COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: May 28, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit, a Planned Agricultural Permit, and a Grading Permit, and certification of a Mitigated Negative Declaration for additions to an existing organized camp facility that include one (1) ADA bathroom (300 sq. ft.); five (5) tent platforms (364 sq. ft. each); one (1) open cooking shelter (385 sq. ft.); one (1) camping dormitory (2,031 sq. ft.); and demolition of one camping dormitory (2,536 sq. ft.); along with the construction of a 280-linear ft. debris flow wall ranging in height from 6 ft. - 8 ft.; 1,290 cubic yards of grading; removal of 19 trees with a circumference greater than 55 inches at 4.5 feet above ground; four (4) water storage tanks; expansion of the septic system and fire access improvements located at 1400 Canyon Road in the unincorporated Pescadero area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN 1999-00105 (Girl Scouts of Northern California)

PROPOSAL

The applicant has applied for a Coastal Development Permit (CDP), a Planned Agricultural Permit, and a Grading Permit for modifications to the "North Commons" area of an existing organized Girl Scouts camp facility located at 1400 Canyon Road in unincorporated Pescadero. Proposed modifications include the construction of a freestanding one-story accessible bathroom (300 sq. ft.); five (5) one-story tent platforms (364 sq. ft. each, two of which are disabled accessible); a one-story accessible open cooking shelter (385 sq. ft.); and a one-story accessible camping dormitory with nurse's office and small sleeping mezzanine (2,031 sq. ft.) connected by new decking to an existing dining hall. The project also includes the demolition of one camping dormitory (2,536 sq. ft.), along with the construction of a 280-linear ft. wood lagging with steel post debris flow wall ranging in height from 6 ft. - 8 ft., a total of 1,290 cubic yards (cy) of grading (including 645 cy of cut which will be used on-site as fill), the removal of 19 trees with a circumference greater than 55 inches at 4.5 ft. above ground to accommodate the debris flow wall, expansion of the septic system, four (4) water storage tanks, fire access and parking area improvements, and associated concrete and wood walkways. Additionally, the planting of native plant species and 19 coast redwood trees are proposed within the North Commons area.

RECOMMENDATION

That the Planning Commission certifies the Mitigated Negative Declaration and approve the Coastal Development Permit, Planned Agricultural Permit, and Grading Permit, County File Number PLN 1999-00105, by making the required findings and adopting the conditions of approval in Attachment A.

SUMMARY

Staff has reviewed the project against the applicable policies and standards of the San Mateo County General Plan, Local Coastal Program, Zoning Regulations, and Grading Ordinance and found the project, as proposed and conditioned, to be in compliance with each set of policies and standards. Staff has prepared an Initial Study and Mitigated Negative Declaration that concludes the project, as proposed and mitigated, will not generate any significant environmental impacts. All mitigation measures from the Mitigated Negative Declaration have been included as recommended project conditions of approval.

The project will not impact any sensitive habitats or be located on prime soils. The proposed grading and redwood tree removal are limited to that necessary to construct a debris deflection wall in the eastern portion of the North Commons area of the property in order to mitigate future debris flow impacts based on study and conclusion from the project geotechnical consultant that future debris flows will impact the project area. Replacement redwood trees are proposed at a 1:1 ratio for the County-regulated trees that will be removed. While portions of the project will be visible from Canyon Road, which runs through the property, the proposed structures have been designed to blend in with the surrounding natural rural forest setting and complement other existing structures in the North Commons area in architectural design, materials, and colors.

The existing camp facility is considered nonconforming relative to density credits pursuant to Local Coastal Program Table 1.5 (Camps). The proposed project will not result in a substantial increase in density credits otherwise needed for camp operations since the project includes demolition of the Laurel Cabin; the removal of the camper capacity accommodated by the Laurel Cabin will offset the increase in density credits generated from the proposed project.

Due to the property's poor soils, the 142-acre property is not used for, or intended to be used for, agriculture. Furthermore, the Agricultural Advisory Committee has reviewed and recommended approval of the proposed project with no recommended conditions of approval.

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COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: May 28, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit and Planned Agricultural Permit, pursuant to Sections 6328.4 and 6353, respectively, of the County Zoning Regulations, a Grading Permit, pursuant to Section 8600 of the County Ordinance Code, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), for additions to an existing organized camp facility that include one (1) ADA bathroom (300 sq. ft.); five (5) tent platforms (364 sq. ft. each); one (1) open cooking shelter (385 sq. ft.); one (1) camping dormitory (2,031 sq. ft.); and demolition of one camping dormitory (2,536 sq. ft.); along with the construction of a 280-linear ft. debris flow wall ranging in height from 6 ft. - 8 ft.; 1,290 cubic yards of grading; removal of 19 trees with a circumference greater than 55 inches at 4.5 feet above ground; four (4) water storage tanks, expansion of the septic system and fire access improvements located at 1400 Canyon Road in the unincorporated Pescadero area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN 1999-00105 (Girl Scouts of Northern California)

PROPOSAL

The applicant has applied for a Coastal Development Permit (CDP), a Planned Agricultural Permit, and a Grading Permit for modifications to the "North Commons" area of an existing organized Girl Scouts camp facility located at 1400 Canyon Road in unincorporated Pescadero. Proposed modifications include the construction of a freestanding one-story accessible bathroom (300 sq. ft.); five (5) one-story tent platforms (364 sq. ft. each, two of which are disabled accessible); a one-story accessible open cooking shelter (385 sq. ft.); and a one-story accessible camping dormitory with nurse's office and small sleeping mezzanine (2,031 sq. ft.) connected by new decking to an existing dining hall. The project also includes the demolition of one camping dormitory (2,536 sq. ft.), along with the construction of a 280-linear ft. wood lagging with steel post debris flow wall ranging in height from 6 ft. - 8 ft., a total of 1,290 cubic yards (cy) of grading (including 645 cy of cut which will be used on-site as fill), the removal of 19 trees with a circumference greater than 55 inches at 4.5 ft. above ground to accommodate the debris flow wall, expansion of the septic system,

four (4) water storage tanks, fire access and parking area improvements, and associated concrete and wood walkways. Additionally, the planting of native plant species and 19 Coast redwood trees are proposed within the North Commons area.

RECOMMENDATION

That the Planning Commission certify the Mitigated Negative Declaration and approve the Coastal Development Permit, Planned Agricultural Permit, and Grading Permit, County File Number PLN 1999-00105, by making the required findings and adopting the conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Summer Burlison, Project Planner; 650/363-1815

Applicant: Thomas Soper AIA

Owner: Girl Scouts of Northern California

Location: 1400 Canyon Road, Pescadero

APNs: 089-120-110 and 089-120-120

Size: 142.05 acres (total property size); 37.15 acres and 104.9 acres, respectively

Existing Zoning: PAD/CD (Planned Agricultural District/Coastal Development)

General Plan Designation: Agriculture

Existing Land Use: Butano Creek Girl Scouts Camp

Water Supply: Potable water is provided from Girl Scout Creek, a tributary of Butano Creek via State Water Rights Board license with on-site treatment located southeast and uphill from the North Commons area.

Sewage Disposal: Sewage disposal is provided by on-site septic systems. The project includes installation of a 3,000 gallon septic tank and leach lines near the existing septic system.

Flood Zone: The project property is located within Food Zone A and X, areas of 100-year flooding and areas of minimal flooding, respectively. The project area is in Flood Zone X (area of minimal flooding) pursuant to FEMA Community Panel 06081C0455E, effective October 16, 2012.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration have been prepared and circulated for review. No comments have been received as of the

writing of this report. Mitigation measures have been included as conditions of approval in Attachment A.

The Initial Study and Mitigated Negative Declaration circulated for public review identify a total of 709 cubic yards (cy) of grading, including 645 cy of cut and 64 cy of fill. However, the applicant intends on using all cut material (709 cy) on-site for berming along the west side of the debris wall and evenly spreading throughout the graded area east of the debris wall (in the area of the proposed swale). Therefore, a total of 1,290 cy of grading is proposed (including 645 cy of cut which will be used on-site as fill). This change in grading quantity is not considered significant and does not generate a change to any recommended mitigation measure; therefore, recirculation of the Mitigated Negative Declaration is not required.

Setting: The Butano Creek Girl Scouts Camp is located on a 142-acre property in the wooded foothills of the Santa Cruz Mountains, south of the town of Pescadero and just north of Butano State Park. The paved access road, Canyon Road, traverses east from Cloverdale Road through medium to steep forested terrain and continues through the project property, turning into a private road at the Butano Falls (residential) subdivision. Butano Creek runs roughly parallel to Canyon Road on the north side.

County permit records show the Butano Creek Girl Scouts camp was established at the subject property around 1956. The current camp covers approximately 2 of the 142 acres and is organized into two clusters of camping facilities called the South Commons and North Commons; these two areas are connected by hiking trails with some smaller camping facilities located in between. The proposed project is located in the North Commons area of the camp.

Surrounding lands are primarily large, rural parcels zoned PAD/CD (Planned Agricultural District/Coastal Development) and TPZ-CZ/CD (Timberland Preserve Zone-Coastal Zone/Coastal Development). A single-family residential subdivision is located northeast of the project parcels, zoned R-1/S-10/CD (Single-family residential/20,000 sq. ft. lot minimum/Coastal Development).

According to a recent Biological Resources Reconnaissance Report by Zander Associates, dated January 6, 2014, the North Commons area of the camp is situated within a disturbed redwood forest characterized by roads, trails, buildings, and other features, associated with camp activities. Zander Associates cites “Second growth and younger coast redwood trees (Sequoia sempervirens) and some tan oak (Notholithocarpus densiflorus) form a relatively open canopy, but very little native understory vegetation remains in the active camp areas. As a result of ground disturbance and long established camp use of the area, non-native, invasive plants including English ivy (Hedera helix), French broom (Genista monspessulana) and Pampas grass (Cortaderia sp.) have colonized parts of the site.”

