility in Rural Lands*) encourages the compatibility of land uses in order to promote the health, safety, and economy and to maintain the scenic and harmonious nature of the rural lands.

The property is currently used for recreational uses and cattle grazing, and the project proposes to continue this. The proposed trail will be sited to preserve the rural nature and natural vegetation of the parcel.

The passive recreational uses are compatible with other adjacent rural uses.

- b. Policy 9.35 (*Encourage Existing and Potential Public Recreation Land Uses*) encourages the continuation and expansion of existing public recreation land uses on non-agricultural lands, including but not limited to, public beaches, parks, recreation areas, wild areas, and trails; encourages the continuation and expansion of agricultural activities within the boundaries of public recreation lands that are not in recreational use and encourage cooperation between public agencies and adjacent agricultural operations so as to reduce inconvenience to agricultural operators consistent with the protection of the public health.

This project does not include the expansion of recreational lands or the conversion of agricultural lands. The property is currently used for recreational uses with an existing trail, and cattle grazing, and the project proposes to continue this. The proposed trail will be sited to preserve the rural nature and natural vegetation of the parcel, and allow the continuation of agricultural uses.

#### Water and Wastewater Policies

Policy 10.7 (*Park and Recreation Water Supplies*) encourages the provision of water supplies in park and recreation areas commensurate with the desired level of development. The project will utilize existing on-site water storage tanks to support the development's water use.

Policy 11.10 (*Wastewater Management in Rural Areas*) suggests that individual sewage disposal systems are an appropriate wastewater management method in Rural Subdivisions and Rural Areas. The site has an existing vault toilet that is pumped as required serves recreational users. The toilet facility is located next to the existing paved parking lot.

#### Natural Hazards Policies

Policy 15.10 (*Designation of Fire Hazard Areas*) designates as Fire Hazard Areas those areas which are defined by the California Department of Forestry/County Fire Department or other fire protection districts as hazardous, including but not limited to the area within the Hazardous Fire Areas boundaries illustrated on the Natural Hazards map.

The project site is located within a mapped Moderate and High Fire Hazard Severity Zone. The project was reviewed by Cal-Fire and received conditional approval. The conditions provided in Attachment A will ensure that the project does not increase fire risk in the area.

2. Compliance with the Zoning Regulations

The project parcel is within the Resource Management (RM) District. Pursuant to Section 6313 and Section 6324 of the Zoning Regulations, all development proposed for parcels with an RM zoning designation are further subject to the Development Review Criteria found in Chapter 20A.2 of the Zoning Regulations. Compliance with the applicable criteria is discussed below:

a. Environmental Quality Criteria

The proposed project adheres to the standards set by this section, as it is designed and located to reduce impacts to the environment. The project is also in compliance with these criteria, as the proposed recreational use does not introduce significant amounts of air pollution, noxious odors, pesticides, or other chemicals.

b. Site Design Criteria

This section addresses site design criteria as well as primary scenic resource area goals. The project is compliant with these criteria, as the proposed trail has been located, sited, and designed so that it fits the existing environment, thus resulting in grading which mimics the natural topography and minimal site disturbance.

c. Utilities

No utilities are proposed at this location. The project proposes passive recreational use and does not require water or sanitary services. A vault toilet and two water storage tanks are existing.

d. Water Resources Criteria

No new impervious surfaces are proposed and the project is more than 429 feet from La Honda Creek. The proposed project has been reviewed by the Drainage Section and received conditional approval. The project will be required to utilize best management practices for grading activities to prevent erosion and minimize impact on hydrologic processes.

e. Cultural Resource Criteria

These criteria require the preservation of archaeological and/or paleontological resources. An initial referral to the Northwest



Information Center at Sonoma State recommended that a cultural resources study be completed for the property. A cultural resources study was conducted by LSA (October 2019), and determined that the project will have no impact on cultural resources. However, it is possible for resources to be uncovered during construction, therefore mitigation measures are included in the conditions of approval as detailed in Attachment A.

f. Hazards to Public Safety

The project site is located within a mapped Moderate and High Fire Hazard Severity Zone. The applicant is required to comply with all building and fire code requirements to ensure health and safety of the future occupants. These requirements have been included as conditions of approval in Attachment A.

g. Primary Scenic Resource Areas Criteria

The criteria of this section specifically apply to properties located within scenic corridors and other primary scenic resource areas. As mentioned previously, this parcel is located within the La Honda Road County Scenic Corridor and therefore is subject to review under this section. The project was found to be compliant with these criteria, as there are no structures proposed and grading is designed to follow the topography of the parcel. In accordance with the criteria of this section, the project has been designed to respect the natural environment while utilizing the existing landscape.

3. Conformance with the Grading Ordinance

The proposed project requires approximately 675 cubic yards of grading work (600 cubic yards cut and 75 cubic yards fill) to accommodate the buttressed walls along the trail and to ensure that the trail does not exceed a two percent lateral grade change.

Planning and Geotechnical staff have reviewed the proposal and submitted documents and determined that the project conforms to the criteria for review contained in the Grading Ordinance. The findings and supporting evidence are outlined below:

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

The proposed improvements associated with this project include constructing a one-foot buttressed wall along three trail segments and grading the three-to-four-foot wide trail to have a maximum two

percent lateral grade change. This work, as conditioned, will not have a significant impact to the environment.

- b. *That the project conforms to the criteria of the San Mateo County Grading Ordinance.*

The project, as conditioned, conforms to the criteria for review contained in the Grading Ordinance, including the requirements for an erosion and sediment control plan, dust control measures, and the replacement of removed vegetation.

- c. *That the project is consistent with the General Plan.*

As outlined earlier in Section A.1 of this report, the project conforms to the General Plan.

- d. *That the project is consistent with the provisions of the Significant Tree Removal Ordinance, the provisions of which must be considered and applied as part of the grading permit approval process (Significant Tree Removal Ordinance Section 12.020.1(e)).*

No trees have been identified for removal, as the trail will be constructed around existing trees whenever possible. However, should tree removal become necessary, the removal would be consistent with the provisions of the Significant Tree removal ordinance. The project has been reviewed and approved by the County Arborist.

## B. ENVIRONMENTAL REVIEW

Midpeninsula Regional Open Space District, as lead agency, adopted a program Mitigated Negative Declaration (MND) in conformance with CEQA. The County, acting as a responsible agency, has reviewed the MND, and found that the program MND sufficiently addresses the scope and impact of the proposed project. Applicable mitigation measures have been incorporated into the Conditions of Approval in Attachment A.

## C. REVIEWING AGENCIES

Building Inspection Section  
Geotechnical and Drainage Sections  
Department of Public Works  
County Arborist  
Cal-Fire  
Regional Water Quality Control Board  
US Fish and Wildlife Service

CA Department of Fish and Wildlife  
Northwest Information Center at Sonoma State

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Selected Plans

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

# **ATTACHMENT A**

County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2019-00086

Hearing Date: April 22, 2020

Prepared By: Kelsey Lang, Project Planner

For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

For the Environmental Review, Find:

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

For the Resource Management Permit, Find:

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

For the Grading Permit, Find:

3. That the granting of the permit, as conditioned, will not have a significant adverse effect on the environment as grading is minimized and tree removal will be avoided. The applicant, as Lead Agency, prepared an Initial Study, pursuant to the California Environmental Quality Act (CEQA), and determined that the project, if undertaken with appropriate mitigation measures, would not have a significant adverse impact on the environment. The Mitigated Negative Declaration's mitigation measures have been incorporated into the recommended conditions of approval to ensure that the project will have no adverse impacts to the environment.
4. That this project, as conditioned, conforms to the criteria of the San Mateo County Grading Ordinance, including the standards referenced in Section 9296, and is

consistent with the General Plan by minimizing alterations to topography, and preserving trees and vegetation.

5. That the project is consistent with the General Plan policies related to natural resources, soil, visual resources, archeological resources, rural land uses, water and wastewater, and natural hazards by proposing development consistent with the setting and reducing habitat impacts.
6. That the project is consistent with the provisions of the Significant Tree Removal Ordinance, the provisions of which must be considered and applied as part of the grading permit approval process (Significant Tree Removal Ordinance Section 12.020.1(e)). The number of trees proposed for removal has been minimized through trail design that only removes trees necessary for the development and providing tree replacements.

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. This approval only applies to the proposal, documents and plans described in this report and submitted to the Planning Commission on April 22, 2020. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with this approval.
2. As part of the Building Permit submission, the applicant will submit a plan detailing any tree or vegetation removal and subsequent replacement (at a 1:1 ratio, minimum 15-gallon size stock) within the trail corridor. All vegetation replacement shall be with native species. Any additional tree removal outside of the trail corridor is subject to the San Mateo County Tree Ordinance and may require a separate permit for removal.
3. No grading activities shall commence until the property owner has been issued a grading permit (issued as the “hard card” with all necessary information filled out and signatures obtained) by the Current Planning Section.
4. Prior to any land disturbance and throughout the grading operation, the property owner shall implement the erosion control plan, as prepared and signed by the engineer of record and approved by the decision maker. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Community Development Director for review and approval.
5. Prior to issuance of the grading permit “hard card,” the property owner shall submit a schedule of all grading operations to the Current Planning Section, subject to review and approval by the Current Planning Section. The submitted schedule shall include a schedule for winterizing the site. If the schedule of

grading operations calls for the grading to be completed in one grading season, then the winterizing plan shall be considered a contingent plan to be implemented if work falls behind schedule. All submitted schedules shall represent the work in detail and shall project the grading operations through to completion.

6. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:
  - a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
  - b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - c. Performing clearing and earth-moving activities only during dry weather.
  - d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
  - e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
  - f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
  - g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
  - h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilization of designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.





11. The applicant shall implement the following basic construction measures at all times:
  - a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
  - b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
  - c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
12. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo County Ordinance Code Section 4.88.360).

### ***Conditions of Approval from the Biologist Assessment***

#### **California Red Legged Frog (and other amphibians)**

13. Midpeninsula Regional Open Space District shall implement Mitigation Measure 2a of the MROSD La Honda Creek Open Space Preserve Master Plan Final Initial Study/Mitigated Negative Declaration (Ascent 2012), where applicable, to protect California Red Legged Frog (CRLF), California Giant Salamander, Santa Cruz Black Salamander, and Foothill Yellow-Legged Frog during construction activities:
  - a. At least 15 days prior to the onset of activities, the applicant or project proponent shall submit the name(s) and credentials of biologists who would conduct activities specified in the following measures. No project activities shall begin until proponents have received written approval from United States Fish and Wildlife Service (USFWS) that the biologist(s) is qualified to conduct the work.
  - b. A USFWS-approved biologist shall survey the work site 2 weeks before the onset of activities. If CRLF are found, the approved biologist shall contact USFWS to determine if moving any of these life-stages is appropriate. In making this determination USFWS shall consider if an appropriate relocation

site exists. If USFWS approves moving animals, the approved biologist shall be allowed sufficient time to move CRLF from the work site before work activities begin. Only USFWS-approved biologists shall participate in activities associated with the capture, handling, and monitoring of California Red Legged Frog.

- c. Before any construction activities begin on a project, a USFWS-approved biologist shall conduct a training session for all construction personnel. At a minimum, the training session shall include a description of the CRLF and its habitat, the importance of CRLF and its habitat, the general measures that are being implemented to conserve the CRLF as they relate to the project, and the boundaries within which the project may be accomplished. Brochures, books, and briefings may be used in the training session, provided that a qualified person is on hand to answer any questions.
- d. A USFWS-approved biologist shall be present at the work site until such time as all removal of CRLF, instruction of workers, and habitat disturbance have been completed. After this time, the contractor or permittee shall designate a person to monitor on-site compliance with all minimization measures. The USFWS-approved biologist shall ensure that this individual receives training outlined above and in the identification of California Red Legged Frog. The monitor and the USFWS-approved biologist shall have the authority to halt any action that might result in impacts that exceed the levels anticipated by the USFWS during review of the proposed action. If work is stopped, USFWS shall be notified immediately by the USFWS-approved biologist or on-site biological monitor.
- e. During project activities, all trash that may attract predators shall be properly contained, removed from the work site and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.
- f. All fueling, and maintenance of vehicles and other equipment and staging areas shall occur at least 20 meters from any riparian habitat or water body. The permittee shall ensure contamination of habitat does not occur during such operations. Prior to the onset of work, the permittee will prepare a plan to allow a prompt and effective response to any accidental spills. All workers shall be informed of the importance of preventing spills and of the appropriate measure to take should a spill occur.
- g. A USFWS-approved biologist shall ensure that the spread or introduction of invasive exotic plant species shall be avoided to the maximum extent possible. When practicable, invasive exotic plants in the project areas shall be removed.

- h. Project sites shall be revegetated with an appropriate assemblage of native riparian wetland and upland vegetation suitable for the area. A species list and restoration and monitoring plan shall be included with the project proposal for review and approval by United States Fish and Wildlife Service. Such a plan must include, but not be limited to, location of the restoration, species to be used, restoration techniques, time of year the work will be done, identifiable success criteria for completion, and remedial actions if the success criteria are not achieved.
- i. Stream contours shall be returned to their original condition at the end of the project activities, unless consultation with USFWS has determined that it is not beneficial to the species or feasible.
- j. The number of access routes, number and size of staging areas, and the total area of the activity shall be limited to the minimum necessary to achieve the project goal. Routes and boundaries shall be clearly demarcated, and these areas shall be outside of riparian and wetland areas. Where there are impacts in these staging and access routes, restoration shall occur as identified above.
- k. Work activities shall be completed between May 1 and November 1. Should the proponent or applicant demonstrate a need to conduct activities outside this period, they will obtain USFWS's approval.
- l. To control erosion during and after project implementation, the applicant shall implement best management practices, as identified by the appropriate Regional Water Quality Control Board.
- m. If a work site is to be temporarily dewatered by pumping, intakes shall be completely screened with wire mesh not larger than 5 millimeters to prevent CRLF from entering the pump system. Water shall be released or pumped downstream at an appropriate rate to maintain downstream flows during construction. Upon completion of construction activities, any barriers to flow shall be removed in a manner that would allow flow to resume with the least disturbance to the substrate.
- n. A USFWS-approved biologist shall permanently remove, from the project area, any individuals of exotic species, such as bullfrogs, crayfish, and centrarchid fishes, to the maximum extent possible. The permittee shall have the responsibility to ensure that its activities are in compliance with the California Fish and Game Code.

### **Western Pond Turtle**

- 14. Midpeninsula Regional Open Space District shall implement Mitigation Measure BIO-2b of the MROSD La Honda Creek Open Space Preserve Master Plan Final

Initial Study/Mitigated Negative Declaration (Ascent 2012) to avoid potential impacts to the western pond turtle during construction of the trail.

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

### **San Francisco Garter Snake**

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

## **Burrowing Owl**

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

## **Marbled Murrelet**

17. Midpeninsula Regional Open Space District shall implement Mitigation Measure BIO-4b of the MROSD La Honda Creek Open Space Preserve Master Plan Final Initial Study/Mitigated Negative Declaration (Ascent 2012) (where applicable to the project) to minimize potential disturbance to marbled murrelets at potential nesting sites and to marbled murrelets that are traveling to and from coastal foraging areas:
  - a. If construction work is scheduled to occur during the marbled murrelet breeding season (March 24 to September 15) in forested areas of the Preserve, qualified District staff or a contractor shall review the project area and verify that the project activities would not occur within the area identified as potential habitat and buffer zone.

- b. Within conifer forests on the Preserve, during the marbled murrelet breeding season (March 24 to September 15), noise generating construction activity shall be restricted to 2 hours after sunrise to 2 hours before sunset to minimize disturbance of potential nesting murrelets using forest habitat as a travel corridor between inland nesting and coastal habitat.

### **Nesting Birds**

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

activities will be required if the activity has the potential to adversely affect the nest.

### **Roosting Bats**

19. Midpeninsula Regional Open Space District shall implement the MROSD's "Best Management Practices for Avoiding and Minimizing Impacts to Bat Species" through the following measures:
  - a. In areas of suitable habitat, pre-construction surveys are required for the following special status bat species: pallid bat, Townsend's big-eared bat, and western red bat.
  - b. Bat surveys should take place during the April 15 through August 31 maternity roost season whenever possible. Surveys may also take place between February 16 and April 14. Findings during spring surveys may indicate that a second summer survey is necessary.
  - c. Bats generally breed April through August; no tree work (over 16 inches dbh) is allowable during this time if surveys determine that special-status bats or maternity roosts are present.
  - d. Bats go into a deep torpor period November 16 through February 15; no tree work (over 16 inches dbh) is allowable during this time if surveys determine that special-status bats or maternity roosts are present.
  - e. If individual non-breeding and non-special-status bats are present, a qualified biologist may be retained to remove the bats and work may proceed year-round.
  - f. If maternity roosting or special-status bat species are present at any time, no work is allowed without first excluding and providing alternate roost site(s) outside of the breeding season.
  - g. Alternate roost site(s) must be determined by District Natural Resources staff or a consulting biologist and submitted to CDFW before installation.
  - h. Whenever possible, alternative roost site(s) shall be provided 6 months to 1 year prior to the removal of maternity roosting habitat to allow bats adequate time to discover the new locations.
  - i. Alternative roost site(s) shall be monitored for occupancy by a qualified biologist within 1 year of installation.
  - j. Contractors, District staff, and others working in areas known to support maternity roost site(s) and/or special-status bat species shall be provided

biological awareness training by a qualified biologist prior to the commencement of work.

