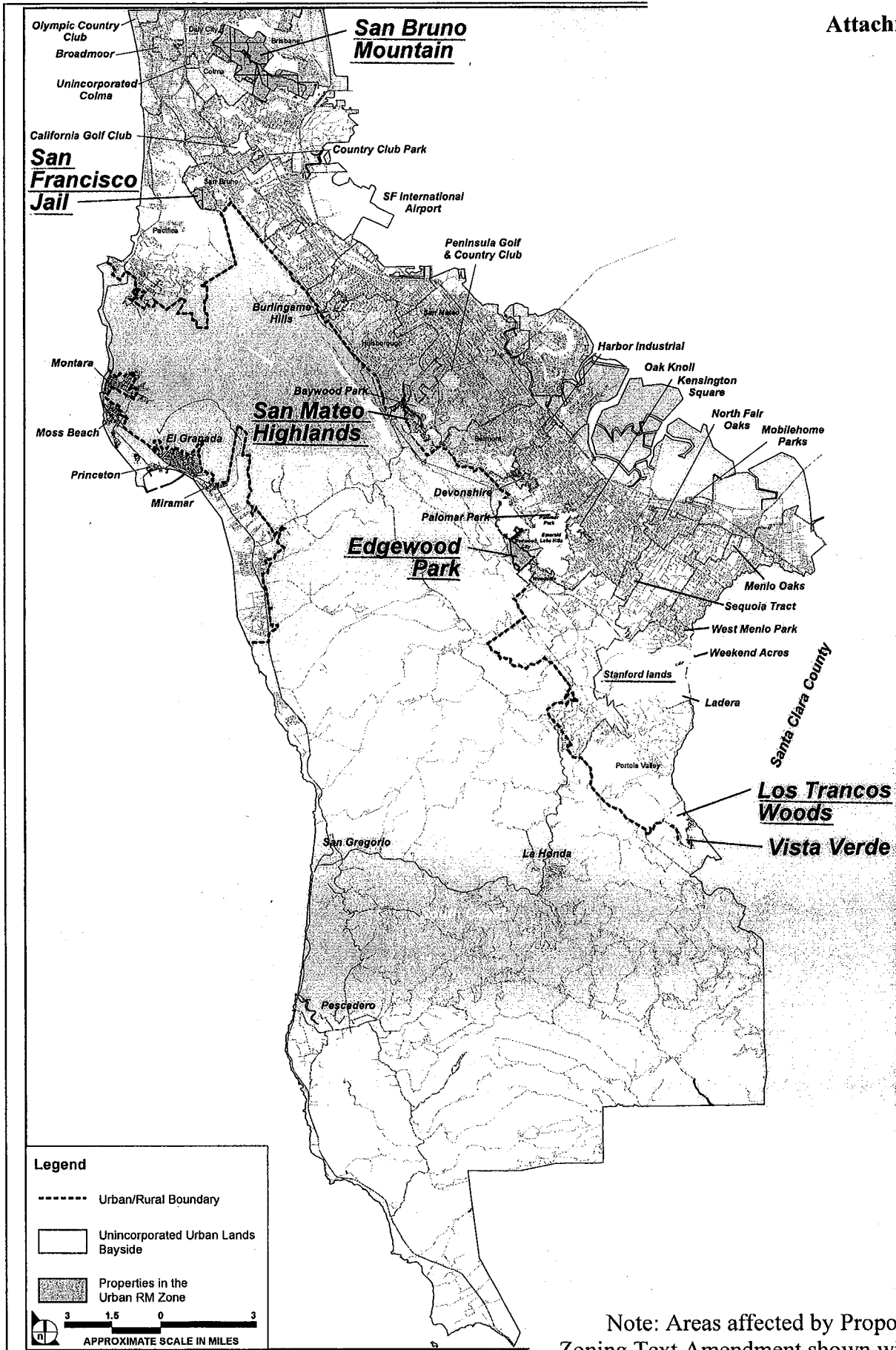


# Vicinity Map

## San Mateo County Board of Supervisors' Meeting

Applicant: Jack Chamberlain  
 File Numbers: PLN 2006-00357  
 Attachment: C



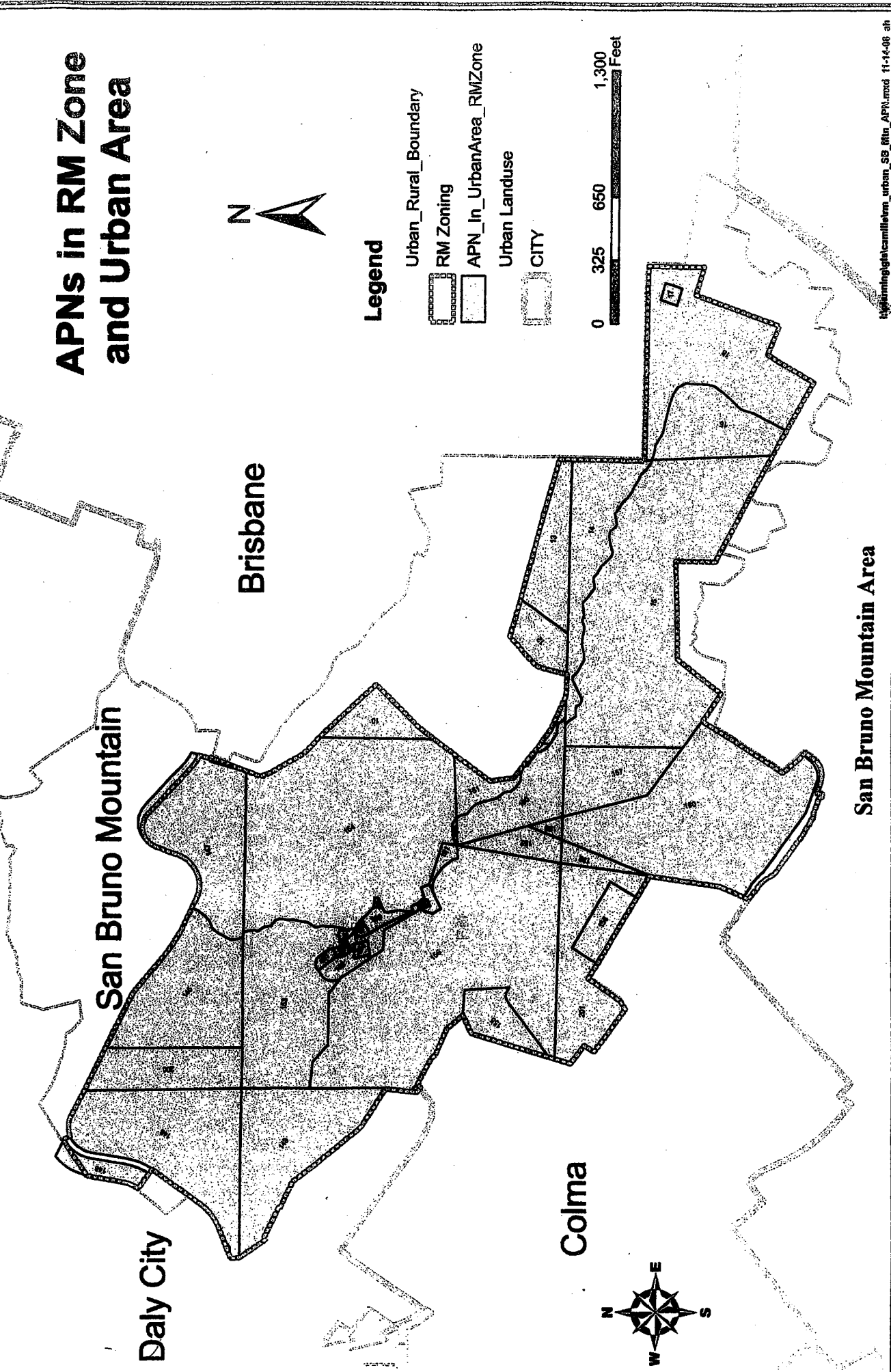
SOURCE: San Mateo County General Plan - 2008

Note: Areas affected by Proposed RM Zoning Text Amendment shown with Underline

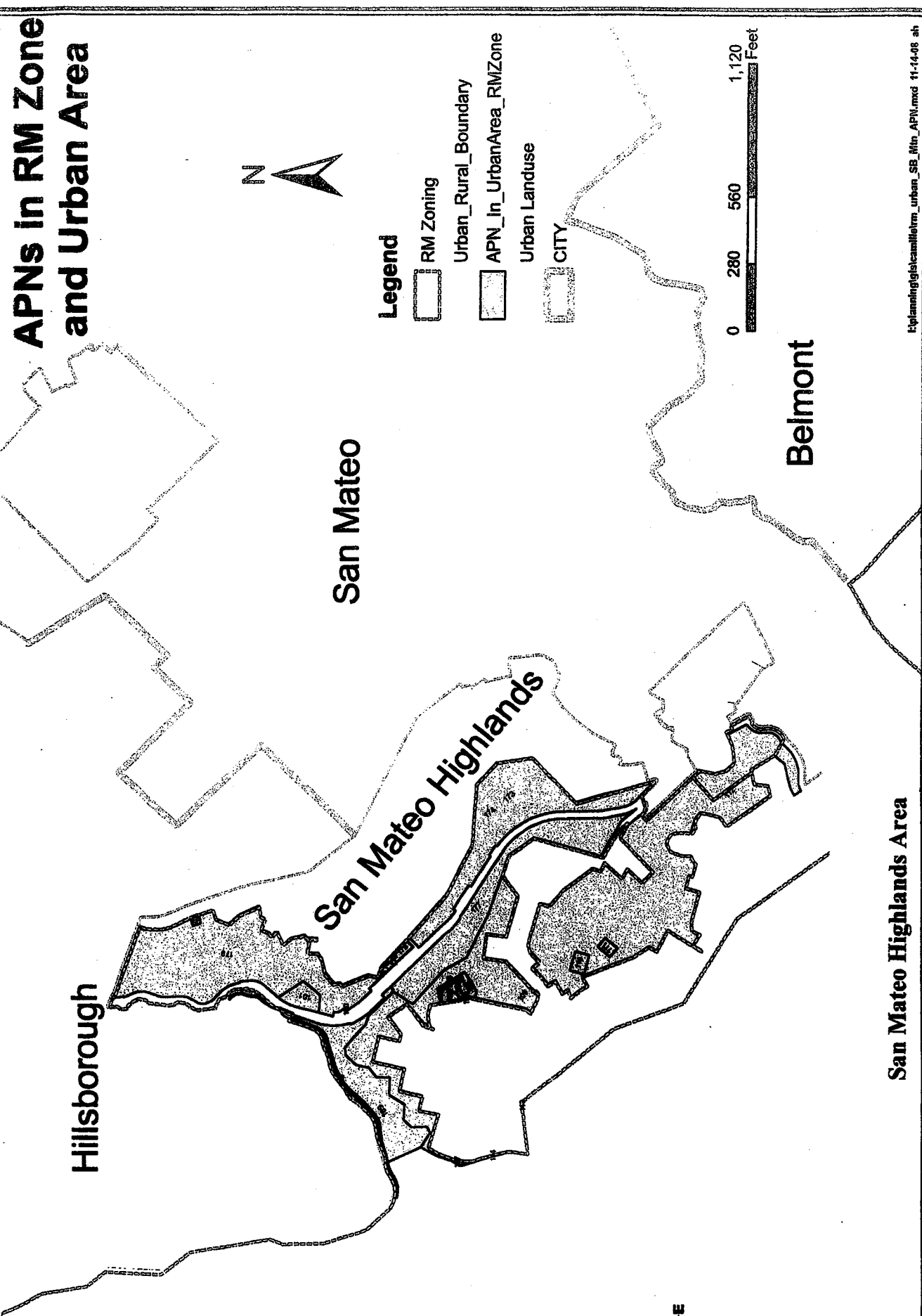
Properties Affected by the RM Zoning Text Amendment

100056

# APNs in RM Zone and Urban Area



# APNs in RM Zone and Urban Area

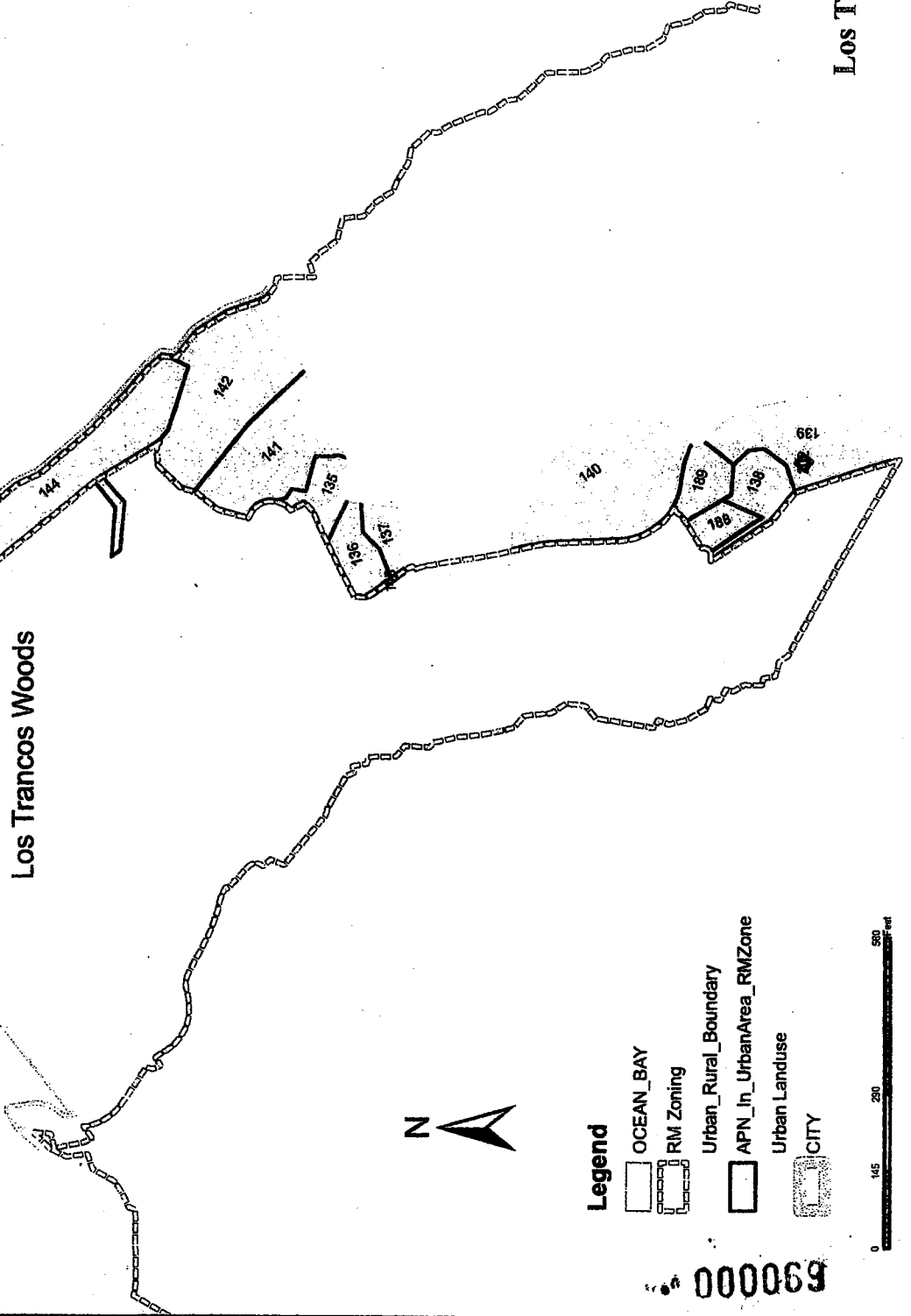


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Portola Valley

Los Trancos Woods

Los Trancos Woods Area



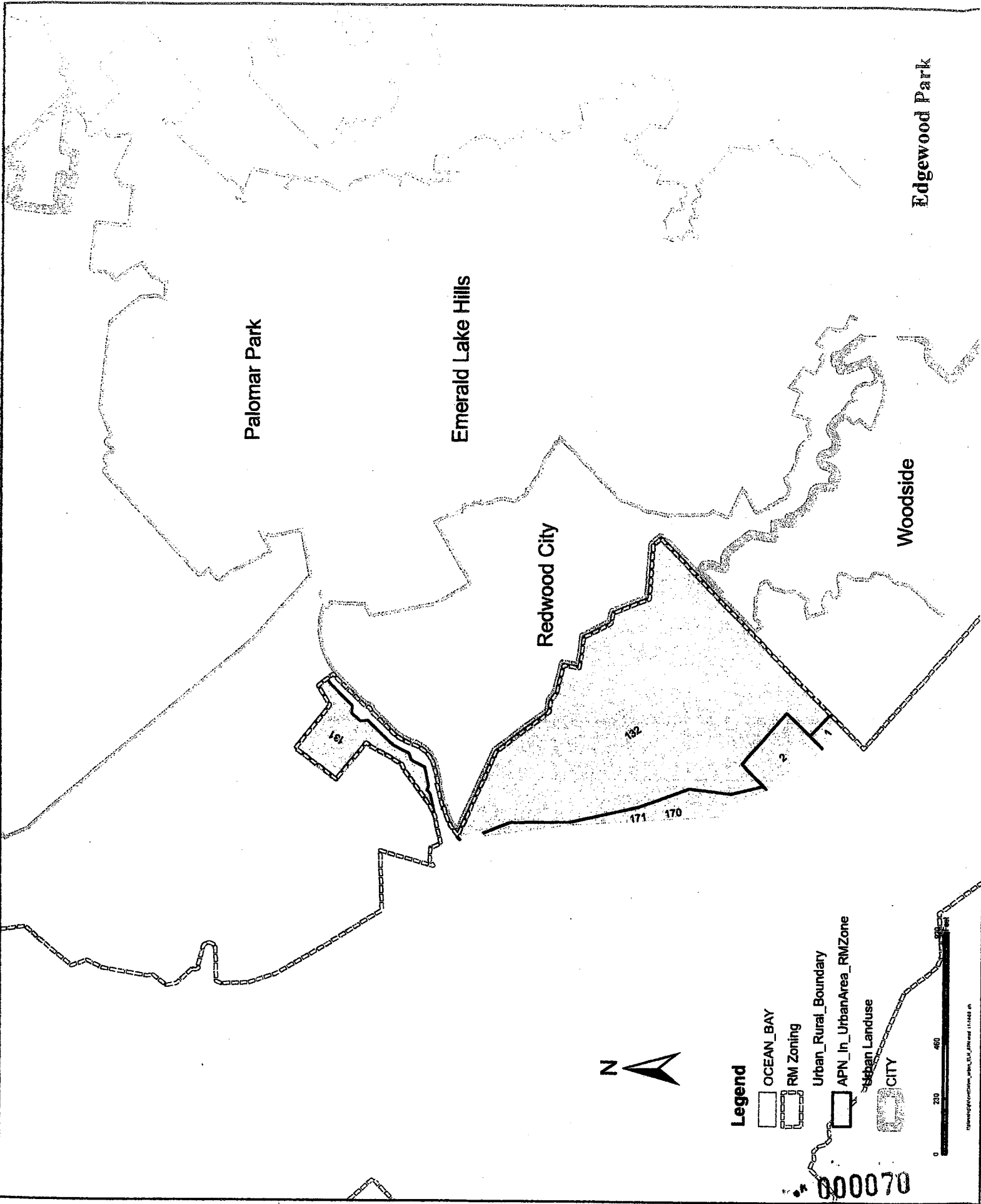
**Legend**

- OCEAN\_BAY
- RM Zoning
- Urban\_Rural\_Boundary
- APN\_In\_UrbanArea\_RMZone
- Urban Landuse
- CITY



