Exhibit 1

Statement of Findings and Facts regarding Potential Impacts and Mitigations as more Specifically Identified in the Environmental Impact Report

RECREATION IMPACTS

1. The Huddart and Wunderlich Parks Master Plan would include recreational facilities and would require the construction and expansion of recreational facilities that might have an adverse physical effect on the environment.

Finding/Mitigation Measures Incorporated into the Project

1. The County shall implement Visual Resources, Transportation, Noise, and Air Quality mitigation measures (including the related impact sections below) to reduce potential construction and expansion impacts to a less than significant level.

Statement in Support of Finding

No recreation impacts are expected to occur as a result of the adoption of the Master Plan. Impacts could occur as a result of construction or physical improvements. When specific projects are proposed they will be evaluated for CEQA compliance and any potential impacts identified will be reduced to a level of insignificance as the result of the recommended mitigation measures.

VISUAL RESOURCES IMPACTS

1. Implementation of projects identified within the Master Plan may result in short-term adverse visual impacts associated with project construction.
2. Implementation of projects identified within the Master Plan may degrade the existing scenic character or quality of Huddart and Wunderlich Park and its surroundings.
3. Implementation of projects identified within the Master Plan may introduce sources of light and glare to each Park.

Finding/Mitigation Measures Incorporated into the Project

1. The County shall incorporate measures to minimize or reduce potential construction related impacts, including staging construction in areas that are not visible from public vantages to the extent possible; avoiding damage to natural surroundings in and around the work limits; if necessary, providing temporary barriers to protect existing trees, plants, and root zones; and phasing construction to minimize the appearance of disturbed areas within the Park.
2. To avoid impacts to the existing scenic character or quality of Huddart and Wunderlich Parks and its surroundings, the County shall include measures to minimize or reduce project impacts on existing scenic resources and visual quality, including:

- Minimize development footprints.
- Choose building materials that are visually compatible or do not compete with the landscape. In Huddart Park, architecture of new facilities shall enhance the existing rural, rustic character. In Wunderlich, equestrian facilities will be visually compatible with the elements in the Historic District.
- New structures shall blend indoor and outdoor spaces, including shelters, amphitheaters, indoor-outdoor rental facility at Zwierlein.
- Parking areas will be designed with pervious materials.
- Selected tree removal to open views of scenic vistas from designated picnic areas will not detract from the visual character of the Park.
- Incorporate the General Signage Recommendations put forward in the proposed Master Plan:

  Signage design should achieve the intended function while not dominating the natural visual quality of the Parks

  Signage clutter (gradual addition of individual signs over time) should be avoided. Sites where signage occurs should be kept to the minimum necessary by clustering signs where possible at single locations. Individual signage locations should avoid clutter through minimizing the amount of individual signs by incorporating as much information as possible into single signs.

  The use of recycled plastic timbers for posts and monuments should be pursued to minimize consumption of redwood lumber and maximize the life of sign posts.

  Where appropriate, signage design will be compatible with GGNRA signage to ensure consistency on trails that connect.

  Where appropriate, the County will confer with the Town of Woodside's Architectural and Site Review Board to ensure protection of the Town's designated Scenic Corridors.

4. To minimize Master Plan-related impacts of light and glare, the County shall use fixtures with low-level lighting, focused beams, and directional hoods for exterior lighting to minimize light visible from other properties and reduce night sky impacts. The County will also utilize non-reflective, permeable surfaces to reduce glare.

Statement in Support of Finding

No visual resource impacts are expected to occur as a result of the adoption of the Master Plan. Impacts could occur as a result of construction or physical improvements. When specific projects are proposed they will be evaluated for CEQA compliance and any potential impacts identified will be reduced to a level of insignificance as the result of the recommended mitigation measures.

GEOLOGY, SOILS, AND GEOHAZARDS IMPACTS

1. Implementation of projects identified within the Master Plan could expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure including liquefaction; and landslides.
2. Construction of projects identified within the Master Plan could result in substantial soil erosion or the loss of topsoil.
3. Projects identified within the Master Plan could be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

Finding/Mitigation Measures Incorporated into the Project

1. The County shall build all proposed structures to comply with all applicable San Mateo County engineering design rules and regulations. Geotechnical and seismic design criteria shall comply with the seismic requirements of Zone 4 of the 1997 Uniform Building Code (UBC), and the California Building Code (Title 24) additions and specifications.
2. The County shall ensure that all proposed new, or modifications to existing, trails, fire roads, and horse facilities will conform to erosion and sedimentation control measures provided within the Huddart and Wunderlich Parks Master Plan. In addition, the proposed modifications shall be in compliance with guidance found in the County Trails Master Plan and County Watershed Protection Program Maintenance Standards. Implementation of these measures, along with the Storm Water Pollution Protection Plan, will reduce potential short-term and ongoing impacts related to erosion and loss of topsoil.
3. The County shall incorporate applicable County and state building, roadway, and trail construction and restoration standards, including those found in the County Trails Master Plan and County Watershed Protection Program Maintenance Standards, into facility siting and design to ensure that facilities will not be built upon geologically unstable areas. Furthermore, incorporation of these standards will ensure that new facilities or changes to existing facilities will not result in landslide, lateral spreading, subsidence, increased liquefaction potential, or collapse.

Statement in Support of Finding

No geology, soils and seismicity impacts are expected to occur as a result of the adoption of the Master Plan. Impacts could occur as a result of construction or physical improvements. When specific projects are proposed they will be evaluated for CEQA compliance and any potential impacts identified will be reduced to a level of insignificance as the result of the recommended mitigation measures.

HYDROLOGY AND WATER QUALITY IMPACTS

1. Implementation of projects identified within the Master Plan may violate water quality standards or waste discharge requirements.
2. Implementation of projects identified within the Master Plan may substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site.
3. Implementation of projects identified within the Master Plan may create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of runoff, or otherwise substantially degrade water quality.
4. The Master Plan could place within a 100-year flood hazard area structures which would impede or redirect flood flows.

Finding/Mitigation Measures Incorporated into the Project

1. The County shall prepare and adhere to a Storm Water Pollution Prevention Plan (SWPPP) for construction of all new facilities, including but not limited to, new or realigned trails, roadways and parking lots, new structures including buildings, shelters, and bridges, manure storage areas, paddock and horse wash-down improvements, retrofit or upgrades to existing buildings, and campground, picnic area, and archery facilities expansion areas. The SWPPP shall identify pollutant sources that may affect the quality of storm water discharge, and shall require the implementation of Best Management Practices (BMPs) identified in the County Watershed Protection Program Maintenance Standards to reduce pollutants, including sediment, in storm water discharges.