- k. Removal of trees greater than 16 inches dbh during the April through August nursery season should be avoided whenever possible.
- l. If removal of trees greater than 16 inches dbh during the nursery season cannot be avoided, a qualified biologist shall conduct surveys for roosting bats where suitable large trees are to be removed. Surveys will consist of daytime pedestrian surveys to look for visual signs of bats (e.g., guano) and if determined necessary, evening emergence surveys to note the presence or absence of bats. If evidence of roosting bats is found, the number and species of roosting bats will be determined. If no evidence of bat roosts is found, then no further study will be required. Bat detectors and/or infrared detectors may be used to supplement survey efforts but, are not required.
- m. If roosts of special-status bats are determined to be present and must be removed during the April through August nursery season, a bat exclusion plan shall be prepared and submitted to CDFW. The exclusion plan shall describe the method of exclusion, which may include the use of one-way doors at roost entrances (bats may leave but not re-enter), or sealing roost entrances when the site can be confirmed by a bat expert to contain no bats. The use of sonic bat deterrents may also be allowed when called for by a qualified biologist. No bats shall be excluded until the plan is approved by CDFW and alternative roosting habitat is approved. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). The bats shall be excluded from the roosting site before the site is disturbed, closed, or modified in any way. When possible, alternative roosting sites shall be provided 6 months to a year prior to the removal of existing roosts. Once the replacement roosts are constructed and it is confirmed that bats are not present in the original roost site, the structures may be removed or sealed.
- n. In areas known to support special-status bats and/or maternity roosts, the following measures should be implemented:
  - (1) Whenever possible, work shall take place outside of the April through August nursing season.
  - (2) District staff shall provide and/or consult with qualified biologists having knowledge specific to the bat species present at the site. Species-specific noise tolerance levels (including high frequency noise) shall be established for work taking place within a determined buffer around the maternity roost. All equipment working within the site during the nursing season shall be tested for high frequency noise outputs prior to use on the site. If equipment is determined to produce



any noise that is expected to cause bats to abandon a maternity roost, the equipment shall not be used on the site within a biologist established buffer during the nursing season.

20. Midpeninsula Regional Open Space District shall implement Mitigation Measure BIO-3 of the MROSD La Honda Creek Open Space Preserve Master Plan Final Initial Study/Mitigated Negative Declaration (Ascent 2012) which primarily applies to bat roosts in buildings, but aspects of the measure also apply to bat roosts in trees, which may be present along the trail alignment:
  - a. Surveys for roosting bats on the project site shall be conducted by qualified District staff or a contractor. Surveys shall consist of a daytime pedestrian survey looking for evidence of bat use (e.g., guano) and/or an evening emergence survey to note the presence or absence of bats. If no bat roosts are found, then no further study is required. If evidence of bat use is observed, the number and species of bats using the roost shall be determined. Bat detectors may be used to supplement survey efforts, but are not required.
  - b. If bat roosts are present, trail construction activities shall be done in as concentrated a time period as possible and will be timed to minimize disturbance to bat roosts as recommended by a bat expert. An exclusion buffer shall also be established around the bat roost to avoid disturbance during trail construction.

### **San Francisco Dusky-Footed Woodrat**

21. Midpeninsula Regional Open Space District shall implement the MROSD's San Francisco Dusky-Footed Woodrat (SFDFW) protocol to minimize impacts to SFDFW and to minimize future trapping of individuals and relocation of SFDFW houses. For portions of the trail that support suitable SFDFW habitat, a qualified biologist shall survey the site for evidence of nesting SFDFW (i.e., large stick nests/houses) prior to trail construction. Since SFDFW use their nests/houses year-round, surveys for nests/houses may be conducted at any time of the year. If SFDFW or their nests/houses are present, a biological awareness training shall be provided by a qualified biologist prior to project implementation. For any SFDFW and/or nest/house that are found within project boundaries, the measures listed below for natural areas shall be implemented:
  - a. All SFDFW nests/houses will be flagged in the field and delineated on project site maps. In all instances, every effort should be made to avoid impacts to SFDFW nests/houses. Avoidance, even with a small buffer area, is considered preferable to relocation. Avoidance buffers of a minimum of 3-10 feet shall be implemented, flagged where appropriate, and avoided during project implementation. Smaller buffers allow work to occur in close proximity without displacing and relocating individuals each time these

activities occur, which may be on an annual or recurring basis (defensible space around structures, road and trail side brushing, invasive plant removal, etc.). As evaluated by the project biologist, fencing shall be installed around the nest/house and include the buffer area where appropriate to minimize impacts from project activities. When removing materials from around an SFDFW nest/house, people should be cognizant of tree branches, fencing, or other materials that may support the nest/house structure. Whenever possible, leave these materials in place. However, if they must be removed and the nest/house may become compromised, live trapping may be necessary.

- b. For all SFDFW nests/houses that cannot be avoided by project activities (i.e., will require relocation), a qualified biologist shall live trap to determine if the nest/house is in use. Trapping activities should occur prior to April and after mid-July each year to prevent impacts to SFDFW rearing young or young SFDFW. If a nest/house is found to be unoccupied or not in use for 3 full days (2 nights of trapping), then it may be removed. The nest/house shall be relocated, or a pile of replacement sticks shall be placed outside of the development footprint for future colonization or re-use. If a lactating female is trapped, project activities shall be postponed until young have become independent.
- c. Trapped SFDFW may be kept in captivity by a qualified biologist until their nests/houses are relocated to suitable habitat outside of the development footprint. Every effort should be made to minimize the time the SFDFW is held in captivity. A California Natural Diversity Database (CNDDDB) form shall be filled out and submitted to CDFW for any SFDFW that are trapped. Once trapped, nests/houses shall be torn down and rebuilt surrounding a log-based structure, an inverted wooden planter, or similar structure having at least one entrance and exit hole that is slightly buried into the ground to anchor. Any cached food and nest/house material encountered shall be placed within the new structure during rebuilding. Whenever possible, the structure shall be “over-built” by adding larger branches for predator protection to create an area for the individual to safely emerge outside of the nest/house. One or more persons shall remain outside the release structure for up to 10 minutes to mimic a predator. Relocated nests/houses are intended to provide a release site and opportunity for SFDFW to relocate to another nest/house (most SFDFW average more than one nest/house and may or may not remain with a relocated nest/house), or to colonize the new structure.
- d. Once nests/houses are relocated, any trapped SFDFW should be released into the reconstructed nest/house using a “soft release,” by plugging the individual into the shelter using loose dirt over the entrance.

- e. Relocated nests/houses are expected to eventually be re-colonized and should be monitored 1-year post construction using visual surveys and/or wildlife cameras to determine if a relocated nest has returned to use. A monitoring report should be submitted to CDFW to document use or non-use of relocated nests/houses.

### **American Badger**

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

### **Ringtail**

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

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

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

- h. Enclose, cover, water twice daily or apply non-toxic soil binders to any exposed stockpiles (dirt, sand, etc.);
  - i. Limit traffic speeds on unpaved roads to 15 mph.;
  - j. Install sandbags or other erosion control measures to prevent silt runoff to public roadways;
  - k. Replant vegetation in disturbed areas as quickly as possible;
  - l. Suspend excavation and grading activity whenever the wind is so high that it results in visible dust plumes despite control efforts.
28. BIO-1. As required by Mitigation BIO-1a of the MROSD San Mateo Coastal Annexation EIR, biological resource assessments shall be conducted during preparation of Use and Management Plans. Assessments shall be conducted by a qualified biologist and will include surveys for sensitive habitats and special-status species in the appropriate seasons. These assessments will include recommendations to align potential trails to avoid impacts to sensitive habitats, special-status species, and heritage and significant trees. If any trail alignment may affect such resources, MROSD will consult with the appropriate agencies (e.g., CDFG, USFWS, NMFS) to ensure that impacts will be avoided or mitigation is adequate.
29. BIO-2. As required by Mitigation BIO-1b of the MROSD San Mateo Coastal Annexation EIR, MROSD shall protect sensitive habitat areas and other areas where special-status species may be adversely affected when planning trails and other facilities. To the maximum extent feasible, trail alignments and other improvements shall avoid impacts to sensitive habitats, including habitats for special-status plants and animals. All improvements shall be evaluated on a case-by-case basis by a qualified biologist to identify impact avoidance measures or mitigation measures for biotic impacts. Consideration shall be given to:
- a. Relocating trails or other improvements
  - b. Periodic closures
  - c. Revegetation prescriptions
  - d. Buffer plantings
  - e. Discrete barrier fencing that accommodates wildlife passage
  - f. Other appropriate measures

Removal of native vegetation shall be avoided as much as possible. The appropriate resource agencies shall be contacted regarding any trail alignments or other improvements that may impact sensitive habitats, special-status species, or their habitat. Plant replacement shall be native to the area and suitable for the site conditions.