0 145 290 580 feet

000069



Palomar Park







Emerald Lake Hills

Redwood City

Woodside

Edgewood Park

**Legend**

-  OCEAN\_BAY
-  RM Zoning
-  Urban\_Rural\_Boundary
-  APN In UrbanArea\_RMZone
-  Urban Landuse
-  CITY



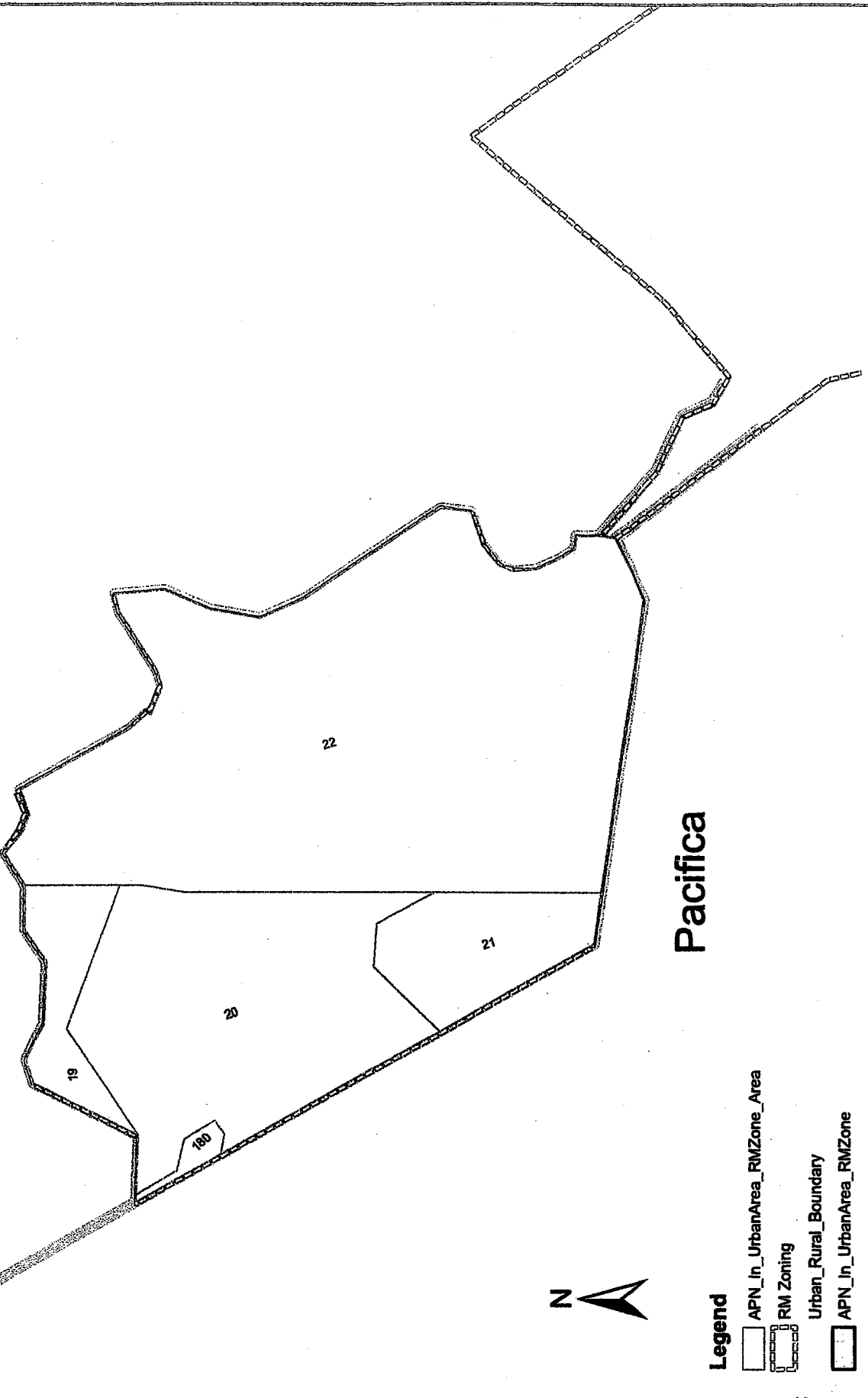
000070

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San Bruno

Pacifica

Jail Area



**Legend**

-  APN\_In\_UrbanArea\_RMZone\_Area
-  RM Zoning
-  Urban\_Rural\_Boundary
-  APN\_In\_UrbanArea\_RMZone
-  Urban Landuse
-  CITY









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Santa Clara County



**Legend**

-  APN\_In\_UrbanArea\_RMZone\_Area
-  RM Zoning
-  Urban\_Rural\_Boundary
-  APN\_In\_UrbanArea\_RMZone
-  Urban Landuse
-  CITY

Stanford Lands Area

Menlo Park

Stanford lands

Portola Valley



\\nas01\geoinform\urban\_rural\area\_rural\111446.dwg

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**APNs that in RM and Urban Area of San Mateo County**

<b>Parcel_ID</b>	<b>APN</b>	<b>Owner</b>	<b>Area</b>	
9	005260420	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	1
10	005270120	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	2
11	005270130	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	3
12	005270150	The State Of California	SAN BRUNO MTN PARK (UNINC)	4
13	005270160	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	5
14	007180010	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	6
15	007180050	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	7
16	007180060	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	8
17	007180110	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	9
18	007180120	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	10
19	017480040	San Mateo Community College	SAN FRANCISCO JAIL	11
20	017480050	United States Of America	SAN FRANCISCO JAIL	12
21	017480060	United States Of America	SAN FRANCISCO JAIL	13
22	017530010	City & Co Of San Francisco	SAN FRANCISCO JAIL	14
100	038131010	California Water Service Co	SAN MATEO HIGHLANDS (UNINC)	15
101	038131020	Odyssey School The	SAN MATEO HIGHLANDS (UNINC)	16
102	038131060	Beck Ruth K Tr	SAN MATEO HIGHLANDS (UNINC)	17
103	038301450	Town Of Hillsborough	SAN MATEO HIGHLANDS (UNINC)	18
103	038301450	Town Of Hillsborough	SAN MATEO HIGHLANDS (UNINC)	19
103	038301450	Town Of Hillsborough	HILLSBOROUGH	20
104	041090100	Johnson Robert C & B E Trs	SAN MATEO HIGHLANDS (UNINC)	21
105	041090110	Mottern Christopher P & S L Trs	SAN MATEO HIGHLANDS (UNINC)	22
106	041090120	Mottern Christopher P & S L Trs	SAN MATEO HIGHLANDS (UNINC)	23
107	041090130	Gomberg Evan I	SAN MATEO HIGHLANDS (UNINC)	24
108	041090140	Gomberg Evan I	SAN MATEO HIGHLANDS (UNINC)	25
109	041090160	Highlands Recreation District	SAN MATEO HIGHLANDS (UNINC)	26
109	041090160	Highlands Recreation District	SAN MATEO HIGHLANDS (UNINC)	27
110	041101010	California Water Service Co	SAN MATEO HIGHLANDS (UNINC)	28
111	041101020	California Water Service Co	SAN MATEO HIGHLANDS (UNINC)	29
112	041101290	Ticonderoga Partner Lic	SAN MATEO HIGHLANDS (UNINC)	30
113	041243120	Highlands Recreation Dist	SAN MATEO HIGHLANDS (UNINC)	31
131	050470050	County Of San Mateo	EDGEWOOD PARK	32
132	057460140	County Of San Mateo	EDGEWOOD PARK	33
133	074480320	Leland Stanford Jr University	STANFORD LANDS (UNINC)	34
134	074480340	Leland Stanford Jr University	STANFORD LANDS (UNINC)	35
135	080190140	Thysen David P Tr	LOS TRANCOS WOODS (UNINC)	36
136	080190200	Ward T Michael & Sharon G Trs	LOS TRANCOS WOODS (UNINC)	37
137	080190210	Gage Stanley R	LOS TRANCOS WOODS (UNINC)	38
138	080190310	Bunker William Whithorne	LOS TRANCOS WOODS (UNINC)	39
139	080190390	Littlefield Jacques M Tr	LOS TRANCOS WOODS (UNINC)	40
140	080190410	Littlefield Jacques M	LOS TRANCOS WOODS (UNINC)	41
141	080190430	Montenegro Sandy Judith	LOS TRANCOS WOODS (UNINC)	42
142	080190440	Montenegro Sandy Judith	LOS TRANCOS WOODS (UNINC)	43
144	080231020	Dempsey Patrick	LOS TRANCOS WOODS (UNINC)	44
145	090090050	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	45
146	090090070	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	46
147	090090260	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	47
148	090090290	County Of San Mateo	DALY CITY	48
148	090090290	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	49
149	090100010	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	50

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150	090100100	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	51
151	090100280	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	52
152	090100290	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	53
153	090100320	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	54
154	090100330	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	55
155	090100390	Amloc Companies Inc	SAN BRUNO MTN PARK (UNINC)	56
156	090100400	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	57
157	090110030	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	58
158	090110060	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	59
159	090110070	Terrabay Partners Llc	SAN BRUNO MTN PARK (UNINC)	60
160	090110080	Terrabay Partners Llc	SAN BRUNO MTN PARK (UNINC)	61
161	090120010	American Towers Inc	SAN BRUNO MTN PARK (UNINC)	62
162	090120020	American Towers Inc	SAN BRUNO MTN PARK (UNINC)	63
163	090120030	American Towers Inc	SAN BRUNO MTN PARK (UNINC)	64
164	090120040	American Towers Inc	SAN BRUNO MTN PARK (UNINC)	65
165	090120050	American Towers Inc	SAN BRUNO MTN PARK (UNINC)	66
166	090120060	American Towers Inc	SAN BRUNO MTN PARK (UNINC)	67
167	090120080	American Towers Inc	SAN BRUNO MTN PARK (UNINC)	68
168	090120110	American Towers Inc	SAN BRUNO MTN PARK (UNINC)	69
169	093070050	City & Co Of S F Water Dept	SAN MATEO HIGHLANDS (UNINC)	70
169	093070050	City & Co Of S F Water Dept	SAN MATEO HIGHLANDS (UNINC)	71
169	093070050	City & Co Of S F Water Dept	HILLSBOROUGH	72
170	093102120	City & Co Of S F Water Dept	EDGEWOOD PARK	73
171	093102120	City & Co Of S F Water Dept	EDGEWOOD PARK	74
172	093141020	Pedro Michael & Esther	SAN MATEO HIGHLANDS (UNINC)	75
173	093141030	City & Co Of S. F. Water Dept	SAN MATEO HIGHLANDS (UNINC)	76
174	093141030	City & Co Of S. F. Water Dept	SAN MATEO HIGHLANDS (UNINC)	77
175	093141030	City & Co Of S. F. Water Dept	SAN MATEO HIGHLANDS (UNINC)	78
176	093141030	City & Co Of S. F. Water Dept	SAN MATEO HIGHLANDS (UNINC)	79
177	093142010	City & Co Of S F Water Dept	SAN MATEO HIGHLANDS (UNINC)	80
179	038131110	Beeson Ron	SAN MATEO HIGHLANDS (UNINC)	81
180	017480030	City Of San Bruno	SAN MATEO HIGHLANDS (UNINC)	82
186	041090090	Johnson Robert C & B E Trs	SAN MATEO HIGHLANDS (UNINC)	83
188	080190300	Montenegro Sandy Judith	LOS TRANCOS WOODS (UNINC)	84
189	080190420	Littlefield Jacques M	LOS TRANCOS WOODS (UNINC)	85
190	090100070	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	86
191	090100340	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	87
192	090110090	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	88
193	090120100	American Towers Inc	SAN BRUNO MTN PARK (UNINC)	89
200	090090060	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	90
201	090110050	County Of San Mateo	SAN BRUNO MTN PARK (UNINC)	91
202	080190061	Los Trancos Co Water Dist	LOS TRANCOS WOODS (UNINC)	92
203	080190062	California Water Service Co	LOS TRANCOS WOODS (UNINC)	93

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# HIGHLAND ESTATES Final EIR

SCH# 2007052068

Prepared for:

County of San Mateo  
Planning and Building Department  
455 County Center, 2nd Floor  
Redwood City, CA 94063

Prepared by:



**IMPACT SCIENCES, INC.**

555 12th. Street, Suite 1650  
Oakland, California 94607  
(510) 267-0494 FAX (510) 267-0490



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# Highland Estates Final Environmental Impact Report

SCH # 2007052068

**Prepared for:**

County of San Mateo  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, California 94063  
(650) 363-1829

**Prepared by:**

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555 12<sup>th</sup> Street, Suite 1650  
Oakland, California 94607  
(510) 267-0494

**December 2009**

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## 1.0 INTRODUCTION

---

This document, together with the Highland Estates Recirculated Draft Environmental Impact Report (recirculated draft EIR) which is incorporated by reference, constitutes the Highland Estates Final Environmental Impact Report (final EIR).

A draft EIR for this project was circulated in December 2008 (SCH #2007052068). To address concerns raised by interested parties and public agencies especially related to site geology, the County decided to revise and recirculate the December 2008 draft EIR. In addition, text was added in the recirculated draft EIR as appropriate in order to respond to the comments received on the December 2008 draft EIR. The draft EIR was recirculated in its entirety. Given this, pursuant to Section 15088.5(f)(1), the County of San Mateo as the lead agency requested that reviewers of the recirculated draft EIR document submit new comments based on the revised project description and impact analyses.

The final EIR is an informational document prepared by the County of San Mateo that must be considered by decision makers before approving or denying the Highland Estates project (proposed project). Pursuant to Section 15132 of the *California Environmental Quality Act (CEQA) Guidelines*, this final EIR consists of (a) revisions to the recirculated draft EIR, (b) a list of persons and organizations that commented on the recirculated draft EIR, (c) comments received on the recirculated draft EIR, (d) the County's responses to significant environmental points raised in the review and consultation process, and (e) any other information added by the County. The final EIR will be used for review and consideration for certification by the County.

This Introduction section provides a description of the organization of this document, a summary of the EIR certification and project approval procedure, a summary of public involvement, and an overview of the response to comment process.

The final EIR is available on the County's website at: <http://www.co.sanmateo.ca.us/portal/site/planning/menuitem.2ca7e1985b6c8f5565d293e5d17332a0/?vgnextoid=c5744f7978575210VgnVCM1000001937230aR CRD&cpsexcurrchannel=1>. A copy of the final EIR can also be obtained at the following address:

County of San Mateo Planning Department

455 County Center, 2<sup>nd</sup> Floor

Redwood City, CA 94063

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## 1.1 Organization of this Final EIR

This document is organized into five sections. Following this introduction (Section 1.0), Section 2.0, **Project Refinements & Recirculated Draft EIR Text Changes**, presents minor changes to the project description since the publication of the recirculated draft EIR and revisions that have been made to the recirculated draft EIR as a result of comments received from organizations and individuals on the document. Section 3.0, **Response to Comments**, contains a list of persons and organizations that submitted written comments on the recirculated draft EIR, the comments letters, and responses to those comments. Section 4.0, **Mitigation Monitoring and Reporting Program**, contains the Mitigation Monitoring and Reporting Program for the proposed project, and Section 5.0, **List of EIR Preparers**, lists persons involved in the preparation of this final EIR.

## 1.2 EIR Certification - Project Approval Process

Prior to approving the proposed project, the County must certify that (1) the final EIR has been completed in compliance with CEQA; (2) the County has reviewed and considered the information in the final EIR; and (3) the final EIR reflects the County's independent judgment and analysis (*State CEQA Guidelines*, Section 15090).

Once the final EIR is certified, the County can approve the project as proposed, approve one of the alternatives evaluated in the EIR, or choose to take no action on the project. As part of the approval of either the project or an alternative, the County must make written findings for each significant effect identified in the EIR. These findings will state whether the identified significant effect can be avoided or substantially reduced through feasible mitigation measures or a feasible alternative, whether the effect can only be mitigated by the action of some agency other than the County, or whether the identified mitigation measures or alternatives are infeasible and cannot be implemented (*State CEQA Guidelines*, Section 15091). To ensure implementation of all adopted mitigation measures, the County must adopt a mitigation monitoring and reporting plan (*State CEQA Guidelines*, Section 15097). In addition, after all feasible mitigation measures are adopted, if some effects are still considered significant and unavoidable, the County must adopt a Statement of Overriding Considerations that identifies the specific economic, social, technical, or other considerations that, in the County's judgment, outweigh the significant environmental effects of the proposed project (*State CEQA Guidelines*, Section 15091).

Once it is certified, the final EIR may also be used by responsible agencies in deciding whether, or under what conditions, to approve the required entitlements.

### 1.3 Public Involvement

The County released the recirculated draft EIR for public review and comment on September 14, 2009, for a 45-day public review period. The Notice of Completion for the recirculated draft EIR identified the 45-day public review period to end on October 28, 2009. However, the County of San Mateo extended the public review period 12 days, ending on November 9, 2009. Copies of the recirculated draft EIR were distributed to agencies, local governments, and interested parties. Hard copies of the recirculated draft EIR and appendices were available to the public at the County of San Mateo Planning Department counter (455 County Center, 2<sup>nd</sup> Floor, Redwood City, CA 94063). The recirculated draft EIR was also available online at: <http://www.co.sanmateo.ca.us/portal/site/planning/menuitem.2ca7e1985b6c8f5565d293e5d17332a0/?vgnextoid=be13db7f3bab3210VgnVCM1000001937230aRCRD&cpsexcurrchannel=1>.

### 1.4 Responses to Comments

Pursuant to CEQA, the lead agency must respond to all substantive environmental issues raised in comments on the recirculated draft EIR. Responses to all written and verbal comments received within the comment period are contained in this final EIR. Responses in this final EIR include factual corrections and explanation of recirculated draft EIR analyses. Any changes to the text of the recirculated draft EIR that resulted from the comments is presented in **Section 2.0** of this final EIR.