   The County may assign BMPs, including but not limited to, the following measures:

   - Measures to reduce turbidity of storm water runoff prior to discharge, including temporary detention before discharge.
   - Excavation and grading activities, including those associated with trail and roadway construction, in areas with steep slopes or directly adjacent to open water shall be scheduled for the dry season only (April 30 to October 15), to the extent possible. This will reduce the chance of severe erosion from intense rainfall and surface runoff.
   - If excavation for facility installation, retrofit, or upgrade occurs during the rainy season, storm runoff from the construction area shall be regulated through a storm water management/erosion control plan that shall include temporary onsite silt traps and/or basins with multiple discharge points to natural drainages and energy dissipaters. Stockpiles of loose material shall be covered and runoff diverted away from exposed soil material. If work stops due to rain, a positive grading away from slopes shall be provided to carry the surface runoff to areas where flow would be controlled, such as the temporary silt basins. Sediment basins/traps shall be located and operated to minimize the amount of offsite sediment

transport. Any trapped sediment shall be removed from the basin or trap and placed at a suitable location onsite, away from concentrated flows, or removed to an approved disposal site.

- Temporary erosion control measures (such as fiber rolls, staked straw bales, detention basins, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) shall be provided until perennial revegetation or landscaping is established and can minimize discharge of sediment into nearby waterways. For construction within 500 feet of a water body including all creeks and drainages, appropriate erosion control measures shall be placed upstream adjacent to the water body.
- Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures.
- No disturbed surfaces will be left without erosion control measures in place during the rainy season from October 15th through April 30th.
- Erosion protection shall be provided on all cut-and-fill slopes. Revegetation shall be facilitated by mulching, hydroseeding, or other methods and shall be initiated as soon as possible after completion of grading and prior to the onset of the rainy season (by October 15).
- A vegetation and/or engineered buffer shall be maintained, to the extent feasible, between the construction zone and all surface water drainages including riparian zones.
- Vegetative cover shall be established on the construction site as soon as possible after disturbance.
- BMPs selected from the Master Plan and San Mateo County Watershed Protection Program and implemented for completion of Master Plan components shall be in place and operational prior to the onset of major earthwork on the site. The construction phase facilities shall be maintained regularly and cleared of accumulated sediment as necessary. Effective mechanical and structural BMPs that could be implemented at the project site include the following:
  - Mechanical storm water filtration measures, including oil and sediment separators or absorbent filter systems such as the Stormceptor® system, can be installed within the storm drainage system to provide filtration of storm water prior to discharge.
  - Vegetative strips, high infiltration substrates, and grassy swales can be used where feasible throughout the development to reduce runoff and provide initial storm water treatment.
  - Roof drains shall discharge to natural surfaces or swales where possible to avoid excessive concentration and channelizing storm water.
  - Permanent energy dissipaters can be included for drainage outlets.
  - The water quality detention basins shall be designed to provide effective water quality control measures including the following:

- Maximize detention time for settling of fine particles;
- Establish maintenance schedules for periodic removal of sedimentation, excessive vegetation, and debris that may clog basin inlets and outlets;
- Maximize the detention basin elevation to allow the highest amount of infiltration and settling prior to discharge.

2. The County shall ensure that hazardous materials such as fuels and solvents used on the construction sites during excavation and other construction activities shall be stored in covered containers and protected from rainfall, runoff, vandalism, and accidental release to the environment. All stored fuels and solvents will be contained in an area of impervious surface with containment capacity equal to the volume of materials stored. A stockpile of spill cleanup materials shall be readily available at all construction sites. Employees shall be trained in spill prevention and cleanup, and individuals shall be designated as responsible for prevention and cleanup activities.
3. The County shall ensure that equipment will be properly maintained in construction areas and designated areas with runoff and erosion control measures, in order to minimize accidental release of pollutants.
4. The County shall install new septic systems in accordance with County and State guidelines. Additionally, septic systems shall be located away from surface drainages, creeks, and other surface waterways in order to reduce potential migration of septic system leachate into surface waters.
5. The County shall incorporate design measures in project-level plans for all new or replacement bridges that site bridges above 100-year flood heights, in order to eliminate potential interference with flood flows.

Statement in Support of Finding

No hydrology and water quality impacts are expected to occur as a result of the adoption of the Master Plan. Impacts could occur as a result of construction or physical improvements. When specific projects are proposed they will be evaluated for CEQA compliance and any potential impacts identified will be reduced to a level of insignificance as the result of the recommended mitigation measures.

BIOLOGICAL RESOURCES IMPACTS

1. Implementation of project components identified within the Master Plan, as well as implementation of vegetation management, fire hazard reduction, and erosion control activities during Phases I through III of the Master Plan, could result in temporary disturbance to, or mortality of, special-status species at both Huddart and Wunderlich Parks.
2. Implementation of proposed project components during Phases I through III of the Master Plan, may result in the loss of sensitive native communities at both Huddart and Wunderlich Parks, including oak woodland and redwood forest.

3. Implementation of proposed project components, as well as implementation of vegetation management, fire hazard reduction, and erosion control activities, during Phases I through III of the Master Plan could result in substantial adverse effects on wetlands and waters of the U.S. under the jurisdiction of the Corps and waters of the State under the jurisdiction of CDFG and the Regional Water Quality Control Board (RWQCB).
4. Implementation of proposed project components, as well as implementation of vegetation management, fire hazard reduction, and erosion control activities, during Phases I through III of the Master Plan could result in damage to or removal of significant or heritage trees protected by the County that are within or adjacent to action areas.

Finding/Mitigation Measures Incorporated into the Project

1. The County shall avoid direct and indirect impacts on central California coast steelhead by implementing the following requirements:
    - All activity involving work within the bed or banks of a stream channel will be restricted to low-flow periods of June 15 through November 1. If the channel is dry, construction can occur as early as June 1. Restricting construction activities to this work window will minimize impacts to migrating adult and smolt steelhead.
    - Construction activities will comply with adopted County Watershed Protection Program Maintenance Standards (2004).
    - Construction activities within and adjacent to all creeks and associated riparian habitat will be confined to the minimum disturbance area required for the proposed project.
    - If the channel is not dry, water will be diverted around the stream reach where work is occurring. This will reduce the potential for sediment or other pollutants to enter the waterways and to impact downstream resources.
    - Sediment curtains will be placed downstream of the construction or maintenance zone to prevent sediment disturbed during construction activities from being transported and deposited outside of the construction zone.
    - Prior to construction of a diversion and placement of sediment curtains, a qualified biologist will conduct fish relocation activities, and immediately release captured fish to a suitable habitat downstream of the project site. Capture and relocation measures will be conducted in accordance with the *Guidelines for Electrofishing Waters Containing Salmonids Listed under the Endangered Species Act* (NMFS, 2000).
    - If groundwater is encountered, or if water remains within the worksite after flows are diverted, it will be pumped out of the construction area and into a retention basin constructed of hay bales lined with filter fabric. The pump(s) will be screened according to NMFS fish screening criteria for anadromous salmonids (NMFS, 1997) in case individual fish eluded prior capture and relocation efforts.