30. BIO-3. As required by Mitigation BIO-1c of the MROSD San Mateo Coastal Annexation EIR, in special-status species habitat areas, trail use levels shall be limited as appropriate to ensure protection of resources. Techniques for limiting use may include, but are not limited to physical access controls, and seasonal or intermittent closures.
31. BIO-4. As required by Mitigation BIO-1d of the MROSD San Mateo Coastal Annexation EIR, existing access routes shall be used wherever suitable to minimize impacts of new construction in special-status species habitats. Realignment will be implemented where necessary to avoid adverse impacts on resources.
32. BIO-5. As required by Mitigation BIO-1e of the MROSD San Mateo Coastal Annexation EIR, trail design shall include barriers to control trail use and prevent environmental damage. Barriers may include fences, vegetation, stiles, and/or fallen trees or branches.
33. BIO-6. As required by Mitigation BIO-1f of the MROSD San Mateo Coastal Annexation EIR, a particular trail or other facility may need to be closed during seasonal periods critical to special-status species, where overuse threatens resource values, or for other reasons to protect biological resources. Where a trail or surrounding habitat warrants special notice limiting trail use, the trail shall be clearly designated and should be equipped with use signs and appropriate barriers to discourage unauthorized use. Missing or damaged signs, gates, fences, and barriers shall be repaired or replaced as soon as possible. Closure notices shall include the reason(s) for the closure, an estimate of how long the facility will be closed, and a telephone number to call for further information.
34. BIO-7. As required by Mitigation BIO-1g of the MROSD San Mateo Coastal Annexation EIR, when parallel to a stream or riparian zone, trails shall generally be set back from the top of bank or from the outside edge of the riparian zone, whichever is greater, except where topographic, resource management, or other constraints or management objectives make such a setback not feasible or undesirable. Riparian setbacks may be adjusted on a case-by-case basis based upon advice of a qualified biologist and with the concurrence of reviewing agencies, where applicable.
35. BIO-8. As required by Mitigation BIO-1h of the MROSD San Mateo Coastal Annexation EIR, trail crossings of streams and drainages shall be designed to minimize disturbance through the use of bridges, fords, or culverts, whichever is

least environmentally damaging. Bridges and culverts shall be designed so that they visually and functionally blend with the environment and do not substantially interfere with the movement of native fish. Sufficient depth and velocity of water through the culvert shall exist in fish-bearing streams for passage of native fish and other native aquatic species during high and low flow conditions. All trail stream crossings shall be restricted at fish-bearing streams during critical times, such as during spawning, unless bridges and culverts are provided.

36. BIO-9. As required by Mitigation BIO-1i of the MROSD San Mateo Coastal Annexation EIR, trails and other improvements shall avoid wetlands and other jurisdictional waters, including seasonal wetlands, seeps, springs, and farm ponds, wherever possible. A wetlands biologist will conduct reconnaissance-level surveys of all proposed improvements in areas with potential wetlands. Any improvements adjacent to wetland areas will be constructed so that fills avoid wetland impacts and minimum setbacks are allowed. Where feasible, setbacks from wetlands and other jurisdictional waters shall be a minimum of 50 feet for trails and 100 feet for staging areas and other improvements. A formal wetland delineation will be required for any improvements that may directly impact wetlands.
37. BIO-10. As required by Mitigation BIO-1j of the MROSD San Mateo Coastal Annexation EIR, revegetation and/or enhancement shall be undertaken where any sensitive habitat or special-status species habitat will be disturbed or destroyed by facility construction. Revegetation work shall be implemented prior to or concurrently with the development. The design of an appropriate revegetation program shall fully compensate for the lost habitat, with no net loss of habitat functions and values. Riparian and wetland habitat impacts will typically be mitigated at a 3:1 ratio for high quality habitat areas and at lower ratios where lower habitat quality justifies a lower ratio. A lower ratio may also be justified if habitat mitigation is implemented and verified as successful prior to the occurrence of impacts. Mitigation shall be based on in-kind replacement of impacted habitat with habitat of equal or better biotic value. The revegetation program shall be designed by a qualified biologist or ecologist and submitted to the appropriate regulatory or trustee agency for approval. At a minimum, the revegetation program shall include a description of project impacts, mitigation calculations, the mitigation site, revegetation techniques, maintenance measures, a long-term monitoring program, and contingency measures. Native plant materials suited to the site will be utilized in all mitigation work.
38. BIO-11. As required by Mitigation BIO-1k of the MROSD San Mateo Coastal Annexation EIR, periodic monitoring of known sensitive habitats adjacent to trails or other facilities shall be conducted to determine if unacceptable soil compaction or other adverse impacts are occurring. If monitoring reveals that undesirable soil compaction or impact to a sensitive habitat is occurring, barriers or other appropriate measures (such as trail rerouting) shall be employed as needed to discourage off-trail use. Brush or other aesthetically acceptable barriers can be

used to cover illegal trails, abandoned trails, or shortcuts to discourage use until natural vegetation returns.

39. BIO-12. As required by Mitigation BIO-1l of the MROSD San Mateo Coastal Annexation EIR, should sensitive habitat be impacted such that it necessitates permanently closing a trail or staging area, a management program to rehabilitate the area will be developed. Such a program shall include discing and replanting or other techniques appropriate to the habitat type to return the site to a natural condition and sufficiently blocking the trail with barriers to effectively prohibit use. Management shall include monitoring the site to ensure that it returns to a natural condition without the intrusion of invasive exotic plants. Management shall also include design elements, maintenance, and monitoring to ensure that erosion is minimized. Construction and maintenance of trails will require the trimming and/or removal of vegetation along the trail route and staging areas.
40. BIO-13. As required by Mitigation BIO-1m of the MROSD San Mateo Coastal Annexation EIR, existing native vegetation shall only be removed as necessary to accommodate the trail clearing width. The minimum horizontal clearing width from physical obstructions varies based on the type of trail but should be no less than two feet from the outer limits of the trail tread and shall be determined on a case by case basis to protect special natural features. Maximum vertical distance from overhanging branches shall be 12 feet on trails open to equestrian or bicycle use. Maximum vertical distance from overhanging branches shall be eight feet on hiking trails. Clearing shall be determined on a case-by-case basis to protect special natural features.
41. BIO-14. As required by Mitigation BIO-1n of the MROSD San Mateo Coastal Annexation EIR, good pruning practices should be followed when vegetation growth must be cleared. Ground cover plants and low shrubs should not be cleared beyond the original construction standard. The construction standard shall be defined as the trail tread width plus 1-2 feet from each side of the edge of the trail tread. Noxious plants (e.g., yellow star-thistle) shall be controlled along trails and the edges of staging areas in a timely manner.
42. CUL-1. As required by Mitigation CUL-2 of the MROSD San Mateo Coastal Annexation EIR, MROSD will apply the Standard Protocol for Unexpected Discovery of Archaeological and Paleontological Cultural Materials:
  - a. Protocol for Unexpected Discovery of Archaeological and Paleontological Cultural Materials In the event that any cultural resources are exposed during construction, work at the location of the find will halt immediately within 10 meters (30 feet) of the find. If an archaeologist is not present at the time of the discovery, MROSD will contact an archaeologist for identification and evaluation in accordance with CEQA criteria.



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

provide recommendations for the treatment or disposition, with proper dignity, of the human remains and grave goods [Note: Other culturally affiliated Native Americans [Indians] may be consulted by the MLD during the consultation and recommendation process to determine treatment of the skeletal remains].

- c. Each burial and associated cultural items shall be stored as a unit in a secure facility, which shall be accessible to the MLD and other Native American representative(s) or their designated alternates upon prior arrangement.
- d. The remains and associated cultural items shall be reburied in a secure location as near as possible to the area of their discovery or at an off-site location acceptable to the MLD that has minimal potential for future disturbance. The reburial shall be done in a manner that shall discourage or deter future disturbance. Reburial shall be conducted by persons designated by the MLD, with the assistance, if requested, of MROSD's field crew. The location shall be fully documented, filed with the NAHC and the California Historical Resources Information System, Northwest Information Center, California State University, Sonoma and treated as confidential information.
- e. If the NAHC is unable to identify a MLD, or the MLD fails to make a recommendation, or MROSD or designate rejects the recommendation of the MLD and mediation (as per Section 5097.94 subdivision (k)) fails, reinterment of the human remains and associated cultural items associated shall take place with appropriate dignity on the property in a location not subject to further subsurface disturbance.
- f. For security reasons, no news releases, including but not limited to photographs, videotapes, written articles, or other such means that contains information about human remains or burial-related items of Native American origin shall be released by any party during the discovery, recovery and reburial unless approved by the Most Likely Descendant.
- g. Any disputes that arise among the MLD and representatives of affected Native American groups and/or between MROSD or designate and the MLD concerning cultural affiliation or the ultimate disposition of Native American human remains and associated funerary objects and unassociated funerary objects shall be resolved according to the dispute resolution procedures in Section 5097.94 of the State of California Public Resources Code.
- h. The Archaeological Data Recovery/Native American Burial Treatment Report(s) shall be prepared by professional archaeologists. The report shall include, but not be limited to, the following: project overview; ethnographic section; previous archaeological research in the region and on-site;

circumstances of discovery; recovery procedures and techniques; artifact analysis; faunal analysis; osteological analysis and interpretation; and, conclusions. The MLD and other interested Native American representative(s) shall be provided an opportunity to review the report and submit comments within the same time period as accorded any other reviewers.