## 2.0 PROJECT REFINEMENTS & RECIRCULATED DRAFT EIR TEXT CHANGES

---

### 2.1 INTRODUCTION

This chapter presents minor changes to the project description since the publication of the recirculated draft EIR and revisions that have been made to the recirculated draft EIR as a result of comments received from organizations and individuals on the document. Staff-initiated changes include minor corrections and clarification to the text to correct typographical errors and clarify the project description. None of the changes affect the analysis or conclusions of the recirculated draft EIR.

The changes to the project description do not require recirculation of the EIR because they would not result in new significant impacts or a substantial increase in the severity of environmental impacts, and, therefore, would not require additional mitigation measures or alternatives to the proposed project. Recirculation of an EIR is not required when new information makes insignificant changes to an adequate EIR (CEQA Guidelines Section 15088.5(b)).

### 2.2 CHANGES TO THE PROJECT DESCRIPTION

The amount of cut and fill (grading) quantities were presented in Section 3.0, Project Description, of the recirculated draft EIR in Table 3.0-3 and in the description of each home site on pages 3.0-28 to 3.0-29. The quantities reported in the recirculated draft EIR accounted for the amount of cut and fill required for the development of driveways and other subdivision improvements but did not include the amount of grading required to construct the building pads to the subfloor elevations shown on the Vesting Tentative Map prepared by BKF Engineers dated December 11, 2009. The applicant has made corrections to the cut and fill quantities to include grading for the building pads, with grading necessary for the driveways, and other subdivision improvements. These are reflected below in Table 2.0-1, **Changes to Proposed Earthwork**. While grading quantities have changed, there is no change to the grading plans presented in the recirculated draft EIR, as these included all grading associated with the subdivision and construction of residences.

As the table shows, the total amount of grading necessary for the project has increased by about 3,000 cubic yards of cut associated mainly with landslide mitigation for lots 5 through 8 and 2,100 cubic yards of fill associated with constructing building pads for lots 1 through 4. The additional cut is necessary in order to remove the existing unconsolidated landslide material on these lots. While the proposed homes will be founded on pier and grade beam foundations, the additional fill will be necessary for the creation of flat areas on the lots for access, play, landscaping, etc. It should be noted that the proposed import for

the project under this design has decreased from 2,200 cubic yards to 700 cubic yards (not including 200 cubic yards of drain rock).

None of the other attributes of the project, including project footprint, locations of the home sites, and staging, have changed.

**Table 2.0-1  
Changes to Proposed Earthwork**

Area	Proposed	Revised	Change	Proposed	Revised	Change
Lots 1-4	500	500	0	200	2,300	+2,100
Lots 5-8	1,000	4,700	+3,700	1,000	700 <sup>1</sup>	-300
Lots 9 and 10	900	300	-600	2,900	2,900	0
Lot 11	1,300	1,200	-100	1,300	1,000	-300
<b>TOTAL</b>	<b>3,700</b>	<b>6,700</b>	<b>+3,000</b>	<b>5,900</b>	<b>7,600</b>	<b>+1,700</b>
<b>Import</b>	<b>2,200</b>	<b>900</b>	<b>-1,300</b>			

<sup>1</sup>Includes 200 cubic yards of drain rock.

## 2.3 ENVIRONMENTAL ANALYSIS

The changes to the proposed development project described above are evaluated below to determine whether they would result in a new significant impact or increase the severity of previously disclosed impacts of the project. As the analysis shows, the changes to the grading quantities would not result in additional significant environmental impacts not addressed in the recirculated draft EIR or increase the severity of previously identified environmental impacts. No new mitigation measures are required.

### Aesthetics

Although the cut and fill quantities provided in the recirculated draft EIR have been revised, the base elevations and locations of the home sites and all other subdivision improvements discussed and evaluated in the recirculated draft EIR remain unchanged. Therefore, Impacts AES-1 through AES-4, which are based on home elevations and locations, remain unchanged and the same mitigation and improvement measures apply to the proposed project.

## **Biological Resources**

The changes to the cut and fill quantities do not alter the project footprint as presented in the recirculated draft EIR. Therefore, Impacts BIO-1 through BIO-11 remain unchanged and the same mitigation measures still apply to the proposed project.

## **Geology and Soils**

The analysis of impacts related to geology and soils provided in the recirculated draft EIR focuses on the locations of the proposed homes and subdivision improvements relative to landslides, unstable geologic units, and other potential geologic hazards. As the locations of the proposed homes and subdivision improvements remain unchanged, Impacts GEO-1 through GEO-6 remain unchanged and the same mitigation measures apply to the proposed project.

## **Other Resource Topics**

### *Global Climate Change*

The changes in grading quantities do not affect the project's estimated construction greenhouse gas emissions as the emissions that were estimated using URBEMIS2007 are based on the amount of total disturbed acreage which has not changed. Therefore, Impact GCC-1 remains unchanged.

### *Air Quality*

The changes in grading quantities do not affect the project's estimated construction emissions as the emissions that were estimated using URBEMIS2007 are based on the amount of total disturbed acreage which has not changed. Therefore, Impact AQ-1 remains unchanged.

### *Noise*

If all the proposed homes are constructed concurrently, the change in grading quantities would reduce project noise impacts as less imported fill would be required than previously analyzed (about 1,300 cubic yards less than before of fill would be imported). Approximately 75 truck trips would be involved in the transport of 900 cubic yards of imported fill compared to 183 truck trips for the transport of 2,200 cubic yards of imported fill analyzed in the recirculated draft EIR. Assuming that five truck trips to import fill could be completed daily, the total site import process could be completed within three weeks rather than four to five weeks as previously analyzed. Therefore, the noise impacts from truck traffic associated with site grading would be less than previously analyzed.

If the proposed home sites are constructed one at a time, the homes on lots 9 and 10 would require a net import of 2,600 cubic yards of fill, which exceeds the 2,200 cubic yards previously analyzed in the recirculated draft EIR by approximately 18 percent, and would result in 217 truck trips compared to 183 truck trips analyzed in the recirculated draft EIR. However, this small increase in truck traffic (34 truck trips) would not substantially increase the noise impact because typically it takes a substantial increase in traffic to increase noise levels by a perceptible amount (such as a doubling of traffic volumes for a 3 decibel increase). Furthermore, the additional 34 truck trips would occur over the course of several weeks during grading activities. Mitigation Measure NOI-1 would still apply to the proposed project, which would reduce Impact NOI-1 to a less than significant level with mitigation.

### ***Hazards and Hazardous Materials***

The changes in cut and fill quantities do not alter the project footprint as presented in the recirculated draft EIR or increase the risk of exposure to hazardous materials. Therefore, Impacts HAZMAT-1 and HAZMAT-2 remain unchanged and the same mitigation measures apply to the proposed project.

### ***Transportation***

If all of the homes are constructed concurrently, the change in grading quantities would reduce construction-related traffic impacts as less imported fill would be required than previously analyzed. Approximately 75 truck trips would be involved in the transport of 900 cubic yards of imported fill compared to 183 truck trips for the transport of 2,200 cubic yards of imported fill. Assuming that five truck trips to import fill could be completed daily, the total site import process could be completed within three weeks rather than four to five weeks as previously analyzed. Therefore, the number of daily truck trips would remain the same but the duration of truck activity would be shorter and the less than significant traffic impacts from truck traffic associated with site grading would be experienced over a shorter period of time than previously analyzed.

If the homes were constructed one at a time, lots 9 and 10 would require a net import of 2,600 cubic yards of fill, which exceeds the 2,200 cubic yards previously analyzed by approximately 18 percent and would result in 217 truck trips compared to 183 truck trips analyzed in the recirculated draft EIR. However, this small increase in truck traffic (34 truck trips) does not present a substantial increase in the traffic impact from what was previously analyzed. Even with this increase, the project's daily construction truck trips would be substantially less than the daily vehicle trips from project operation, and as the analysis in the recirculated draft EIR shows, project operations would not result in a significant traffic impact. Improvement Measure TRANS-1 would still apply to the proposed project such that truck trips would not occur during peak traffic hours and Impact TRANS-1 would still be less than significant.

### ***Utilities and Service Systems***

The changes to the cut and fill quantities would not change the project's demand for utilities and service systems. Impacts UTIL-1 through UTIL-3 remain unchanged and the same mitigation measures still apply to the proposed project.

### ***Hydrology and Water Quality***

The changes to the cut and fill quantities do not change the grading plans as presented in the recirculated draft EIR nor the locations of undeveloped land that would be converted to impervious surfaces with implementation of the proposed project from what was previously analyzed. Grading activities would still be required to comply with the NPDES permit requirements and the County's Municipal Code requirements that regulate water quality during construction of the proposed project. The project's impacts remain unchanged.

### ***Land Use and Planning***

The revised cut and fill quantities do not change the project's consistency with local land use plans, policies, or regulations from what was previously analyzed. The project's impacts remain unchanged.

### ***Public Services***

The changes to the cut and fill quantities do not change the project's demand for public services including public transit, schools, parks, police protection, fire services, hospitals, or public utilities. The project's impacts remain unchanged.

### ***Cultural Resources***

The locations of areas to be graded as presented in the recirculated draft EIR remain unchanged although cut and fill quantities have changed. Therefore, the project's potential impacts to cultural resources remain unchanged.

### **Resource Management District Zoning Text Amendment**

The changes to the cut and fill quantities do not affect the analysis of the proposed Resource Management District zoning text amendment. The text of the proposed amendment as well as the project's compliance with the proposed amendment remain unchanged.

## Growth Inducement

The changes to the cut and fill quantities do not affect the project's potential for growth inducement as the total amount of development and population associated with the project remains unchanged.

## Alternatives

The analysis of alternatives to the proposed project is not affected because as explained above, the changes to the cut and fill quantities would not result in new environmental impacts or increase the severity of previously analyzed impacts. Therefore, there is no need for analysis of additional alternatives to the proposed project.

## Other CEQA Considerations

The changes to the cut and fill quantities do not change the project's irreversible commitment to resources, irreversible environmental changes, or potential environmental damage from accidents from what was previously analyzed.

## 2.4 REVISIONS TO THE RECIRCULATED DRAFT EIR

This section contains the revised text of the recirculated draft EIR. Text added to the recirculated draft EIR is shown in underline format, and deleted text is shown in ~~striketrough~~.

Due to the nature of the text changes that are presented below, the changes are cited individually rather than in a reproduction of the entire recirculated draft EIR. This presentation of revisions to the recirculated draft EIR is consistent with *State CEQA Guidelines* Section 15162 detailing required final EIR contents.

### Section 1.0, Introduction, page 1.0-4

#### 1.3.4 Individuals and Organizations

Adams Broadwell Joseph & Cardozo

Jay Beard

Jean-Pierre Bernard

Lila Lynn Bilmes

Mark Brennen

Deke and Corrin Brown

Cotton, Shires & Associates, Inc.

Richard Cole

Donald Coyne

James Goodman

**Table 3.0-3  
Proposed Earthwork**

<b>Area</b>	<b>Cut (cy)</b>	<b>Fill (cy)</b>
Lots 1-4	500	<u>2002,300</u>
Lots 5-8	<u>1,0004,700</u>	<u>1,000700<sup>1</sup></u>
Lots 9 and 10	<u>900300</u>	2,900
Lot 11	<u>1,3001,200</u>	<u>1,3001,000</u>
<b>TOTAL</b>	<b><u>3,7006,700</u></b>	<b><u>5,9007,600</u></b>
<b>Import</b>	<b><u>-2,200900</u></b>	

Source: BKF Engineers, 20082009. Treadwell & Rollo, Inc, 2009.

<sup>1</sup>Includes 200 cubic yards of drain rock.

### 3.5.2 Lots 1 through 4

Lots 1 through 4, along Bunker Hill Drive, would require approximately 500 cy of cut and 200-2,300 cy of fill earthwork (see Figure 3.0-14). A series of stepped cuts would be created to provide the platform necessary to build the homes. No fill slopes or site retaining walls would be needed for these lots because the dwelling units will be fully supported by drilled pier foundations with integrated day-lighting basement retaining walls.

### 3.5.3 Lots 5 through 8

Lots 5 through 8, along Ticonderoga Drive, would require 1,0004,700 cy of cut and 800-500 cy of fill earthwork (see Figure 3.0-15). Any previously identified landslide deposits<sup>1</sup> would be removed from this portion of the site to provide stable slopes for construction. After removal of the landslide materials, the slope in Lots 7 and 8 would be rebuilt using a buttress fill landslide repair keyed and benched into the underlying bedrock. Spoils generated from the excavation will be used as fill, and will not require additional import or export of material other than a minor amount of drainrock for the subdrains associated with the repair. Upon implementation of the landslide mitigation, retaining walls, designed to withstand high lateral earth pressure from adjoining natural materials and/or backfill, as well as from any surcharge loads, would be installed in the rear of lots 5 through 8. These retaining walls would be partially underground. Retaining walls would also be installed in the front of lots 5 and 6 to aide in maintaining the slopes behind the house and the more extensive cut required for lots 5 and 6. These retaining walls would be partially underground. The design of the retaining walls has not been finalized

<sup>1</sup> See Section 4.3, **Geology and Soils** for more detailed information on landslide deposits on the project site.

Trudie Huygen  
Jack Kundin  
Russ Levikew  
Pamela Merkadeau  
Chris Misner  
Suzette Murphy  
Sam Naifeh  
Pacific Gas & Electric  
Regional Open Space  
San Mateo Highlands Community Association  
Les Schlaegel  
Shute, Mihaly & Weinberger  
Alex Stanculesan  
Melissa Wilson  
Mark and Gail Wuotila

### **Section 3.0, Project Description, page 3.0-23**

#### **3.5.1 Grading**

Grading activities include cut (earth removal) and fill of earthwork; creation of engineered slopes and stepped foundations; installation of retaining walls, and drilled piers. These activities would prepare the lots for the building pads and provide slope stability for the foundation of future homes on the lots.

The average slope of the areas proposed for development is 40 percent. In total, there would be ~~3,7006,700~~ cubic yards (cy) of cut and ~~5,7007,600~~ cy of fill (including a 10 percent allowance for shrinkage, or settling, of dirt). The Project Applicant would use the cut earthwork material as fill on the project site. However, approximately ~~2,000700~~ additional cy of earth and about 200 cy of drain rock would need to be imported on-site for the project. Piers drilled into the underlying bedrock would be installed for each lot to provide slope stability for the future homes that would be built on each lot. A description of the grading plans for lots 1 through 11 and **Table 3.0-3, Proposed Earthwork**, showing a breakdown of total proposed cut and fill amounts for each lot, are provided below.



apply only to the area of the roadway (right-of way) unlike a designated scenic corridor, where policies would apply to all properties within the area of the corridor. The project would not involve changes that would be visible from viewpoints along Polhemus Road nor would the project involve work within the Polhemus Road right-of-way. As shown in **Figure 4.1-13**, the proposed homes would not be visible from Polhemus Road near the intersection with Timberlane Way due to topography and intervening vegetation, nor would they be visible along Polhemus Road between Bunker Hill Drive and Tower Road for the same reasons. The rooflines of the proposed homes on ~~Tianderoga Drive~~ and Cobblehill Place would be partially visible from Ralston Avenue (which becomes Polhemus Road north of Tower Road and is designated as a scenic road within the City of Belmont), but the homes would be adjacent to existing homes that are currently visible from this viewpoint. In summary, the project's impact to ~~this the~~ Polhemus Road and Ralston Avenue scenic roadways would be less than significant.

#### **Section 4.2, Biological Resources, page 4.2-31**

**Impact BIO-6:**            **The implementation of the proposed project would result in the loss of stands of purple needlegrass, which is a sensitive plant community. (Potentially Significant; Less than Significant with Mitigation)**

As previously discussed, isolated areas with a high percent cover (greater than 50 percent) of purple needlegrass are present on portions of lots 1 and 8. The stand of purple needlegrass on lot 1 is small (approximately 10 feet by 10 feet) and is surrounded by non-native grass species. The stand of purple needlegrass on lot 8 is approximately 0.03 acre in size and is located in the ~~southeastern~~ southwestern portion of the site, between the oak woodland and areas invaded by iceplant. While pockets of native grasses (such as the small area on lot 1) often occur within non-native grasslands, the stand of purple needlegrass on lot 8 is notable as it is relatively large and has a high percent cover of needlegrass. However, the biological function and value of this stand of native grasses is compromised by the fact that the majority of lots 5-8 were disturbed by grading activities that occurred in the 1950s when the Highlands subdivision was built, that the stand of native grasses is generally bordered by disturbed habitats dominated by non-native plant species (excluding the nearby oak woodland), and that iceplant borders portions of the stand of native grasses and may be encroaching. Nonetheless, the loss of this stand of purple needlegrass would be considered a potentially significant impact. **Mitigation Measure BIO-6** would reduce this impact to a less-than-significant level.

#### **Section 4.4, Other Resource Topics, page 4.4-31**

- Generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard.

at this time, but would most likely be a solid masonry wall. Cut slopes at a ratio of approximately 4:1 (horizontal to vertical) would be required for lots 5 and 6.

### 3.5.4 Lots 9 and 10

Lots 9 and 10, at the eastern end of Cobblehill Place, would require ~~900~~300 cy of cut and 2,900 cy of fill earthwork (see Figure 3.0-16). This site is relatively level, with the existing topography sloping slightly to the northeast. Minor cuts of up to 5 feet and fills of up to 8 feet would be made to create the building pads and the driveways and to remove and replace existing undocumented fill under buildings or flatwork. Retaining walls up to 8 feet in height would be used along the front of the property to retain the fill in the residence and driveway areas. Pier-supported, stepped foundations would support the dwelling units.

### 3.5.5 Lot 11

Lot 11, at the northeastern end of Cowpens Way, would require ~~1,300~~1,200 cy of cut and ~~1,300~~1,000 cy of fill earthwork (see Figure 3.0-17). This site has an existing slope of approximately 2:1 (horizontal to vertical). The site already contains fill that was placed during grading from the existing subdivision development in the surrounding area. Cuts of up to 10 feet below the existing grade would be made to create a stepped building pad and the driveway area and to remove and replace existing undocumented fill under buildings or flatwork. Retaining walls of up to 10 feet in height would be built through the middle of the house lengthwise, as part of the foundation, to retain the cuts for the proposed residence. Pier-supported stepped foundations would support the dwelling units.

### 3.5.6 Haul Trucks and Routes

The earth materials would be imported from nearby projects in the San Francisco Peninsula. The County does not have weight restrictions for roads, so the haul routes may differ slightly from what is presented below. To Ticonderoga Drive, the haul routes would likely be from Highway 92 to Polhemus Drive north. To Bunker Hill Drive, the haul routes would likely be from Highway 92 and then west to Skyline Boulevard. Given that a typical haul truck can carry approximately 12 cy of earth materials, approximately ~~183~~75 trips would be associated with the import of additional earth materials needed for the proposed project.

