

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Zmay 3-Lot Minor Subdivision, Grading Permit and Resource Management (RM) Permits

Lead Agency: San Mateo County Planning and Building Department

Contact Name: Erica Adams

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Project Location: 1551 Crystal Springs Road, San Mateo Highlands Area of Unincorporated San Mateo County
City County

Project Description (Proposed actions, location, and/or consequences).

The site is bounded to the west by Crystal Springs Road, to the southwest by Polhemus Road, to the northeast by Parrott Drive. The Town of Hillsborough borders/surrounds the parcel to the north and west. Single-family residential neighborhoods are located to the east and west, with areas of open space to the north and south.
The proposed project includes a tentative map for the three-lot Minor Subdivision and the associated RM Permit and Grading Permit for landslide repair associated with previous landslide activity. The applicant proposes a Minor Subdivision of a 60.3-acre parcel into three lots and a remainder parcel. The subdivision would result in three parcels (0.669-acre, 0.707-acre, 0.734 acre in size; Proposed Lots 1-3) and a 58.153 acre remainder parcel (48.88 acres of land to be protected by a conservation easement, and 9.273 acres of developable area which includes an existing single-family dwelling. No residential development is proposed with this application. However, in the future, the applicant intends to apply for additional land use permits necessary to construct houses on the three new lots. The project requires a Grading Permit for 455 cubic yards (cy) of earthwork (290 cy of cut and 165 cy of fill) for landslide repair. Stabilization of the landslide area would be achieved with stich pier retaining walls to be completed prior to any future residential

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The parcel contains a historical and active landslide, and project has been staged to first repair the landside region on the site, and secondly to avoid placing any landslide areas within the potential building envelope of any of the proposed parcels. A geotechnical report was prepared by the applicant 's geotechnical consultant and a peer review was conducted by the County 's geotechnical consultant. Both consultants indicated that no significant impacts are anticipated from either the grading activities or future residential development. Mitigation measures have been included which address erosion control, dust control, and hillside stabilization and best practice measures which are required during grading activities, the geotechnical recommendations, Potential impacts which could occur are associated with biological resources, geology and soils.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The new parcels will be adjacent to an established neighborhood where property owners will be concerned about hill stability. This project was revised and reduced in scope from an initial proposal. The prior proposal included four new lots for residential development and a large remainder parcel, land excluded from the subdivision. The current proposal includes creation of three, approximately 0.7-acre, new lots for residences and a designated remainder parcel which will contain the existing residence and land which will be placed into a conservation easement which includes areas of landslides. The lot that was eliminated was to be developed with a residence on a landslide area, which would have been repaired with an engineered fill slope as part of the project which entailed earthwork quantities of 11,200 cubic yards (cy). The land area of the eliminated lot has been added to the land to be placed in a conservation easement on the remainder parcel. As a result, no residence or other development will be built in the landslide area and grading in the amounts are reduced to 455 cy of earthwork. Repair of the landslide area is proposed to be achieved with stich pier retaining walls.

The site contains special status natural communities. The project has been designed to minimize environmental impact to special species and sensitive vegetation and parcel sizes were reduced to avoid landside areas within future building envelopes. The primary biological concerns related to this project involve wetlands and plant and wildlife special status species, as the site has habitat and potential habitat for the California red legged frog, San Francisco garter snake, Central California Coast Steelhead, and mission blue butterfly. Mitigation measured have been designed which will require pre-disturbance evaluations, require best practices and/or supervision of a biologist during construction/grading activities and may require the applicant to obtain additional permits.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife
U.S. Fish and Wildlife Service
U.S. Army Corps of Engineers