- i. Objects not associated with the human remains and recovered from private land shall be transferred to Midpeninsula Regional Open Space District. If curation of any objects is required, curation will be at repository approved by Midpeninsula Regional Open Space District. Repositories can include the History Museums of San Jose collections, the Tiburon Archaeological Research Group, San Francisco State University and the Collections Facility, Department of Anthropology, Sonoma State University, Rohnert Park.
44. GEO-1. As required by Mitigation GEO-1a of the MROSD San Mateo Coastal Annexation EIR, surveys shall be conducted as part of trail route site planning to identify the occurrence of any potentially hazardous geologic conditions such as unstable slopes in landslide areas. Such areas shall be avoided or necessary construction design measures shall be incorporated into the trail design to assure that: Users will not be exposed to the identified hazard Trails would not contribute to increasing the degree or extent of instability Drainage from the trail would be routed away from the instability. In no event shall a trail be routed across an instability that is actively supplying sediment directly into a channel within a watershed known to support anadromous fish species, unless the instability is stabilized.
  45. HAZ-3. As required by Mitigation HAZ-2b of the MROSD San Mateo Coastal Annexation EIR, where compatible with other trail characteristics, planners shall locate trail alignments and access points to allow trails to also serve as emergency access routes for patrol or emergency medical transport. Where feasible for more remote areas, emergency helicopter landing sites shall be provided.
  46. HAZ-4. As required by Mitigation HAZ-2c of the MROSD San Mateo Coastal Annexation EIR, MROSD shall coordinate with appropriate agencies, such as the County and the California Department of Forestry to formalize mutual aid agreements.
  47. HAZ-5. As required by Mitigation HAZ-2e of the MROSD San Mateo Coastal Annexation EIR, MROSD shall limit trail use to low-intensity hiking, bird watching, bicycling, equestrian use, environmental education and other similar low hazard uses, and prohibit smoking, camping, picnic areas, fireworks and off-road vehicle use.

48. HAZ-6. As required by Mitigation HAZ-2f of the MROSD San Mateo Coastal Annexation EIR, MROSD shall develop and maintain staging areas and trail heads to incorporate:
- a. Fenced parking areas paved with gravel or asphalt in a narrow configuration to discourage irresponsible vehicle use.
  - b. Entrance and road shoulders designed to discourage parking during closure and to facilitate emergency accesses.
  - c. Gates that are at least 12 feet wide constructed of heavy materials with a protected locking system for District and fire access.
  - d. 10-foot radiuses paved with gravel around trailheads.
  - e. Signage that describes prohibited uses and warns against fire hazards.
  - f. Low ignition fuels, such as grasses, will be planted adjacent to trail heads and staging areas, and will be mowed annually as soon as 30 percent of the light ground fuel is cured.
  - g. Close trail access points on all predicted high fire response level days (Burn Index of 41, or higher) and post such closures on MROSD website.
  - h. Periodic patrols by District staff.
49. HAZ-7. As required by Mitigation HAZ-3a of the MROSD San Mateo Coastal Annexation EIR, MROSD shall routinely monitor trails and provide regular maintenance to avoid public exposure to hazardous conditions. Trails or other facilities shall be closed for construction or repair, or when another hazardous condition exists (e.g., landslide during flooding or extremely wet weather) that renders trail use especially hazardous, or where adjacent land uses may present unsafe conditions that could affect open space users. Where use limitations or closures are in place, the area shall be clearly designated and shall be equipped with use signs and appropriate barriers to discourage unauthorized use. Missing or damaged signs, gates, fences, and barriers shall be repaired or replaced as soon as possible. Closure notices shall include the reason(s) for the closure, an estimate of how long the facility will be closed, and a telephone number to call for further information.
50. HAZ-9. In order to reduce fire ignition risk, MROSD shall require the following measures for all maintenance and construction activities within the Preserve: All equipment to be used during construction and maintenance activities must have an approved spark arrestor. Grass and fuels around construction sites where construction vehicles are allowed to be parked will be cut or reduced. Mechanical construction equipment that can cause an ignition will not be used when the

National Weather Service issues a Red Flag Warning for the San Francisco Bay Area. Hired contractors will be required to:

- a. Provide water to suppress potential fires caused by the work performed.
- b. Remind workers that smoking is prohibited at the work site and on any District land per contract conditions and District Ordinance.
- c. Maintain working ABC fire extinguishers on all vehicles in the work area.
- d. Contact both Mountain View Dispatch at 650/ 968-4411 and Cal-Fire, Skyllonda, at 650/ 851-1860 for emergency response in the event of a fire.

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

- a. Remove all trash and construction-related waste to a secured, covered location at the end of each working day to maintain a clean worksite. Dispose of hazardous materials according to all specified regulations.
  - b. Store chemicals in a non-reactive container. Store bagged, dry reactive materials in a secondary container. Protect storage areas from vandalism.
  - c. Mix concrete no closer than 5 feet from any waterway. Concrete shall be mixed in secure containments. Cleaning of tools shall occur in secured containments; no concrete cleaning is allowed in drainages or water bodies. All concrete waste shall be off hauled; concrete is allowed to first evaporate in containments for ease of off haul.
  - d. Good housekeeping practices shall be followed to minimize storm water contamination from any petroleum products or other chemicals. Maintain spill cleanup materials where readily accessible during use.
  - e. Conduct proper and timely maintenance of vehicles and equipment. Cleaning or equipment maintenance shall be prohibited except in designated areas located near preserve entrances. If fueling must occur on-site, use designated areas located away from drainages and a drip pan to catch spills. Place drip pans under heavy equipment stored onsite overnight.
  - f. Instruct all personnel regarding the correct procedure for spill prevention and control, waste disposal, use of chemicals, and storage of materials.
51. WQ-4. As required by Mitigation HYD-1d of the MROSD San Mateo Coastal Annexation EIR, no large-scale grading shall be used for trail construction. The degree of cut allowed on a slope depends on the soil type, hardness, and

surrounding natural resources. Ultimate cuts shall be contoured to blend with the natural slope. Steep areas shall be handled by limited terracing to avoid large-scale grading. Surface soil disturbance shall be kept to a minimum to reduce erosion and maintenance problems. Only those rocks, stumps, and roots that interfere with safe passage shall be removed.

52. WQ-6. As recommended in the MROSD Driscoll Ranch Resource Management Plan (2005) to reduce existing erosion potential, MROSD will: repair and stabilize head cuts of actively eroding gullies and install rock to prevent further erosion; slope existing roads to the outside edge to allow sheet runoff; install rolling waterbars to more effectively drain road surfaces; install rip-rap or other impact reducing mechanisms at the outfall of each waterbar and/or culvert; and install filter berms to collect sediments and reduce cutting energy.

### Building Section

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

### Geotechnical Section

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

### Cal-Fire

56. All bridges must be rated and designed to support an imposed load supporting fire apparatus of 75,000 pounds. The maximum rated bridge weight must be posted at each end of the bridge, the lettering must be a minimum of 4 inches in height with a minimum stroke of 1/2-inch. Letters should be white in color with a dark background for good contrast at night addresses must be posted at the bridge entrance.
57. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address

numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least six feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the San Mateo County Fire Department. Numerals shall be contrasting in color to their back-ground and shall be no less than 4 inches in height and have a minimum 1/2-inch stroke. Remote signage shall be a 6-inch by 18-inch green reflective metal sign.

58. Contact the Fire Marshal's Office to schedule a Final Inspection prior to occupancy and Final Inspection by a building inspector. Allow for a minimum of 72 hours notice to the Fire Department at 650/ 573-3846.
59. Because of limited access into your property, the authority having jurisdiction is requiring the installation of a Knox Box, Knox Key Switch, or Knox Padlock to allow rapid response of emergency vehicles onto your property in case of a fire or medical emergency. For an application or further information please contact the San Mateo County Fire Marshal's Office at 650/ 573-3846.