- Silt fencing will be installed in all areas where construction occurs within 100 feet of actively flowing water.
- Spoil sites, if necessary, will be located so they do not drain directly into the waterways. If a spoil site drains into a water body, catch basins will be constructed to intercept sediment before it reaches the channels. Spoil sites will be graded to reduce the potential for erosion.
- When concrete is to be used in bridge construction or other construction within 100 feet of streams, concrete wash areas will be located so they do not drain directly into streams. If a concrete wash area drains into a water body, catch basins will be constructed to intercept sediment before it reaches the channels. Concrete wash areas will be graded if necessary to reduce the potential for erosion.
- If used in bridge construction, fresh concrete will be isolated from wetted channels for a period of 30 days after it is poured. If a 30-day curing period is not feasible, a concrete sealant approved for use in fishery habitat may be applied to the surfaces of the concrete structure. If a sealant is used, the manufacturer's guidelines for drying times will be followed before reestablishing surface flows within the work area.
- Equipment and materials will be stored at least 50 feet from waterways. No debris (such as trash and spoils) will be deposited within 100 feet of creeks. Staging and storage areas for equipment, materials, fuels, lubricants, and solvents will be located outside of the stream channel and banks. Any equipment or vehicles driven and/or operated within or adjacent to the stream will be checked daily and maintained as needed to prevent leaks of materials that, if introduced to water, could be deleterious to aquatic life. Vehicles will be moved away from the stream prior to refueling and lubrication.
- A qualified biological monitor will be on site during all open trench stream crossing activities. The biological monitor will be authorized to halt construction if impacts to steelhead are evident.
- Project sites will be restored to preconstruction channel conditions, including streambed composition, compaction, and gradient. Channel banks will be returned to original grade slope and appropriate bank stabilization techniques will be implemented to reduce the potential for erosion and sedimentation. A plan describing pre-project conditions and restoration methods will be prepared prior to construction.
- Project sites will be revegetated with an appropriate assemblage of native upland vegetation and, if necessary, riparian and wetland vegetation suitable for the area. A plan describing pre-project conditions as well as restoration and monitoring success criteria will be prepared prior to construction.

2. The County shall avoid direct losses of nests, eggs, and nestlings and potential indirect impacts to avian breeding success by implementing the following requirements:

- During the breeding bird season (February 1 through August 31), a qualified biologist will survey activity sites for nesting marbled murrelet, raptors, and passerine birds not more than 14 days prior to any ground-disturbing activity, vegetation removal, or construction.
- If ground-disturbing activity, vegetation removal, or construction occur only during the non-breeding season between August 31 and February 1, no surveys will be required.
- Results of the surveys will be forwarded to CDFG and/or USFWS (as appropriate) and avoidance procedures will be adopted, if necessary, on a case-by-case basis. These can include construction buffer areas (up to several hundred feet in the case of marbled murrelet or raptors) or seasonal avoidance.

3. The County shall avoid direct mortality of roosting special-status bats and disturbance of maternity roosts or winter hibernacula, by implementing the following requirements.
    - A qualified bat biologist, acceptable to the CDFG, shall conduct surveys to locate colonial roosts prior to initiation of work on any buildings with potential for bat occupation. Potentially suitable habitat shall be located visually. Bat emergence counts shall be made at dusk as the bats depart from any suitable habitat. In addition, an acoustic detector shall be used to determine any areas of bat activity. At least four nighttime emergence counts shall be undertaken on nights that are warm enough for bats to be active. The bat biologist shall determine the type of each active roost (i.e., maternity, winter hibernaculum, day or night).
    - Removal of trees or demolition of buildings showing evidence of bat activity will occur during the period least likely to impact the bats as determined by a qualified bat biologist (generally between October 15 and February 15 for winter hibernacula and between April 15 and August 15 for maternity roosts). If active day or night roosts are found, the bat biologist shall take actions to make such roosts unsuitable habitat prior to tree removal or building demolition.
    - A no-disturbance buffer shall be created around active bat roosts being used for maternity or hibernation purposes at a distance to be determined in consultation with CDFG. Bat roosts initiated during construction are presumed to be unaffected, and no buffer is necessary. However, “take” of individuals will be prohibited.
    - If preconstruction surveys indicate that roosts are inactive or potential habitat is unoccupied, no further mitigation is required. Trees and buildings that have been determined to be unoccupied by special status bats and that are located outside the no-disturbance buffer for active roosts may be removed or demolished.
4. The County shall avoid destruction of woodrat nests.
    - Activity areas with the potential to result in adverse impacts to woodrat lodges should be surveyed prior to action taking place. Potential

actions triggering woodrat nest surveys could include prescribed fires, new trail construction, maintenance of fire roads or existing trails, and utility line rehabilitation.

- Destruction of individual woodrat nests should be avoided wherever possible through, for example, relocation of new trails or trail segments to be built through previously undisturbed scrub habitat or working around nests when conducting vegetation management activities. If woodrat nests can be avoided by project activities, suitable buffer areas for avoidance would be delineated with orange construction fencing around nests.
- Active woodrat nests found within 10 feet of project disturbance areas that cannot be avoided would be relocated to adjacent suitable habitat under the supervision of a qualified wildlife biologist. Understory vegetation would first be cleared from around the nest. Next, the biologist would disturb the nest and allow woodrats to leave the nest. Finally, the biologist would remove the nest sticks offsite to the base of an adjacent suitable oak, bay, or other tree. Sticks would be placed at a suitable distance determined by the biologist.

5. Prior to each Master Plan phase and during the planning for specific projects requiring further analysis, the County shall ensure that presence/absence surveys for special-status plants will be conducted by a qualified botanist within areas to be disturbed.
    - Surveys will be conducted in accordance with CNPS and CDFG rare plant survey guidelines. Surveys will include collection of GPS data on plant locations so they can be mapped and readily relocated.
    - Surveys will be conducted prior to the start of each Master Plan phase or in conjunction with further project-specific CEQA analysis, during the flowering period when the species are most readily identifiable (February – July, depending on the species).
    - The results of the surveys will be filed as part of the Parks' administrative record; results will include mapped locations of all populations; if the presence of any of these species is confirmed, a copy of the survey results will be forwarded to CDFG along with CNDDB field survey forms.
    - In the event that special-status plants are proven absent in an area of impact, then no additional mitigation is necessary.

In the event that special-status plant populations are found, Park staff, in coordination with a qualified biologist, will avoid disturbance to the species by establishing a visible buffer zone of not less than 25 feet prior to work or by relocating project activities.

- If it is not feasible to avoid disturbance or mortality, then special-status plant habitat and/or sensitive plant communities will be restored or enhanced onsite at a 1:1 ratio in areas that are currently disturbed or in areas that will be temporarily disturbed as a result of Plan implementation.

- If feasible, special-status plants and/or seeds will be salvaged from areas of disturbance.
- A five-year restoration mitigation and monitoring program will be developed and implemented. Appropriate performance standards may include, but are not limited to: a 75 percent survival rate of restoration plantings or plant cover; absence of invasive plant species; and a functioning, self-sustaining plant community at the end of five years.