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Staff has reviewed and determined that the project is in conformance with all of the applicable General Plan Policies, including the following:

a. Vegetative, Water, Fish and Wildlife Resources

Policy 1.23 (*Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources*), Policy 1.24 (*Regulate Location, Density and Design of Development to Protect Vegetative, Water, Fish and Wildlife Resources*), Policy 1.25 (*Protect Vegetative Resources*), along with the Sensitive Habitats Policies, and Policy 1.35 (*Protect Productive Uses of Vegetative, Water, Fish and Wildlife Resources*) seek to regulate land uses and development activities to protect vegetative, water, fish and wildlife resources, including sensitive habitat areas.

On-site vegetation in the North Commons area primarily consists of disturbed, non-native, invasive understory vegetation as a result of past ground disturbance and long established camp use of the area. The project, particularly the proposed debris flow wall, will require grading east of the proposed camping dormitory (at existing dining hall) to accommodate the wall and to create a swale to direct seasonal runoff. The proposed grading will result in the removal of 29 coast redwood trees (ranging in size from 8.5 inches to 138 inches in circumference). The County's Local Coastal Program and Zoning Regulations seek to protect trees over 55 inches in circumference. This project will consist of removing 19 redwood trees over 55 inches in circumference. The trees identified for removal are limited to those necessary to accommodate a new debris flow wall, which is being proposed to mitigate future debris flow impacts based on conclusions from the geotechnical consultant that future debris flows will impact the project site. The applicant is proposing to plant 19 coast redwood trees in front of, and along, the debris flow wall and around the project area between the debris flow wall and Canyon Road as replacement for the regulated trees (i.e., 55-inch circumferences) being removed.

According to Zander Associates, the project area is very near the designated critical habitat boundaries for the marbled murrelet; therefore, each tree with a diameter greater than 10 inches proposed for removal was evaluated and determined to have no potential to support nesting habitat for marbled murrelet. Although Zander Associates found no suitable nesting habitat for the marbled murrelet

among the trees proposed for removal, mitigation measures from the mitigated negative declaration have been included as conditions of approval to ensure minimal potential impact to any murrelet in the surrounding vicinity or other migratory birds that may find suitable nesting sites in the trees proposed for removal.

Furthermore, the project site is located within a designated critical habitat for the California red-legged frog (Rana draytonii). However, based on reconnaissance, Zander Associates has determined that there is no suitable habitat in the project area for special status species known to occur in the vicinity and that there is no anticipated adverse effects on wildlife movement corridors, nursery sites or critical habitat for the red-legged frog.

The project includes installing temporary construction-limit fencing around all areas of the project, including demolition of the Laurel Cabin, to confine construction-related impacts to the immediate areas of work, including utilization of existing access roads and paths.

b. Soil Resources

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*), Policy 2.20 (*Regulate Location and Design of Development in Areas with Productive Soil Resources*), Policy 2.21 (*Protect Productive Soil Resources Against Soil Conversion*), and Policy 2.23 (*Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion*) seek to regulate development to minimize soil erosion and sedimentation; protect productive soil resources including, but not limited to, measures which require clustering of structures; and protect against soil conversion.

The project parcels are designated as Other Lands per the San Mateo County Important Farmland Map (2006) and the County General Plan. Furthermore, the project area's topography and dense tree coverage environment limits agricultural use of the area. The project is located outside of the County's mapped areas of land containing soils with agricultural capability and is not located on Class I, Class II, or Class III soils rated good or very good for artichokes or Brussels sprouts. The project does not require the conversion of prime agricultural land or land suitable for agriculture.

A conservation easement with Sempervirens Fund was established in 2012 to preserve and protect the natural, scenic, and open space values of the underdeveloped areas (including forest stands) on the project parcel, while enabling the use of the conservation area for passive recreational uses. The easement does not preclude use of

the camp area for agricultural uses ancillary to the Girl Scouts camp. Furthermore, the easement recognizes the Girl Scout's outdoor recreation and camp use, both existing and proposed, as valuable and compatible with the purpose of the conservation area.

The project is being clustered near existing development in the North Commons area of the camp. While grading for the lodging dormitory, tent platforms, cooking shelter and ADA bathroom will be minimal based on the topography and design for these structures' locations, the debris flow wall will require 1,290 cubic yards of grading, including 645 cubic yards of cut which will be used on-site as fill. Given the topography of the area of the proposed debris flow wall and overall improvements in general, there is a potential for significant erosion to occur in downslope on- and off-site areas. The applicant has developed an erosion control plan, prepared by Bestor Engineers, Inc., that includes a stabilized construction entrance to the project area, erosion control matting, check dams, sediment rolls, silt fencing, and tree protection for disturbed areas. Furthermore, mitigation measures from the mitigated negative declaration have been included as conditions of approval to further minimize erosion and runoff from the project area and ensure grading and erosion control are completed as approved.

c. Visual Quality

Policy 4.15 (*Appearance of New Development*), Policy 4.24 (*Rural Development Design Concept*), Policy 4.25 (*Location of Structures*), and Policy 4.26 (*Earthwork Operations*), along with the Rural Site Planning Policies, seek to protect the natural visual character and quality of scenic areas by regulating the appearance of new development to promote good design, site relationship, and other aesthetic considerations, such as tree preservation except where removal is required for approved development or safety, and minimizing grading operations.

The project parcels are not located within a scenic corridor and will not cause degradation to the existing visual character or quality of the site or surroundings. Although the surrounding dense forest and sloped topography provide significant natural screening of the camp facilities from Canyon Road (a paved public road running through the property), elements of the proposed project will be visible from Canyon Road through the existing tree canopy. No trees along or between Canyon Road and the project are proposed for removal. Furthermore, the proposed structures are designed to blend in with the surrounding natural forest setting, topography, and existing structures in the North Commons area, including architectural design, materials, and colors.

The proposed structures will include earth-toned fiber cement board and batten siding and composition shingle roofing to match the existing structures, and all proposed decks, stairs, and retaining walls will have a natural wood finish. The tent platforms will be built on piers and will be built around existing trees to the degree possible.

Furthermore, grading for the debris flow wall is being limited to that necessary to address the concerns of future debris flow impacts based on conclusion from the geotechnical consultant that future debris flows will impact the project site. The project includes native plantings on the east side of the debris flow wall and the planting of 19 coast redwood trees between Canyon Road and the debris flow wall to offset the 19 regulated coast redwood trees being removed to accommodate the debris flow wall.

d. Historical and Archaeological Resources

Policy 5.20 (*Site Survey*) and Policy 5.21 (*Site Treatment*) require that the applicant take appropriate precautions to avoid damage to historical and archaeological resources.

The project site is not a historical resource, nor does the site contain any recognized historical resources according to any State or local historical resource lists.

The project area consists of already disturbed land, and the project is being clustered near existing developed areas. Therefore, the project is not expected to cause any adverse impact to any archaeological resource. The applicant's plans illustrate that fencing will be erected around the limits of construction, and existing access road and paths will be utilized to avoid impacts to undisturbed areas. Nonetheless, staff has included mitigation measures from the mitigated negative declaration as conditions of approval that will minimize the potential unearthing and impact to any unknown archaeological resource within the project area during proposed earthwork activities.

e. Park and Recreation Resources

Policy 6.14 (*Site Planning for Public and Private Facilities*) encourages recreation uses that minimize adverse effects on the natural environmental and adjoining private ownership.

The project consists of constructing a new camping dormitory with nurse's office, tent platforms, a cooking shelter, and an ADA bathroom in the North Commons area of the property. The existing Laurel Cabin (dormitory) will be removed and its function and capacity offset by the

proposed improvements. The North Commons area is located within the 142-acre property, with the nearest adjacent neighboring property over 100 feet away from the project area, across Canyon Road and Butano Creek.

The proposed improvements will not have a significant adverse effect on the environment. The proposed plans have been reviewed and conditionally approved by all applicable reviewing agencies, including the Building Inspection Section, the Geotechnical Section, the Department of Public Works, the San Mateo County Fire Department, Cal-Fire, the Environmental Health Division, and the Planning Department.

Furthermore, a geotechnical study has been completed by Butano Geotechnical Engineering, Inc. and a biological assessment has been completed by Zander Associates, with a focused tree survey study by Steven Singer, that provide geotechnical, geological, and biological mitigations, as applicable, to ensure any project impacts on the environment and surrounding area are less than significant. All mitigation measures from the mitigated negative declaration have been included as conditions of approval. Therefore, the project, as proposed and conditioned, will not have a significant adverse effect on the environment or surrounding properties.

f. Rural Land Use

Policy 9.23 (*Land Use Compatibility in Rural Lands*), Policy 9.24 (*Determining Appropriate Development Densities for the Rural Lands*), Policy 9.26 (*Coastal Zone Priorities*), and Policy 9.30 (*Development Standards to Minimize Land Use Conflicts with Agriculture*) seek to encourage land use compatibility to maintain the scenic and harmonious nature of the rural lands; allocate appropriate densities for parcels through the analysis of resources, hazards, availability of services, and land use patterns; address priorities of the California Coastal Act in land use decisions; avoid locating non-agricultural activities on soils with agricultural capability or land in agricultural production; and locate non-agricultural activities in areas of agricultural parcels that cause the least disturbance to feasible agricultural activities.

As previously mentioned, the project is not located on Class I, Class II, or Class III soils rated good or very good for artichokes or Brussels sprouts. The project is located outside of the County's mapped areas of land containing soils with agricultural capability and outside of the State's mapped farmland areas. Furthermore, no agricultural activities are conducted on the project land due to its topography and dense

tree coverage. A conservation easement with Sempervirens Fund was established in 2012 to preserve and protect the natural, scenic, and open space values of the underdeveloped areas (including forest stands) on the project parcel. The easement also recognizes the Girl Scout's outdoor recreation and camp use, both existing and proposed, as valuable and compatible with the purpose of the conservation area.

The project is intended to improve the existing camp facilities, which provides seasonal recreational opportunities for the Girl Scouts, as well as the public, while ensuring minimal environmental and visual impacts to the rural area, as prioritized by the California Coastal Act.