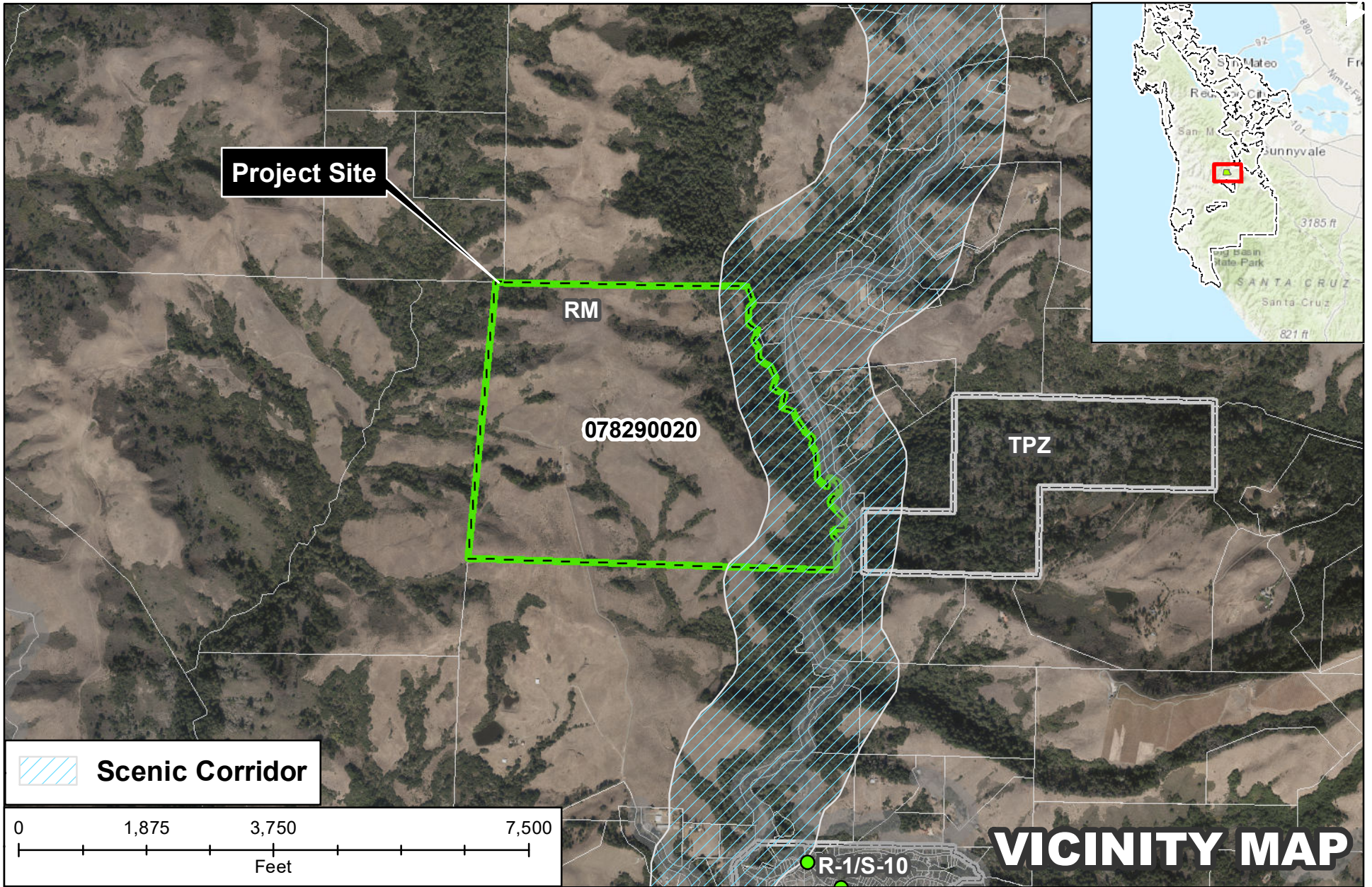
KGL:cmc – KGLEE0152\_WCU.DOCX



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

# **ATTACHMENT B**







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

# **ATTACHMENT C**



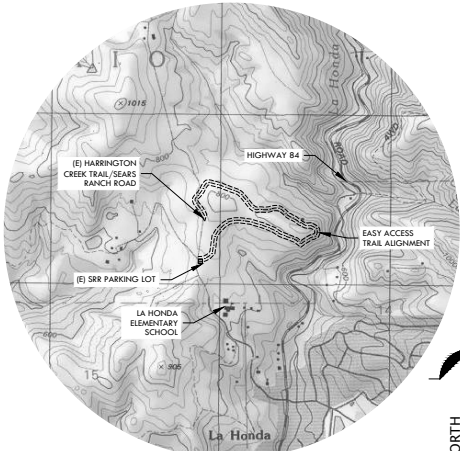
# LA HONDA OPEN SPACE PRESERVE

## LA HONDA, CALIFORNIA

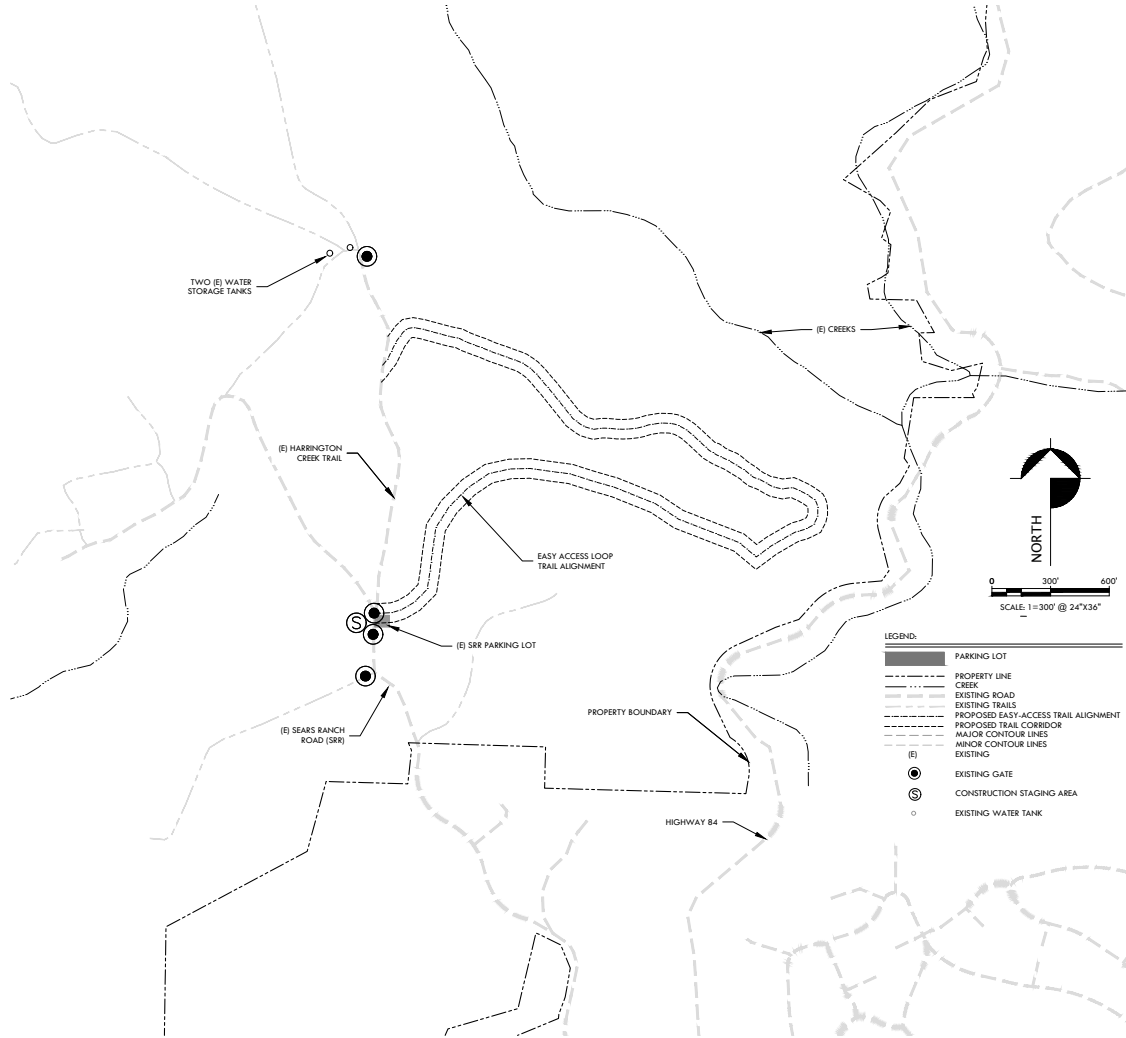
### TRAIL IMPROVEMENTS



1 VICINITY MAP  
RHS



2 PROJECT LOCATION MAP  
RHS



3 PROPOSED SITE LAYOUT  
SCALE: 1"=300' @ 24" X 36"

LEGEND:

[Symbol]	PARKING LOT
[Symbol]	PROPERTY LINE
[Symbol]	CREEK
[Symbol]	EXISTING ROAD
[Symbol]	EXISTING TRAILS
[Symbol]	PROPOSED EASY-ACCESS TRAIL ALIGNMENT
[Symbol]	PROPOSED TRAIL CORRIDOR
[Symbol]	MAJOR CONTOUR LINES
[Symbol]	MINOR CONTOUR LINES
(E)	EXISTING
[Symbol]	EXISTING GATE
[Symbol]	CONSTRUCTION STAGING AREA
[Symbol]	EXISTING WATER TANK

SHEET TITLE

COVER

CLIENT

MIDPENINSULA REGIONAL  
OPEN SPACE DISTRICT  
310 DISTAL CIRCLE  
LOS ATOS, CA 94022

PROJECT TITLE

LA HONDA CREEK EASY ACCESS LOOP TRAIL  
MIDPENINSULA REGIONAL DISTRICT  
LA HONDA CREEK OPEN SPACE PRESERVE  
LA HONDA, SAN MATEO COUNTY, CALIFORNIA



DRAWN BY: MAR  
CHECKED BY: PHH  
DATE: OCT 2019  
JOB NO.: 21821  
SCALE: AS SHOWN  
SHEET:

C0.0

1 OF 9

**PROJECT CONTACTS**

**CLIENT**  
MIDPENINSULA REGIONAL OPEN SPACE DISTRICT  
330 DISTEL CIRCLE  
LOS ALTOS, CA 94022  
PHONE: (650) 691-1200  
CONTACT: BRYAN APPE

**GEOTECHNICAL ENGINEER**  
CAL ENGINEERING & GEOLOGY  
785 YONACIO VALLEY RD  
WALNUT CREEK, CA 94596  
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CONTACT: PAUL SORCI, P.E.

