

Appendix 4A. Land Use Policy Consistency

Applicable San Mateo County General Plan Policies

Vegetative, Water, Fish and Wildlife Resources Policies:

Goals and Objectives

1.1 Conserve, Enhance, Protect, Maintain and Manage Vegetative, Water, Fish and Wildlife Resources.

Promote the conservation, enhancement, protection, maintenance and managed use of the County's Vegetative, Water, Fish and Wildlife Resources.

1.2 Protect Sensitive Habitats.

Protect sensitive habitats from reduction in size or degradation of the conditions necessary for their maintenance.

1.8 Definition of Sensitive Habitats

Define a sensitive habitat as any area where the vegetative, water, fish and wildlife resources provide especially valuable and rare plant and animal habitats that can be easily disturbed or degraded. These areas include but are not limited to: (1) habitats containing or supporting rare or unique species; (2) riparian corridors; (3) marine and estuarine habitats; (4) wetlands; (5) sand dunes; (6) wildlife refuges, reserves, and scientific study areas; and (7) important nesting, feeding, breeding or spawning areas.

1.20 Importance of Sensitive Habitats

Consider areas designated as sensitive habitats as a priority resource requiring protection.

1.27 Regulate Development to Protect Sensitive Habitats

Regulate land uses and development activities within and adjacent to sensitive habitats in order to protect critical vegetative, water, fish and wildlife resources; protect rare, endangered, and unique plants and animals from reduction in their range or degradation of their environment; and protect and maintain the biological productivity of important plant and animal habitats.

1.28 Establish Buffer Zones

Establish necessary buffer zones adjacent to sensitive habitats which include areas that directly affect the natural conditions in the habitats.

1.29 Uses Permitted in Sensitive Habitats

Within sensitive habitats, permit only those land uses and development activities that are compatible with the protection of sensitive habitats, such as fish and wildlife management activities, nature education and research, trails and scenic overlooks and, at a minimum level, necessary public service and private infrastructure.

1.30 Uses Permitted in Buffer Zones

Within buffer zones adjacent to sensitive habitats, permit the following land uses and development activities: (1) land uses and activities which are compatible with the protection of sensitive habitats, such as fish and wildlife management activities, nature education and research, trails and scenic overlooks, and at a minimum level, necessary public and private infrastructure; (2) land uses which are compatible with the surrounding land uses and will mitigate their impact by enhancing or replacing sensitive habitats; and (3) if no feasible alternative exists, land uses which are compatible with the surrounding land uses.

Visual Quality

4.1 Protection of Visual Quality

- a. Protect and enhance the natural visual quality of San Mateo County.
- b. Encourage positive visual quality for all development and minimize adverse visual impacts.
- c. Encourage citizen awareness and interest in San Mateo County's scenic resources.

4.2 Protection of Shorelines

- a. Protect and enhance the visual quality of and from shorelines of bodies of water including lakes, reservoirs, streams, bays, ocean, sloughs.
- b. Maximize the preservation of significant public ocean views.

4.20 Utility Structures

Minimize the adverse visual quality of utility structures, including roads, roadway and building signs, overhead wires, utility poles, T.V. antennae, windmills and satellite dishes.

4.11 Definition of Scenic Road

Define a scenic road as a designated travel route providing outstanding views of natural landscapes and attractive man-made development.

4.12 Definition of Scenic Corridors

Define a scenic corridor as land adjacent to a scenic road right-of-way which, when seen from the road, provides outstanding views of natural landscapes and attractive man-made development.

4.21 Scenic Corridors

Protect and enhance the visual quality of scenic corridors by managing the location and appearance of structural development.

4.27 Ridgelines and Skyline

- a. Discourage structures on open ridgelines and skylines, when seen as part of a public view in order to preserve visual integrity.
- b. Allow structures on open ridgelines and skylines as part of a public view when no alternative building site exists.

- c. Require structures on ridgelines in forested areas, which are part of a public view to: (1) blend with the existing silhouette; (2) not break or cause gaps within the ridgeline silhouette by removing tree masses; and (3) relate to the ridgeline form.
- d. Define public view as a range of vision from a public road or other public facility.