## Section 4.1, Aesthetics, page 4.1-30

### View from Polhemus Road – Facing Southwest

Polhemus Road, located ~~to the northeast~~ of the project site is considered a County Scenic Road, per the County General Plan. Visual Quality policies of the General Plan pertaining to scenic roads and corridors

Construction activities would result in short-term noise impacts that would affect the surrounding area. As discussed in **Section 3.0, Project Description** of the EIR, approximately ~~2,200,900~~ cubic yards (cy) of earth materials would need to be imported to the project site. Approximately ~~183-75~~ truck trips would be involved in the transport of this material. The haul routes would take large, heavy-duty dump trucks past residential uses, which are considered sensitive receptors. Trucks associated with grading activities occurring on Bunker Hill Drive would travel to the site on I-280 and enter the site from the west and trucks associated with grading activities along Ticonderoga Drive would travel to the site along Polhemus Road and enter the site from the east. It is anticipated that up to five truck trips to import fill could be completed daily. Therefore, the total site import process could be completed within a timeframe of ~~four to five~~three weeks, depending on the construction schedule, weather, and equipment availability. As a result, associated truck trips could generate short-term noise that would be considered a nuisance to the surrounding community or that may temporarily exceed County noise standards.

#### **Section 4.4, Other Resource Topics, page 4.4-37**

Project construction would occur over a period of one year. Construction vehicles would be expected to travel to and from the Ticonderoga Drive sites via Polhemus Road and Highway 92, whereas construction vehicles traveling to and from the Bunker Hill sites would use Highway 92 and Skyline Boulevard. Due to the hillside location of the project, preparation of the building sites would involve cut and fill. As discussed in **Subsection 3.5.1**, cut earthwork materials would be used on site as fill and would not have to be off-hauled. However, about ~~2,200,900~~ cubic yard (cy) of fill materials would need to be imported. Given that a typical haul truck can carry approximately 12 cy of earth materials, approximately ~~183-75~~ truck trips would be associated with the in-haul of fill and drain rock. It is anticipated that up to five truck trips to import fill could be completed daily and the total site import process could be completed within a timeframe of ~~four to five~~three weeks, depending on the construction schedule, weather, and equipment availability. This small number of daily truck trips would not adversely affect the operation of intersections between the worksites and the nearest freeways. Following completion of grading, additional truck movement would be involved with the delivery of construction materials to the project site. However, given the small number of homes proposed, the number of daily truck trips to the site during construction is expected to be small. The impact from construction truck traffic would therefore be less than significant. To further reduce this impact, the following improvement measure is proposed.

#### **Section 4.4, Other Resource Topics, page 4.4-39**

The District currently is working toward paying the fee to contribute to the upgrade of the sewer line. Consequently, County Planning staff will inform the Project Applicant that no new connections to the

District would be issued until all fees owed to by the City of San Mateo and the County General Fund until the County fee is are paid.

#### Section 4.4, Other Resource Topics, page 4.4-50

- Result in or increase traffic hazards or substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

As discussed above, the addition of the proposed project would not generate a substantial amount of motor vehicle trips in the project vicinity. Accordingly, the project would not result in a traffic hazard or an increase in traffic hazards. The project design would add driveways for the proposed homes. The driveways for the proposed homes along Ticonderoga Drive would be adjacent to curved sections of the existing roadway and steep grades. The sight distance from the easternmost property line on the north side of Ticonderoga Drive (lot 8) is approximately 230 feet. According to A Policy on Geometric Design of Highways and Streets<sup>2</sup>, this is adequate for a design speed of 35 MPH. The posted speed limit on Ticonderoga Drive is 25 MPH. This is not an anticipated safety concern. However, implementation of Mitigation Measure TRANS-2 would further reduce this impact to a less than significant level. These design features are not expected to create traffic-related hazards. Therefore, the impact is considered less than significant.

Mitigation Measure TRANS-2: The Project Applicant shall be required to pay for the installation of advisory traffic signs on Ticonderoga Drive in the vicinity of the proposed homes as determined necessary by the County of San Mateo Department of Public Works.

#### Section 4.4, Other Resource Topics, page 4.4-56

As discussed above, the project would require approximately ~~2,200,900~~ 2,200,900 cy of additional fill material that would be imported into the project site, and would potentially include small quantities of unusable fill that could require off-site disposal. The maximum amount of materials would be diverted in all project phases per San Mateo County's Construction and Demolition Ordinance No. 04099, which requires that 100 percent of inert solids (i.e., asphalt, brick, concrete, dirt, etc.) and 50 percent of all other construction and demolition debris be salvaged, reused, or recycled. The solid waste associated with construction would be a one-time disposal and would not significantly affect landfill capacity. Therefore, the project during construction and occupancy is not expected to generate significant amounts of solid waste and

<sup>2</sup> American Association of State Highway and Transportation Officials (AASHTO). 2004. A Policy on Geometric Design of Highways and Streets. Exhibit 3-1, page 112.

*2.0 Revisions to the Recirculated Draft EIR*

any associated waste would be sufficiently accommodated by the Ox Mountain landfill.<sup>3</sup> Given this, impacts are not considered significant.

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<sup>3</sup> Ox Mountain Landfill, 2008.

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## 3.0 COMMENTS ON THE RECIRCULATED DRAFT EIR AND RESPONSES TO COMMENTS

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### 3.1 INDEX TO COMMENTS

As described in Section 1.0, Introduction, all comments on the recirculated draft environmental impact report (EIR) received have been coded, and the codes assigned to each comment are indicated on the written communications that follow. All organizations and individuals who commented on the recirculated draft EIR are listed in Table 3.0-1, Index to Comments, below.

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Table 3.0-1  
Index to Comments

Comments Code	Organization/Individual Name
SA-1	State Clearinghouse
LA-1	County of San Mateo Department of Public Works
ORG-1	Adams Broadwell Joseph & Cardozo
ORG-2	Committee for Green Foothills
ORG-3	McCracken & Byers LLP
ORG-4	Pacific Gas & Electric
ORG-5	San Mateo Highlands Community Association
I-1	Richard Cole
I-2	Donald Coyne
I-3	James Goodman
I-4	Sam Naifeh

SA: State Agency; LA: Local Agency; ORG: Organization; I: Individual

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## **3.2 RESPONSES TO INDIVIDUAL COMMENTS**

This section presents all written and oral comments received on the recirculated draft EIR and responses to individual comments. It is recommended that reviewers use the index to comments on page 3.0-1 to locate comments from specific organizations or persons and the responses to those comments.

The three speakers at the Planning Commission meeting on October 28, 2009 (James Goodman, Lennie Roberts, and Cary Wiest) also submitted written comments. Mr. Goodman's oral comments have been transcribed and included under Comment Letter I-3 as they differ from his written comments. Ms. Roberts and Mr. Wiest's oral comments are the same as their written comments (Comment Letters ORG-2 and ORG-5, respectively). Therefore, their oral comments have not been transcribed.

**3.0 Comments on the Recirculated Draft EIR and Responses to Comments**

Insert Comment Letter SA-1



***Response to Comment Letter SA-1***

**Response to Comment SA-1-1**

The comment is noted.

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**3.0 Comments on the Recirculated Draft EIR and Responses to Comments**

Insert Comment Letter LA-1

000098

## ***Response to Comment Letter LA-1***

### **Response to Comment LA-1-1**

The comment is noted. Property owners shall own and be responsible for maintenance of all private sanitary sewer laterals and lift pumps in accordance with the County Ordinance Code.

### **Response to Comment LA-1-2**

The comment is noted. The County Planning staff will inform the applicant that no new connections to the Crystal Springs County Sanitation District sewer facilities will be allowed until all fees owed to the City of San Mateo and the County General Fund are paid. The text of the recirculated draft EIR has been revised to reflect this, as shown in **Section 2.0, Project Refinements & Recirculated Draft EIR Text Changes**.

### **Response to Comment LA-1-3**

As discussed below under **Response to Comment ORG-1-33**, the proposed project would not result in a significant traffic hazard along Ticonderoga Drive. However, a mitigation measure has been added to the recirculated draft EIR to require the installation of appropriate signage (see **Section 2.0, Project Refinements & Recirculated Draft EIR Text Changes**).

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**3.0 Comments on the Recirculated Draft EIR and Responses to Comments**

Insert Comment Letter ORG-1

000100

## ***Response to Comment Letter ORG-1***

### **Response to Comment ORG-1-1**

The recent history (last 20 years) describing the various land development proposals put forth by the applicant are presented in Section 1.0, Introduction, of the recirculated draft EIR in order to inform the decision makers and the public regarding previous environmental documentation and review that occurred in conjunction with those applications. While the history of the planning actions for the project parcels is not required to be included in the Draft EIR, the County provides the following to add to the background information for the property:

- Prior to 1958: The entire property and adjacent 3-acre site on Polhemus Road, ultimately developed as Hillsborough West Apartments, were zoned R-1, allowing single-family residences with a minimum parcel size of 7,500 square feet (sf) or approximately six parcels per acre.
- January 1958: The Board of Supervisors rezoned the adjacent 3-acre parcel (Hillsborough West Apartments) from R-1 to R-3, allowing multiple-family development.
- June 1958: The Board of Supervisors rezoned the entire 99-acre parcel to R-E/BD, a residential estates zoning designation allowing for one unit per five acres. The "BD" zoning overlay district was later changed to "SS-107," but it did not change the minimum 5-acre parcel size.
- 1976: The Board of Supervisors rezoned the property, with the exception of the 11.78-acre area to the RM District. The 11.78-acre portion was retained in the R-E/SS-107 zoning district.
- 2005: County approves a Certificate of Compliance (Type A) for APN 041-072-030, making the parcel legal.
- September 2007: The San Mateo County Board of Supervisors approved a County-initiated rezoning of the 11.78-acre portion of the parcel from a R-E/SS-107 zoning to a R-1/S-81 zoning over a 9,000 sf portion and a RM zoning over an 11.57 acre portion. The County also amended, by Ordinance, the RM District regulations to add a provision requiring, after any land division(s) that a permanent conservation easement be granted to the County that limits the use of lands to uses consistent with open space.

With respect to the current land use designations and zoning of the parcels that make up the project site and its development potential, that information is provided under Subsection 3.3 of the Project Description in the recirculated draft EIR. As stated there, the vast majority of the project site,

### *3.0 Comments on the Recirculated Draft EIR and Responses to Comments*

approximately 96.71 acres, is currently zoned RM by the County's Zoning Map (the 2007 rezoning of the approximately 12-acre parcel is also discussed in that section). The RM zone allows different uses including single-family dwellings. The density of development allowed within the RM zone varies depending on the physical criteria evaluated specifically for each parcel. The maximum number of dwelling units allowable on the project site has been calculated according to criteria under Sections 6317 and 6318 of the San Mateo County Zoning Regulations (see pages 3.0-6 and 3.0-7 of the recirculated draft EIR). As stated in the recirculated draft EIR, the proposed project would involve a minor zoning change for consistency purposes. The portion of lots 9 and 10 under RM zoning would be rezoned from RM to R-1/S-81 and, after a proposed lot line adjustment, the approximately 2,200 sf portion of the larger parcel (APN 041-101-290) would be rezoned from R-1/S-8 to RM to make its zoning consistent with the remainder of the approximately 92.46-acre RM parcel. The majority of the site would remain zoned as RM and the project would be consistent with proposed zoning. Therefore, impacts related to zoning would be less than significant. The project as proposed is not inconsistent with the requirements of the RM zone.

One of the attachments to Comment Letter ORG-1 questions the density credit allowed for the 0.05-acre parcel 041-072-030. That issue is addressed in the recirculated draft EIR and in the response above.

#### **Response to Comment ORG-1-2**

Section 6317A of the County Resource Management (RM) Regulations require the applicant to grant to the County (and the County to accept) a conservation easement limiting the use of the land which is not designated for development under a Master Land Division Plan to open space uses. The applicant proposes to comply with these regulations as a requirement of the requested RM permit for the proposed subdivision. The actual content of the proposed conservation easement will be provided to the County prior to the Planning Commission hearing tentatively scheduled for January 13, 2010, for review by the County for compliance with this regulation prior to the Planning Commission meeting. At this time, the details of the proposed conservation easement are not available. At the time of the granting of the conservation easement to the County, the property owner will still retain ownership of the remainder parcel. While the applicant has stated his wishes to donate the land to a non-profit organization, donation of the land is not a County requirement. Therefore, the decisions of whether to donate the land, when to donate the land, and who to donate the land to are the applicant's to make. No details regarding land donation are available at this time.

The absence of this information does not affect the evaluation of the environmental impacts of the proposed subdivision project because in compliance with the RM Regulations, the parcel designated as

### *3.0 Comments on the Recirculated Draft EIR and Responses to Comments*

open space will be put under a conservation easement and will not be developed. Therefore, no significant environmental impacts will result from the creation of the open space parcel.

#### **Response to Comment ORG-1-3**

Please see **Response to Comment ORG-1-2**. The recirculated draft EIR is consistent in its description of the 92.5 acre parcel which would remain as open space under a conservation easement.

#### **Response to Comment ORG-1-4**

As stated previously, Section 6317A of the Zoning Regulations does not require the donation of land to a separate entity, but only requires the property owner to grant a conservation easement to the County and for the County to accept the easement. At the time of the granting of the conservation easement to the County, the property owner will still retain ownership of the open space parcel. The Highlands Recreation District is a potential separate entity to which the land may be donated. While the applicant has stated his wishes to donate the land to a non-profit organization, donation of the land is not a County requirement. Therefore, the details of the potential land donation are not required for compliance with Section 6317A.

#### **Response to Comment ORG-1-5**

Please refer to Figure 6c in Appendix 4.3, Revised Geologic Evaluation, of the recirculated draft EIR, which shows a soil cross section for lot 8. As discussed on page 4.3-30 of the recirculated draft EIR, the proposed buttress fill landslide repair "should also remove sufficient driving forces and mitigate further movement of the remaining small piece of the landslide beneath Ticonderoga Drive [after grading], thereby reducing the potential for adverse off-site impacts from the proposed development." The Revised Geologic Evaluation included a quantitative slope stability evaluation of a schematic proposed buttress fill concept, with results indicating that a buttress fill landslide repair would be stable under static conditions and would only experience minor displacement (8 to 9 centimeters) during maximum earthquake loading conditions. A specific buttress fill plan was not provided, since it will be up to the project designer to develop the actual design (size and number of subsurface benches, depth of keyway, etc.) for the project. The schematic proposed buttress fill analyzed was based on current widely accepted methods and is within the standard of practice for Bay Area landslide repairs. Note that this discussion and analysis in the recirculated draft EIR is with respect to the landslide that underlies the western portion of lot 8 in the area where the proposed home would be located.

A second potential landslide or erosion hazard area is present on the eastern portion of lot 8, relating to the steep cut-slope above Ticonderoga Drive in this area. No actual landslides were identified in this area

### *3.0 Comments on the Recirculated Draft EIR and Responses to Comments*

during the Revised Geologic Evaluation. As stated in the recirculated draft EIR, lot 8 would be larger (than the other residential lots along Ticonderoga Drive) so as to contain this area of this potential landsliding or erosion to provide an access route to the top of the slope for mitigation or regrading of the cut-slope in the unlikely event that a landslide or erosion of the slope in this portion of the parcel occurs, as there is no other route for equipment to access this area. As a result, the property owner would be responsible for repairs rather than the public or non-profit entity to whom the open space parcel is dedicated (if it is dedicated). As no development or ground disturbance is proposed by the project on the eastern portion of the lot, there would be no impact related to this portion of the site.

#### **Response to Comment ORG-1-6**

During the March 16, 2009 meeting to develop the scope of the additional geotechnical analysis, all parties agreed that additional subsurface investigation was required only for lots 5 through 8 and not for any of the other lots.

With respect to the other lots, it was agreed that new geologic maps and cross-sections would be prepared for these lots using an updated field-surveyed topographic map. The referenced statements from the meeting transcript refer to the extent of existing fill on these lots. It was agreed upon by all parties at the meeting that the limits of the fill should be identified on a site plan and the relationships of the fill limits to the proposed house footprints should be established. Figures 2c and 2d of the Revised Geologic Evaluation (see Appendix 4.3 of the recirculated draft EIR) provide graphically the extent of the fill and the house footprints, and Figures 6d and 6e show the approximate depth/thickness of the fill based on the existing subsurface information available. For lots 9 and 10, there are six prior test pits within the limits of the lots and three additional prior test pits just beyond the property boundaries that were reviewed. For lot 11, there is one prior test pit within the lot, one test pit outside the limit of the lot, and bedrock outcrops observed in the western portion of the lot. The locations of these test pits are also provided on Figures 2c and 2d.

Much of the concern of Cotton, Shires & Associates (CSA) (geotechnical consultants retained by interested neighbors) with respect to lots 9, 10, and 11 stemmed from the fact that CSA did not know where within each of these lots the proposed homes would be located, especially where the homes would be relative to the artificial fill that had previously been deposited on these lots. That information was provided to CSA and field verification was conducted by Treadwell & Rollo (T&R) (geotechnical firm retained by Impact Sciences, Inc.) and CSA, where it was confirmed that all three home sites were viable



as proposed and that development of these lots would be in general accordance with Bay Area residential hillside development<sup>1</sup>.

The proposed residence on lot 9 is located entirely outside the limits of fill. A small portion of the proposed residence for lot 10, and the residence for lot 11 are located within areas of existing fill. As shown on Figures 6d and 6e, which were developed along an orientation of the steepest topography and thickest fill as identified during the surface field mapping, the anticipated depth to bedrock below ground surface at lot 10 is up to 10 feet, and at lot 11 is up to 6 feet. These depths are not beyond the design of ordinary pier and grade beam foundations for hillside residential development and such foundations would successfully mitigate soil creep and settlement of this fill.

The comments concerning "microzoning" reference the need to establish certain zones on the property that should not be developed due to geologic hazards. There was no commitment made to "microzone" these parcels at the meeting nor is "microzoning" required as areas of geologic hazard proposed for development would be mitigated to a less than significant level.

#### **Response to Comment ORG-1-7**

The recirculated draft EIR provides analysis of geologic conditions in Section 4.3, Geology and Soils. Geologic conditions at the site have been studied extensively through numerous geotechnical investigations conducted at the project site as discussed on page 4.3-11 of the recirculated draft EIR.

The scope for additional geotechnical investigation conducted for the recirculated draft EIR was approved based on a consensus reached at the March 16, 2009 meeting between T&R; CSA; Impact Sciences, Inc.; San Mateo County Staff, including the County Geologist; the project geotechnical consultant; representatives of the neighborhood associations; and the project applicant. That work was performed by T&R and field-verified by CSA, and information generated by that work was documented in the recirculated draft EIR and was used to describe the potential impacts of the project as well as develop mitigation measures for potentially significant impacts related to site geology. The recirculated draft EIR is detailed and reflects a good faith effort at full disclosure of all project impacts, including impacts related to geology and soils.