**CIVIL ENGINEER**  
SHERWOOD DESIGN ENGINEERS  
1525 SEARIGHT AVENUE  
SANTA CRUZ, CA 95062  
PHONE: 831-426-9054  
CONTACT: PETER HAASE, P.E.

**STRUCTURAL ENGINEER**  
STREETER GROUP, INC.  
2571 MAIN STREET, SUITE C  
SIOQUEL, CA 95073  
PHONE: 831-477-1781  
CONTACT: BRAD STREETER, P.E., S.E.

**LINE TYPES**

---	PROPERTY LINE
- - - -	EXISTING ELEVATION CONTOUR
---	CREEKS
---	EXISTING ROAD
---	EXISTING TRAILS
---	PROPOSED EASY-ACCESS TRAIL CENTERLINE ALIGNMENT
---	PROPOSED TRAIL CORRIDOR
---	CONSTRUCTION ACCESS ROUTE
---	WATER SURFACE ELEVATION (100-YEAR)
---	MAJOR CONTOUR LINES
---	MINOR CONTOUR LINES

**ABBREVIATIONS LEGEND**

ABA	ARCHITECTURAL BARRIERS ACT
AC	ACRE
S	CENTERLINE
CDFW	CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
CP	CAST IN PLACE
CMP	CORRUGATED METAL PIPE
CY	CUBIC YARDS
DA/Ø	DIAMETER
(E)	EXISTING
EL	ELEVATION
SDE	SHERWOOD DESIGN ENGINEERS
FT	FOOT
LHC	LA HONDA CREEK TRAIL
LF	LINEAL FOOT
MAX	MAXIMUM
MROSD	MIDPENINSULA REGIONAL OPEN SPACE DISTRICT
MIN	MINIMUM
N/S	NOT TO SCALE
OC	ON CENTER
PT	POINT
S/MC	SAN MATEO COUNTY
SF	SQUARE FEET
SRR	SEARS RANCH ROAD
STA	STATION
TBR	TO BE REMOVED
TYP	TYPICAL
USACOE	US ARMY CORPS OF ENGINEERS

**SYMBOLS AND MATERIALS LEGEND**

	EXISTING GATE
	SPRING
	WOODRAT NEST
	WILDLIFE TREE
	WETLAND
	STAGING AREA
	FILL

**DRAWING NOTATION**

	DETAIL NUMBER
	DETAIL CALLOUT
	SHEET NUMBER

**SHEET INDEX**

1	0.0	COVER SHEET
2	0.1	CIVIL INFORMATION SHEET
3	1.0	EXISTING CONDITIONS, CONSTRUCTION ACCESS AND STAGING
4	2.0	TRAIL IMPROVEMENT PLAN
5	3.0	TYPICAL TRAIL INSTALLATION DETAILS
6	3.1	TRAIL IMPROVEMENT DETAILS
7	4.0	EROSION CONTROL DETAILS AND NOTES
8	5.0	GENERAL AND MATERIAL SPECIFICATIONS
9	5.1	CONSTRUCTION SPECIFICATIONS

**PROJECT DESCRIPTION**

THE PROPOSED TRAIL NETWORK AT LA HONDA OPEN SPACE PRESERVE INCLUDES CONSTRUCTION OF APPROXIMATELY 1.05 MILES OF TRAILS FOR USE BY HIKERS, BIKE RIDERS, AND HORSEBACK RIDERS. ALL TRAILS ARE ACCESSIBLE PER THE ARCHITECTURAL BARRIERS ACT. THE TRAIL NETWORK WILL BE CONSTRUCTED AS NEW TRAIL.

**PROJECT DATA**

APN#: 078290050, 078290020  
OWNER: MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

AREA OF DISTURBANCE (AC)	
TRAILS	0.65
STAGING AREAS	0.05

**TECHNICAL REFERENCES**

- PRELIMINARY TRAIL ALIGNMENT REPORT, PREPARED BY FALL CREEK ENGINEERING, INC., NOW RECOGNIZED AS SHERWOOD DESIGN ENGINEERS, DATED JULY 13, 2018.
- DRAINAGE REPORT FOR LA HONDA CREEK OPEN SPACE PRESERVE, PREPARED BY FALL CREEK ENGINEERING, INC., DATED AUGUST 1, 2018 AND REVISED BY SHERWOOD DESIGN ENGINEERS DATED SEPTEMBER 13, 2019.
- LA HONDA CREEK OPEN SPACE PRESERVE MASTER PLAN, PREPARED BY MIDPENINSULA REGIONAL OPEN SPACE DISTRICT, DATED AUGUST 2012.

**GRADING VOLUMES**

GRADING VOLUMES			
CUT	FILL	NET	OFFHAUL
600 CY	75 CY	525 CY CUT	0 CY

- NOTES**
- THESE GRADING VOLUMES ARE PRELIMINARY.
  - NO COMPACTION FACTOR HAS BEEN APPLIED TO THE FILL VOLUMES.
  - NO EXPANSION FACTOR HAS BEEN APPLIED TO THE CUT VOLUMES.
  - ALL CONSTRUCTED SLOPES SHALL NOT EXCEED 1.5:1 (H:V) UNLESS STATED OTHERWISE.
  - EXCESS CUT SHALL BE BROADCAST TO A DEPTH OF LESS THAN 6" WITHIN THE TRAIL CORRIDOR AND OUTSIDE OF THE SETBACK OF ALL WATER BODIES.
  - ALL GRADING SHALL CONFORM TO SAN MATEO COUNTY REQUIREMENTS AND THE CALIFORNIA BUILDING CODE.
  - GRADING VOLUMES FOR TRAILS WERE DETERMINED ASSUMING THE FOLLOWING GRADING VOLUMES PER LINEAL FOOT FOR EACH TRAIL TYPE:

**UNIT GRADING VOLUMES**

TRAIL TYPE	CUT (CY/LF)	FILL (CY/LF)
ELEVATED CAUSEWAY	0.05	0.00
ROAD TO TRAIL CONVERSION	0.00	0.00
INSTALL TRAIL ON GRADE	0.16	0.04
PARTIAL BENCH	0.19	0.07
FULL BENCH	0.21	0.03
BUTTRESS TRAIL/WALL (1FT)	0.31	0.07

8. GRADING VOLUMES DO NOT ACCOUNT FOR ROCK AND OTHER MATERIALS USED IN CONSTRUCTION THAT WILL OFFSET THE VOLUME OF CUT AND FILL.