The allowed density for a property in the Planned Agricultural District/Coastal Zone (PAD/CD) is related to water consumption pursuant to the County Local Coastal Program (LCP) Table 1.5. A density analysis for the subject property was conducted in 2011 (DEN 2011-00001) based on an analysis of resources, hazards, land use patterns, and other criteria as outlined in the PAD zoning regulations. The density analysis yielded 2 density credits for the 142-acre property. The existing camp facility is considered nonconforming relative to density credits pursuant to LCP Table 1.5 (Camps) as the existing camp is calculated to require 7 density credits (7.057 where a fractional unit less than .5 is deleted). However, Planning Department staff has determined that the proposed project will not result in a substantial increase in density credits otherwise needed for camp operations. Specifically, in addition to the new facilities proposed, the project proposes demolition of a 2,536 sq. ft. camping dormitory (i.e., Laurel Cabin) on the northwest side of Butano Creek. Laurel Cabin sleeps 34 campers and its demolition (and the removal of the camper capacity accommodated by the structure) will offset the increase in density credits generated from the proposed project. Therefore, total density credits for the camp facilities before and after implementation of the project will remain at 7 density credits (7.2514 where a fractional unit less than .5 is deleted). See Attachment E for a breakdown of density credits.

g. Water Supply

Policy 10.17 (*Improving Existing Water Systems*) seeks to allow water systems using surface water supplies to continue when done in accordance with appropriate permits and approvals.

Potable water for the project will continue to be provided from Girl Scout Creek, a tributary of Butano Creek (i.e., surface water supply) via State Water Rights Board license with on-site treatment located southeast and uphill from the North Commons area.

h. Wastewater

Policy 11.10 (*Wastewater Management in Rural Areas*) considers sewage disposal systems as an appropriate method of wastewater management in rural areas.

As a requirement of the Environmental Health Division, the project will require the expansion of the existing septic system serving the North Commons area. The applicant is proposing the installation of a new 3,000 gallon septic tank and leach lines to comply with Environmental Health Division standards and regulations for on-site wastewater treatment. The project has been reviewed and conditionally approved by the Environmental Health Division.

i. Natural Hazards

(1) Geotechnical Hazards

Policy 15.20 (*Review Criteria for Locating Development in Geotechnical Hazard Areas*) and Policy 15.21 (*Requirement for Detailed Geotechnical Investigations*) seek to avoid siting structures in areas where they are jeopardized by geotechnical hazards, avoid construction in steeply sloping areas, and to require a geotechnical investigation for development projects that may be located in an area of geotechnical hazard.

While landslide, liquefaction, lateral spreading, subsidence, and collapse are not identified as potentially significant impacts to the project, Butano Geotechnical Engineering, Inc. (Butano) identifies that there is a moderate to high potential for the proposed project to be impacted by future debris flows. While an earthen berm exists uphill of the existing dining hall, which was constructed at the time of the dining hall to protect the dining hall structure from debris flow, Butano cites that the earthen berm provides little if any debris flow protection to the dining hall structure. To mitigate debris flow hazard from existing and proposed improvements, the applicant is proposing a 280-linear foot debris flow deflection wall to be constructed on the alluvial fan just above the proposed camping dormitory, designed for a load of 5,300 cubic yards and constructed to a maximum height ranging from 6 ft. - 8 ft., as recommended by Butano.

Additionally, the proposed tent platforms will be constructed on a fairly steep slope; however, the platforms will be supported on piers to minimize any potential impacts to the hillside. Mitigation

measures from the mitigated negative declaration have been included as conditions of approval to ensure that the project complies with the recommendations of the geotechnical consultant.

(2) Fire Hazard Policies

Policy 15.27 (*Appropriate Land Uses and Densities in Fire Hazard Areas*), Policy 15.28 (*Review Criteria for Locating Development in Fire Hazard Areas*), Policy 15.30 (*Standards for Water Supply and Fire Flow for New Development*), and Policy 15.31 (*Standards for Road Access for Fire Protection Vehicles to Serve New Development*) require development in hazardous fire areas to be reviewed for adequate building materials, access, brush clearance from structures, fire flows, and water supplies.

According to the Fire Hazard Severity Zone Maps from the California Department of Forestry, the project parcels are within a High Fire Hazard Severity Zone. The project plans have been reviewed and approved by the San Mateo County Fire Department with conditions for fire resistant building materials, access improvements, brush clearance around structures, hydrant and water storage tank requirements, and fire sprinklers to minimize any potential fire hazards.

2. Conformance with the Energy Efficiency Climate Action Plan

Measure 1.4 (*Tree Planting*) encourages appropriate tree planting near buildings to reduce heat gain and loss and to sequester greenhouse gases.

The project includes the removal of 29 redwood trees of various sizes (ranging from 8.5 inches to 138 inches in circumference) to accommodate the grading and earthwork associated with a new debris flow wall, east of the proposed camping dormitory. A total of 19 of these trees proposed for removal are over 55 inches in circumference. The applicant is proposing to plant 19 coast redwood trees in front of, and along, the debris flow wall and around the project area between the debris flow wall and Canyon Road as replacement for the protected trees (i.e., over 55 inches in circumference) being removed. Other proposed structures, such as the tent platforms and cooking shelter, will be constructed around existing trees. In context to the surrounding densely forested area, the removal of trees will not release significant amounts of GHG emissions or significantly reduce GHG sequestering in the area. Furthermore, new trees will be planted throughout the project area, some of which will be located near proposed construction, which will help to shade some of the newly constructed structures.

3. Conformance with the Local Coastal Program

Staff has reviewed and determined that the project is in conformance with all of the applicable Local Coastal Program (LCP) policies, including the following:

a. Locating and Planning New Development

Policy 1.8 (*Land Uses and Development Densities in Rural Areas*) allows development in rural areas if it will not have significant adverse impacts, either individually or cumulatively, on coastal resources and will not diminish the ability to keep all prime agricultural land and other land suitable for agriculture in agricultural production; and requires density credits for all new or expanded non-agricultural land uses in rural areas.

The project will not be located on land designated as prime agricultural land or other land suitable for agriculture according to the County General Plan. A Mitigated Negative Declaration has been prepared for the project which concludes that the project, as proposed and mitigated for, will not have significant adverse impacts, either individually or cumulatively, on coastal resources. All of the recommended mitigation measures from the Mitigated Negative Declaration have been included as project conditions of approval. Refer to Section A.1.f. for staff's discussion of project compliance relative to density credits.

Policy 1.25 (*Protection of Archaeological/Paleontological Resources*) requires protection of any archaeological resources from proposed development.

Refer to Section A.1.d. for staff's discussion of project compliance relative to archaeological resource protection.

Appendix 1.A (Minimum Stormwater Pollution Prevention Requirements) requires all new development, including remodeling of existing buildings, and/or ground disturbing activities, to comply with minimum stormwater pollution prevention measures to minimize stormwater pollution discharge from a project site during pre-construction, construction, and post-construction.

While grading for the lodging dormitory, tent platforms, cooking shelter and ADA bathroom will be minimal based on the topography and design for these structures' locations, the debris flow wall will require 1,290 cubic yards of grading, including 645 cubic yards of cut which will be used on-site as fill. Given the topography of the area of the

proposed debris flow wall and overall improvements in general, there is a potential for significant erosion to occur in downslope on- and off-site areas. The applicant has developed an erosion control plan that includes a stabilized construction entrance to the project area, erosion control matting, check dams, sediment rolls, silt fencing, and tree protection for disturbed areas. Furthermore, staff has included the recommended mitigation measures from the mitigated negative declaration as project conditions of approval to further minimize erosion and runoff from the project area and ensure grading and erosion control are completed as approved to minimize polluted stormwater runoff.

New drainage facilities including, but not limited to, swales and dry wells will be installed on-site to comply with the County's Drainage Policy and the San Francisco Bay Region Municipal Regional Permit to mitigate the 6,710 sq. ft. of new/replaced impervious surface proposed by this project. These new facilities would not be designed or located in a manner to cause any significant environmental impacts.

b. Agriculture

Policy 5.11 (*Maximum Density of Development Per Parcel*) and Policy 5.15 (*Mitigation of Land Use Conflicts*) seek to limit non-agricultural development densities to those permitted in rural areas of the Coastal Zone under the Locating and Planning New Development Component; limit non-agricultural development densities to that amount which can be accommodated without adversely affecting the viability of agriculture; and require clustering of all non-agricultural development in locations most protective of existing or potential agricultural uses, and that clearly defined buffer areas be provided between agricultural and non-agricultural uses.

The project property does not support agricultural activities and contains only a small area of prime soils along the lower, southeast property line. The proposed improvements will be clustered with existing camp facilities in the North Commons area of the property (northeastern portion of the property) and will not impact any agricultural uses, as the nearest adjacent property is over 100 feet away from the project area, across Canyon Road and Butano Creek. Furthermore, refer to Section A.1.f. for staff's discussion of project compliance relative to density credits.

c. Sensitive Habitats

Policy 7.3 (*Protection of Sensitive Habitats*) and the Rare and Endangered Species Policies prohibit land use and development that

would have a significant adverse impact on any sensitive habitats and require the preservation of all habitats of rare and endangered species.

Based on reconnaissance, Zander Associates has determined that there is no suitable habitat in the project area for special status species known to occur in the vicinity and that there is no anticipated adverse effects on wildlife movement corridors, nursery sites or critical habitat for the red-legged frog. Furthermore, Zander Associates found no suitable nesting habitat for the marbled murrelet among the trees proposed for removal. Refer to Section A.1.a. for staff's discussion of project compliance relative to sensitive habitats.

d. Visual Resources

Policy 8.5 (*Location of Development*), Policy 8.9 (*Trees*), Policy 8.10 (*Vegetative Cover*), Policy 8.16 (*Landscaping*), Policy 8.17 (*Alteration of Landforms; Road and Grading*), Policy 8.18 (*Development Design*), Policy 8.19 (*Colors and Materials*), and Policy 8.20 (*Scale*) require the development to be located on portions of a parcel where the development is least visible from State and County Scenic Roads, least likely to significantly impact views from public viewpoints, and is consistent with all other LCP requirements; minimize tree removal; replace removed vegetation with plant materials compatible to the local surrounding area; minimize grading; and ensure development is designed and located to fit the surrounding topography and blend in with the natural environment through colors and materials and scale of development.

Refer to Section A.1.c. for staff's discussion of project compliance relative to visual resources.

e. Hazards

Policy 9.6 (*Regulation of Development in High Risk Fire Areas*) and Policy 9.10 (*Geological Investigation of Building Sites*) require development in high fire risk areas to be reviewed and conditioned by the County Fire Warden to ensure that building materials, access, brush clearing and water storage capacity are adequate for fire flow and fire protection purposes and that a geological investigation be completed for all buildings and grading permits in geological hazard areas.