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<sup>1</sup> There is no published standard for Bay Area residential hillside development, however there exists a standard of practice for geotechnical engineering, which is the standard that most engineers and geologists will design for in a given location (i.e. Bay Area) at a given time. This standard is partially controlled by the California Building Code (CBC), however local jurisdictions can require stricter standards than the CBC.

**Response to Comment ORG-1-8**

Adequate geotechnical data were generated prior to and during the preparation of the recirculated draft EIR that allowed for the impacts of the project to be fully characterized and disclosed in the recirculated draft EIR. None of the mitigation measures in the recirculated draft EIR are future studies that would be used to characterize the project's environmental impacts. Mitigation Measures GEO-1 and GEO-2b require a site-specific geotechnical investigation to be performed to help inform specific aspects of the homes such as the foundation design, slope configuration, retaining walls, and drainage design. Specific recommendations for these identified geologic hazards will also be provided, and will be based upon and consistent with the intent of the general recommendations provided in the Revised Geologic Evaluation.

While the conduct of a project-specific geotechnical investigation is a standard engineering practice, it is included in the EIR as a mitigation measure mainly to assure the decision makers and the public that this investigation will be completed under the oversight of the County and will ensure that the foundations of the homes and drainage systems are designed appropriately for the project site to minimize the potential for the underlying materials to become unstable and minimize the exposure of people and structures to landslide hazards. Note that the underlying landslide materials beneath two homes would be excavated and replaced with a fully drained conventional buttress fill that is founded in the underlying bedrock.

**Response to Comment ORG-1-9**

Please see **Response to Comment ORG-1-8** above. CSA confirmed during the field visit that the proposed homes could be built on the specific portions of lots 9, 10, and 11 that are proposed by the applicant. Given that qualified geotechnical consultants confirmed that the site plans as proposed were viable, the EIR's description and evaluation of site grading and tree removal is accurate. To the extent that subsequent design-level geotechnical investigation shows the need for modified grading or slight changes to the project footprint such that additional protected trees are affected, the County will require an amendment to the RM permit that is issued for the project and that amendment will require the applicant to replace protected trees at a 1:1 ratio.

The comment that "the Cobblehill and Cowpens houses are at the top of a ridge that has landslides beneath it" is not accurate. The house sites are at the top of the hillside, in an area underlain by a thin veneer of fill, native soil, and bedrock. No landslides have been identified beneath the building sites. There may be shallow landsliding on the slopes downhill of, and northeast of the lots (outside the area of detailed mapping), but these slides would not impact the proposed houses provided they are supported on foundations bearing in the underlying bedrock as anticipated. No evidence of deep-seated landsliding within the bedrock on this slope was observed during the stereo-paired aerial photograph review, and no

### 3.0 Comments on the Recirculated Draft EIR and Responses to Comments

landslides were mapped on these slopes during the prior 1994 Soil and Foundations Systems investigation of the entire site.

No analysis of the project's impacts or the impacts of mitigation measures has been deferred.

#### **Response to Comment ORG-1-10**

As discussed under Impact GEO-2 on page 4.3-32 of the recirculated draft EIR, because all of the landslide material on lots 5 and 6 would be removed to prepare the building pads, the project would not cause the adjacent property to become unstable. The geotechnical investigation conducted by T&R concluded that the proposed buttress fill repair solution for lots 7 and 8 would create conditions on the site that would be stable under static conditions and would experience only a small amount of deformation (slope displacements on the order of 8 to 9 centimeters) under maximum seismically loaded conditions.

By supporting the proposed residences on pier and grade beam foundations bearing in the underlying bedrock, the weight of the structures will be transferred to the bedrock, and will not cause loading of the surficial soils or fills that could result in slope instability either on- or off-site. In addition, surface drainage improvements and subsurface intercept drains associated with the buttress for lots 7 and 8, and subsurface drains behind new retaining walls will increase the overall stability of the site and neighboring properties.

The recirculated draft EIR includes a mitigation measure (Mitigation Measure GEO-1, third bullet on page 4.3-31) which is to ensure that project site runoff does not mobilize new landslides in the thin veneer of soils mantling bedrock on the slope below lots 1 through 4.

#### **Response to Comment ORG-1-11**

The recirculated draft EIR states that the project is feasible from a geologic perspective, that all 11 home sites can be safely developed and that the construction will not involve any measures or activities beyond the standard design or construction for Bay Area residential hillside development and buttress fill landslide repair. The project as proposed and mitigated would not result in any significant impacts to the environment, including those related to Geology and Soils. According to the CEQA Guidelines, the decision-making body for this project, the Board of Supervisors, must review, consider, and certify the final EIR prior to project approval. The project would only be approved after it has been determined that the final EIR has been completed in compliance with CEQA.

**Response to Comment ORG-1-12**

The comment is noted. Please see **Response to Comment ORG-1-11**.

**Response to Comment ORG-1-13**

Geotechnical subsurface exploration locations on the subject lots are documented on pages 4.3-11 through 4.3-16 and boring locations are depicted in Figures 4.3-2 through 4.3-5 of the recirculated draft EIR. As shown in the graphics, between previous geotechnical studies and the latest geotechnical investigation completed in 2009 for this EIR, a total of two borings were completed for lots 1 through 4, 13 borings and test pits were completed for lots 5 through 8, nine test pits for lots 9 and 10, and two test pits for lot 11. This data forms the basis of the analysis in the recirculated draft EIR. Please see **Response to Comment ORG-1-6** above which shows that adequate information for lots 9, 10, and 11 was available to evaluate the project's impacts. Analysis of the project's impacts or the impacts of mitigation measures has not been deferred to the design-level geotechnical investigation. The design-level studies will be performed to develop the specific bedrock strength parameters to design the depth and size of foundation elements and site retaining walls for each lot to account for the highly variable nature of this bedrock unit, as has been done on many other projects including, as the commenter references, projects on the San Mateo flatlands, where the necessary pilings under the houses could vary between 10 and 20 feet deep.

**Response to Comment ORG-1-14**

As described above in **Response to Comment ORG-1-6**, the building placement is known and has been provided on Figure 2d of the Revised Geologic Evaluation. In addition, based on the site topography and data from prior test pits, it is anticipated that the depth to bedrock at this site is up to about 6 feet below the existing ground surface. The house will be supported on a pier and grade beam foundation, penetrating the fill and gaining support in the underlying bedrock.

**Response to Comment ORG-1-15**

Polhemus Road begins at the intersection of Tower Road and extends north from that point. South of the Tower Road intersection, the roadway is named Ralston Avenue and is within the jurisdiction of the City of Belmont. As discussed in Section 4.1, Aesthetics, of the recirculated draft EIR and shown in Figures 4.1-13 and 4.1-14, views from Polhemus Road of the proposed Cobblehill Place homes would be screened by intervening vegetation, including trees along Polhemus Road, between Tower Road and Ticonderoga Drive, and along Ticonderoga Drive. The proposed home on Cowpens Way is completely screened from Polhemus Road by topography as it is located further west beyond the ridge where Cobblehill Place is located.

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With respect to views from Ralston Avenue, Figure 4.1-17 shows an existing view of the project site from a location along Lakewood Circle just east of Ralston Avenue. The recirculated draft EIR noted in error that the front elevations of the proposed homes on lots 5 through 8 on Ticonderoga Drive would be visible from this location. Upon closer inspection, it has been determined that views of the Ticonderoga Drive homes will not be available to motorists driving north on Ralston Avenue due to an intervening hill between the viewer and the homes. Only the roofline of the homes on Cobblehill Place would be visible from Ralston Avenue and this view would be similar to the views of other homes on the hillsides adjoining the roadway. Therefore there would be a less than significant impact to views from Ralston Avenue.

With respect to Crown Court and Timberlane Way, publically accessible viewpoints on county roadways were selected rather than private backyards from which photographs of the project site were taken. As these photographs (Figures 4.1-14 through 4.1-16) show, the project homes would not be visible from these roadways.

Because the photographs provided in the EIR and text clearly show that most of the project homes would not be visible from the publically accessible areas along the major roadways in the project vicinity, visual simulations were not determined to be necessary.

#### **Response to Comment ORG-1-16**

The County has not designated a scenic corridor for Polhemus Road. The County applies policies pertaining to scenic corridors only to areas so designated. Even if the County requires conformance with the Scenic Corridor policies for development visible from a County Scenic Road, the project would not involve changes that would be visible from viewpoints along Polhemus Road nor would the project involve work within the Polhemus Road right-of-way.

The conclusion remains that the impact to the Polhemus Road scenic road would be less than significant as only the proposed homes on Cobblehill Place would be partially visible from a portion of Ralston Avenue and they would be of similar scale to the adjacent homes that are currently visible.

#### **Response to Comment ORG-1-17**

For reasons presented in **Response to Comment ORG-1-15** above, the proposed Cobblehill Place and Cowpens Way homes would not be visible to incoming motorists along Polhemus Road. Only the rooftops of homes on Cobblehill Place would be visible to motorists traveling north on Ralston Avenue, as is acknowledged in the recirculated draft EIR.

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The view of Cobblehill Place and Cowpens Way from Crown Court provided in Figure 4.1-16 in the recirculated draft EIR was selected because it is a publicly accessible viewpoint that shows the project site.

#### **Response to Comment ORG-1-18**

The analysis of visual impacts provided in Section 4.1, Aesthetics, of the recirculated draft EIR, is based on site reconnaissance and photos taken from various viewpoints. The photos used for the visual simulations shown in Figures 4.1-5, 4.1-9, 4.1-10, and 4.1-11 in the recirculated draft EIR were taken with a 50 mm lens. The remaining photos were taken with a 35 mm lens and the relevant portions of the project site (locations of the proposed homes) are included in the frame of the photos provided in Figures 4.1-13 through 4.1-17 of the recirculated draft EIR.

#### **Response to Comment ORG-1-19**

The comment is noted. An adequate number of photographs and visual simulations are included in the recirculated draft EIR for the decision makers to understand the potential visual impacts of the proposed project.

#### **Response to Comment ORG-1-20**

An adequate range of alternatives is included in the recirculated draft EIR. The project would result in potentially significant impacts to biological resources including woodrats, nesting birds, special status bat species (all lots); California red-legged frog (lot 11 only); protected trees (all lots); willow scrub habitat (lot 11 only); purple needlegrass (lot 8 only); wetlands (lot 11 only); landslide hazards (lots 7 and 8 only); hazard from unstable geologic unit (all lots); soil erosion (all lots); seismic groundshaking and expansive soils (all lots); construction phase air quality (all lots); high noise levels during construction (all lots); exposure to wildland fires (all lots); exposure to hazardous materials during construction (all lots); and water quality impacts from potential sewage overflows (all lots). All of these impacts would be reduced to a less than significant level with the implementation of the proposed mitigation measures. Therefore, the proposed project would not result in any impact that could not be mitigated to a less than significant level (i.e., a significant and unavoidable impact).

Consequently, the EIR analyzes alternatives that address potentially significant (as opposed to significant and unavoidable) impacts of the proposed project. In addition to two No Project alternatives, the draft EIR includes an alternative project scheme (Alternative 3) that eliminates the four homes along Ticonderoga Drive to avoid construction in an area with landslides and proposes to build four additional homes at Cobblehill Place; and a reduced density alternative (Alternative 4) that proposes to build four

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homes at Cobblehill Place and four along Bunker Hill Road to avoid construction along Ticonderoga Drive in an area with landslides and to eliminate impacts on biological resources that stem from developing lot 11. Because the majority of the impacts of the proposed project are related to geology and biological resources, the alternatives analyzed in the recirculated draft EIR were specifically designed to address the impacts of the proposed project in these key resource areas.

#### **Response to Comment ORG-1-21**

As discussed on pages 6.0-10 through 6.0-14 of the recirculated draft EIR, Alternative 3 (Alternative Project Scheme) is proposed specifically to reduce the potentially significant impact associated with development in areas with known landslides on Ticonderoga Drive. The six residences extending down the crest of the ridge from the end of Cobblehill Place would be accessed by an extension of the roadway. Based on the current topographic map of this area, there is approximately 75 feet of vertical relief from the end of Cobblehill Place to the central portion of the lowest two lots (lots 5 and 6 depicted in Figure 6.0-2 of the recirculated draft EIR) over a distance of about 300 feet. This relationship indicates that a proposed access road could be constructed with a gradient of about 4:1, or about 14 degrees. From a geotechnical standpoint, a roadway this steep may be developed.

In addition, these alternative lots are located in an area underlain by Franciscan assemblage sandstone overlain by colluvium and native soil. No evidence of deep-seated landsliding on this slope was observed during the aerial photograph review which was performed as part of the Revised Geologic Evaluation. The construction of new homes on slopes with these gradients using pier and grade beam foundations gaining support in the underlying sandstone would not be beyond the standard for current Bay Area hillside residential development.

The recirculated draft EIR discusses that Alternative 3 would result in greater visual impacts from off-site viewing locations than the current proposed project, but the effect would still be less than significant. Regarding biological impacts, the recirculated draft EIR discusses that mitigation measures to reduce the potentially significant impact relative to the loss of stands of purple needlegrass for the proposed project would apply to Alternative 3. Additionally, Alternative 3 would avoid the removal of five protected trees on the Ticonderoga lots. Therefore, Alternative 3 would reduce a potentially significant impact of the proposed project which is development in an area with known landslides but this alternative could result in additional and potentially greater impacts of its own. Pursuant to Section 15126.6(d) of the CEQA Guidelines, if an alternative would cause significant effects in addition to those that would be caused by the proposed project, the significant effects shall be discussed, but in less detail than the significant effects of the proposed project.

**Response to Comment ORG-1-22**

As discussed on page 6.0-16 of the recirculated draft EIR, Alternative 4 (Reduced Density Alternative) would result in a greater aesthetic impact to views from Crown Court, however, the effect would still be less than significant as only the rooflines of four homes on Cobblehill Place would be visible. The rooflines of adjacent homes on Cobblehill Place are currently visible from Crown Court, therefore Alternative 4 would not substantially degrade the visual character or alter scenic views. As noted in **Response to Comment ORG-1-20**, the Reduced Density Alternative was not designed to address significant visual impacts (as the project would not have such impacts), but to address project impacts related to geology and biological resources.

**Response to Comment ORG-1-23**

As discussed on page 3.0-1 of the recirculated draft EIR, the primary objective of the proposed project is the development of 11 single-family homes and the preservation of over 90 acres of open space. CEQA Guidelines Section 15126.6(c) provides that an EIR shall include a range of alternatives that would "feasibly accomplish most of the basic objectives of the project." The preservation of open space is a basic objective (and not a byproduct) of the proposed project which could not be accomplished at a comparable scale at an off-site location. In its comments on the recirculated draft EIR (see comments ORG-1-2 and ORG-1-3 regarding open space), Commenter ORG-1 acknowledges that open space is an integral part of the project and does not describe it as a byproduct of the subdivision.

**Response to Comment ORG-1-24**

Please see **Response to Comment ORG-1-20**.

**Response to Comment ORG-1-25**

The interaction between geology and hydrology was considered in the recirculated draft EIR in the evaluation of the stability of the lots (Impact GEO-1). In view of the thin layer of soil mantling bedrock on lots 1 through 4 and the proximity of a landslide near these lots, the EIR includes a mitigation measure (page 4.3-31) that requires a surface drainage system for each lot along Bunker Hill Road so that stormwater discharge from the site does not destabilize the landslide. The EIR also includes a mitigation measure to install subsurface drainage galleries to control flow of groundwater and reduce the potential for slope instability for all lots (page 4.3-31).

The effects of improperly controlled runoff are also discussed in the recirculated draft EIR under Impact GEO-2 on page 4.3-32 and are listed to include foundation heave and/or settlement, erosion, gullyng,



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ponding, and potential slope instability. A requirement was added to Mitigation Measure GEO-2b related to surface water hydrology. Due to the proposed on-site bioretention/treatment planters and the adequacy of the existing storm drain system to accommodate runoff flows from the project (as discussed on page 4.4.-40 of the recirculated draft EIR), a performance standard with respect to control and discharge of site stormwater is not necessary.

#### **Response to Comment ORG-1-26**

A Certificate of Compliance (Type A) was approved for APN 041-072-030, making the parcel legal. The Certificate of Compliance application was reviewed according to the procedure established by Section 7134 of the County's Subdivision Regulations, which includes a review of the land division history and regulations applicable at the time of the parcel's creation. At the time of the approval, it was determined that the property complies with the State of California Subdivision Map Act and the San Mateo County Subdivision Ordinance. Every legal parcel in the County has a minimum of one density credit regardless of size or physical constraint(s). The proposed lot line adjustment essentially combines the area of this parcel with the remainder parcel and results in a reconfigured parcel at the end of Cobblehill Place, containing one density credit.

#### **Response to Comment ORG-1-27**

The Subdivision Regulations define a Lot Line Adjustment as a shift, rotation, or movement of an existing line between two or more adjacent parcels, where the land taken from one parcel is added to an adjacent parcel and where the adjustment does not result in a greater number of parcels than originally existed.

The applicant proposes a Lot Line Adjustment between APN 041-072-030 (Parcel A), currently 2,178 sf in size, and APN 041-101-290 (Parcel B), currently 96.92 acres in size. The proposed Lot Line Adjustment would move the southern property line of Parcel A in a southeasterly direction to form the rear and side property lines of the proposed lot 10 at the base of Cobblehill Place. The Lot Line Adjustment transfers 96.51-acres from Parcel B to Parcel A, resulting in much larger Parcel A (now 96.51-acres) and a much smaller Parcel B (now 17,995 sf.). Parcel A would be subsequently subdivided into ten residential lots and one remainder parcel as described below. Parcel B would carry the designation of Lot 10 on the development plan. The lot line adjustment would result in the same number of parcels that currently exist, two.

#### **Response to Comment ORG-1-28**

Please see **Response to Comment ORG-1-5**.

**Response to Comment ORG-1-29**

Under the County's Significant Tree Ordinance, for areas that are zoned RM, as discussed on page 4.2-20 of the recirculated draft EIR, Section 6324.2(j) of the Site Design Criteria under the RM District Development Review Criteria applies and that section provides that "removal of living trees with trunk circumference of more than 55 inches measured 4 ½ feet above the average surface of the ground is prohibited, except as may be required for development permitted under this Ordinance." Removal of these protected trees associated with the proposed development is permitted under the Zoning Regulations. A total of seven protected trees are within the development footprint of the project and will be replaced consistent with the County requirement of a 1:1 replacement ratio.