County Designated Routes:

- Junipero Serra Freeway (I-280) from Millbrae to Santa Clara County and Skyline Boulevard (State Route No. 35) from State Route 92 to Santa Clara County) are designated Scenic Roads by the State and the County
- Alameda de las Pulgas (from Woodside Road to Crystal Springs Road)
- Alpine Road (from Alameda de las Pulgas to Portola Road and from Skyline Boulevard to Pescadero Road)
- Cabrillo Highway (from Junipero Serra Freeway to northern limits of the City of Half Moon Bay)
- Cañada Road
- Canyon Road (from Skyline Boulevard to Easton Drive)
- Cloverdale Road
- Crystal Springs Road
- John Daly Boulevard
- Junipero Serra Freeway (from San Francisco to San Bruno)
- Easton Drive (from Canyon Road to El Camino Real)
- Edgewood Road (from Alameda de las Pulgas to Cañada Road)
- El Camino Real (from Easton Drive to Crystal Springs Road)
- Gazos Creek Road (from Cabrillo Highway to Cloverdale Road)
- Guadalupe Canyon Parkway
- Half Moon Bay Road (State Route No. 92)
- Higgins-Purisima Road
- Kings Mountain Road
- La Honda Road (State Route No. 84)
- Pescadero Road
- Polhemus Road
- Portola Road
- Portola State Park Road
- Purisima Creek Road
- Ralston Avenue (from Alameda de las Pulgas to J. Arthur Younger Freeway)
- Sand Hill Road
- Sharp Park Road
- Skyline Boulevard (from San Francisco to Half Moon Bay Road)
- Stage Road
- Tunitas Creek Road
- Westborough Boulevard (from Skyline Boulevard to Junipero Serra Freeway)
- Woodside Road - State Route No. 84 (from Alameda de las Pulgas to La Honda Road)
- J. Arthur Younger Freeway (State Route 92)

Architectural Design Standards for Rural Scenic Corridors

7.9 Definition of Rural Areas

Define rural areas as lands which are generally suitable for lower density/intensity land uses because they meet one or more of the following criteria: (1) used for agriculture, timber production, general open space, or as a watershed for a public water supply, (2) isolated subdivided areas and commercial centers which are not adjacent to incorporated areas, (3) divided into parcels 5 acres or more next to an urban unincorporated areas, and (4) subdivided areas that use on-site wastewater management systems which are adjacent to but not surrounded by incorporated areas.

7.8 Definition of Urban Area

Define urban areas as lands which are generally suitable for urban land use because they meet one or more of the following criteria: (1) surrounded by incorporated areas, (2) adjacent to an incorporated area, generally divided into parcels 5,000 sq. ft. to 5 acres and served by sanitary sewers, or (3) adjacent to an incorporated area and the major transportation corridors of Highways 101 and 280.

4.52 Height

- a. Limit the height of structures or appurtenances in forested areas so as not to exceed the height of the forest canopy.
- b. Limit the height of structures in grassland areas in order to maintain a low horizontal profile.
- c. Allow solar panels and chimneys to extend beyond these height limits where required for safety or efficient operation.

4.63 Utilities in State Scenic Corridors

- a. Install new distribution lines underground.
- b. Install existing overhead distribution lines underground where they are required to be relocated in conjunction with street improvements, new utility construction, etc.
- c. Consider exceptions where it is not physically practical due to topographic features; however, utilities should not be substantially visible from any public road or developed public trail.

4.64 Utilities in County Scenic Corridors

- a. Install new distribution lines underground.
- b. Consider exceptions for certain circumstances including, but not limited to, financial hardship, topographic conditions or land use conflicts.

4.65 Large Scale Power Transmission Lines

Encourage PG&E to mitigate the adverse visual impact created by large-scale power transmission lines.