6. The County shall avoid removal of sensitive native vegetation to the extent feasible through project redesign and, when avoidance is not possible, replace native vegetation lost as a result of implementation of proposed project components at a 1:1 ratio. The County shall implement the following requirements:
    - Avoid permanent removal of sensitive native vegetation, including oak woodland and redwood forest, to the extent feasible. Where avoidance is not feasible, quantify the amount of each of these vegetation types permanently removed and replace on a 1:1 basis in areas of the site that are to remain as open space. Replacement plant materials shall be from locally collected stock and shall be species specific to the community that was removed. Whenever feasible, plant materials (i.e., shrubs, trees, seeds, cuttings) to be removed should be salvaged and stored properly until they can be replanted.
    - Revegetate any sensitive habitat areas that are temporarily disturbed due to project activities using locally collected stock and plant materials specific to the disturbed community.
    - Planting will be implemented in the fall following reclamation activities at a given site.
    - All revegetated sites will be monitored for five years. Success criteria to be met at the end of five years may include: at least 80 percent survival of plantings, 75 percent vegetative cover by desirable species, and a viable, self-sustaining plant community.
7. The County will avoid or minimize adverse effects on jurisdictional waters to the full extent feasible.
    - All jurisdictional areas to be avoided shall be protected by a 50 foot minimum setback throughout project implementation
    - Areas that are avoided and provided with setbacks will be further protected by Best Management Practices (BMPs).
8. The County shall employ standard BMPs to maintain water quality and control erosion and sedimentation during construction. BMPs will include those set forth in the San Mateo County Watershed Protection Program and in Mitigation Measures set forth in the *Hydrology* section of this EIR, to address impacts to water quality. BMPs will include, but not be limited to, installing silt fencing between jurisdictional waters and project-related activities, locating fueling stations away from potentially jurisdictional features, and otherwise isolating construction work areas from any identified jurisdictional features.

9. The County shall provide compensation for temporary impacts to, and permanent loss of, waters of the U.S., as required by permits issued by the Corps and RWQCB. Since the Master Plan includes a number of projects with direct-impact potential, the permitting agencies may require the development of a Stream Impact Mitigation and Monitoring Plan prior to the start of Phase 1. This would include County Park staff preparing and submitting a mitigation and monitoring plan to regulatory agencies for approval that includes: baseline information, anticipated habitat to be enhanced, performance and success criteria, anticipated mitigation obligations for temporary and permanent impacts to waters of the U.S. resulting from Master Plan implementation, monitoring and reporting requirements, and conceptual site-specific plans to compensate for impacts resulting from the project.

10. For each Master Plan Phase and for specific Plan components requiring further CEQA analysis, following standard operating procedures, Park staff will prepare a map indicating the size and species of trees to be removed. In addition, the map will locate trees to be retained (i.e. preserved) within a given action area.

    - Prior to the start of any clearing, stockpiling, excavation, grading, compaction, paving, change in ground elevation, construction, or similar activities, protected trees to be retained, that occur adjacent to, or within, project construction shall be identified in the field as “retained” and clearly delineated by constructing short post and plank walls, or other protective fencing material, at the drip line of each tree.
    - The delineation markers shall remain in place for the duration of the work.
    - Where proposed development or other site work must encroach upon the drip line of a retained tree, special construction techniques will be required to allow the roots of remaining trees within the project site to breathe and obtain water (examples include, but are not limited to, use of hand equipment for tunnels and trenching, and/or allowance of only one pass through a tree’s drip line). Tree wells or other techniques may be used.
    - Excavation adjacent to any retained trees, when permitted, will be in such a manner that will cause only minimal root damage.
    - The following shall not occur within the drip line of any retained tree: parking; storage of vehicles, equipment, machinery, stockpiles of excavated soils, or construction materials; or dumping of oils or chemicals.

11. The County shall ensure that all pruning of designated retained trees will be performed by a certified arborist.

    - No more than 25% of a tree’s canopy shall be removed during pruning of retained trees.
    - If any retained tree is damaged, then the project proponent shall replace the tree as required by the County Tree Ordinance.

- All removed trees that meet the criteria of a protected tree, under the County Ordinance, shall be replaced with the same species removed or as required by the County at a 1:1 ratio.

12. County Park staff shall develop and implement a five-year monitoring program for any required replacement plantings. Applicable performance standards may include, but are not limited to: 75 percent survival rate of restoration plantings; absence of invasive plant species; and self-sustaining trees at the end of five years.

Statement in Support of Finding

No biological resource impacts are expected to occur as a result of the adoption of the Master Plan. Impacts could occur as a result of construction or physical improvements. When specific projects are proposed they will be evaluated for CEQA compliance and any potential impacts identified will be reduced to a level of insignificance as the result of the recommended mitigation measures.

CULTURAL RESOURCES IMPACTS

Impacts Common to all Master Plan Phases

1. Projects at both Huddart and Wunderlich Parks, as identified within the Master Plan, could cause damage to, disrupt, or adversely affect archaeological resources.
2. Possible substantial effects can occur to known, but unevaluated, prehistoric and historic archaeological deposits from ground disturbing construction operations.
3. Construction of projects identified within the Master Plan could adversely affect currently unknown historical resources, including unique archaeological resources
4. Construction of projects identified within the Master Plan could adversely affect unidentified paleontological resources.
5. Construction of projects identified within the Master Plan could result in damage to previously unidentified human remains.
6. Construction of projects identified within the Master Plan may adversely affect historic resources within the Folger Estate Stable Historic District at Wunderlich Park, which is listed in the National Register of Historic Resources and considered a historic resource for CEQA purposes.

Phase I Impacts at Wunderlich Park.

1. The specific Phase I projects with the potential to affect historic resources at Wunderlich Park are; 1) Folger Stable Building Seismic Retrofit and Restoration, 2) Vehicular Entrance/Exit and Parking Area Improvements, 3) ADA Upgrades at the Carriage House/Garage, and potentially, 4) New Vault-Type Restroom at the parking lot. Each of these potential impacts is described below:
    - Folger Stable Seismic Retrofit and Restoration. As a contributor to the Folger Estate Stable Historic District, the seismic retrofit and

restoration plan could adversely affect the historic significance of the Folger Stable if such plans were carried out in a manner that was inconsistent with the guidance provided in the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (Weeks and Grimmer, 1995) (see Appendix D for a list of the Standards). For example, the seismic retrofit plan could significantly alter the exterior or interior character defining features such that the stable could no longer qualify for listing in NRHP or CRHR, which would be considered a significant impact. Although the stable could ultimately benefit from seismic retrofit and restoration activities, since no detailed plans for these activities are currently available, this portion of the Master Plan is conservatively assumed to cause a significant impact to the Folger Stable. Implementation of historic resource measures defined below would reduce this potentially significant impact to a less-than-significant level.