While trees with smaller trunk diameters would also be removed, those are not considered protected under the County Zoning Ordinance and therefore will not be replaced. The loss of the smaller trees on the 11 residential lots would not substantially reduce the oak woodland habitat because of the extent of oak woodland habitat in the project area. Furthermore, the proposed project would permanently protect large areas of oak woodland by placing a conservation easement on the 12<sup>th</sup> parcel of the proposed project (open space).

**Response to Comment ORG-1-30**

See **Response to Comment ORG-1-29** above. All trees over 12 inches in diameter measured 4 ½ feet above ground surface proposed for removal were identified by the applicant and were submitted in list format to the County Planning Department. The Planning Department staff identified seven trees that required replacement in conformance with the RM District requirements for tree protection. The County ordinance does not consider smaller trees as protected and therefore the draft EIR did not include a description of all trees to be removed. The applicant proposes to replace each of the seven protected trees with a 15-gallon replacement tree. In addition, Mitigation Measure AES-1b requires the planting of four 24-gallon trees, bringing the total number of replacement trees to 11 trees. The planting of 11 trees adequately mitigates the impacts of the removal of both protected and unprotected trees.

The recirculated draft EIR includes a mitigation measure (Mitigation Measure BIO-3) to develop a tree replacement plan which will be required to include measures to protect oak and other trees from damage during construction by installing protective fencing, and other measures. The plan will also include a list of criteria and performance standards to maintain and monitor tree replacement sites to measure success and contingency measures in case replacement efforts are not successful (see page 4.2-29 of the recirculated draft EIR).

**Response to Comment ORG-1-31**

Project construction is expected to extend over two years. The reference to phases in Mitigation Measure AQ-1 is essentially a reference to the two years of construction.

**Response to Comment ORG-1-32**

As discussed on pages 4.4-44 and 4.4-45 of the recirculated draft EIR, because the project would not generate emissions in excess of BAAQMD thresholds, the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment. The construction emissions generated by on-site grading activities from the Ascension Heights project would not combine with those generated by the construction of this project because the construction schedules may not necessarily overlap and more importantly the portion of the project site (Bunker Hill Drive homes) that is closest to the Ascension Heights project site is at least 0.4 mile from the Ascension Heights project which is located near the intersection of Bel Aire Drive and Ascension Drive on the east side of Polhemus Road.

**Response to Comment ORG-1-33**

The project proposes to add only four single-family homes along Ticonderoga Drive which would be expected to generate very limited need for guest parking and associated pedestrian movement. The sidewalk along the northern edge of Ticonderoga Drive will be extended east up to the home on lot 8. Currently parking is not restricted on either side of Ticonderoga Drive. The sight distance from the easternmost property line on the north side of Ticonderoga Drive (lot 8) is approximately 230 feet. According to *A Policy on Geometric Design of Highways and Streets*<sup>2</sup>, this is adequate for a design speed of 35 MPH. The posted speed limit on Ticonderoga Drive is 25 MPH. This is not an anticipated safety concern. Please also see **Response to Comment LA-1-3**.

**Response to Comment ORG-1-34**

As discussed in Section 4.4, Other Resource Topics, and shown in Figures 3.0-11 through 3.0-14, in the recirculated draft EIR, the proposed homes, would have rear elevation heights ranging from 26 to 30 feet. The rooflines of the proposed homes on Cobblehill Place and Cowpens Way would be visible from off-site locations with the remaining elevations screened by vegetation.

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<sup>2</sup> American Association of State Highway and Transportation Officials (AASHTO). 2004. *A Policy on Geometric Design of Highways and Streets*. Exhibit 3-1, page 112.

### *3.0 Comments on the Recirculated Draft EIR and Responses to Comments*

#### **Response to Comment ORG-1-35**

Please refer to the descriptions and impact analyses of bio-retention planters as proposed for each lot under Impact AES-2 in Section 4.1, Aesthetics, of the recirculated draft EIR.

#### **Response to Comment ORG-1-36**

The patch of purple needlegrass is present in the southwestern portion of lot 8. A large portion of the needlegrass patch is within the footprint of the proposed home and driveway that would serve the home. Therefore, elimination of the eastern portion of lot 8 from the home site would not avoid the impact to purple needlegrass.

The mitigation measure for the loss of the plant species includes restoration of non-native plant areas adjacent to the serpentine grassland to support native grasses (see page 4.2-32 of the recirculated draft EIR). The proposed mitigation measure will adequately address the impact to the plant species.

#### **Response to Comment ORG-1-37**

Please see **Section 4.0, Mitigation Monitoring and Reporting Program**, in this final EIR.

**3.0 Comments on the Recirculated Draft EIR and Responses to Comments**

Insert Comment Letter ORG-2

## ***Response to Comment Letter ORG-2***

### **Response to Comment ORG-2-1**

As previously discussed, the applicant proposes to comply with the requirements of Section 6317A and 6318 of the RM regulations by granting a conservation easement to the County as a requirement of the requested RM permit for the proposed subdivision and requested density bonuses. Therefore, the recordation of the conservation easement would be required prior to recordation of the final subdivision map. At the time of the granting of the conservation easement to the County, the property owner will still retain ownership of the remainder parcel. The transfer of ownership or donation of the remainder parcel to a separate entity is not required, and therefore not regulated, by the County. No details regarding land transfer or donation are available at this time.

### **Response to Comment ORG-2-2**

See Response to Comment ORG-2-1 above.

### **Response to Comment ORG-2-3**

As previously discussed, at the time of the granting of the conservation easement to the County, the property owner will still retain ownership of the remainder parcel. Therefore, only the owner (not the County) can donate the land to a separate entity. The transfer of ownership or donation of the remainder parcel by the property owner to a separate entity is not required, and therefore not regulated, by the County. Regarding the question of the applicant's liability after the transfer of the property to a new owner, this is a legal question and outside of the purview of this CEQA document.

### **Response to Comment ORG-2-4**

The actual content of the proposed conservation easement will be provided to the County by the applicant prior to the Planning Commission hearing (tentatively scheduled for January 13, 2010), for review by the County for compliance with the RM regulations prior to the Planning Commission meeting. The proposed conservation easement will be provided as an attachment to the staff report prepared for the Planning Commission hearing. A staff report will be sent to the commenter.

**3.0 Comments on the Recirculated Draft EIR and Responses to Comments**

Insert Comment Letter ORG-3

***Response to Comment Letter ORG-3***

**Response to Comment ORG-3-1**

The comment is noted.



**3.0 Comments on the Recirculated Draft EIR and Responses to Comments**

Insert Comment Letter ORG-4

***Response to Comment Letter ORG-4***

**Response to Comment ORG-4-1**

The comment is noted.

**Response to Comment ORG-4-2**

Environmental impacts associated with extension of utility service to the proposed project are discussed on page 4.4-55 of the recirculated draft EIR.

**Response to Comment ORG-4-3**

The comment is noted.

**3.0 Comments on the Recirculated Draft EIR and Responses to Comments**

Insert Comment Letter ORG-5

## ***Response to Comment Letter ORG-5***

### **Response to Comment ORG-5-1**

The recirculated draft EIR adequately analyzes and discloses all significant environmental impacts of the project. For potentially significant impacts, it presents recommended mitigation measures and alternatives that would reduce those impacts to a less than significant level. Please see **Responses to Comments ORG-5-2 through -8** which clearly show that the EIR is adequate as a disclosure document.

### **Response to Comment ORG-5-2**

Please see **Response to Comment ORG-1-6**.

### **Response to Comment ORG-5-3**

Please see **Responses to Comments ORG-1-5 and ORG-1-10**.

### **Response to Comment ORG-5-4**

Please see **Response to Comment ORG-1-2**.

### **Response to Comment ORG-5-5**

Please see **Response to Comment ORG-1-25**.

### **Response to Comment ORG-5-6**

Please see **Responses to Comments ORG-1-15 and ORG-1-16**.

### **Response to Comment ORG-5-7**

Please see **Response to Comment ORG-1-5**.

### **Response to Comment ORG-5-8**

The recirculated draft EIR mentions that the Highlands Recreation Center, a potential future owner of the remainder parcel, may use a portion of the open space for additional parking. The potential use of a portion of the remainder parcel as a parking lot is not currently proposed and is not part of the project which is the subject of the recirculated draft EIR. As previously discussed, the transfer of ownership or donation of the remainder parcel to a separate entity is not required, and therefore not regulated, by the County. Likewise, the use of the parcel after ownership is transferred is also not regulated by the County,

*3.0 Comments on the Recirculated Draft EIR and Responses to Comments*

so long as the future owner(s) comply with the terms of the conservation easement. No further details regarding land donation or land use after donation are available at this time.

**Response to Comment ORG-5-9**

The comment is noted.

**Response to Comment ORG-5-10**

Please see **Responses to Comments ORG-1-9, ORG-1-10, and ORG-1-11.**

**Response to Comment ORG-5-11**

Please see **Response to Comment ORG-1-16.**

**Response to Comment ORG-5-12**

Please see **Responses to Comments ORG-1-8, ORG-1-9, ORG-1-10, and ORG-1-11.**

**Response to Comment ORG-5-13**

Please see **Response to Comment ORG-1-21.**

**3.0 Comments on the Recirculated Draft EIR and Responses to Comments**

Insert Comment Letter I-1

## ***Response to Comment Letter I-1***

### **Response to Comment I-1-1**

The comment is noted. The recirculated draft EIR has been revised to include Richard Cole in the list of individuals and organizations that commented on the December 2008 draft EIR (see **Section 2.0, Project Refinements & Recirculated Draft EIR Text Changes**). Mr. Cole's comments were considered and reflected in the edits contained in the recirculated draft EIR. When the requested information was not provided, it was because the information is outside of the purview of the draft EIR. However, when an entire draft EIR is revised and recirculated (as was done with this EIR), CEQA states that the lead agency does not have to provide specific responses to the comments submitted on the previous draft EIR (CEQA Guidelines Section 15088.5(f)(1)).

### **Response to Comment I-1-2**

Please see **Response to Comment ORG-1-2**.

### **Response to Comment I-1-3**

Analysis of the proposed Resource Management (RM) District zoning text amendment is provided in Section 4.5, Resource Management District Zoning Text Amendment, of the recirculated draft EIR. Interested parties were provided an opportunity to comment on the proposed zoning text amendment during the 45-day public review period for the December 2008 draft EIR and the 57-day public review period for the recirculated draft EIR. The recirculated draft EIR has been prepared in accordance with and in fulfillment of CEQA requirements.

### **Response to Comment I-1-4**

Please see **Response to Comment ORG-1-1**.

### **Response to Comment I-1-5**

Please see Section 4.3, Geology and Soils, in the recirculated draft EIR, which provides analysis based on the supplemental geotechnical investigation conducted by Treadwell & Rollo. The scope of the supplemental geotechnical investigation was agreed upon at a March 16, 2009 meeting by Treadwell & Rollo; Cotton, Shires & Associates; Impact Sciences, Inc.; San Mateo County Staff, including the County Geologist; the project geotechnical consultant; representatives of the neighborhood associations; and the project applicant. Please also see **Responses to Comments ORG-1-8, ORG-1-9, ORG-1-10, ORG-1-11, and ORG-1-13**.

*3.0 Comments on the Recirculated Draft EIR and Responses to Comments*

**Response to Comment I-1-6**

Mr. Cole's comments on the December 2008 draft EIR were addressed in the recirculated draft EIR as noted above under **Responses to Comments I-1-1 through I-1-5**.



**3.0 Comments on the Recirculated Draft EIR and Responses to Comments**

Insert Comment Letter I-2

***Response to Comment Letter I-2***

**Response to Comment I-2-1**

The County considers encroachments, related nuisances, and the removal of such encroachments to be a civil issue between property owners. Construction on another property owner's land would require consent of that property owner and would be subject to Planning and Building Department permitting requirements, including zoning development standards.

Regarding liability for encroachment-related nuisances, this is a legal question outside of the purview of this CEQA document.

**3.0 Comments on the Recirculated Draft EIR and Responses to Comments**

Insert Comment Letter I-3

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## ***Response to Comment Letter I-3***

### **Response to Comment I-3-1**

The comment is noted.

### **Response to Comment I-3-2**

As discussed in Section 6.0, Alternatives, of the recirculated draft EIR on page 6.0-6, Alternative 2 "would be expected to include up to nine housing units based on consistency with current zoning and economic feasibility for site acquisition and development." Under current zoning, the maximum potential density of the site is nine dwelling units, given the six density credits for APN 041-101-290, two density credits for an 11.78-acre area rezoned from RE/SS-107 to RM in 2007, and one density credit from the approved Certificate of Compliance for APN 041-072-030 (see Figure 3.0-3, Existing Zoning and Density Credits, in the recirculated draft EIR). The proposed project would be eligible for two density bonuses as a result of approval of the proposed RM District Zoning Text Amendment, which is not a component of Alternative 2. The development of Alternative 2 would occur along Bunker Hill Drive and Ticonderoga Drive and would be subject to the same geological, biological, and aesthetic constraints that apply to the proposed project. As noted for the proposed project (see **Responses to Comments ORG-1-9, ORG-1-10 and ORG-1-11**), using state of the art hillside engineering techniques construction of homes on these lots is viable.

### **Response to Comment I-3-3**

The comment is noted.

### **Response to Comment I-3-4**

Construction of the four homes along Ticonderoga Drive is not expected to extend over a long period of time. Furthermore, Mitigation Measure AQ-1 will be implemented by the project to minimize construction phase diesel emissions. This mitigation measure requires the use of construction equipment that meets EPA certification standards for clean technology.

### **Response to Comment I-3-5**

The comment is noted.

### **Response to Comment I-3-6**

The comment is noted. Please see **Responses to Comments ORG-1-6, ORG-1-9, ORG-1-11, and ORG-1-21**.

**Response to Comment I-3-7**

As discussed on page 1.0-3 of the recirculated draft EIR and in Section 1.0, Introduction of this final EIR, comments received on the December 2008 draft EIR were addressed in the recirculated draft EIR, as appropriate, and appear as redline/strikeout. County staff responded to Mr. Goodman's comment during the October 28, 2009 planning commission meeting.

**Response to Comment I-3-8**

As discussed on pages 4.1-31 and 4.1-36 of the recirculated draft EIR, although views of the project site from Lakewood Circle would be altered by development along Ticonderoga Drive and Cobblehill Place, the open space visible along Ticonderoga Drive is not characteristic of a scenic view (e.g., a picturesque ridgeline, open bay waters, distinctive urban skyline or major landmarks within the sight distance) and Cobblehill Place is currently developed with residential uses located directly adjacent to the proposed development. The proposed project would offer views consistent with the current landscape visible from Lakewood Circle. As no scenic views would be altered by the proposed project and because the project site is located in an area that is already developed with residential uses, the proposed project would not have an adverse effect on scenic views nor would it degrade visual character.

*3.0 Comments on the Recirculated Draft EIR and Responses to Comments*

Insert Comment Letter I-4

**Response to Comment Letter I-4**

**Response to Comment I-4-1**

The comment is noted. Notices were reissued to interested parties on September 25, 2009, and the public review period was extended by 12 days.

**Response to Comment I-4-2**

Mr. Naifeh stated that County consultation to gain a full understanding of CSA's concerns, as outlined at the geology meeting of March 16, 2009, was not completed. All agreements reached at the March 16, 2009 meeting have been fulfilled. County Planning Staff has responded to Mr. Naifeh's email requesting more detail regarding this issue, specifically asking Mr. Naifeh to cite page(s) of the transcript as necessary when referencing points of consensus from the meeting of March 16, 2009. Also see **Response to Comment ORG-1-6**.

**Response to Comment I-4-3**

Please see **Response to Comment I-4-1**.

## 4.0 MITIGATION MONITORING AND REPORTING PROGRAM

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The California Environmental Quality Act (CEQA) requires that a Lead Agency establish a program to monitor and report on mitigation measures adopted as part of the environmental review process to avoid or reduce the severity and magnitude of potentially significant environmental impacts associated with project implementation. CEQA (Public Resources Code Section 21081.6 (a) (1)) requires that a Mitigation Monitoring and Reporting Program (MMRP) be adopted at the time that the public agency determines to approve a project for which an EIR has been prepared, to ensure that mitigation measures identified in the EIR are fully implemented.

The MMRP for the Highland Estates project is presented in **Table 4.0-1, Mitigation and Monitoring Reporting Program**. **Table 4.0-1** includes the full text of project-specific mitigation measures identified in the final EIR. The MMRP describes implementation and monitoring procedures, responsibilities, and timing for each mitigation measure identified in the EIR, including:

**Significant Impact:** Identifies the Impact Number and statement from the final EIR.

**Mitigation Measure:** Provides full text of the mitigation measure as provided in the final EIR.

**Monitoring/Reporting Action(s):** Designates responsibility for implementation of the mitigation measure and when appropriate, summarizes the steps to be taken to implement the measure.

**Mitigation Timing:** Identifies the stage of the project during which the mitigation action will be taken.

**Monitoring Schedule:** Specifies procedures for documenting and reporting mitigation implementation.

The County of San Mateo may modify the means by which a mitigation measure will be implemented, as long as the alternative means ensure compliance during project implementation. The responsibilities of mitigation implementation, monitoring, and reporting extend to several County departments and offices. The manager or department lead of the identified unit or department will be directly responsible for ensuring the responsible party complies with the mitigation. The Planning and Building Department is responsible for the overall administration of the program and for assisting relevant departments and project managers in their oversight and reporting responsibilities. The Planning and Building Department is also responsible for ensuring the relevant parties understand their charge and complete the required procedures accurately and on schedule.