Applicable Peninsula Watershed Management Plan Policies

- Policy WQ9** Minimize, and where possible prohibit, the construction of new roads and trails.
- Policy WQ10** Where new roads or trails are required, locate and design them to follow natural topography, minimize steep slopes and stream crossings, avoid large cut and fill road designs, minimize excavation, and avoid highly erodible areas.
- Policy WQ11** Minimize and where possible restrict the construction of new roads or access easements through watershed lands to serve new development not in SFPUC ownership to areas of low vulnerability.
- Policy WQ12** Minimize and where possible restrict new easements and rights-of-way through the watershed land to areas of low vulnerability. Allow only existing uses, those within existing alignments, or those which do not pose a threat to water quality.
- Policy WQ13** Optimize the existing road system such that there are no more roads than necessary for operations and maintenance purposes.
- Policy V15** Require a site-specific analysis prior to proposed facility and infrastructure projects, operations and maintenance activities, and proposed construction projects to determine the presence of sensitive vegetation resources and the potential effects of the activity on the resource. Analyses shall be conducted in accordance with all applicable State and Federal laws, statutes, and guidelines. [Policy W9 repeats this policy verbatim.]
- Policy W10** Protect the integrity of wildlife movement corridors by properly siting infrastructure, facilities, and public access features to maintain landscape connectivity, and minimize fragmentation and degradation of wildlife habitat.
- Policy CR9** Require a site-specific analysis prior to, as well as ongoing monitoring of, all facility and infrastructure projects, operations and maintenance activities, and proposed construction projects which involve disturbance to or the movement of soils to determine the presence of sensitive cultural resources and the potential effects of the activity on known and potentially occurring cultural resources. Analyses shall be conducted in accordance with all applicable State and Federal laws, statutes, and guidelines and conducted by a certified and trained archeological specialist.
- Policy S4** Minimize damage from future seismic hazards by avoiding construction of facilities in active fault zones and traces, where feasible.
- Policy S5** Minimize damage from potential mass movement hazards by avoiding construction or other disturbances in known dormant landslides and on slopes greater than 30 percent, without proper engineering.
- Policy S6** Conduct (for SFPUC-owned) and require (for easements) inspection of facilities and utilities near active landslide areas and fault traces following earthquakes and slope failures to assess their stability and integrity, and complete repairs or further monitoring as needed to prevent geohazards.

- Policy S7** Require adequate seismic and static geohazards engineering studies for proposed facilities, infrastructure, and utilities easements within the watershed.
- Policy WA22** Proposals for new facilities, structures, roads, trails, projects and leases, or improvements to existing facilities shall be:
- A. Limited to essential public services and not attractions unto themselves, roads, and trails to minimize, wherever possible, grading and the visibility of cut banks and fill slopes.
 - B. Designed, sited, constructed, and maintained to blend with the natural landscape and conform with the goals and policies set forth in this Plan.
 - C. Reviewed by appropriate SFPUC personnel to ensure compliance with all applicable Federal, State, and local laws, as well as SFPUC rules and regulations.
 - D. Non-water related projects shall be approved only if potential impacts on the quality and quantity of the water supply and natural environment would be insignificant or mitigated to a level of insignificance. Water related projects may be subject to a finding of overriding considerations on a case-by-case basis.
 - E. Monitored by appropriate SFPUC personnel to evaluate the potential occurrence of impacts and to prescribe specific mitigation prescriptions to protect watershed values.
 - F. Design and site overpasses, safety, and directional signs and other road and highway structures to be unobtrusive to the surrounding landscape.
 - G. Design and site new facilities, structures, roads, and trails to minimize, wherever possible, grading and the visibility of cut banks and fill slopes.
- Policy WA24** Require that all proposed development involving any grading of land include the submittal of a grading plan to SFPUC to retain the existing topography where feasible, minimize grading, minimize the impacts on scenic, ecological, and cultural resources, and minimize off-site soil loss from erosion.
- Policy WA26** All maintenance, operation, and construction activities shall incorporate Best Management Practices (BMPs), as applicable.
- Policy WA28** All proposed plans and projects shall be subject to review under CEQA and/or NEPA, where applicable. SFPUC staff are responsible for overseeing the CEQA compliance process.
- Action roa12** (Phase A) Design, site, and construct new roads following specific guidelines and BMPs for road location and alignment (slope position, distance from stream, stream crossings); design (gradient, width, drainage, etc.); and construction procedures appropriate for wild-land conditions. Specific practices should be drawn from the California Forest Practices Act; guidelines include:
- A. Avoid streams, riparian areas, and unstable slopes.
 - B. Minimize the number of stream crossings.
 - C. Locate required crossings at a right angle to streams.
 - D. Select appropriate crossing types.
 - E. Provide drainage that removes water before it becomes concentrated.