- Vehicular entrance/exit and parking area improvements. The vehicular entrance to the Park from Woodside Road is located within the Folger Estate Stable Historic District, while the parking lot is immediately adjacent to it (see Figure 3.7.1). As nothing is known about the original design or appearance of the roads, the road alignment rather than its current materials are historically associated with the property. While the entrance road itself is not considered a contributor to the District, substantial changes to the road's alignment has the potential to alter the historic setting of the District if they are carried out in a manner inconsistent with the guidance provided in the *Secretary of the Interior's Standards*. Since no detailed plans for these roadway or parking area improvements are currently available, this portion of the Master Plan is conservatively assumed to cause a significant impact to the Folger Estate Stable Historic District. Implementation of historic resource measures defined below would reduce this potentially significant impact to a less-than-significant level.
- ADA Upgrades at the Carriage House/Garage. The Carriage House/Garage is a contributor to the Folger Estate Stable Historic District. The Accessibility improvements could adversely affect the historic significance of the Folger Carriage House/Garage if such plans were carried out in a manner that was inconsistent with the guidance provided in the *Secretary of the Interior's Standards*. For example, the ADA plan could significantly alter the exterior or interior character defining features such that the building could no longer qualify for listing in NRHP or CRHR, which would be considered a significant impact. Although the building could ultimately benefit from accessibility improvements, since no detailed plans for these activities are currently available, this portion of the Master Plan is conservatively assumed to potentially cause a significant impact to the Carriage House/Garage. Implementation of historic resource measures defined below would reduce this potentially significant impact to a less-than-significant level.
- New Vault-Type Restroom at the Parking Lot. Although the parking lot is outside of the Folger Estate Stable Historic District, it is unknown

exactly where the new restroom would be located, or how the building would ultimately appear. New construction, including restroom improvements immediately adjacent to the District, could adversely affect the historic setting of the District if carried out in a manner that was inconsistent with the guidance provided in the Secretary of the Interior's Standards. Since no detailed plans for the proposed new restroom facilities are currently available, this portion of the Master Plan is conservatively assumed to cause a significant impact to the historic setting of the Folger Estate Stable Historic District. Implementation of historic resource measures described in the Finding/Mitigation Measures Incorporated into the Project below would reduce this potentially significant impact to a less-than-significant level.

Phase II Impacts at Wunderlich Park.

1. The specific Phase II projects with the potential to affect historic resources at Wunderlich Park are the site improvements, including paddocks, arena, drainage, caretaker's residence, and other components. Such improvements, to the extent that they would occur within or immediately adjacent to the Folger Estate Stable Historic District, could affect the District's historic setting to the degree that it would no longer qualify for listing in the NRHP if carried out in a manner that was inconsistent with the guidance provided in the *Secretary of the Interior's Standards*. For example, the proposed drainage improvements could alter the stone walls or culverts, which are contributory features of the District. Since no detailed plans for the proposed Folger Stable area site improvements are currently available, this phase of the Master Plan is conservatively assumed to cause a significant impact to the historic setting of the Folger Estate Stable Historic District. Implementation of historic resource measures defined in the Finding/Mitigation Measures Incorporated into the Project below would reduce this potentially significant impact to a less-than-significant level.

Phase III Impacts at Wunderlich Park.

1. No long term Phase III projects at Wunderlich Park, such as the new trail connection between Alambique and Skyline Trails, or the placement of utility lines underground has the potential to affect historic architectural resources, as none are located in these improvement areas. The placement of utility lines underground, in particular, would have a beneficial visual effect to the District, as it would remove an intrusive element that was likely added after the area's period of significance (post-1940). The ground disturbance associated with the placement of utility lines underground may, however, have potential impacts to prehistoric or historic archaeological resources. Implementation of measures defined in the Finding/Mitigation Measures Incorporated into the Project below would reduce this potentially significant impact to a less-than-significant level.

(No Impacts at Huddart Park that are not Common to both Parks)

Impacts Common to both Parks

1. The only change common to both Parks that has the potential to significantly affect historic resources is the capital improvement program for storm

drainage culvert replacement. At Wunderlich Park, there is one original storm drainage culvert beneath the Folger Stable yard (between the Stable and the Carriage House/Garage), which is used to carry water from the hillside above to the open creek below. This culvert also collected water from the drainage system installed with the Stable in circa 1905. A second culvert under the entrance drive (i.e., the bridge over Alambique Creek) was historically associated with the Jones-era resources, but was recently replaced due to flooding damage and would not be considered a historic element to the property.

Improvements to, or replacement of, the storm drainage culvert beneath the Folger Stable yard could affect the District's historic setting to the degree it would no longer qualify for listing in the NRHP if carried out in a manner that was inconsistent with the guidance provided in the Secretary of the Interior's Standards. Since no detailed plans for the proposed culvert improvements are currently available, this portion of the Master Plan is conservatively assumed to cause a significant impact to the historic setting of the Folger Estate Stable Historic District. Implementation of historic resource measures described in the Finding/Mitigation Measures Incorporated into the Project below would reduce this potentially significant impact to a less-than-significant level.

Finding/Mitigation Measures Incorporated into the Project

1. The County shall conduct a Cultural Resources Inventory. In order to adequately address the level of potential impacts for a specific Master Plan project, and thereby design appropriate mitigation measures, the significance and nature of the cultural resources must be determined.
2. If feasible, the County shall avoid impacts on identified cultural resources including prehistoric and historic archaeological sites, human remains, and historical buildings and structures. Methods of avoidance may include, but not be limited to, project redesign, project cancellation, or identification of protection measures such as capping or fencing. If avoidance is not feasible, the County shall implement the measures described below.
3. If it is infeasible to avoid impacts on archaeological sites that have been determined to be eligible for listing on the CRHR or the NRHP (significant resources), the County shall conduct additional research including, but not necessarily limited to, archaeological excavation.

   This work shall be conducted by a qualified archaeologist and shall include preparation of research design, additional archival and historical research, archaeological excavation, analysis of artifacts, features, and other attributes of the resource, and preparation of a technical report documenting the methods and results of the investigation in accordance with the California Office of Historic Preservation *Guidelines for Archaeological Research Design* (1991). The purpose of this work is to recover a sufficient quantity of data to compensate for damage to or destruction of the resource. The procedures to be employed in this data recovery program will be determined in consultation with responsible agencies and interested parties, as appropriate. Where necessary, the County would seek Native American input and consultation.

4. A qualified archaeologist shall be retained to monitor ground-disturbing activities that have the potential to impact archaeological remains in areas that have been determined by a qualified archaeologist to be an area that is sensitive for the presence of buried archaeological remains, a those activities. Archaeological monitoring shall be conducted in areas where there is a likelihood that archaeological remains may be discovered but where those remains are not visible on the surface. Monitoring shall not be considered a substitute for efforts to identify and evaluate cultural resources prior to the project initiation. Where necessary, the County would seek Native American input and consultation.