**DISTRICT SPECS**

CUT SLOPE	MATERIAL
3/4:1	BEDROCK
3/4:1	DENSE SOIL
1:1	SOFT SOIL

NOTE: REFER TO GEOTECHNICAL REPORT

**STANDARD NOTES**

- TRAIL CORRIDORS.** THE PROPOSED TRAIL NETWORK INCLUDES TRAIL CORRIDORS: 100-FOOT CORRIDORS FOR NEW TRAILS. THESE TRAIL CORRIDORS ALLOW THE TRAIL BUILDERS FLEXIBILITY IN CONSTRUCTING THE FINAL TRAIL ALIGNMENTS IN ORDER TO ALLOW FOR GRADE REVERSALS TO BE CONSTRUCTED ALONG TRAILS FOR PROPER DRAINAGE AND TO AVOID ANY BIOLOGICAL OR CULTURAL RESOURCES THAT MAY EXIST WITHIN THE TRAIL CORRIDOR. IN SOME CASES THE TRAIL CORRIDOR IS RESTRICTED IN ORDER TO MAINTAIN SEPARATION FROM PROPERTY LINES, EXISTING ROADS, OTHER TRAILS, WATERCOURSES, AND AREAS WITH INSTABILITY.
- ABA TRAIL REQUIREMENTS.** THE EASY ACCESS TRAIL, WHILE NOT FORMALLY RECOGNIZED AS AN ACCESSIBLE TRAIL, SHALL FOLLOW THE UNITED STATES ACCESS BOARD REQUIREMENTS, AS FOLLOWS:
  - RUNNING SLOPE: ACCESSIBLE TRAILS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5%. STEEPER SEGMENTS ARE ALLOWED WITH RESTING INTERVALS PROVIDED AT THE SPECIFIED LENGTHS.
  - CROSS SLOPE: ACCESSIBLE TRAILS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.08% FOR SURFACES CONSTRUCTED OF CONCRETE, ASPHALT, OR BOARDS AND A MAXIMUM CROSS SLOPE OF 5% FOR SURFACES CONSTRUCTED FROM OTHER MATERIALS.
  - RESTING INTERVALS: LEVEL AREAS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF AN ACCESSIBLE TRAIL SECTION AND ANY TIME THE RUNNING SLOPE EXCEEDS 5% ACCORDING TO THE TABLE ABOVE. RESTING INTERVALS SHALL BE A MINIMUM OF 40' LONG AND 36" WIDE. THE MAXIMUM SLOPE OF A RESTING AREA SHALL BE 2% IN ANY DIRECTION FOR SURFACES CONSTRUCTED OF CONCRETE, ASPHALT, OR BOARDS AND 5% IN ANY DIRECTION FOR SURFACES CONSTRUCTED OF OTHER MATERIALS.
  - CLEAR TREAD WIDTH: THE CLEAR TREAD WIDTH OF TRAILS SHALL BE 36 INCHES (3 FEET) MINIMUM.
  - WHERE THE SIDE SLOPES ARE HIGHLY VARIABLE, THE TRAIL BUILDERS SHALL CONSTRUCT THE TRAIL ACCORDING TO THE FOLLOWING SLOPE AND INSTALLATION TYPE GUIDELINES:

**TRAIL INSTALLATION GUIDELINES**

SIDE SLOPE	TRAIL INSTALLATION TYPE
0-10%	INSTALL TRAIL ON GRADE
10-30%	PARTIAL BENCH
30-40%	FULL BENCH
40-60%	BUTTRESS TRAIL

- TRAIL DRAINAGE.** TRAILS SHALL BE OUTSLOPED IN THE DIRECTION OF NATURAL DRAINAGE TO THE EXTENT FEASIBLE. INSLOPING IS ALLOWED IN CERTAIN SITUATIONS AT THE DISCRETION OF THE TRAIL BUILDERS AND APPROVED BY THE CIVIL ENGINEER. GRADE REVERSALS SHALL BE INSTALLED ALONG TRAILS TO MANAGE DRAINAGE. GRADE REVERSALS SHALL BE INSTALLED AT A MINIMUM OF EVERY 150 FEET. FREQUENCY OF GRADE REVERSALS SHALL INCREASE AS THE TRAIL GRADE INCREASES.
- WATERCOURSE SEPARATION.** FINAL TRAIL ALIGNMENTS SHALL MAINTAIN A 50-FT MINIMUM SEPARATION FROM WATERCOURSES. TRAILS MAY BUCKRAHEAD ON THE STREAM SETBACK WHEN APPROACHING AND DEPARTING A CROSSING, AND WHEN ACTIVELY CROSSING. IN CROSSING LOCATIONS, TRAILS SHALL BE ALIGNED TO DEPART THE STREAM SETBACK AS QUICKLY AS POSSIBLE, WHILE ADHERING TO MAXIMUM TRAIL GRADES, AND ALLOWING FOR ADEQUATE DRAINAGE.
- FIRETRUCK ACCESS.** TRAILS WERE DESIGNED TO SUPPORT HIKERS, BIKERIDERS AND HORSEBACK RIDERS ONLY. FIRETRUCKS CAN ACCESS THE TRAILHEAD VIA TWO ACCESS GATES WITH 14'0" CLEARANCE ALONG WITH A FIRETRUCK TURNAROUND LOCATED IN THE ENTRANCE TO THE SEARS RANCH ROAD PARKING LOT.
- SIGNAGE.** MINIMAL TRAIL SIGNAGE IS CALLED OUT ON THE TRAIL IMPROVEMENT PLANS. THE DISTRICT MAY INCLUDE ADDITIONAL WAYFINDING SIGNAGE WITH IMPLEMENTATION OF THE PROPOSED TRAILS.
- BOTIC RESOURCES.** FINAL TRAIL ALIGNMENTS AND TRAIL CONSTRUCTION SHALL FOLLOW THE RECOMMENDATIONS IN THE BIOLOGICAL RESOURCES ASSESSMENT. THE FOLLOWING AVOIDANCE MEASURES SHALL BE FOLLOWED WHEN LAYING OUT THE FINAL TRAIL ALIGNMENTS:
  - RARE PLANTS**
    - TRAILS SHALL BE RE-ROUTED WITHIN THE APPROVED TRAIL CORRIDOR ON AN AS-NEEDED BASIS TO AVOID OCCURRENCES OF RARE PLANTS.
    - TRAILS SHALL AVOID OCCURRENCES OF RARE PLANTS, BY A MINIMUM OF 10 FEET.
    - WHERE IT IS NOT POSSIBLE TO PROVIDE A MINIMUM 10-FOOT BUFFER AROUND OCCURRENCES OF RARE PLANTS, OTHER THAN IMPACTS SHALL BE QUANTIFIED AND MITIGATION SHALL BE IMPLEMENTED ACCORDING TO THE REGULATORY AUTHORIZATIONS FOR THE PROJECT.
  - WETLANDS**
    - TO THE EXTENT FEASIBLE, TRAILS SHALL BE RE-ROUTED WITHIN THE APPROVED TRAIL CORRIDOR ON AN AS-NEEDED BASIS TO AVOID ALL WETLANDS AND 100-FOOT BUFFERS.
  - JURISDICTIONAL WATER BODIES**
    - TO THE EXTENT FEASIBLE, TRAILS SHALL BE RE-ROUTED WITHIN THE APPROVED TRAIL CORRIDOR ON AN AS-NEEDED BASIS TO AVOID STREAMS AND STREAM BANKS AND 50-FOOT BUFFERS.
  - WOODRAT NESTS**
    - TO THE EXTENT FEASIBLE, TRAILS SHALL BE RE-ROUTED WITHIN THE APPROVED TRAIL CORRIDOR TO MAINTAIN A MINIMUM SETBACK OF 3 FEET FROM ALL WOODRAT NESTS.
    - WHERE IT IS NOT REASONABLY POSSIBLE TO MAINTAIN A 3-FOOT SETBACK FROM WOODRAT NESTS, TRAIL BUILDERS SHALL FOLLOW MROSD'S APPROPRIATE MITIGATION MEASURES.
  - WILDLIFE TREES**
    - TO THE EXTENT FEASIBLE, TRAILS SHALL BE RE-ROUTED WITHIN THE APPROVED TRAIL CORRIDOR TO BE CONSTRUCTED OUTSIDE THE DROPLINE OF WILDLIFE TREES.
- GEOTECHNICAL REQUIREMENTS.** FINAL TRAIL ALIGNMENTS AND TRAIL CONSTRUCTION SHALL FOLLOW THE RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT FOR THE PROJECT, PREPARED BY CAL ENGINEERING & GEOLOGY, INC., DATED AUGUST 1, 2018.
- COUNTY REQUIREMENTS.** TRAIL CONSTRUCTION, GRADING, DRAINAGE, AND EROSION CONTROL SHALL FOLLOW THE REQUIREMENTS OF THE SAN MATEO C-3 STORMWATER TECHNICAL GUIDANCE, DATED JUNE 2016.
- CONSTRUCTION OVERSIGHT.** FINAL TRAIL ALIGNMENTS SHALL BE REVIEWED BY SHERWOOD DESIGN ENGINEERS, INC. PRIOR TO CONSTRUCTION. CONSTRUCTION OF TRAILS SHALL BE OVERSEEN BY SHERWOOD DESIGN ENGINEERS AND CAL ENGINEERING & GEOLOGY, INC.
- DESIGN REVISIONS.** THE PROJECT CIVIL ENGINEER HAS THE AUTHORITY TO MAKE REVISIONS TO THE TRAIL DESIGN AS NECESSARY DURING CONSTRUCTION.

SHEET TITLE  
**CIVIL INFORMATION SHEET**

CLIENT  
**MIDPENINSULA REGIONAL OPEN SPACE DISTRICT**  
330 DISTEL CIRCLE  
LOS ALTOS, CA 94022

PROJECT TITLE  
**LA HONDA CREEK EASY ACCESS LOOP TRAIL**  
MIDPENINSULA REGIONAL OPEN SPACE DISTRICT  
LA HONDA CREEK OPEN SPACE PRESERVE  
LA HONDA, SAN MATEO COUNTY, CALIFORNIA



DRAWN BY: MAR  
CHECKED BY: PHH  
DATE: OCT 2019  
JOB NO.: 21821  
SCALE: AS SHOWN  
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