- F. Minimize grading.
- G. Bridges and culverts should be adequately sized and properly aligned; fords should only be used where the bed has a firm rock or gravel bottom, where approaches are low and stable, and where fish or other sensitive aquatic resources are not present during low flows.
- H. Locate and design new roads and trails to follow natural topography, minimize steep slopes and stream crossings, avoid large cut and fill road designs, minimize excavation, and avoid highly erodible areas.

Action fir1 (Phase 1A) Prior to authorizing the use of any vehicle or equipment on the watershed, require that SFPUC vehicle/equipment comply with the fire prevention regulations established by CDF for use in the watershed. Non-SFPUC equipment must be certified by CDF. All vehicles/equipment shall include:

- spark arrestors;
- carry fire suppression equipment during fire season.

Action veg4 (Phase A) Prior to the initiation of any construction project involving grading, a grading plan shall be prepared by the project proponent and approved by appropriate SFPUC staff. Revegetation of all graded areas shall be required to the maximum extent practicable. Grading plans shall include, but not be limited to, the following:

- A. A map of the site, prepared at a scale of 1" = 500' or greater with contour intervals of at least 5 feet, including: pre-project land contours; post-construction land contours (finished grade); location of all areas to be graded, with cut banks and fill slopes delineated; and estimated dimensions of graded areas.
- B. A narrative description of the proposed grading activity, including: its purpose; an estimate of the total volume of material to be moved; a description of the height of all cut banks and fill slopes (may be delineated on the map); a description of the provisions to be used for compaction, drainage, and stabilization of graded areas; a description of all plant materials used to revegetate exposed slopes and banks, including type of species, number of plants, size and location (may be delineated on the map), and a description of irrigation provisions or other measures necessary to ensure the survival of plantings; and a description of any other interim or permanent erosion control measures to be utilized.

Action veg14 (Phase 1) Coordinate with PG&E in clearing vegetation, as appropriate, under and around powerlines, transformers, and pole structures. Guidelines include:

- A. Ensure that the minimum amount of vegetation is removed.
- B. Ensure protection of the vegetation resources during removal.
- C. Determine the method of treatment and degree of clearance based on site factors such as slope and soils.

Action cul1 (Phase A) Conduct appropriate levels of review in conjunction with the review process for proposed plans and projects (Actions des1 and des2) prior to operations and maintenance activities as well as construction activities involving surface disturbance (e.g., ground clearing, disking, grading, mechanical brush removal, and prescribed burns) and/or excavation to avoid damage to buried cultural resources in the vicinity of known sites

and within mapped cultural sensitivity zones. Sensitivity zones generally include valley floors adjacent to water sources, other flat terrain near creeks and springs, and level areas along ridgetops. Guidelines include:

- A. Prior to any excavation activities, request a database check from the watershed GIS operator and the State of California database for any known cultural resources or sensitive areas within the vicinity of proposed excavation activity.
- B. Authorize archival research and field reconnaissance by a certified specialist or archeologist of any proposed project site and vicinity of proposed surface disturbance and/or excavation.
- C. Consult with the applicable local Native American tribes as required by Federal, State, and local legal requirements when considering subsurface testing and excavation of prehistoric archaeological sites. All aspects of proposed actions shall be addressed including the treatment of cultural materials and in particular the removal, study, and reinterment of Native American burials.
- D. Recommend project modifications or alternative sites that would avoid adverse effects to highly sensitive and significant cultural resource sites and features, including developing and implementing mitigation measures in accordance with all applicable State and Federal laws.

Action cul2 (Phase A) Authorize data recovery by qualified professionals in circumstances where archaeological deposits cannot be preserved through avoidance or protection measures. Guidelines for data recovery include:

- A. Work shall be accomplished within the context of a detailed research design program conducted with current professional standards.

Action cul3 (Phase A) When considering demolition of an historic structure, consult with an architectural historian to determine the feasibility and suitability of relocation; although the integrity of setting would be lost, the structure would be preserved.

Action cul4 (Phase A) Evaluate and document the significance of cultural resources threatened by demolition through application of criteria set forth in Secretary of Interior's Standards and Guidelines, State CEQA Guidelines, and the California Register of Historic Places. Where applicable, recommend registration of cultural resources deemed to be eligible for the NRHP and the California Register of Historic Places.

