EXHIBIT 1

MITIGATION MEASURES

GEO 1. A geotechnical/soils investigation, per San Mateo County permitting requirements, shall occur prior to final design of the new ranger's residence.

GEO 2. All new construction shall adhere to the Uniform Building Code and all applicable local codes related to building and seismic standards.

GEO 3. The southern edge of the expanded paved parking area shall be setback a minimum of 50 feet from the top of the north bank of San Pedro Creek.

GEO 4. The southern edge of the unpaved overflow parking area shall be setback a minimum of 25 feet from the top of the north bank of San Pedro Creek. This overflow parking area shall be constructed using a permeable paving material to minimize runoff.

GEO 5. The creek viewing platform shall be designed to be elevated above the riparian area and supported by piers to minimize required earthwork in the riparian area, allow vegetation to continue to grow beneath the platform, and allow maximum permeability and absorption of runoff into the riparian area.

GEO 6. The pedestrian walkway around the perimeter of the grass field shall be constructed of an unpaved natural surface material such as compacted decomposed granite with a binder, or a permeable concrete surface, to allow for rainwater infiltration into the soil.

GEO 7. The project shall comply with all elements of the San Mateo Countywide Stormwater Pollution Prevention Program, as outlined in the Checklist for Stormwater Control. Prior to the start of construction, the project contractor shall submit a Stormwater Pollution Prevention Plan to the San Mateo County Planning and Building Division, outlining how they will comply with the specific checklist requirements. Required conditions of the Pollution Prevention Plan include:

- Store, handle and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater
- Control and prevent the discharge of all potential pollutants
- Use sediment controls or filtration to remove sediment from dewatering effluent
- Do not clean, fuel, or maintain vehicles on-site, except in a designated area in which runoff is contained and treated
- Delineate clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees and drainage courses with field markers
- Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures

- Perform clearing and earthmoving activities only during dry weather. Winterization is required for grading during the October 15 to April 15 rainy season
- Limit construction access routes and stabilize designated access areas
- Do not track dirt or other materials off-site.

GEO 8. The project sponsor shall develop a Restoration Plan for San Pedro Creek, as outlined in the Sanchez Adobe Historical Site Master Plan, in order to remove non-native invasive species, plant native vegetation, and improve the overall quality of the riparian habitat along the creek.

GEO 9. Project drainage shall be discharged through natural native plant bioretention filtering areas prior to entering San Pedro Creek. The purpose of the basins is to hold the initial flush of stormwater, which typically contains the highest level of contaminants, so that these potential pollutants can be trapped and filtered as the water percolates into the ground.

BIO 1. The southern edge of the expanded paved parking area shall be setback a minimum of 50 feet from the top of the north bank of San Pedro Creek. (This measure is the same as GEO 3.)

BIO 2. The southern edge of the unpaved overflow parking area shall be setback a minimum of 25 feet from the top of the north bank of San Pedro Creek. This overflow parking area shall be constructed using a permeable paving material, to minimize runoff. (This measure is the same a GEO 4.)

BIO 3. The creek viewing platform shall be designed to be elevated above the riparian area and supported by piers to minimize required earthwork in the riparian area, allow vegetation to continue to grow beneath the platform, and allow maximum permeability and absorption of runoff into the riparian area. (This measure is the same as GEO 5.)

BIO 4. The project sponsor shall develop a Restoration Plan for San Pedro Creek, as outlined in the Sanchez Adobe Historical Site Master Plan, in order to remove non-native invasive species, plant native vegetation, and improve the overall quality of the riparian habitat along the creek. (This measure is the same as GEO 7.)

BIO 5. All tree removals shall comply with the San Mateo County Heritage Tree Ordinance and Significant Tree Ordinance (Sections 11,000 et seq and 12,000 et seq of the San Mateo County Ordinance Code, requiring replacement at a 1:1 ratio of any native tree greater than 38 inches in circumference.)

PHYS 1. Appropriate grading permits shall be acquired prior to project implementation.