Table 4.0-1  
Mitigation Monitoring and Reporting Program

Project	Location	Description	Mitigation Measure	Responsible Agency	Timing
<b>AESTHETICS</b>					
<p><b>Impact AES-1:</b> The proposed project would alter project views but would not obstruct scenic views from existing off-site and residential areas or adversely affect scenic views from a designated scenic route.</p>			<p><b>Improvement Measure AES-1a:</b> The Project Applicant shall provide "finished floor verification" to certify that the structures are actually constructed at the height shown on the approved plans. The Project Applicant shall have a licensed land surveyor or engineer establish a baseline elevation datum point in the vicinity of the construction site. Prior to the below floor framing inspection or the pouring of concrete slab for the lowest floors, the land surveyor shall certify that the lowest floor height as constructed is equal to the elevation of that floor specified by the approved plans. Similarly, certifications of the garage slab and the topmost elevation of the roof are required. The application shall provide the certification letter from the licensed land surveyor to the Building Inspection Section.</p>	<p>County of San Mateo Planning and Building Department Shall oversee compliance with approved height of construction</p>	<p>Project design and review process</p>
			<p><b>Improvement Measure AES-1b:</b> The Project Applicant shall plant a total of four (4) trees (minimum 24-gallon each), one directly in front of each home on lots 5 through 8 to soften and screen views of the new homes from off-site locations. These trees will be in addition to the seven (7) 15-gallon replacement trees included in the proposed project.</p>	<p>County of San Mateo Planning and Building Department Shall oversee tree placement</p>	<p>Project design and review process and during construction</p>
<p><b>Impact AES-2:</b> The proposed project would construct single-family residences on an undeveloped site in a residential neighborhood but would not degrade the existing visual character of the site.</p>			<p><b>Improvement Measure AES-2:</b> Construction contractors shall minimize the use of on-site storage and when necessary store building materials and equipment away from public view and shall keep activity within the project site and construction equipment laydown areas.</p>	<p>County of San Mateo Planning and Building Department Shall oversee monitoring of construction activities</p>	<p>During construction</p>
					<p>Confirm and document during building permit review and project construction</p>

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Mitigation Schedule	
<p><b>BIOLOGICAL RESOURCES</b></p> <p><b>Impact BIO-2:</b> The proposed project would result in a substantial adverse effect on special-status wildlife species.</p>	<p><b>Mitigation Measure BIO-2a:</b> No earlier than 30 days prior to the commencement of construction activities, a survey shall be conducted to determine if active woodrat nests (stickhouses) with young are present within the disturbance zone or within 100 feet of the disturbance zone. If active woodrat nests (stickhouses) with young are identified, a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of a qualified biologist and based on consultation with the CDFG. At the discretion of the monitoring biologist, clearing and construction within the fenced area would be postponed or halted until young have left the nest. The biologist shall serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur.</p> <p>If woodrats are observed within the disturbance footprint outside of the breeding period, individuals shall be relocated to a suitable location within the open space by a qualified biologist in possession of a scientific collecting permit. This will be accomplished by dismantling woodrat nests (outside of the breeding period), to allow individuals to relocate to suitable habitat within the adjacent open space.</p>
<p>County of San Mateo Planning and Building Department Shall oversee implementation of pre-construction survey recommendations</p>	<p>No earlier than 30 days prior to commencement of construction activities</p>
	<p>Confirm completion of survey prior to grading and construction and monitor for compliance with construction limits during construction</p>

Monitoring Schedule	Action	Responsible Party	Mitigation Measure
Confirm and document prior to grading	No earlier than two weeks prior to commencement of grading	County of San Mateo Planning and Building Department Shall oversee implementation of pre-construction survey recommendations	<p><b>Impact BIO-2 (continued)</b></p> <p><b>Mitigation Measure BIO-2b:</b> No earlier than two weeks prior to commencement of construction activities that would occur during the nesting/breeding season of native bird species potentially nesting/roosting on the site (typically February through August in the project region), a survey for nesting birds shall be conducted by a qualified biologist experienced with the nesting behavior of bird species of the region. The intent of the survey would be to determine if active nests of special-status bird species or other species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the construction zone or within 500 feet of the construction zone. The surveys shall be timed such that the last survey is concluded no more than two weeks prior to initiation of construction or tree removal work. If ground disturbance activities are delayed, then an additional pre-construction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities.</p> <p>If active nests are found in areas that could be directly affected or subject to prolonged construction-related noise, a no-disturbance buffer zone shall be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted within them will be determined through consultation with the CDFG, taking into account factors such as the following:</p> <ul style="list-style-type: none"> <li>• Noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity;</li> <li>• Distance and amount of vegetation or other screening between the construction site and the nest; and</li> <li>• Sensitivity of individual nesting species and behaviors of the nesting birds.</li> </ul>

**BIOLOGICAL RESOURCES (continued)**

Mitigation Schedule	Mitigation Measure	Responsible Party	Monitoring Schedule
<p><b>BIOLOGICAL RESOURCES (continued)</b></p>	<p><b>Impact BIO-2 (continued)</b></p> <p>Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers and construction personnel shall be instructed on the sensitivity of nest areas. A qualified biologist shall serve as a construction monitor during those periods when construction activities would occur near active nest areas of special-status bird species and all birds covered by the Migratory Bird Act to ensure that no impacts on these nests occur.</p>	<p>County of San Mateo Planning and Building Department                      Shall oversee implementation of pre-construction survey recommendations</p>	<p>Prior to commencement of construction activities during the breeding season (April 1 through August 31)</p>
<p><b>Mitigation Measure BIO-2c:</b> Prior to the commencement of construction activities during the breeding season of native bat species in California (generally occurs from April 1 through August 31), a focused survey shall be conducted by a qualified bat biologist to determine if active maternity roosts of special-status bats are present within any of the trees proposed for removal. Should an active maternity roost of a special-status bat species be identified, the roost shall not be disturbed until the roost is vacated and juveniles have fledged, as determined by the biologist. Once all young have fledged, then the tree may be removed. Species-appropriate replacement roosting habitat (e.g., bat boxes) shall be provided should the project require the removal of a tree actively used as a maternity roost. The replacement roosting habitat shall be subject to the approval of the CDFG.</p>	<p>County of San Mateo Planning and Building Department                      Shall oversee implementation of pre-grading survey recommendations</p>	<p>Prior to commencement of grading on lot 11</p>	<p>Confirm and document prior to grading and construction</p>
<p><b>Mitigation Measure BIO-2d:</b> Immediately preceding initial ground disturbance activities on lot 11, a preconstruction clearance survey shall be conducted by a qualified biologist for California red-legged frogs. The survey shall be conducted to determine whether individual California red-legged frogs are present within the disturbance boundary. Should a California red-legged frog be observed during the clearance survey, all construction activities on lot 11 shall be immediately halted and the USFWS shall be immediately contacted. Under no circumstances shall a California red-legged frog be collected or relocated, unless USFWS personnel or their agents implement the measure. Construction-related activities may resume once the frog has naturally left the lot or has been relocated by a permitted biologist (authorized by the USFWS).</p>	<p>County of San Mateo Planning and Building Department                      Shall oversee implementation of pre-grading survey recommendations</p>	<p>Prior to commencement of grading on lot 11</p>	<p>Confirm and document prior to grading</p>

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BIOLOGICAL RESOURCES (continued)		County of San Mateo Planning and Building Department	Project design and review process and during construction	Confirm and document during building permit review and prior to completion of construction
<p><b>Impact BIO-3:</b> The implementation of the proposed project would result in the loss of protected trees.</p>	<p><b>Mitigation Measure BIO-3:</b> As required by the County for the removal of trees within the RM District, tree replacement shall occur at a minimum 1:1 ratio for all protected trees removed with a circumference of or exceeding 55 inches (17.5 inches diameter at breast height). The replacement of indigenous trees shall be in kind (i.e., live oaks removed shall be replaced by live oaks) and exotic trees to be removed shall be replaced with an appropriate species on the tree list maintained by the County of San Mateo Planning Department. Replacement trees shall also be maintained for a minimum of 2 years, but up to 5 years (as determined by the County of San Mateo Planning Department).</p> <p>To facilitate the successful replacement of trees, a tree replacement plan shall be prepared and shall meet the following standards:</p> <ul style="list-style-type: none"> <li>• Where possible, the plan shall identify suitable areas for tree replacement to occur such that the existing native woodlands in the open space are enhanced and/or expanded.</li> <li>• The plan shall specify, at a minimum, the following:                             <ul style="list-style-type: none"> <li>- The location of planting sites;</li> <li>- Site preparation and planting procedures;</li> <li>- A schedule and action plan to maintain and monitor the tree replacement sites;</li> <li>- A list of criteria and performance standards by which to measure success of the tree replacement; and</li> <li>- Contingency measures in the event that tree replacement efforts are not successful.</li> </ul> </li> </ul>	<p>County of San Mateo Planning and Building Department Shall oversee tree replacement</p>	<p>Project design and review process and during construction</p>	<p>Confirm and document during building permit review and prior to completion of construction</p>
<p><b>Impact BIO-5:</b> The proposed project could have a substantial adverse effect on willow scrub habitat (a riparian and sensitive plant community) bordering lot 11.</p>	<p><b>Mitigation Measure BIO-5a:</b> Prior to the commencement of construction activities on lot 11, the outer edge of the willow scrub habitat (facing lot 11) shall be delineated by a qualified biologist. Temporary fencing shall be installed that clearly identifies the outer edge of the willow habitat and that identifies the willow scrub as an "Environmentally Sensitive Area." Signs shall be installed indicating that the fenced area is "restricted" and that all construction activities, personnel, and operational disturbances are prohibited.</p>	<p>County of San Mateo Planning and Building Department Shall oversee installation of temporary fencing</p>	<p>Prior to commencement of grading on lot 11</p>	<p>Confirm and document prior to grading</p>

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4.0 Mitigation Monitoring and Reporting Program

Mitigation Measure	Responsible Agency	Monitoring Schedule
<b>BIOLOGICAL RESOURCES (continued)</b>		
<p><b>Impact BIO-5 (continued)</b></p> <p><b>Mitigation Measure BIO-5b:</b> Prior to the issuance of a grading permit, the Project Applicant shall develop an erosion control plan. The plan shall include measures such as silt fencing to prevent project-related erosion and sedimentation from adversely affecting the creek zone and other habitats on and near lots 1-11. The erosion control plan shall be subject to approval by the County of San Mateo Planning Department.</p> <p><b>Mitigation Measure BIO-5c:</b> Prior to the issuance of a grading permit, the Project Applicant shall develop a lighting plan. The lighting plan shall require that all lighting be directed and shielded as to minimize light spillage into nearby willow scrub habitat, as well as adjacent oak woodland habitats. The lighting plan shall be subject to approval by the County of San Mateo Planning Department.</p>	<p>County of San Mateo Planning and Building Department Shall review erosion control plan</p> <p>County of San Mateo Planning and Building Department Shall review lighting plan</p>	<p>Prior to issuance of grading permit</p> <p>Prior to issuance of grading permit</p>
<p><b>Impact BIO-6:</b> The implementation of the proposed project would result in the loss of stands of purple needlegrass, which is a sensitive plant community.</p>	<p>County of San Mateo Planning and Building Department Shall oversee mapping of purple needlegrass and dedication of open space</p>	<p>Mapping: Prior to commencement of grading on lot 8; Granting of conservation easement: Prior to recordation of final subdivision map; Native grass planting: Prior to completion of construction</p>
<p><b>Mitigation Measure BIO-6:</b> Prior to the commencement of construction on lot 8, the occurrence of purple needlegrass shall be mapped, including all stands on the lot with 20 percent or greater cover of native grasses and having a diameter greater than 10 feet. The area of purple needlegrass to be lost due to development of the lot shall then be calculated. As part of the proposed project, approximately 92 acres of open space would be maintained as open space under a conservation easement. This open space contains a serpentine grassland (on the slope west of the water tanks) that is dominated by native grasses (including purple needlegrass) and other native plant species. These native grasses, including purple needlegrass, would be permanently protected by the conservation easement. In addition, non-native plant areas adjacent to the serpentine grassland shall be restored to support native grasses over an area twice the acreage (2:1) of the stands of purple needlegrass to be lost on lot 8.</p>	<p>County of San Mateo Planning and Building Department Shall oversee mapping of purple needlegrass and dedication of open space</p>	<p>Mapping: Prior to commencement of grading on lot 8; Granting of conservation easement: Prior to recordation of final subdivision map; Native grass planting: Prior to completion of construction</p>

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Mitigation Schedule				
<p><b>GEOLOGY AND SOILS</b></p> <p><b>Impact GEO-1:</b> The proposed project would involve development on slopes steeper than 15 percent and could expose people and structures to landslide hazards.</p>	<p><b>Mitigation Measure GEO-1:</b> A design-level geotechnical investigation of the site shall be performed prior to any project grading including static and seismic slope stability analysis of the areas of the project site to be graded and developed. The specific mitigation measures to be utilized in order to stabilize existing landslides and areas of potential seismically induced landslides shall be presented in the report. The specific mitigation measures shall include some of the following measures or measures comparable to these:</p> <ul style="list-style-type: none"> <li>• Landslide debris on lots 7 and 8 shall be excavated and replaced with a fully drained conventional buttress fill that is founded in the underlying Franciscan mélange, as recommended by the project geotechnical engineer. (Lots 7-8)</li> <li>• Retaining walls shall be designed to withstand high lateral earth pressure from adjoining natural materials and/or backfill shall be installed at the rear of lots 5 through 8. In addition, retaining walls shall be built in the front of lots 5 and 6 to aid in maintaining the slopes behind the lots and the more extensive cut required for lots 5 and 6. (Lots 5-8)</li> <li>• A surface drainage system shall be installed for each lot to mitigate new landslides developing within the thin veneer of soil mantling the bedrock on the slope below lots 1 through 4. (Lots 1-4)</li> <li>• Subsurface drainage galleries may be installed to control the flow of groundwater and reduce the potential for slope instabilities from occurring in the future. (All lots)</li> <li>• Over-steepening of slopes shall be avoided. Horizontal benches shall be constructed on all reconstructed slopes at an interval of 25 to 30 feet. New fill shall be compacted to at least 90 percent relative compaction (as determined by ASTM test method D1557). (All lots)</li> <li>• Drilled piers and grade-beam foundations shall be used to support foundations in accordance with recommendations of the project geotechnical engineer. (All lots)</li> </ul>	<p>County of San Mateo Planning and Building Department                  Shall oversee implementation of design-level geotechnical investigation recommendations</p>	<p>Prior to issuance of grading permit</p>	<p>Confirm and document during grading and building permit review</p>

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Mitigation Schedule		Monitoring Schedule		
<p><b>GEOLOGY AND SOILS (continued)</b></p> <p><b>Impact GEO-2:</b> The proposed project is located on a geologic unit that may be unstable or could become unstable as a result of the project.</p>	<p><b>Mitigation Measure GEO-2a:</b> Materials used to construct the buttress fill should have effective strength parameters equal to or better than the parameters used in the Treadwell &amp; Rollo 2009 study. (Lots 7 and 8)</p>	<p>County of San Mateo Planning and Building Department</p> <p>Shall oversee implementation of geotechnical investigation recommendations</p>	<p>Prior to issuance of grading permit</p>	<p>Document and confirm during building permit review</p>
<p><b>Mitigation Measure GEO-2b:</b> The following mitigation measures shall be implemented to ensure the stability of proposed structures that are located on deep fill soils:</p> <ul style="list-style-type: none"> <li>A site-specific, design-level geotechnical investigation shall be completed during the design phase of the proposed project, and prior to approval of new building construction within the site for specific foundation design, slope configuration, and drainage design. (All lots)</li> <li>The geotechnical investigation shall provide recommendations to prevent water from ponding in pavement areas and adjacent to the foundation of the proposed residences, and to prevent collected water from being discharged freely onto the ground surface adjacent to the residences, site retaining walls, or artificial slopes. The project geotechnical engineer shall identify on site areas downslope of the homes where the collected water may be discharged utilizing properly designed energy dissipaters. (All lots)</li> <li>Fills used at the project site shall be properly placed with keyways and subsurface drainage, and adequately compacted following the recommendations of the final geotechnical report and Geotechnical Engineer, in order to significantly reduce fill settlement. (All lots)</li> <li>Underground utilities shall be designed and constructed using flexible connection points to allow for differential settlement. (All lots)</li> </ul>	<p>County of San Mateo Planning and Building Department</p> <p>Shall oversee implementation of design-level geotechnical investigation recommendations</p>	<p>Prior to issuance of grading permit</p>	<p>Confirm and document during grading and building permit review</p>	

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GEOLOGY AND SOILS (continued)		Monitoring Schedule
<p><b>Impact GEO-2 (continued)</b></p>	<p>Foundation plans shall be submitted to the County for review prior to issuance of a building permit. All foundation excavations shall be observed during construction by the project Geotechnical Engineer to insure that subsurface conditions encountered are as anticipated. As-built documentation shall be submitted to the County. (All lots)</p> <ul style="list-style-type: none"> <li>• Drilled pier and grade-beam foundations or other appropriate foundations per the recommendations of the design-level geotechnical investigation shall be developed for lots that are determined to likely experience soil creep. (All lots)</li> </ul> <p>All work shall be completed in accordance with requirements of the 2007 California Building Code and the San Mateo County Building Code. (All lots)</p>	
<p><b>Impact GEO-3: The proposed project would not result in substantial soil erosion or the loss of topsoil from grading activities.</b></p>	<p><b>Improvement Measure GEO-3:</b> In compliance with the NPDES regulations, the Project Applicant shall file a Notice of Intent with the State Water Resources Control Board (SWRCB) prior to the start of grading and prepare a SWPPP.</p> <p>The SWPPP shall include specific best management practices to reduce soil erosion. The SWPPP shall include locations and specifications of recommended soil stabilization techniques, such as placement of straw wattles, silt fence, berms, and storm drain inlet protection. The SWPPP shall also depict staging and mobilization areas with access routes to and from the site for heavy equipment. The SWPPP shall include temporary measures to reduce erosion to be implemented during construction, as well as permanent measures.</p> <p>County staff and/or representatives shall review the SWPPP to ensure adequate compliance with State and County standards.</p> <p>County staff and/or representatives shall visit the site during grading and construction to ensure compliance with the SWPPP, as well as note any violations, which shall be corrected immediately. A final inspection shall be completed prior to occupancy.</p>	<p>County of San Mateo Planning and Building Department</p> <p>Shall review and oversee compliance with the SWPPP</p> <p>Prior to issuance of grading permit; During construction</p> <p>Confirm and document during grading, building permit review, construction, and prior to project occupancy</p>

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<p><b>GEOLOGY AND SOILS (continued)</b></p>	<p><b>Mitigation Measure GEO-4:</b> The Project Applicant shall be required to use the seismic design criteria listed below to design structures and foundations to withstand expected seismic sources in accordance with the California Building Code (2007) as adopted by the County of San Mateo.</p> <p>Site Class: C</p> <p>Soil Profile Name: Very Dense Soil and Soft Rock</p> <p>Occupancy Category: II</p> <p>Seismic Design Category: E</p> <p>Mapped Spectral Response for Short Periods- 0.2 Sec (S<sub>s</sub>): 2.226 g</p> <p>Mapped Spectral Response for Long Periods- 1 Sec (S<sub>l</sub>): 1.273 g</p> <p>Site Coefficient- F<sub>a</sub>, based on the mapped spectral response for short periods: 1.0</p> <p>Site Coefficient- F<sub>v</sub>, based on the mapped spectral response for long periods: 1.3</p> <p>Adjusted Maximum Considered EQ Spectral Response for Short Periods (SMS): 2.226</p> <p>Adjusted Maximum Considered EQ Spectral Response for Long Periods (SM1): 1.655</p> <p>Design (5-percent damped) Spectral Response Acceleration Parameters at short periods (SDS): 1.484</p> <p>Design (5-percent damped) Spectral Response Acceleration Parameters at long periods (SD1): 1.103</p>	<p>County of San Mateo Planning and Building Department</p> <p>Shall oversee compliance with California Building Code</p>	<p>Project design and review process</p>	<p>Confirm and document during building permit review</p>
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**GEOLOGY AND SOILS (continued)**

**Impact GEO-4:** The proposed project could expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving strong seismic groundshaking.