Refer to Section A.1.i. for staff's discussion of project compliance relative to natural hazards.

f. Recreation/Visitor-Serving Facilities

Policy 11.4 (*Recreation and Visitor-Serving Facilities Permitted in the Coastal Zone*) and Policy 11.8 (*Rural Areas*) permit recreation and visitor-serving facilities in the rural areas of the Coastal Zone provided they are designed to enhance opportunities for coastal recreation, require or benefit from a location surrounded by open land, do not substantially alter the natural environment, and do not subvert the rural character of the community.

The Butano Creek Girl Scouts Camp is open to girls entering grades 4-12. With its rural, coastal location, the camp focuses on outdoor activities such as hiking, cookouts, campfires, as well as science and nature activities, such as tide pooling, kayaking, and beach-related activities. The project will not substantially alter the natural environment of the area and will incorporate landscaping, design, materials, and colors to minimize any development impact to the rural character of the area.

4. Conformance with the Zoning Regulations

The project site is located within the Planned Agricultural District (PAD) and is located on land designated as Other Lands pursuant to the County General Plan. The project will not be located on prime soils. Public recreation is an allowed use on Other Lands subject to the issuance of a Planned Agricultural Permit.

Staff has reviewed and determined that the project is in conformance with all of the applicable PAD regulations, including the following:

a. Development Standards

The project complies with the development standards of the PAD district, as identified below:

Development Standard	**Required**	**Proposed**
Minimum Front Setback	50 ft.	>100 ft.
Minimum Side Setbacks Right Side Left Side	 20 ft. 20 ft.	 >100 ft. >100 ft.
Minimum Rear Setback	20 ft.	>100 ft.
Maximum Building Height	36 ft.	<30 ft.

b. Substantive Criteria for the Issuance of a Planned Agricultural District Permit

(1) General Criteria

(a) *The encroachment of all development upon land which is suitable for agricultural use shall be minimized*.

The project is not located on Class I, Class II, or Class III soils rated good or very good for artichokes or Brussels sprouts. The project is located outside of the County's mapped areas of land containing soils with agricultural capability and outside of the State's mapped farmland areas. Furthermore, no agricultural activities are conducted on the project land due to its topography and dense tree coverage.

(b) *All development permitted on a site shall be clustered*.

Proposed development will be clustered in the North Commons area of the 142-acre property, next to existing development in the North Commons area.

(c) *Every project shall conform to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code*.

The project, as proposed and conditioned, conforms to the following applicable Development Review Criteria of Chapter 20A.2 of the San Mateo County Ordinance Code:

Section 6324.1 (*Environmental Quality Criteria*), Section 6324.4 (*Water Resources Criteria*), and Section 6325.2 (*Primary Fish and Wildlife Habitat Areas Criteria*) seek to conserve energy resources, minimize grading, landscape alterations, changes in vegetative cover, avoid the use or creation of noxious odors, and/or long-term noise levels, protect primary wildlife habitat areas, and minimize the impact on hydrological processes (e.g., surface water runoff, erosion control).

See Section A.1.a. (*Vegetative, Water, Fish, and Wildlife Resources*), A.1.b. (*Soil Resources*), A.1.c. (*Visual Quality*), A.2 (*Energy Efficiency Climate Action Plan*), and A.3.a. (*Locating and Planning New Development*) for further discussion on project compliance.

Section 6324.2 (*Site Design Criteria*) encourages development to fit into the existing environment, minimize grading and tree removal, use colors and materials that blend with the existing landscape, and avoid adversely affecting riparian habitat.

See Section A.1.a. (*Vegetative, Water, Fish, and Wildlife Resources*), Section A.1.b. (*Soil Resources*), and A.1.c. (*Visual Quality*) for discussion on project compliance.

Section 6324.3 (*Utilities*) requires an adequate local water supply to be available and a suitable septic system.

The project involves the expansion of the existing septic system. The project includes installing a new 3,000 gallon septic tank and leach lines to serve the proposed camping dormitory and ADA bathroom. These additional facilities will be required to comply with all regulations of the Environmental Health Division for the expansion/installation of a septic system, including a percolation test. Potable water for the camp will continue to be provided from Girl Scout Creek, a tributary of Butano Creek (via State Water Rights Board license) with on-site treatment located southeast and uphill from the North Commons area.

Section 6324.5 (*Cultural Resources*) requires appropriate survey(s) by a qualified professional when there is substantial indication that an archaeological or paleontological site exists within a project area.

See Section A.1.d (*Historical and Archaeological Resources*) for further discussion on project compliance.

Section 6324.6 (*Hazards to Public Safety*) and Section 6326.4 (Slope Instability Area Criteria) prohibit development in areas of hazard, including fire and landslide, unless determined it will not be harmful to the health, safety, or welfare of residents, property owners, or the community at large.

See Section A.1.i. (*Natural Hazards*) for discussion on project compliance.

Section 6325.3 (*Primary Agricultural Resources Area Criteria*) seeks to protect primary agricultural land by

allowing only agricultural and compatible uses that do not substantially reduce the agricultural potential of the land.

See Section A.1.f. (*Rural Land Use*) for project compliance.

(2) Water Supply Criteria

The existing availability of an adequate and potable well water source shall be demonstrated for all non-agricultural uses, and adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection shall not be diminished.

See Section A.1.g. (*Water Supply*) for project compliance.

(3) Criteria for the Conversion of Lands Suitable for Agriculture and Other Lands

(a) All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable.

(b) Continued or renewed agricultural use of the soils is not capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors (Section 30108 of the Coastal Act).

(c) Clearly defined buffer areas are developed between agricultural and non-agricultural uses.

(d) The productivity of any adjacent agricultural lands is not diminished, including the ability of the land to sustain dry farming or animal grazing.

(e) Public service and facility expansions and permitted uses do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.

See Section A.1.b. (*Soil Resources*), A.1.f. (*Rural Land Use*) and A.3.b. (*Agriculture*) for project compliance with the above criteria (a-e).

c. Maximum Density of Development

Expanded or additional non-agricultural uses shall only be permitted on a parcel when there are enough density credits available to that

parcel to meet the density credit requirements of the PAD Zoning District for both (1) existing uses, and (2) any expanded or additional uses, and only where such development meets all other applicable policies of the Local Coastal Program (LCP). The first density credit is equal to 1.5 times the amount listed in Table 1.5 of the LCP or the amount listed in Table 1.5 plus a residential dwelling unit that is occupied by the facility owner or operator, with each additional density credit equal to the listed amount in Table 1.5.

See Section A.1.f. (*Rural Land Use*) for project compliance.

d. Agricultural Land Management Plan

Section 6361.C. of the PAD regulations requires submittal of an agricultural management plan for parcels 20 acres or larger in size where lands are converted to a non-agricultural use. The plan is required to demonstrate how the agricultural productivity of the land is fostered and preserved in accordance with the requirements of Sections 6350 and 6355.

The project is not located on Class I, Class II, or Class III soils rated good or very good for artichokes or Brussels sprouts. The project is located outside of the County's mapped areas of land containing soils with agricultural capability and outside of the State's mapped farmland areas. No agricultural activities are conducted on the property due to its poor soils, topography, and dense tree coverage. The property is used for low-intensity recreation and environmental education programs associated with the Girl Scouts. County records show that the existing camp has been in existence since around 1956. Recreational uses are considered compatible with the PAD zoning district, provided a PAD permit, as requested in this application, is obtained.

Furthermore, the Girl Scouts entered into a conservation easement with Sempervirens Fund in 2012 to preserve and protect the natural, scenic, and open space values of the underdeveloped areas (including forest stands) on the project parcel, while enabling the use of the conservation area for passive recreational uses. The easement does not preclude use of the camp area for future agricultural uses ancillary to the Girl Scouts camp.

5. Conformance with the Grading Ordinance

In order to approve a grading permit for 1,290 cubic yards of grading (645 cubic yards of cut which will be used on-site as fill), the Planning Commission must make the following findings pursuant to Section 8604.6

of the San Mateo County Ordinance Code. The findings are listed below followed by discussion regarding compliance:

a. The granting of the permit will not have a significant adverse effect on the environment.

The proposed grading is necessary to implement the project. An Initial Study and Mitigated Negative Declaration have been prepared and circulated for public review. Staff has concluded that the project, with the recommended mitigation measures, will not have a significant adverse impact on the environment. All mitigation measures from the Mitigated Negative Declaration have been included as recommended conditions of approval. In addition, the County's Geotechnical Section and the Department of Public Works have reviewed and approved the project with conditions. Therefore, staff has determined that the project, as proposed and conditioned, will not have a significant adverse impact on the environment.

b. The project conforms to the criteria of Chapter 8, Division VII, of the San Mateo County Ordinance Code, including the standards referenced in Section 8605.

The project, as proposed and conditioned, conforms to standards in the Grading Ordinance, including those relative to erosion and sediment control plan, dust control plan, fire safety, and the timing of grading activity. The project plans have been reviewed and recommended for approval by both the Geotechnical Section and the Department of Public Works. Conditions of approval have been included in Attachment A to ensure compliance with the County's Grading Ordinance.

c. The project is consistent with the General Plan.

The project has been reviewed against the applicable policies of the San Mateo County General Plan and found to be consistent with its goals and objectives. Please refer to Section A.1 of this report for a detailed discussion regarding the project's compliance with applicable General Plan Policies.

B. REVIEW BY THE AGRICULTURAL ADVISORY COMMITTEE

On April 14, 2014, the Agricultural Advisory Committee reviewed and recommended approval of the proposed project with no recommended conditions of approval.

C. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration have been prepared and circulated for this project. The public comment period commenced on April 23, 2014 and ends on May 22, 2014. No comments have been received as of the writing of this report. Any comments received after the issuance of this report will be addressed at the Planning Commission public hearing. Mitigation measures have been included as conditions of approval in Attachment A.