AIR/WATER/SONIC 1. The project shall comply with the standard dust control measures of the Bay Area Air Quality Management District during construction. Such measures include:

- Water all active construction areas at least twice daily
- Cover all trucks hauling soil, sand and other loose materials
- Apply water three times daily or apply non-toxic soil stabilizers on all unpaved staging areas
- Sweep daily (with water sweepers) all paved access roads and parking areas
- Sweep streets daily if visible soil material is carried onto adjacent public streets

AIR/WATER/SONIC 2. The project shall comply with the following noise control measures:

- Construction activities shall be limited to the hours of 7:00 a.m. to 5:00 p.m., Monday through Saturday.
- Construction shall be prohibited on Sundays and holidays

AIR/WATER/SONIC 3. Improvements to the unpaved overflow parking area shall involve the use of a permeable paving material, so rainwater can still percolate into the ground.

AIR/WATER/SONIC 4. The project design shall include natural native plant bioretention filtering areas to trap site runoff before it enters San Pedro Creek. These areas shall be designed to hold the initial flush of stormwater, which typically contains the highest level of pollutants, so that they can be trapped and filtered as the water percolates into the ground. The construction of these native plant filtration areas as part of the Master Plan development would improve the water quality of runoff from the site, as there is currently no filtration or treatment of site runoff.

TRANS 1. Construction activities that require closing portions of the existing parking areas at the Sanchez Adobe Historic Site shall be scheduled to avoid special events such as Rancho Days in order to ensure that maximum parking is available for visitors during such events.

TRANS 2. Construction of the new parking lot areas shall occur during the summer months to the extent feasible, to avoid conflicts with vehicles transporting schoolchildren to the site.

TRANS 3. The parking lot reconfiguration shall include the installation of new bicycle racks in a clear location in front of the interpretive center building, adjacent to the parking area. Bicycle racks with a capacity of at least six (6) bicycles shall be installed. Racks should be of an inverted-U or wave rack style that supports the frame of the bicycle. Racks that support the bicycle by the wheel only shall not be permitted.

AES/CULTURAL 1. The height of the proposed ranger residence shall be a two-story, single-family structure as proposed in the Master Plan. Construction of this building shall be done in accordance with all applicable City of Pacifica building codes.

AES/CULTURAL 2. Vegetation removal on the site shall be minimized, with the exception of non-native vegetation removed as part of the creek restoration effort.

Ground cover and trees removed for building and parking lot construction shall be replaced with native plant species. Native screening trees along the east and west perimeters of the site shall be planted as outlined in the Master Plan. County Parks staff will coordinate with docents and site manager on implementation.

AES/CULTURAL 3. Prior to the development of final site plans, a project archaeologist shall be retained to integrate all previous archaeological studies into the current planning effort and to delineate all known surface or subsurface midden deposits, structural features related to the Adobe, and any later American period structures created that are 50 years of age.

AES/CULTURAL 4. Prior to the development of final site plans, a Phase 1 archaeological survey shall be conducted for any proposed development that will involve earthwork or ground disturbance in previously undisturbed areas of the site not previously surveyed. This includes the overflow parking area, new driveway entrance, and old and new ranger residences. Following the Phase 1 survey, the project archaeologist shall prepare a map showing the extent or known limits of all prehistoric, protohistoric, and historic domestic and structural features.

AES/CULTURAL 5. Following the Phase 1 survey, the project archaeologist shall develop a specific program that seeks to minimize potential disturbance through modifications to the site design, or through standard archaeological methodology during excavation.

AES/CULTURAL 6. An Archeological Monitoring Program shall be developed by the project archaeologist for all earth disturbing activities to be undertaken anywhere within the historic site.

AES/CULTURAL 7. Prior to any earth disturbance, a pre-construction meeting shall be held with all contractors to orient them about the monitoring protocols and special data recovery procedures (salvage excavation) that may become necessary to protect significant materials encountered during earth disturbing activities. If significant materials are discovered during construction and in the absence of both the project archaeologist and/or a designated Native American representative, an immediate work shutdown may be necessary until the materials are properly evaluated and some type of recovery method is discussed with all concerned parties.

AES/CULTURAL 8. The project archeologist shall develop a process whereby all potentially interested Native American groups or individuals can be contacted and given an explanation of the Master Plan and the proposed construction program, especially anything that could impact prehistoric or early historic period deposits or features.