5. If any prehistoric or historic subsurface cultural resources are discovered during ground-disturbing activities, all work within 50 feet of the resources will be halted and County will consult with a qualified archaeologist to assess the significance of the find according to CEQA Guidelines Section 15064.5. If any find is determined to be significant, the County and the archaeologist will meet to determine the appropriate avoidance measures or other appropriate mitigation. The County or County's agent will make the final determination. All significant cultural materials recovered will be, as necessary and at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.

   In considering any suggested mitigation proposed by the consulting archaeologist in order to mitigate impacts to historical resources or unique archaeological resources, the County or County's agent will determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) will be instituted. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is being carried out.

6. In the event that paleontological resources are discovered, the County or County's agent shall notify a qualified paleontologist. The paleontologist will document the discovery as needed, evaluate the potential resource, and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. If fossil or fossil bearing deposits are discovered during construction, excavations within 50 feet of the find will be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (in accordance with Society of Vertebrate Paleontology standards (Society of Vertebrate Paleontology, 1995). The paleontologist will notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the project proponent determines that avoidance is not feasible, the paleontologist will prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important. The plan will be submitted to the project proponent for review and approval prior to implementation.

7. If human skeletal remains are uncovered during project construction, the County or County's agent shall immediately halt work, contact the San Mateo County coroner to evaluate the remains, and follow the procedures and

protocols set forth in Section 15064.5 (e)(1) of the CEQA Guidelines. If the County coroner determines that the remains are Native American, the project proponent will contact the NAHC, in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code 5097.98 (as amended by AB 2641). Per Public Resources Code 5097.98, the County shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further activity until the County has discussed and conferred, as prescribed in this section (PRC 5097.98), with the most likely descendents regarding their recommendations, if applicable, taking into account the possibility of multiple human remains.

8. The San Mateo County Parks Department shall ensure the that the Phase I and II plans for projects within or immediately adjacent to the Folger Estate Stable Historic District, including improvements to the Folger Stable, Carriage House/Garage, vehicular entrance, parking lot (including new restrooms), and site drainage improvements are designed in a manner consistent with the *Secretary of the Interior's Standards* by hiring, or causing to be hired, a qualified architectural consultant to review the plans prior to construction. The consultant shall report back to the County on their finding and the plans shall be modified, as necessary, to ensure compliance with the Standards. Application of the California State Historic Building Code (CSHBC) by the County or their consulting architects, which provides some degree of flexibility in implementing improvements to historic buildings, should also be implemented as necessary during the in design process for these improvements.

Statement in Support of Finding

No cultural resource impacts are expected to occur as a result of the adoption of the Master Plan. Impacts could occur as a result of construction or physical improvements. When specific projects are proposed they will be evaluated for CEQA compliance and any potential impacts identified will be reduced to a level of insignificance as the result of the recommended mitigation measures.

TRANSPORTATION, CIRCULATION, AND PARKING IMPACTS

1. Project construction outlined in the Master Plan would result in temporary increases in truck traffic and construction worker traffic.
2. Implementation of the Master Plan could result in inadequate site access and circulation for passenger vehicles at Wunderlich Park. The alignment of Woodside Road along the Wunderlich Park frontage is constrained by vertical and horizontal curvatures, making sight distance a safety concern. Under the Master Plan, onsite circulation would be realigned and reconfigured at both Huddart and Wunderlich Parks. Roadway design changes could constrain access within the Park and could create unsafe design features.

Finding/Mitigation Measures Incorporated into the Project

1. For larger scaled construction projects at the Parks, the construction contractor(s) shall develop a construction management plan for review and approval by the County's Engineering Department. The plan shall include at

least the following items and requirements to reduce to the maximum extent feasible any traffic congestion during construction:

- A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes.
- Identification of haul routes for movement of construction vehicles that would minimize impacts on motor vehicular, bicycle and pedestrian traffic, circulation and safety, and specifically to minimize impacts to the greatest extent possible on streets in the project area.
- Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures would occur.
- Provisions for accommodation of bicycle flow.
- Provisions for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected by the project sponsor.

2. The County shall develop a final driveway design to be consistent with the public works department and fire department approvals, and shall include the following to provide adequate vehicular circulation:
    - Adequate vehicle turning radii to accommodate emergency vehicles and the largest vehicle anticipated to access the site. (American Association of State Highway and Transportation Officials [AASHTO]).
    - Posting of “no parking” signs along both sides of Woodside Road along the Park frontage.
    - Construction of a deceleration lane in the southbound direction on the driveway entrance approach.
    - Posting of G72 (CA) sign with white on brown to identify the County Park in advance of the Park entrance and a G58 (CA) sign to direct motorists to the Park entrance on either side of the highway. The addition of a flashing beacon light if required by Public Works.
    - Posting of advance Park Entrance and Park Exit signs at a minimum of 500 feet from the intersection.
3. The final roadway designs shall be developed to remain consistent with the public works department and fire department approvals, and the project shall include the following to provide adequate onsite vehicular circulation:
    - Roadway widths and cul-de-sac lengths that meet fire department standards.
    - Internal intersections should not offset or intersect below 60 degrees, unless constrained by topography, and should have excellent sight distance.

- Adequate vehicle turning radii to accommodate emergency vehicles and the largest vehicle anticipated to access the site (AASHTO).
- Adequate internal traffic control based on the *Manual on Uniform Traffic Control Devices* (FHWA, 2003).

With Caltrans' approval, implementation of Measures 2 and 3 would mitigate site access and circulation for passenger vehicles to a less-than-significant level.

Statement in Support of Finding

No transportation-related impacts are expected to occur as a result of the adoption of the Master Plan. Impacts could occur as a result of construction or physical improvements. When improvements at Wunderlich Park are proposed, they will be evaluated for CEQA compliance and any potential impacts identified will be reduced to a level of insignificance as the result of the recommended mitigation measures. However, because the County, as lead agency for this EIR, could not implement modifications to State Route 84 - this would be a significant and unavoidable impact without the approval of Caltrans. These changes are partially within the responsibility and jurisdiction of Caltrans and can and should be approved. However, it is the County's practice to work with Caltrans to meet criteria for mitigation approval, and it is anticipated that Caltrans would approve the modifications to State Route 84.

AIR QUALITY IMPACTS

1. Activities associated with demolition, site preparation and construction of projects identified within the Master Plan would generate short-term emissions of criteria pollutants, including suspended and inhalable particulate matter and equipment exhaust emissions.

Finding/Mitigation Measures Incorporated into the Project

1. The County shall require construction contractors to follow the BAAQMD's approach to dust abatement as specified in the most recent version of the *BAAQMD CEQA Guidelines*. The current version calls for "basic" control measures that should be implemented at all construction sites, "enhanced" control measures that should be implemented at construction sites greater than four acres in area, and "optional" control measures that should be implemented on a case-by-case basis at construction sites that are large in area, located near sensitive receptors or which, for any other reason, may warrant additional emissions reductions (BAAQMD, 1999). The nature of improvements envisioned under the Master Plan and the absence of sensitive receptors in the immediate vicinity is not expected to require implementation of the "optional" control measures.