The Initial Study and Mitigated Negative Declaration circulated for public review identify a total of 709 cubic yards (cy) of grading, including 645 cy of cut and 64 cy of fill. However, the applicant intends on using all cut material (709 cy) on-site for berming along the west side of the debris wall and evenly spreading throughout the graded area east of the debris wall (in the area of the proposed swale). Therefore, a total of 1,290 cy of grading is proposed (including 645 cy of cut which will be used on-site as fill). This change in grading quantity is not considered significant and does not generate a change to any recommended mitigation measure; therefore, recirculation of the Mitigated Negative Declaration is not required.

D. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Geotechnical Section
Environmental Health Division
San Mateo County Fire Department
Cal-Fire
Agricultural Advisory Committee
California Coastal Commission

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Location and Vicinity Map
C. Prime Soils Map
D. Project Plans:
   - D.1 - Title Sheet, G100
   - D.2 - Topographic Survey
   - D.3 - Overall Site Plan, C100
   - D.4 - North Commons Site Plan, C101
   - D.5 - North Commons Site Accessibility Plan, C102
   - D.6 - North Commons Landscape Plan, C103
   - D.7 - Tree Removal and Preservation Map, C104
   - D.8 - Debris Deflection Wall Site Plan, C-200
   - D.9 - Debris Deflection Wall Civil Notes and Details, C-201

D.10 - North Commons Notes and Specification, C300
D.11 - North Commons Horizontal Control Plan, C301
D.12 - North Commons Grading and Drainage Plan, C302
D.13 - North Commons Utility Plan, C303
D.14 - North Commons Erosion Control Plan, C304
D.15 - North Commons, Erosion Control Notes and Details, C305
D.16 - North Commons Lodge Plans and Elevations, A100
D.17 - Restroom Building Plans and Elevations, A101
D.18 - Tent Platform Plans and Elevations, A102
D.19 - Cooking Shelter Floor Plan and Elevations, A103

E. Density Credit Matrix
F. Initial Study and Mitigated Negative Declaration (without attachments)
G. Biological Resources Reconnaissance Report, by Zander Associates, dated January 6, 2014
H. Geotechnical and Geologic Investigation Design Phase for Proposed North Commons Lodge, 1400 Canyon Road, Pescadero, California, by Butano Geotechnical Engineering, Inc., dated March 4, 2013
I. Addendum Geotechnical and Geologic Evaluation, Camp Butano Creek - North Commons Improvements, 1400 Canyon Road, Pescadero, California, by Butano Geotechnical Engineering, Inc., dated December 18, 2013
J. Site Photos

SSB:jlh – SSBY0379_WJU.DOCX

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 1999-00105 Hearing Date: May 28, 2014

Prepared By: Summer Burlison, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Mitigated Negative Declaration, Find:

1. That the Mitigated Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines. An Initial Study and a Mitigated Negative Declaration were prepared and issued in conformance with CEQA Guidelines. The public review period for this document is April 23, 2014 to May 22, 2014, per CEQA.

   The Initial Study and Mitigated Negative Declaration circulated for public review identify a total of 709 cubic yards (cy) of grading, including 645 cy of cut and 64 cy of fill. However, the applicant intends on using all cut material (709 cy) on-site for berming along the west side of the debris wall and evenly spreading throughout the graded area east of the debris wall (in the area of the proposed swale). Therefore, a total of 1,290 cy of grading is proposed (including 645 cy of cut which will be used on-site as fill). This change in grading quantity is not considered significant and does not generate a change to any recommended mitigation measure; therefore, recirculation of the Mitigated Negative Declaration is not required.

2. That, on the basis of the Initial Study and comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project, if subject to the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment. The mitigation measures contained in the Mitigated Negative Declaration and the conditions of approval in this document adequately mitigate any potential significant effect on the environment.

3. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions on the project, and identified as

part of this public hearing, have been incorporated into a Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6. A Mitigation Monitoring and Reporting Plan are not necessary as proposed mitigation measures are included as Conditions of Approval Nos. 13 through 26 in the project conditions of approval.

4. That the Mitigated Negative Declaration reflects the independent judgment of San Mateo County.

Regarding the Coastal Development Permit, Find:

5. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP), specifically in regard to Locating and Planning New Development, Agriculture, Sensitive Habitats, Visual Resources, and Hazards, and Recreation/Visitor-Serving Facilities Components of the LCP. Staff has reviewed the plans and materials and determined that the project will not pose any adverse significant impacts on coastal resources, agricultural production, sensitive habitats, or the visual quality of the area. Furthermore, the project is proposed and conditioned to ensure there will be minimal impacts from natural hazards, including fire and debris flow.

6. That the project is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) since the project is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh.

7. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to Locating and Planning New Development, Agriculture, Sensitive Habitats, Visual Resources, Hazards, and Recreation/Visitor-Serving Facilities Components, as discussed in detail in the Staff Report dated May 28, 2014.

Regarding the Planned Agricultural Permit, Find:

8. That the proposed project, as described in the application and accompanying materials, complies with all applicable criteria for issuance of a Planned Agricultural Permit contained in Section 6355 of the County Zoning Regulations, including:

   General Criteria

   a. That the encroachment of all development upon land, which is suitable for agricultural use, is minimized as the project will not be located on Class I, Class II, or Class III soils rated good or very good for artichokes or Brussels

sprouts, is located outside of the County's mapped areas of land containing soils with agricultural capability and outside of the State's mapped farmland areas. Furthermore, no agricultural activities are conducted on the project land due to its topography and dense tree coverage.

b. That all proposed development will be clustered next to existing development in the North Commons area of the 142-acre property.

c. That the project conforms to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code, including:

Section 6324.1 (*Environmental Quality Criteria*), Section 6324.4 (*Water Resources Criteria*), Section 6325.2 (*Primary Fish and Wildlife Habitat Areas Criteria*), and Section 6324.5 (*Cultural Resources*) as the project involves grading and tree removal necessary to install a debris flow wall to mitigate debris flow hazard to the area; will not involve the creation of noxious odors, chemical agents, or long-term noise levels outside of standard construction activity; will not generate any impact to sensitive habitats or species; and includes erosion, sediment, and drainage measures in compliance with County regulations to minimize potential hydrological impacts to the area. Furthermore, conditions have been included to minimize the potential unearthing and impact to any unknown archaeological resource within the project area during proposed earthwork activities.

Section 6324.2 (*Site Design Criteria*) as the proposed buildings and structures are designed to complement the natural rural character of the surrounding environment and existing development in the North Commons area, including through design, materials, and colors.

Section 6324.3 (*Utilities*) as the project includes expansion of the existing septic system by installing an additional septic tank and leach lines to serve the proposed camping dormitory and ADA bathroom. Additionally, potable water will continue to be provided from Girl Scout Creek, a tributary of Butano Creek.

Section 6324.6 (*Hazards to Public Safety*) as the project's geotechnical engineer, Butano Geotechnical Engineer, Inc., has determined that geotechnical hazards, except for debris flow, will have minimal impacts to the project. The project includes a debris flow wall to mitigate debris flow hazard to existing and proposed development. Additionally, the San Mateo County Fire Department has reviewed and conditionally approved the project with regard to fire safety and protection standards.

Section 6325.3 (*Primary Agricultural Resources Area Criteria*) as the project includes a Planned Agricultural Permit to allow for additions to the existing

permitted organized camp located on Other Lands pursuant to the County General Plan, where the project area does not contain prime soils and is not used or intended to be used for agriculture.

Water Supply Criteria

d. That potable water for the project will continue to be provided from Girl Scout Creek, a tributary of Butano Creek under State Water Rights Board license with on-site treatment located southeast and uphill from the North Commons area.

Criteria for the Conversion of Lands Suitable for Agriculture and Other Lands

e. That all agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable (see Finding No. 8.a).

f. That continued or renewed agricultural use of the soils is not capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors (Section 30108 of the Coastal Act). Given the topography of the property and poor soils, the 142-acre property is not used for, or intended to be used for, agriculture.

g. That clearly defined buffer areas are developed between agricultural and non-agricultural uses as the property is not used for agriculture and the nearest neighboring property boundary line is over 100 feet away from the proposed improvements, across Canyon Road and Butano Creek.

h. That the productivity of any adjacent agricultural lands is not diminished, including the ability of the land to sustain dry farming or animal grazing, as the 142-acre property is not used for agriculture and the proposed improvements are not located near any property lines adjacent to neighboring properties with agriculture.

i. That public service and facility expansions and permitted uses do not impair agricultural viability, either through increased assessment costs or degraded air and water quality as the project includes use of existing services and underground utilities to the extent possible. The property is not used for, or intended to be used for, agriculture due to its topography and poor soils. Nonetheless, the project will not introduce any utility service or facility expansions that will degrade air or water quality, or that will impact any future potential agricultural viability of the property.

Maximum Density of Development

j. The existing camp facility is considered nonconforming relative to density credits pursuant to Local Coastal Program Table 1.5 (Camps). The proposed project will not result in a substantial increase in density credits otherwise needed for camp operations since the project includes demolition of the Laurel Cabin; the removal of the camper capacity accommodated by the Laurel Cabin will offset the increase in density credits generated from the proposed project.

Agricultural Land Management Plan

k. The project site is composed of poor soils according to the United States Department of Agriculture Soils Survey. No agricultural activities are conducted on the property due to its poor soils, topography, and dense tree coverage. The property is used for low-intensity recreation and environmental education programs associated with the Girl Scouts. County records show that the existing low-intensity recreation camp use was established around 1956. Recreational uses are considered compatible with the PAD zoning district, provided a PAD permit, as requested in this application, is obtained.

   Furthermore, the Girl Scouts entered into a conservation easement with Sempervirens Fund in 2012 to preserve and protect the natural, scenic, and open space values of the underdeveloped areas (including forest stands) on the project parcel, while enabling the use of the conservation area for passive recreational uses. The easement does not preclude use of the camp area for future agricultural uses ancillary to the Girl Scouts camp.

Regarding the Grading Permit, Find:

9. That the granting of the permit will not have a significant adverse effect on the environment. After reviewing the Initial Study/Mitigated Negative Declaration as required by CEQA, staff found that, with the implementation of all mitigation measures, there would not be a significant adverse effect on the environment. All recommended mitigation measures in the Mitigated Negative Declaration have been incorporated as conditions of approval below.