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GEOLOGY AND SOILS (continued)		Monitoring Schedule
<p><b>Impact GEO-5:</b> The proposed project could potentially expose residents to substantial risks to life or property from development on expansive soils.</p>	<p><b>Mitigation Measure GEO-5:</b> During site grading, soils in each lot shall be observed and tested by the project Geotechnical Engineer to determine if expansive soils are exposed. Should expansive soils be encountered in planned building or pavement locations, the following measures shall be implemented under the direction of the Geotechnical Engineer in order to mitigate the impact of expansive soils:</p> <ul style="list-style-type: none"> <li>• Expansive soils in foundation areas shall be excavated and replaced with non-expansive fill to the specifications of the geotechnical engineer.</li> <li>• A layer of non-expansive fill soils 12 to 24 inches in thickness shall be placed over the expansive materials and prior to the placement of pavements or foundations.</li> <li>• Moisture conditioning of expansive soil shall be applied to a degree that is several percent above the optimum moisture content or lime treating of the expansive soil.</li> <li>• Foundations shall be constructed to be below the zone of seasonal moisture fluctuation or to be capable of withstanding the effects of seasonal moisture fluctuations.</li> <li>• Specific control of surface drainage and subsurface drainage measures shall be provided.</li> <li>• Low water demand landscaping shall be used.</li> </ul>	<p>Confirm and document prior to issuance of building permit</p>
		<p>During grading activities</p>
		<p>County of San Mateo Planning and Building Department                  Shall oversee implementation of geotechnical investigation recommendations</p>

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Monitoring Schedule	
<p><b>OTHER RESOURCE TOPICS</b></p> <p><b>Impact AQ-1:</b> The proposed project would generate pollutants that would violate existing standards of air quality on site or in the surrounding area or violate an air quality standard or contribute substantially to an existing or project air quality violation.</p>	<p><b>Mitigation Measure AQ-1:</b> The Project Applicant shall require that the following BAAQMD recommended and additional PM<sub>10</sub> reduction practices be implemented by including them in the contractor construction documents:</p> <p>The first phase of construction shall require 30 percent of construction equipment to meet Tier 1 EPA certification standards for clean technology. The remainder of construction equipment (70 percent), which would consist of older technologies, shall be required to use emulsified fuels.</p> <ul style="list-style-type: none"> <li>• The second phase of construction shall require 30 percent of construction equipment to meet Tier 2 EPA certification standards for clean technology and 50 percent to meet Tier 1 EPA certification standards. The remaining 20 percent of construction equipment, which would consist of older technologies, shall use emulsified fuels.</li> <li>• For all larger vehicles, including cement mixers or other devices that must be delivered by large trucks, vehicles shall be equipped with CARB level three verified control devices.</li> <li>• Water all active construction areas at least twice daily.</li> <li>• Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.</li> <li>• Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at the construction sites.</li> <li>• Sweep daily (with water sweepers) all paved access roads, parking eas, and staging areas at the construction sites.</li> <li>• Sweep public streets adjacent to construction sites daily (with water sweepers) if visible soil material is carried onto the streets.</li> <li>• Hydroseed or apply non-toxic soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).</li> </ul>
<p>County of San Mateo Planning and Building Department</p> <p>Shall oversee implementation of recommendations</p>	<p>During grading and construction</p>
<p>Confirm and document during grading and building permit review</p>	

4.0 Mitigation Monitoring and Reporting Program

Activity	Monitoring Frequency	Monitoring Schedule
<p><b>OTHER RESOURCE TOPICS (continued)</b></p> <p><b>Impact AQ-1 (continued)</b></p>	<ul style="list-style-type: none"> <li>• Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). Limit traffic speeds on unpaved roads to 15 miles per hour.</li> <li>• Limit traffic speeds on unpaved roads to 15 miles per hour.</li> <li>• Install sandbags or other erosion control measures to prevent silt runoff to public roadways.</li> <li>• Replant vegetation in disturbed areas as soon as possible.</li> <li>• Install wheel washers for all exiting trucks or wash off the tires or tracks of all trucks and equipment leaving the construction site.</li> <li>• Install wind breaks at the windward sides of the construction areas</li> <li>• Suspend excavation and grading activities when wind (as instantaneous gusts) exceeds 25 miles per hour.</li> </ul>	

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Mitigation Measure	Responsible Agency	Timing
<p><b>OTHER RESOURCE TOPICS (continued)</b></p> <p><b>Impact NOI-1:</b> The proposed project would generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard.</p>	<p><b>Mitigation Measure NOI-1:</b> The Project Applicant shall require that the following noise reduction practices be implemented by including them in the contractor construction documents:</p> <ul style="list-style-type: none"> <li>• Equipment and trucks used for project construction would utilize the best available noise control techniques (e.g., improved exhaust mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds) in order to minimize construction noise impacts.</li> <li>• Equipment used for project construction would be hydraulically or electrically powered impact tools (e.g., jack hammers and pavement breakers) wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. Compressed air exhaust silencers would be used on other equipment. Other quieter procedures would be used such as drilling rather than impact equipment whenever feasible.</li> <li>• The construction activity would be kept to the hours of 7:00 AM to 7:00 PM, Monday through Friday. Saturday hours (8:00 AM to 5:00 PM) are permitted upon the discretion of County approval based on input from nearby residents and businesses. Saturday construction (8:00 AM to 5:00 PM) would be allowed once the buildings are fully enclosed.</li> <li>• Residential property owners within 200 feet of planned construction areas shall be notified of the construction schedule in writing, prior to construction; the project sponsor shall designate a "disturbance coordinator" who shall be responsible for responding to any local complaints regarding construction noise; the coordinator (who may be an employee of the developer or general contractor) shall determine the cause of the complaint and shall require that reasonable measures warranted to correct the problem be implemented; a telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site.</li> </ul>	<p>County of San Mateo Planning and Building Department                  Shall monitor compliance with construction noise reduction practices</p>
	<p>During grading</p>	<p>Confirm and document during grading and building permit review</p>

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OTHER RESOURCE TOPICS (continued)		Responsible Agency	Timing
<p><b>Impact HAZMAT-1:</b> The proposed project would expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.</p>	<p><b>Mitigation Measures HAZMAT-2:</b> Individual property owners for lots 1-4 and 9, 10, and 11 shall be responsible for maintaining a fuel break by removing all hazardous flammable materials or growth from the ground around each home for a distance of not less than 100 feet from its exterior circumference, for the life of the project. Property owners of lots listed above shall arrange with the property owner of the open space parcel to obtain legal access to the open space parcel for the purpose of vegetation clearance. This would not include the authorization of tree removal for trees protected by the RM zoning regulations. This requirement shall be recorded as a deed restriction on lots 1 through 4, and 9, 10, and 11 prior to the start of construction on these lots.</p>	<p>California Department of Forestry and Fire Protection Shall monitor maintenance of fuel breaks</p>	<p>During project occupancy</p>
		<p>Confirm recordation of deed restriction prior to construction Confirm and document compliance during dry season annually</p>	

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Mitigation	Description	Responsible Party	Start Date	Completion Date
<b>OTHER RESOURCE TOPICS (continued)</b>				
<p><b>Impact HAZMAT-2:</b> The proposed project would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</p>	<p><b>Mitigation Measure HAZMAT-3:</b> During the design level geotechnical investigation, representative soil samples shall be obtained for each lot proposed on an area underlain or potentially underlain by serpentine bedrock. These samples shall be tested for the presence of naturally occurring asbestos by a state certified testing laboratory in accordance with requirements of the CARB and the BAAQMD and the results shall be provided to the County Planning Department.</p> <p>If naturally occurring asbestos is identified at the site, a site health and safety (H&amp;S) plan including methods for control of airborne dust shall be prepared. This plan shall be reviewed and approved by the County of San Mateo prior to grading in areas underlain by serpentine-bearing soils or bedrock and naturally occurring asbestos. The H&amp;S plan shall strictly control dust-generating excavation and compaction of material containing naturally occurring asbestos. The plan shall also identify site-monitoring activities deemed necessary during construction (e.g., air monitoring). Worker monitoring shall also be performed as appropriate. The plan shall define personal protection methods to be used by construction workers. All worker protection and monitoring shall comply with provisions of the Mining Safety and Health Administration (MSHA) guidelines, California Division of Occupational Safety and Health (DOSH), and the Federal Occupational Safety and Health Administration (OSHA).</p> <p>If naturally occurring asbestos is found at the site, a Soil Management Plan shall be developed and approved by the County Planning Department to provide detailed descriptions of the control and disposition of soils containing naturally occurring asbestos. Serpentine material placed as fill shall be sufficiently buried in order to prevent erosion by wind or surface water run-off, or exposure to future human activities, such as landscaping or shallow trenches. Additionally, the BAAQMD shall be notified prior to the start of any excavation in areas containing naturally occurring asbestos.</p>	<p>County of San Mateo Planning and Building Department Shall review and oversee implementation of site Health and Safety Plan and Soil Management Plan</p>	<p>Completion of plan prior to grading and compliance with plan during grading</p>	<p>Completion of plan prior to grading and compliance with plan during grading</p>



OTHER RESOURCE TOPICS (continued)		Monitoring Schedule	
<p><b>Impact TRANS-1:</b> The proposed project would not result in significant transportation-related impacts.</p>	<p><b>Improvement Measure TRANS-1:</b> The Project Applicant shall prepare and submit a Construction Management Plan that will, among other things, require that all truck movement associated with project construction occur outside the commute peak hours.</p>	<p>County of San Mateo Planning and Building Department Shall review and oversee implementation of Construction Management Plan</p>	<p>Project design and review process</p> <p>Confirm and document prior to issuance of grading permit</p>
<p><b>Impact TRANS-2:</b> The proposed project would not result in or increase traffic hazards due to a design feature or incompatible uses.</p>	<p><b>Mitigation Measure TRANS-2:</b> The Project Applicant shall be required to pay for the installation of advisory traffic signs on Ticonderoga Drive in the vicinity of the proposed homes as determined necessary by the County of San Mateo Department of Public Works.</p>	<p>County of San Mateo Department of Public Works Shall collect fee from Project Applicant</p>	<p>Prior to Department of Public Works' final approval of building permits for lots 7 and 8</p> <p>Complete upon installation of advisory traffic signs</p>
<p><b>Impact UTIL-1:</b> The proposed project would require hookup to an existing sewage collection system which is at or over capacity, and therefore could potentially result in water quality impacts from sewage overflows.</p>	<p><b>Mitigation Measure UTIL-1:</b> The Project Applicant shall mitigate the project-generated increase in sewer flow such that there is a "zero net increase" in flow during wet weather events, by reducing the amount of existing Inflow and Infiltration (INI) into the Crystal Springs County Sanitation District (District) sewer system. This shall be achieved through the construction of improvements to impacted areas of the sewer system, with construction of improvements to impacted areas of the District approved. Construction of improvements, as approved by the District, shall be completed prior to the start of the construction of the residences. In addition, as project sewage will be treated by the City of San Mateo's Wastewater Treatment Plant, the Project Applicant shall submit payment of the City of San Mateo Wastewater Treatment Plant Expansion development impact fee to the City of San Mateo. This fee is based on the number of bedrooms in each residential unit and is calculated at the time of the final plans, using the City's fee schedule in effect at the time of the building permit application.</p>	<p>Crystal Springs County Sanitation District Shall review sewer system improvement plans</p>	<p>Project design and review process</p> <p>Complete upon construction of sewer system improvements and payment of development impact fee (prior to construction of residences)</p>

## 5.0 LIST OF EIR PREPARERS

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### 5.1 LEAD AGENCY

County of San Mateo  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063

Lisa Grote, Community Development Director

Camille Leung, Planner III, Project Planner

Matt Seubert, Planner III

Pete Bentley, Senior Civil Engineer

### 5.2 PREPARERS OF THE ENVIRONMENTAL DOCUMENT

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Paul Manzer, Visual Services Manager

Tom Brauer, Graphics Coordinator

Ian Hillway, Publications Manager

Lisa Cuoco, Publications Coordinator

Brittanny O'Hanlon, Publications Editor

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**5.0 List of EIR Preparers**

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Chris Hundemer, Senior Project Geologist

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## Planning & Building Department

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plngbldg@co.sanmateo.ca.us  
www.co.sanmateo.ca.us/planning

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Please reply to: Camille Leung  
(650) 363-1826

February 12, 2010

Chamberlain Group  
Attn: Sylvia Nelson  
655 Skyway, Suite 230  
San Carlos, CA 94070

PROJECT FILE

Dear Ms. Nelson:

**Subject:** County File Number: PLN2006-00357  
**Location:** (no specific addresses assigned)  
**APNS:** 041-072-030 and 041-101-290 (Project Sites for proposed Subdivision)

On February 10, 2010, the San Mateo County Planning Commission Considered: (1) the certification of a re-circulated Draft and Final Environmental Impact Report, pursuant to the California Environmental Quality Act (CEQA) for the proposed Highlands Estates Subdivision; (2) a County-proposed Zoning Text Amendment to modify the County's non-coastal Resource Management (RM) regulations in order to allow for reduced setbacks for residential projects in urban areas (specifically, properties in the San Mateo Highlands neighborhood, San Bruno Mountain, areas owned by Stanford University, the Los Trancos Woods Area, the Edgewood Park Area, and the San Bruno County Jail Area) that preserve open space, pursuant to Section 6550 of the County Zoning Regulations; and to allow the following Applicant-proposed actions on APN 041-101-290 and APN 041-072-030: (3) a rezoning of an approximately 27,000 sq. ft. portion of APN 041-101-290 from RM to an R-1/S-81 zoning designation, pursuant to Section 6550 of the County Zoning Regulations; (4) a Lot Line Adjustment between the two subject parcels to retain the number of existing legal parcels but to result in a new parcel configuration (Lot 10) at the base of Cobblehill Place, pursuant to Section 7124 of the County Subdivision Regulations; (5) a rezoning of a 2,178 sq. ft. area (formerly APN 041-072-030) from R-1/S-8 to RM, pursuant to Section 6550 of the County Zoning Regulations; (6) a Major Subdivision of a 96.56-acre area (formerly APN 041-101-290) to create ten new residential parcels (Lots 1 through 9 and Lot 11), with appropriate development restrictions on the remainder as per Section 6318 of the Zoning Regulations, pursuant to the Section 7010 of the County Subdivision Regulations;

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Attachment H

Attn: Sylvia Nelson  
Chamberlain Group  
February 12, 2010  
Page 2

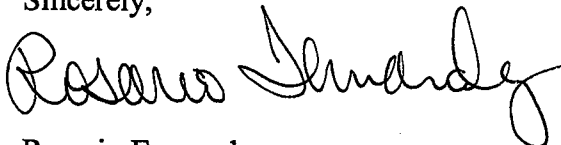
(7) a Resource Management (RM) Permit to subdivide and develop nine lots to be located in the RM-zoned portion of the property (Lots 1 through 8 and Lot 11), including granting two bonus density credits and an approval of a reduction in the minimum front and side yard setback requirements as per the proposed Zoning Text Amendment, pursuant to Sections 6313 and 6318 of the County Zoning Regulations; and (8) a Grading Permit to perform approximately 6,700 cubic yards of cut and approximately 7,600 cubic yards of fill for the development of eleven residential lots, pursuant to Section 8600 of the San Mateo County Ordinance Code.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission recommended project approval to the Board of Supervisors based on the findings and conditions of approval listed in Attachments A and B.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at **5:00 p.m. on February 25, 2010.**

If you have questions regarding this matter, please contact the Project Planner listed on page one.

Sincerely,



Rosario Fernandez  
Planning Commission Secretary  
Pcd0210U\_rf\_Ticonderoga(final)

Enclosures:            Attachment A  
                             Attachment B  
                             San Mateo County Cares Survey

cc:     Members, Board of Supervisors  
         David Boesch, County Manager  
         Dave Byers  
         Cary Wiest  
         Sylvia Merkadeau  
         Catherine Palter  
         Alan Palter  
         Roland Haga  
         Scott Fitinghoff

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County of San Mateo  
Planning and Building Department

**REVISED**  
**FINDINGS FOR COUNTY-PROPOSED**  
**RESOURCE MANAGEMENT (RM) ZONING DISTRICT TEXT AMENDMENT**

Permit or Project File Number: PLN 2006-00357

Hearing Date: February 10, 2010

Prepared By: Camille Leung, Project Planner

Adopted By: Planning Commission

**FINDINGS**

**Recommend to the Board of Supervisors:**

**Regarding the Environmental Review, Found:**

1. That the re-circulated Draft Environmental Impact Report (EIR) and Final EIR are complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines, with the following clarification by Commissioner Slocum to replace the third sentence under "Alternative 3: Alternate Project Scheme" on page 6.0-10 of the re-circulated Draft EIR: "This would reduce the number of homes located within an area where two landslides have been identified and could potentially minimize aesthetics impacts to off-site views of the homes along Ticonderoga Drive." The public review period for the Draft EIR was September 14, 2009 to November 9, 2009. The public review period for the Final EIR was January 4, 2010 to January 14, 2010.
2. That, on the basis of the Draft and Final EIR, no substantial evidence exists that the project will have a significant effect on the environment. The prepared Draft and Final EIR reveal that the project (Zoning Text Amendment) may only result in impacts considered "less than significant."
3. That no mitigation measures were included in the Draft and Final EIR for the Zoning Text Amendment, as the proposed project could not have a significant effect on the environment.
4. That the Draft and Final EIR prepared by Impact Sciences, the County's EIR consultant for this project, reflects the independent judgment of San Mateo County and does not represent the interests of the applicant or any other interested parties.

Regarding the Zoning Text Amendment to the Resource Management (RM) District Regulations,  
Found:

5. That the Board of Supervisors has reviewed and considered the information contained in the Draft and Final EIR prior to approving the project.
6. That the amendment is required by public necessity, convenience, and general welfare, and that the amendment has followed the procedure specified in Chapter 27 (*Amendments*) of the San Mateo County Zoning Regulations. The proposed amendment would allow the opportunity of a setback reduction for other urban RM-zoned properties, in order to promote the preservation of open space, reduce necessary land disturbance and grading, and allow the location of homes in a manner conforming to the existing pattern of development within an urban residential neighborhood.
7. Amend, by Ordinance, the RM District Regulations by adding a provision that would allow a reduction in existing setbacks and accessory building setbacks for properties that meet specific criteria for preservation of open space, project conformance to existing development, minimization of grading, and compliance with development standards.

CML:fc – CMLU00112(Attach A-B)\_WFU.DOC

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