Elements of the "basic" dust control program for project components that disturb less than four acres shall include, but not necessarily be limited to the following:

- Water all active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible.

- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- Sweep streets (with water sweepers using reclaimed water if possible) at the end of each day if visible soil material is carried onto adjacent paved roads.
- Sweep (with water sweepers) all paved access roads, parking areas and staging areas at construction sites at the end of the day.

Elements of the "enhanced" dust abatement program for project components that disturb four or more acres shall include all of the "basic" measures in addition to the following measures to be implemented by the construction contractor:

- All "basic" control measures listed above.
- Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
- Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).
- Limit traffic speeds on unpaved roads to 15 miles per hour.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- Replant vegetation in disturbed areas as quickly as possible.
- Limit the amount of the disturbed area at any one time, where possible.
- Pave all roadways, driveways, sidewalks, etc. as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the BAAQMD prior to the start of construction.

2. The demolition, renovation and removal of asbestos-containing building materials from buildings constructed prior to 1980 shall be conducted in accordance with the requirements of BAAQMD Regulation 11, Rule 2.

Statement in Support of Finding

No air quality impacts are expected to occur as a result of the adoption of the Master Plan. Impacts could occur as a result of construction or physical improvements. When specific projects are proposed they will be evaluated for CEQA compliance and any potential impacts identified will be reduced to a level of insignificance as the result of the recommended mitigation measures.

NOISE IMPACTS

1. Construction activities related to projects identified within the Master Plan would intermittently and temporarily generate noise levels above existing ambient levels.

Finding/Mitigation Measures Incorporated into the Project

1. The County or its agent shall require construction contractors to implement the following measures throughout the duration of construction activity. With mitigation, the noise impacts of project construction would be less than significant.

    - Limit all noise-generating construction activities to daytime hours between 7:00 a.m. and 6:00 p.m., from Monday through Friday. Construction activities shall not take place on weekends and legal holidays when Park use would be higher.
    - Disallow Park uses within a radius of 500 feet from the site of construction activity over the duration of the activity.
    - Equipment and trucks used for project construction shall utilize the best available noise control techniques (*e.g.,* improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible).
    - Impact tools (*e.g.*, jack hammers, pavement breakers, and rock drills), if any, used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.
    - Stationary noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.
    - Signs shall be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the jobsite, and a day and evening contact number for the Park in the event of problems.
    - Neighbors located within 300 feet of the project construction area shall be notified at least 30 days in advance of construction activities about the estimated duration of the activity; and
    - A preconstruction meeting shall be held with the job inspectors and the general contractor/onsite project manager to confirm that noise mitigation and practices are implemented.

Statement in Support of Finding

No noise impacts are expected to occur as a result of the adoption of the Master Plan. Impacts could occur as a result of construction or physical improvements. When specific projects are proposed they will be evaluated for CEQA compliance and any potential impacts identified will be reduced to a level of insignificance as the result of the recommended mitigation measures.

FIRE HAZARDS, FIRE MANAGEMENT AND HAZARDOUS MATERIALS IMPACTS

1. Implementation of projects identified within the Master Plan could result in increased chance of ignition during construction.
2. A fire started during project construction could cause damage to lives property, and resources.
3. Construction activities and vehicles could impede fire suppression response.
4. An accidental release of hazardous materials from construction equipment, such as oil, grease, or fuel, could enter West Union Creek, McGarvey Gulch Creek, Squealer Gulch Creek, or Alambique Creek and degrade water quality.

Finding/Mitigation Measures Incorporated into the Project

1. The County shall reduce the chance of ignition through (1) equipment features, (2) fuel treatment and (3) management of behavior.
    - All equipment to be used during construction must have an approved spark arrestor.
    - Fuel modification is proven to be effective. Because grassland is the most ignitable fuel, cutting grass as it cures is the most common action to limit ignitions. Grass is typically cut and other fuel reduced or made less flammable around the construction site, along roads, along boundaries and in other locations where vehicles may park, cigarettes may land. Budget restrictions result in an emphasis on grass cutting, or simply clearing roads for access.
    - Minimizing the risks of construction operations, such as the use of mechanical equipment during hot, dry, windy weather, is also important because mechanical devices typically cause one-quarter of all fire starts in the county. Motor vehicles are permitted only on paved roadways and in established parking areas.
    - The contractor/staff responsible for construction will submit a Fire Safety Plan. This plan will include precautions to carry out during high fire danger, a list of tools to have on hand, a description of available communications, specifications for the supply of water to have on hand, and descriptions of other actions that will reduce the risk of ignition and immediate control of an incipient fire.
2. During the design of the building, the architect should evaluate the exterior construction features (e.g. roofing, siding) for their ability to meet ignition resistant construction standards set in the new Wildland/Urban Building Code.

This would include installation of a Class A roof, installation of fire sprinklers in main buildings, and a fire alarm system in main buildings. Additional ignition-resistant features to be evaluated include installation of double-paned windows, treatments to make the siding ignition resistant and the placement and design of eaves and vents.

3. The County shall employ a variety of methods to address hazard reduction, including vegetation management, structure design and materials retrofit, education and training, and equipment purchase. The County will incorporate guidance from the County's Decision-Making Guidelines for Vegetation Management, including, but not limited to, the following options:
    - Ensure landscape plans minimize wild land fire hazards and provide defensible space. Provide survivable space around each structure of 100 feet by mowing grass, pruning trees, and removing dead vegetation and other flammable materials from roofs, decks, grounds, propane tanks.
    - Install fire-resistant plants in a fire-safe design that consists of groupings isolated by hardscape or mowed grass.
    - Remove invasive and exotic plants that pose a fire hazard.
    - Pursue habitat restoration with native plants in the disturbed areas with higher fire hazard.
    - Institute goat grazing in strategic locations that are not appropriate for other types of grazing. This is appropriate in Mixed Evergreen Forest where some understory persists in the coastal scrub (also called chaparral), and in the meadows.
    - Continue horse grazing in Wunderlich Park.
4. The County shall implement fire hazard education and training to increase support for vegetation management from the public, to increase the effectiveness of suppression actions by Park personnel, and to encourage adjacent landowners to treat vegetation outside the Park boundary, including:
    - Ensuring that key onsite personnel, including Park Rangers, maintenance staff, caretakers and non-profit organization staff are trained in basic fire prevention.
    - Information regarding prevention and fire ecology is available at entrance and trail staging area kiosks, and in interpretive and educational materials.
    - Meeting with neighboring homeowner associations to collaborate on fire safety projects
5. The County shall ensure the appropriate Park-owned initial-attack firefighting equipment and personnel protective equipment is readily accessible.
6. The County shall require the construction contractor to submit a fire safety plan that specifies, among other items, that vehicles will be kept from lanes of fire response, and that no activities would be sited that would block emergency response.