10. That the project conforms to the criteria of Chapter 8, Division VII, San Mateo County Ordinance Code, including the standards referenced in Section 8605. The project, as proposed and conditioned, conforms to the standards in the Grading Regulations, including timing of grading activity, erosion and sediment control, and dust control. The project has been reviewed and approved by the County's Department of Public Works and the Planning and Building Department's Geotechnical Engineer.

11. That the project is consistent with the General Plan. The project, as proposed and conditioned, conforms to all applicable General Plan policies, including applicable Vegetative, Water, Fish and Wildlife Resources Policies; Soil Resources Policies; Visual Quality Policies; Historical and Archaeological Resources Policies; Park and Recreation Resources Policies; Rural Land Use Policies; Water Supply Policies; Wastewater Policies; and Natural Hazards Policies as discussed in detail in the staff report dated May 28, 2014.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans as described in this report and approved by the Planning Commission on May 28, 2014. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, this approval.

2. The Coastal Development Permit, Planned Agricultural Permit, and Grading Permit shall be valid for one (1) year from the date of final approval, in which time a valid building permit shall be issued and a completed inspection (to the satisfaction of the Building Inspector) shall have occurred within 180 days of its issuance. Any extension of these permits shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

3. The applicant shall submit the following to the Current Planning Section: Within four (4) working days of the final approval date for this project, the applicant shall pay an environmental filing fee of $2,181.25, as required under Fish and Game Code Section 711.4, plus a $50.00 recording fee. Thus, the applicant shall submit a check in the total amount of $2,231.25, made payable to San Mateo County, to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Game environmental filing fee increases starting the first day of each new calendar year (i.e., January 1, 2015). The fee amount due is based on the date of payment of the fees.

4. Prior to the issuance of a building permit, the applicant shall submit color and material samples for all proposed structures, including the water tanks, as shown on the approved plans associated with this planning case. Color and materials verification by the Current Planning Section shall occur in the field prior to a final building inspection on the building permit.

5. All new utilities shall be installed underground from the nearest existing pole. No new poles are permitted to be installed.

6. Installation of landscaping per the approved landscape plan shall be verified by the Current Planning Section prior to a final building inspection on the building permit.

7. This approval authorizes the removal of 19 regulated redwood trees (i.e., 55 inches in circumference or greater at 4.5 feet above ground). Replacement trees shall be planted as approved under the landscape plan, which includes a minimum of 19 redwood trees, minimum 15-gallon size, to be planted throughout the North Commons area between the debris flow wall and Canyon Road.

8. The applicant shall obtain a building permit prior to the start of any demolition and/or construction.

9. The site is considered a Construction Stormwater Regulated Site. Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, as well as prior authorization from the Community Development Director to conduct grading during the wet weather season.

10. Noise levels produced by proposed construction activities shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operations shall be prohibited on Sunday and any national holiday.

11. The provisions of the San Mateo County Grading Ordinance shall govern all grading activities on the project site.

12. All grading activities shall be completed in accordance to approved plans prepared by the project engineer of record, Bestor Engineers, Inc.

13. Pursuant to San Mateo County Ordinance Section 8605.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.

<u>Mitigation Measures from the Mitigated Negative Declaration</u>

14. **Mitigation Measure 1:** Prior to any grading activities, the following minimum dust control measures shall be implemented and maintained throughout the duration of the project:

    a. Water all construction and grading areas at least twice daily.

    b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.

c. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

15. **Mitigation Measure 2:** If tree removal is scheduled during the migratory bird nesting season, preconstruction surveys should be completed by a qualified biologist within 30 days prior to tree removal to confirm absence of nesting birds. If no nesting activity is observed, the trees may be removed. If active nests are found, tree removal should be postponed until the young of the year have fledged as determined through monitoring of the nest(s). Once the young have fledged, tree removal may proceed.

16. **Mitigation Measure 3:** Avoid noise disturbances during the daily periods of peak murrelet flight activity. Any tree removal or construction work done during the marbled murrelet breeding season (March 24 - September 15) should not commence until two hours after sunrise and should end no later than one hour before sunset. Sunrise times change by one or two minutes each day throughout the breeding period. For example, on March 24, sunrise/sunset times will be 7:07 a.m./7:25 p.m.; on June 26 (summer solstice), they will be 5:51 a.m./8:33 p.m., and on September 15, they will be 6:51 a.m./7:17 p.m.

17. **Mitigation Measure 4:** Tree removal and construction crews should deposit all litter and food scraps into animal-proof trash cans or pack them off of the site.

18. **Mitigation Measure 5:** Tree removal and construction crews should consume all food (lunches, snacks, etc.) inside buildings or vehicles whenever possible.

19. **Mitigation Measure 6:** If during any site activities associated with the project any archaeological evidence is uncovered or encountered, all excavation within 30 feet shall be halted long enough to call in a qualified archaeologist to assess the situation and propose appropriate mitigation measures. In addition, the Current Planning Section shall be notified of such findings, and no additional work shall be done until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

20. **Mitigation Measure 7:** If during any site activities associated with the project any paleontological resource is discovered, all work within 30 feet shall be halted long enough to call in a qualified paleontologist to assess the find and propose appropriate mitigation measures. In addition, the Current Planning Section shall be notified of such findings, and no additional work shall be done until the paleontologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

21. **Mitigation Measure 8:** The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric.

In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County corner shall be notified immediately. If the corner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

22. **Mitigation Measure 9:** Prior to the Planning and Building Department's Geotechnical Section approval of the building permit(s) for the project, the applicant shall demonstrate project compliance with the recommendations presented in the geotechnical study prepared by Butano Geotechnical Engineering, Inc., dated March 4, 2013, and any other subsequent geotechnical reports relating to this project.

23. **Mitigation Measure 10:** Approval of the development plans and applicable structural design criteria must be obtained from the geotechnical consultant of record. A signed Section I Geotechnical Consultant Approval form shall be submitted to, and approved by, the County's Geotechnical Section prior to the issuance of a grading permit "hard card" and/or building permit for construction.

    All applicable work during construction shall be subject to observation and approval by the geotechnical consultant. A signed Section II of the Geotechnical Consultant Approval form must be submitted to the County's Geotechnical Section and the Current Planning Section within thirty (30) days of project completion. Note: Please include the Geotechnical File Number, 23E-3, in all correspondence with the Geotechnical Section of the Planning and Building Department.

24. **Mitigation Measure 11:** Prior to any land disturbance and throughout the grading operation, the approved erosion control plan, as prepared and signed by the engineer of record, shall be implemented. Prior to issuance of the grading permit "hard card," the applicant shall submit revised erosion control plan sheets that include the following additional measures for review and approval:

    a. Show the location(s) for storage of construction material, construction equipment, and parking of construction vehicles on the erosion control plan (sheet C304), as described in Section III (Management Practices Employed to Minimize Contact of Construction Materials, Equipment, and Vehicles with Storm Water) of the Erosion Control Notes and Details plan sheet.

    b. Provide a detail for the proposed silt fencing and protection for stockpiled materials (such as anchored down plastic sheeting in dry weather), as described in Section IV (Construction Material Loading, Unloading, and Access Areas) of the Erosion Control Notes and Details plan (sheet C305).

c. Show the location(s) of construction staging area(s) on the erosion control plan (sheet C304), as described in Section IV (Construction Material Loading, Unloading, and Access Areas) of the Erosion Control Notes and Details plan sheet.

d. Note on the tree protection detail of the Erosion Control Notes and Details plan (sheet C305) that tree protection shall consist of orange plastic fencing at the driplines where feasible.

e. Provide a detail for the proposed "Limit of Construction" barrier/fencing (such as orange plastic fencing, chain link fencing, or other barrier measures) on the Erosion Control Notes and Details plan (sheet C305).

f. Show the location(s) of any office trailer(s), storage sheds, and/or other temporary installations on the erosion control plan (as applicable). As necessary, show how these temporary structures will be accessed, and protection for any access routes.

25. **Mitigation Measure 12:** No grading shall be allowed during the winter season (October 1 - April 30) or during any rain event to avoid potential increased soil erosion unless prior written request by the applicant is made to the Community Development Director and approval is granted by the Community Development Director. A grading permit "hard card" is required prior to the start of any land disturbance/grading operation. The applicant shall submit a letter to the Current Planning Section, at least two (2) weeks prior to the commencement of grading, stating the date when grading operation will begin, anticipated end date of grading operation, including dates of revegetation, and estimated date of establishment of newly planted vegetation.

26. **Mitigation Measure 13:** The property owner, or designee, shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

c. Performing clearing and earthmoving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilization of designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

27. **Mitigation Measure 14:** For final approval of the grading permit, the property owner, or designee, shall ensure performance of the following activities within thirty (30) days of grading completion at the project site:

a. The project engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the County Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Section.

b. The geotechnical consultant shall observe and approve all applicable work during construction, sign Section II of the Geotechnical Consultant Approval form, and submit the signed form to the Planning and Building Department's Geotechnical Section and the Current Planning Section.

Building Inspection Section

28. Compliance with the following shall be illustrated on the building permit plans submitted for a building permit:

    a. ADA access to the new camping dormitory on the fire turn around the side of the building.

    b. The ADA turnaround in the new bathroom shall be in the water closet area.

    c. The new tent platforms shall be fire-rated.

    d. Access to the cooking shelter shall be a 1 in 20 slope.

Department of Public Works

29. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.

30. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

31. At the completion of work, the engineer who prepared the approved grading plan shall submit to the Department of Public Works a signed "as-graded" grading plan conforming to the requirements of Section 8606.6 of the Grading Ordinance.

32. The project shall comply with the San Mateo County Drainage Policy and the San Mateo Countywide National Pollution Discharge Elimination System (NPDES) permit. Prior to the issuance of the building permit (for Provision C3 Regulated Projects), the applicant shall submit a plan with construction details conforming with County standards, and a drainage analysis including a narrative and calculations, showing pre-development and post-development runoff onto and off of the parcel(s) demonstrating compliance with the policy, for review and approval by the Department of Public Works.

33. Prior to the issuance of the building permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage

analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.

Environmental Health Division

34. The final location of the septic drainfields cannot be located under pavement without an exception to the septic ordinance. An exception must be approved prior to the issuance of a building permit.