Action cul5 (Phase A) Employ nondestructive methods when undertaking research activities, to the maximum extent feasible and where practical, to leave the features of sites and structures in place. Data, objects, and specimens recovered from research sites shall be conserved and curated according to legal requirements.

Action cul6 (Phase A) Suspend excavation activities in the event that suspected cultural resources are uncovered; consult with a qualified archeologist regarding the significance, disposition, and treatment of artifacts; and revise, as necessary, excavation plans to avoid and/or minimize damage to known cultural resources.

Action cul7 (Phase A) Suspend excavation activities in the event that human remains are discovered and immediately inform the county coroner. Consult with a qualified archeologist to

determine if the remains are of Native American origin, and if so, contact the California Native American Heritage Commission to identify most likely descendants for instructions regarding the treatment and disposition of human remains and associated grave artifacts.

- Action cul8** (Phase A) When previously unknown cultural resources are discovered, report new findings to the California Historical Resources Information System (Information Centers) using standard descriptive methods.
- Action cul9** (Phase 2) Implement protective measures, where necessary, to eliminate and minimize potentially negative effects of public access on cultural resources. Guidelines include:
- A. Cover fragile cultural deposits and features with imported soils (and possibly non-intrusive landscaping).
 - B. Install compatible fencing to restrict physical access but allow viewing of trail-side archaeological sites.
 - C. Allow access to highly significant sites only through supervised tours.
- Action cul10** (Phase A) Prior to initiating new construction, consider reuse of existing historic structures for departmental uses. Prior to modifying historic structures, an architectural historian shall be consulted to determine the feasibility and suitability of any modifications.
- Action cul11** (Phase 2B) Periodically inspect historic structures for pest damage and use IPM techniques to control pests in historic structures.
- Action cul12** (Phase 2B) Periodically monitor known significant cultural resource sites for evidence of disturbance, damage, or vandalism.
- Action env6** (Phase A) Provide comments on environmental documents for any projects within the greater hydrologic watershed to ensure that potential adverse effects on the Peninsula reservoirs and SFPUC lands are mitigated to the fullest extent.
- Action lea3** (Phase 1) In coordination with the Bureau of Commercial Land Management and the review process for proposed plans and projects, ensure that all new leases and easement agreements, as well as existing leases when they come up for renewal, include: water quality protection measures, required BMPs, emergency response plans, monitoring programs, inspection privileges, water conservation measures, IPM policies and practices, and schedule of enforcement procedures and penalties. Direct the SFPUC to seek whatever authority necessary to enforce these regulations. [additional inapplicable clauses deleted.]
- Action des4** (Phase A) Prior to the initiation of any new construction or renovation/alteration of existing facilities or structures, construct permanent perimeter fencing, using metal posts with orange snow fencing for visibility, around the entire construction zone to enclose all construction-related activities and protect natural and cultural resources outside the zone from damage. In addition, any sensitive resources within the fenced construction zone or adjacent to the transportation corridors leading to the fenced construction zone shall be enclosed with similar fencing. Locations or sensitive species enclosures shall be identified by LRMS staff.

- Action des5** (Phase A) Prior to approval of new construction activities or renovation/alteration of existing facilities, structures, or roads, ensure that the following design guidelines are met:
- A. Where grading is necessary, slopes and landforms shall be contoured to mimic the surrounding environment as much as possible.
 - B. Design and site new roads and trails to minimize grading and the visibility of cut banks and fill slopes.
 - C. Overpasses, safety and directional signs, and other road and highway structures may protrude above a skyline only when it can be demonstrated that: the facility is necessary for public service and safety, the break in the skyline is seen only in the foreground, and the break in the skyline is at a minimum necessary to provide the required service.
 - D. Incorporate architectural siting/design elements that are compatible with the applicable surroundings (i.e., style, scale, form, texture, color).
 - E. Eliminate, wherever possible, the use of unpainted metallic surfaces and other sources that may cause increased levels of reflectivity.
 - F. Exterior lighting shall be directed downward and sighted and shielded such that it is not highly visible or obtrusive.
 - G. The silhouette of new structures shall remain below the skyline of bluffs, cliffs or ridges.
 - H. Design any new structural additions to historic structures to harmonize with older structural features and comply with scenic easements and aesthetic guidelines.
 - I. Encourage the salvage and selective re-use of building features if historic structures are demolished.