7. The County shall implement Hydrology and Water Quality measures, as defined above, to reduce any potential impacts of accidental releases to a less-than-significant level.

Statement in Support of Finding

No fire hazards, fire management and hazardous materials impacts are expected to occur as a result of the adoption of the Master Plan. Impacts could occur as a result of construction or physical improvements. When specific projects are proposed they will be evaluated for CEQA compliance and any potential impacts identified will be reduced to a level of insignificance as the result of the recommended mitigation measures.

PUBLIC SERVICES AND UTILITIES IMPACTS

1. The increased population and density resulting from implementing phases of the Master Plan would not involve or require new or physically altered governmental facilities in order to maintain acceptable service ratios, response time, or other performance objectives for fire protection and emergency medical services and facilities.
2. The increased population and density resulting from implementing phases of the Master Plan would not involve or require new or physically altered governmental facilities in order to maintain acceptable service ratios, response time, or other performance objectives for police protection services.
3. Construction of projects identified within the Master Plan may increase fire protection, emergency medical, and police protection services.
4. Construction of projects identified within the Master Plan could result in the temporary, planned, or accidental disruption of utility services including water, sewer, storm drain, electricity, natural gas, telephone, and television services.
5. Construction of projects identified within the Master Plan may increase water demand.
6. Operation of projects included in the Master Plan could generate additional solid waste.
7. Construction of projects identified within the Master Plan may increase wastewater flows to the Parks' existing septic systems.
8. Operation of the facilities to be implemented under the Master Plan could consume additional energy.

Finding/Mitigation Measures Incorporated into the Project

1. The County shall review potential fire protection services impacts at the project-level for specific facilities proposed under the Master Plan. Mitigation measures considered will include, but would not be limited to:
    - Individual actions shall comply with all applicable State and local codes and ordinances, including the California Fire Code and California Building Code regarding life safety. Requirement may relate to automatic fire extinguishing systems and smoke detectors.

- All buildings and facility design plans shall be reviewed by the applicable fire departments for a fire and life safety review.
- Requirements for emergency vehicle access shall be incorporated into project design, including access to physical structures and fire hydrants or water supply tanks. Such requirements include road grade and lane width, paving of access roads, curb painting, emergency breakaway gates, vertical clearance, turning radii, turn-around areas, and signage.
- Adequate water supply for firefighting and water flow must be incorporated into the design of buildings and facilities in the Park, and approved by the applicable fire departments. Ensuring adequate water supply for firefighting purposes may entail the implementation of fire hydrants and/or installation of large pressurized water storage tanks. The water supply system shall be in place prior to construction of any facilities.
- Emergency vehicle access shall be maintained at all times during construction phases.
- Access for fire fighting apparatus and personnel to and into all structures shall be required.

Implementation of the requirements described above would reduce the potential program-level fire protection services impacts associated with the implementation of the proposed Master Plan. However, further project-specific examination would be necessary to determination what level of mitigation would be required for facility improvements.

2. The County shall review potential police protection services impacts at the project-level for specific facilities proposed under the Master Plan. Mitigation measures considered shall include, but not be limited to:
    - Public safety services shall be coordinated to provide cooperation between park police, state park rangers and all jurisdictions serving the Park and includes management actions for providing additional protection and safety services that meet the demands of increased use and activity in the Park.
3. The County shall coordinate with applicable emergency service providers prior to construction to ensure that construction activities and associated lane closures would not significantly affect emergency response vehicles. Contractors shall submit verification of its consultation with emergency service providers to the County.
4. The County or its contractors will notify local fire departments any time damage to a gas utility would result in a leak or suspected leak, or whenever damage to any utility would result in a threat to public safety.
5. The County shall review potential impacts to utility services at the project-level for specific facilities. Mitigation Measures will include, but not be limited to:

- Prior to excavation, the County or its contractors will locate overhead and underground utility lines, such as natural gas, electricity, sewage, telephone, fuel, and water lines, that may reasonably be expected to be encountered during excavation work.
- While any excavation is open, the County or its contractors will protect, support, or remove underground utilities as necessary to safeguard employees.
- The County or its contractors will contact utility owners if any damage occurs as a result of the project and promptly reconnect disconnected cables and lines with approval of owner.
- The County or its contractors will coordinate final construction plans and specifications with affected utilities, such as PG&E and AT&T.

6. The County shall develop project-level mitigation measures to ensure adequate and efficient use of available water supply for these projects. Such measures will include, but are not limited to:
    - Ensure an adequate water supply for all projects.
    - Utilize native, drought-resistant plants in landscaping.
    - As proposed, install vault or low-flow toilets in all new Park facilities and consider composting toilets in place of flush toilets.
    - New water distribution systems shall be installed only with the correct permits.
    - Best Management Practices shall be applied to the operation and maintenance of the existing water supply system.
7. The County shall review facilities and plans to be implemented under each phase of the Master Plan with respect to their impact on solid waste services in the County at the project-level. Appropriate mitigation measure, as deemed necessary, shall be applied to the design and operation of each facility, including but not limited to:
    - Construction activities will be conducted in compliance with County Ordinance No. 04099, which addresses recycling and diversion of debris from construction and demolition. The Ordinance includes deconstruction, salvage and recovery guidelines, diversion requirements, and information requirements before a permit is issued.
    - Organic wastes such as lawn cuttings, landscaping debris, straw, and horse manure shall be composted. Wood debris from landscaping shall be made available for campfires to visitors at the Park's campgrounds.
    - All Park facilities, landscaped areas, picnic areas, parking lots, buildings and other visitor-serving uses should be equipped with recycling and trash bins.
    - All projects should comply with all federal, state, and local statues and regulations related to solid waste.

8. The County shall develop program-level mitigation measures to ensure adequate and efficient use of wastewater flow capacity for projects implemented under the Master Plan. Such measures shall include, but are not limited to:
    - All faucets should be low-flow and have automatic shut off valves.
    - Installation of additional septic systems for each facility.
    - Consider composting toilets in place of flush toilets.
    - Use of reclaimed water for all irrigation and other non-potable water uses.
9. The County shall develop program-level Mitigation Measures to ensure they do not result in the wasteful, inefficient, and unnecessary consumption of energy. Some measures shall include but would not be limited to:
    - The County shall ensure energy efficiency in the operation of its Park facilities.
    - The County will coordinate final construction plans and specifications with affected utilities, such as PG&E.
    - All projects should comply with all federal, state, and local statues and regulations related to energy consumption.

Statement in Support of Finding

No public services and utilities impacts are expected to occur as a result of the adoption of the Master Plan. Impacts could occur as a result of construction or physical improvements. When specific projects are proposed they will be evaluated for CEQA compliance and any potential impacts identified will be reduced to a level of insignificance as the result of the recommended mitigation measures.