35. Prior to the issuance of a building permit, the applicant shall submit a septic design showing a minimum separation of 16 feet between drainfields.

36. Prior to the issuance of a building permit, the applicant shall submit a profile of the proposed septic drainfields along with calculations to support the design of the septic drainfields.

San Mateo County Fire Department

37. A fire flow of 1,000 gallons per minute (gpm) for 1 hour with a 20-psi residual operating pressure must be available as specified by additional project conditions to the project site. The applicant shall provide documentation including hydrant location, main size, and a fire flow report at the building permit application stage. An inspection is required prior to Fire's final approval of the building permit or before combustibles are brought on-site.

38. An approved Automatic Fire System meeting the requirements of NFPA-13 shall be required to be installed for the project. Plans shall be submitted to the San Mateo County Building Department for review and approval by the San Mateo County Fire Department.

39. Compliance with the following is required:

    a. Any chimney or woodstove outlet shall have installed onto the opening thereof an approved (galvanized) spark arrestor of a mesh with an opening no larger than 1/2 inch in size or an approved spark arresting device.

    b. Maintain around and adjacent to such buildings or structures a fuelbreak/firebreak made by removing and cleaning away flammable vegetation for a distance of not less than 30 feet and up to 100 feet around

the perimeter of all structures or to the property line, if the property line is less than 30 feet from any structure. This is neither a requirement nor an authorization for the removal of live trees. Remove that flammable portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe, or within 5 feet of any portion of any building or structures. Remove that dead or dying portion of any tree which extends over the roof line of any structure.

40. Smoke alarms and carbon monoxide detectors shall be installed in accordance with the California Building and Residential Codes. This includes the requirement for hard-wired, interconnected detectors equipped with battery backup and placement in each sleeping room in addition to the corridors and on each level of the buildings.

41. Certain areas as designated by the San Mateo County Fire Department will be required to be designated and maintained as Fire Lanes.

42. Because of the fire flow and automatic sprinkler requirements for the project, an on-site water storage tank is required. Based upon the building plans submitted to the San Mateo County Building Department, the San Mateo County Fire Department has determined that a minimum of 90,000 gallons of fire protection water will be required in addition to the required domestic water storage. Plans showing the tank(s) type, size, location and elevation must be submitted to the San Mateo County Fire Department for review and approval. Tanks must meet NFPA 22 and piping must meet NFPA 13 and NFPA 24. Please note that polyethylene tanks do not meet NFPA 22 and that above ground piping must be metallic and fire-service rated.

43. This project is located in a wildland urban interface area. Roofing, attic ventilation, exterior walls, windows, exterior doors, decking, floors, and underfloor protection must meet CRC R327 or CBC Chapter 7A requirements.

44. The required fire flow shall be available from a County Standard 6" Wet Barrel Fire Hydrant. The configuration of the hydrant shall have a minimum of one each 4 1/2" outlet and one each 2 1/2" outlet located not more than 250 feet from the building measured by way of approved drivable access to the project site. Tanks must meet NFPA 22 and piping must meet NFPA 13 and NFPA 24.

45. Fire Department access shall be to within 150 ft. of all exterior portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved access route around the exterior of the buildings or facilities. Access shall be 20 ft. wide, all weather capability, and able to support a fire apparatus weighing 75,000 lbs. Where a fire hydrant is located in the access, a minimum of 26 ft. is required for a minimum of 20 ft. on each side of the hydrant. This access shall be provided from a publicly maintained road to the property. Grades over 15% shall be paved and no grade shall be over 20%. When gravel

roads are used, it shall be Class 2 base or equivalent compacted to 95%. Gravel road access shall be certified by an engineer as to the material thickness, compaction, all weather capability, and weight it will support.

46. Febco double detector check valves, as shown on the project plans, require a minimum of 10 psi for working pressure and may affect the amount that the system will be able to supply. Contact a fire protection engineer or other qualified designer to determine how this may affect the system.

Cal-Fire

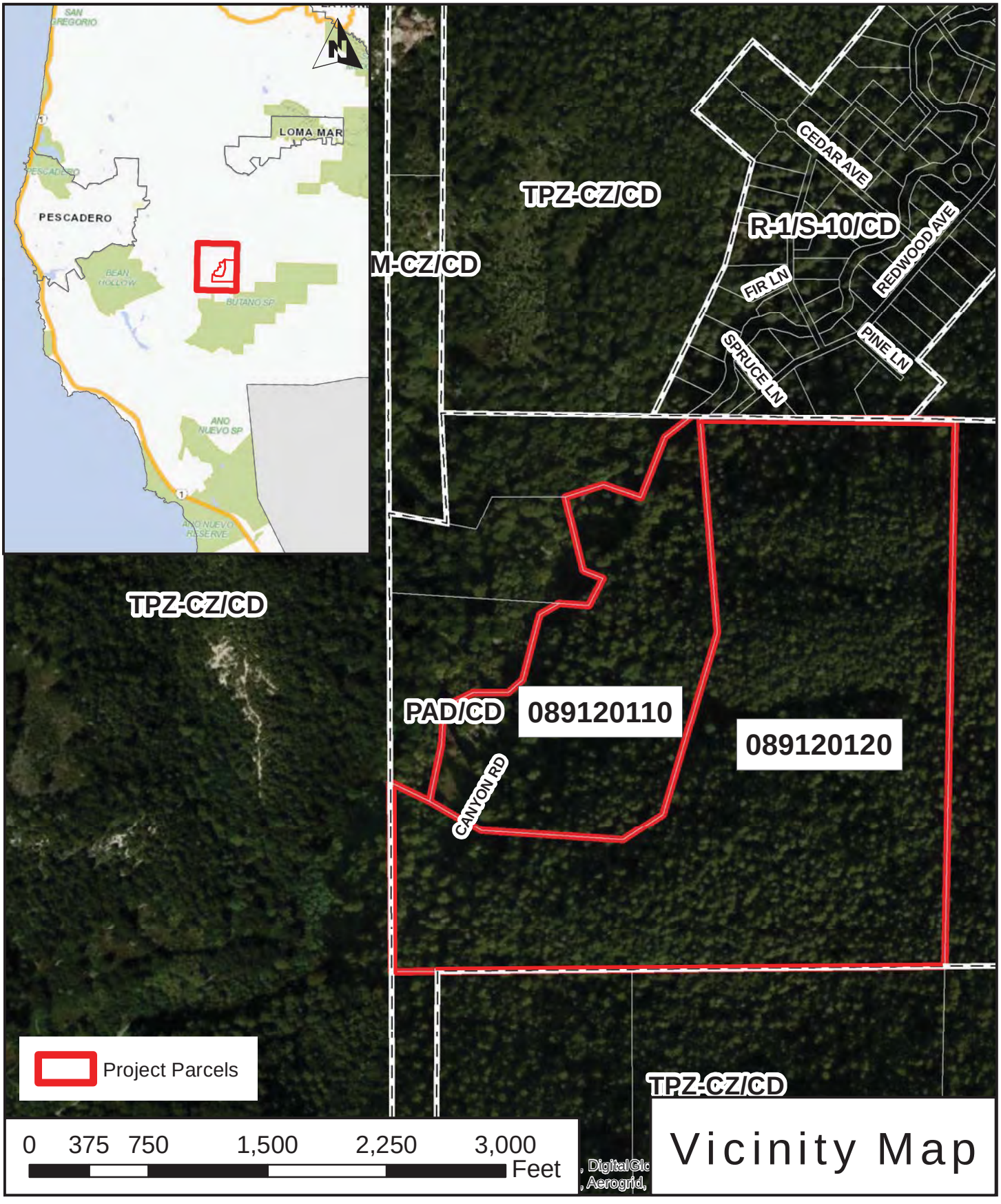
47. The applicant shall submit for and obtain a Less Than 3-Acre Timberland Conversion Exemption Permit from Cal-Fire prior to the removal of any trees. The Exemption Permit requires a Licensed Forester to prepare the permit document(s) and a Licensed Timber Operator to perform the tree removal upon issuance of an Exemption Permit from Cal-Fire. Contact Rich Sampson with the Cal-Fire San Mateo-Santa Cruz Unit at 830/335-6742 or at Richard.Sampson@fire.ca.gov for further direction on obtaining this permit.

    The applicant shall submit a copy of the issued Cal-Fire Exemption Permit to the Current Planning Section prior to issuance of a grading permit “hard card” and/or any building permit for this project.

SSB:jlh – SSBY0379_WJU.DOCX

County of San Mateo - Planning and Building Department

ATTACHMENT B



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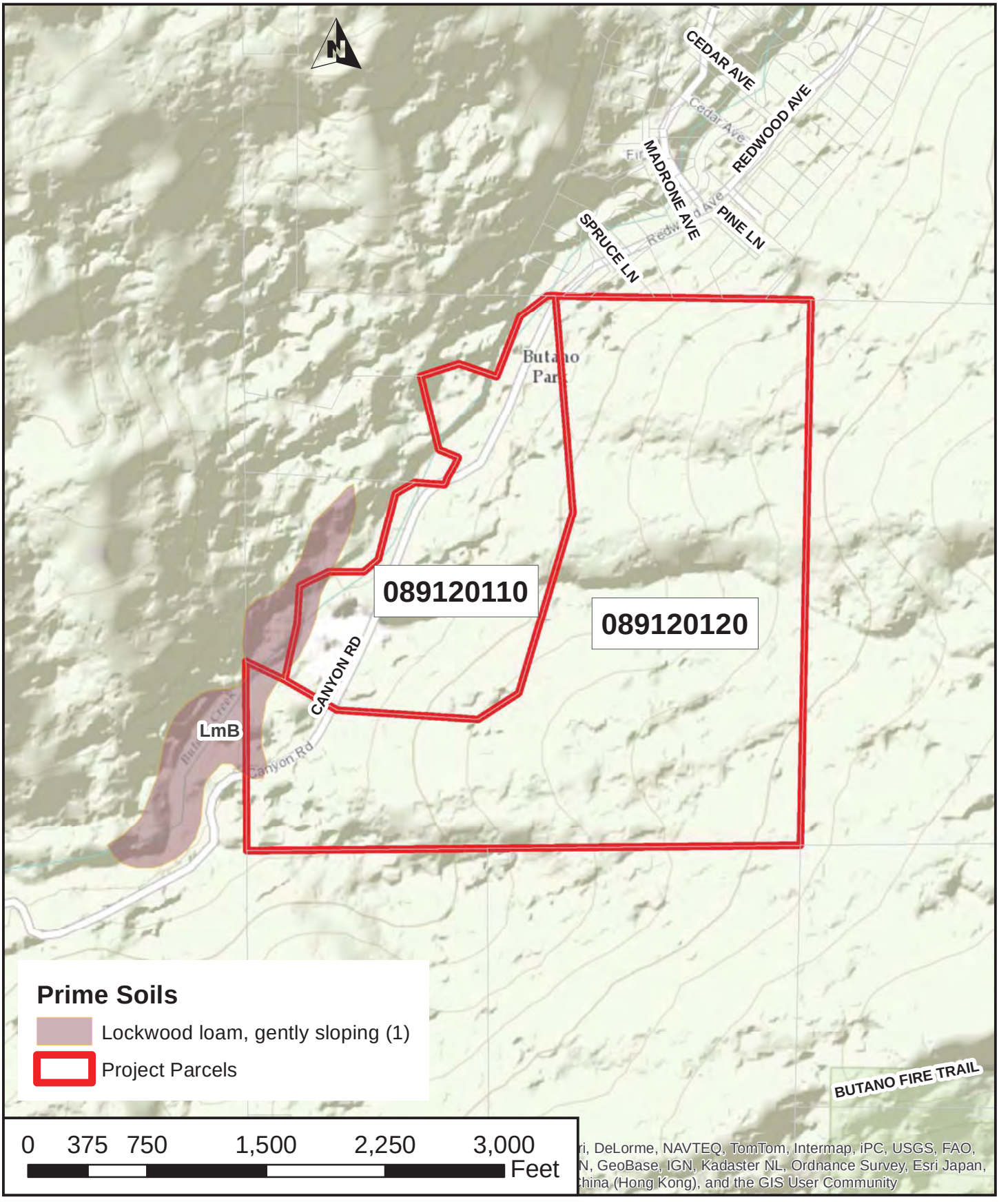
Attachment B

County of San Mateo - Planning and Building Department

ATTACHMENT C



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Attachment C

County of San Mateo - Planning and Building Department

ATTACHMENT D

BUTANO CREEK
NORTH COMMONS PROJECTS

1400 CANYON ROAD
PESCADERO, CA 94060

PREPARED FOR:

GIRL SCOUTS OF NORTHERN CALIFORNIA
7700 EDGEWATER DRIVE, SUITE 340
OAKLAND, CA 94621

CIVIL ENGINEER/SURVEYOR
BESTOR ENGINEERS, INC.
9701 BLUE LARKSPUR LANE, MONTEREY, CA 93940
(831) 373-2941 FAX (831) 649-4118

GEOTECHNICAL ENGINEER
BUTANO GEOTECHNICAL ENGINEERING, INC.
231 GREEN VALLEY RAOD, SUITE E, FREEDOM, CA 95019
(831) 724-2612 FAX (831) 724-2612

DOMOKUR | ARCHITECTS

STRUCTURAL ENGINEER
ZFA STRUCTURAL ENGINEERS
100 BUSH STREET, SUITE 1850, SAN FRANCISCO, CA 94104
(415) 243-4091

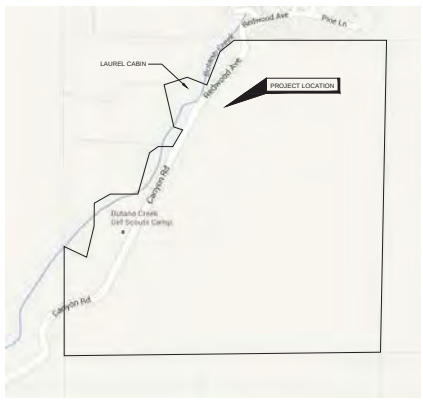
MECH & ELEC ENGINEER
CB ENGINEERS
449 10TH ST., SAN FRANCISCO, CA 94103
(415) 437-7330 FAX (415) 437-7333

ARCHITECTURAL CONSULTANT
THOMAS SOPER, AIA ARCHITECT PC
2200 KIRKHAM ST., SAN FRANCISCO, CA 94122
(415) 902-9457 FAX (415) 566-0465

CONSULTING ARBORIST
JAMES P. ALLEN & ASSOCIATES
611 MISSION STREET, SANTA CRUZ, CA 95060
(831) 426-6603 FAX (831) 460-1464

ENVIRONMENTAL CONSULTANT
ZANDER ASSOCIATES
4460 REDWOOD HWY, SUITE 16-249, SAN RAFAEL, CA 94903
(415) 897-8781 FAX (415) 814-4125

VICINITY / SITE MAP



BUTANO CREEK CAMP
SCALE: N.T.S.

NORTH

ABBREVIATIONS

ACOUS.	ACOUSTICAL	INSUL.	INSULATION
A.F.F.	ABOVE FINISH FLOOR	JT.	JOINT
ALUM.	ALUMINUM	MFC.	MANUFACTURER (ALSO 'MFR.')
@	AT	M.C.	MECHANICAL CONTRACTOR
BD.	BOARD	M.H.	MANHOLE
BRG.	BEARING	M.O.	MASONRY OPENING
BLK.	BLOCK	MFG.	MANUFACTURING
BLKG.	BLOCKING	MAX.	MAXIMUM
CLG.	CEILING	MECH.	MECHANICAL
℄	CENTERLINE	MTL.	METAL
COL.	COLUMN	MIN.	MINIMUM
CONC.	CONCRETE	NOM.	NOMINAL
CONT.	CONTINUOUS	N.I.C.	NOT IN CONTRACT
C.J.	CONTROL JOINT	N.T.S.	NOT TO SCALE
DET.	DETAIL	O/	ON OR OVER
DIA.	DIAMETER	O.C.	ON CENTER
D.S.	DOWNSPOUT	P.C.	PLUMBING CONTRACTOR
DWG'S.	DRAWINGS	PL. LAM.	PLASTIC LAMINATE (ALSO 'P.L.')
EA.	EACH	PLUMB.	PLUMBING
E.C.	ELECTRICAL CONTRACTOR	±	PLUS OR MINUS
ELEC.	ELECTRICAL	ℙ	PROPERTY LINE
E.T.R.	EXISTING TO REMAIN	REINF.	REINFORCING
E.W.	EACH WAY	R	RISER
E.W.C.	ELECTRIC WATER COOLER	R.D.	ROOF DRAIN
ELEV.	ELEVATION (ALSO 'EL.')	R.O.	ROUGH OPENING
EXIST.	EXISTING (ALSO 'EX.' OR 'EXG.')	SIM.	SIMILAR
EXP.	EXPANSION	SPECS.	SPECIFICATIONS
E.J.	EXPANSION JOINT	S.S.	STAINLESS STEEL
F.F.	FINISH FLOOR	STL.	STEEL
F.E.	FIRE EXTINGUISHER ON BRACKET	STRUCT.	STRUCTURAL
F.E.C.	FIRE EXTINGUISHER IN CABINET	S.O.G.	SLAB ON GRADE
F.D.	FLOOR DRAIN	SUSP.	SUSPENDED
F.P.C.	FIRE PROTECTION CONTRACTOR	T	TREAD
FTG.	FOOTING	T.O.F.	TOP OF FOOTING
F.V.	FIELD VERIFY	T.O.S.	TOP OF STEEL
GALV.	GALVANIZED	TYP.	TYPICAL
G.C.	GENERAL CONTRACTOR	VERT.	VERTICAL
GYP.	GYPSUM	V.T.R.	VENT THRU ROOF
H.M.	HOLLOW METAL	W/	WITH
HORIZ.	HORIZONTAL	WD.	WOOD

SYMBOLS

ROOM NAME
000 — ROOM NAME & NUMBER
000 — DOOR NUMBER
A — EXTERIOR WINDOW TYPE
1 — INTERIOR LITE TYPE
1 — WALL TYPE
000 / 9'-0" — ROOM NUMBER & CEILING HEIGHT
00 / A000 — ELEVATION REFERENCE
00 / A000 — 4-WAY ELEVATION REFERENCE
00 / A000 — ENLARGED PLAN REFERENCE
00 / A000 — DETAIL REFERENCE
00 / A000 — SECTION CUT REFERENCE
00 / A000 — BUILDING SECTION REFERENCE

DRAWING INDEX

PRELIMINARY CODE INFORMATION

CODE REVIEW: CALIFORNIA CODE OF REGULATIONS, TITLE 24, 2010. BUILDING DEPARTMENT JURISDICTION: SAN MATEO COUNTY. ADMINISTRATION: BUILDING DEPT. AND SFM VIA THE DEPT. OF PUBLIC HEALTH.

CBC 440 - USE AND OCCUPANCY CLASSIFICATION, GENERAL: ORGANIZED CAMP, GOUP C FOR TENT STRUCTURES, COOKING SHELTER AND RESTROOMS BUILDING

RESIDENTIAL GROUP R2.1 (CBC 310.1) FOR DINING HALL ADDITION

CBC 440.1.2 - TENTS AND TENT STRUCTURES: SHELTER OF WHICH 25% OR MORE OF THE WALLS OR ROOF, OR BOTH ARE CONSTRUCTED OF, OR COVERED OR PROTECTED BY, A CANVAS OR ANY OTHER FABRIC MATERIAL.

CBC 440.3.2 - OCCUPANT LOAD: 30 SF/ OF SUPERFICIAL FLOOR AREA PER PERSON FOR SINGLE-TIER BEDS

CBC 440.4.2 - LIMITATIONS: BUILDINGS AND STRUCTURES USED OR INTENDED FOR SLEEPING PURPOSES WHICH EXCEED ANY ONE OF THE LIMITATION SET FORTH IN CBC 440.4.1 SHALL CONFORM TO THE PROVISIONS OF SECTIONS 440.5 AND 440.7.

CBC 440.5.1- SPECIAL BUILDINGS:
1) FLAME SPREAD END POINT OF INTERIOR FINISHES SHALL NOT EXCEED 200.
2) EVERY ROOM OR AREA HOUSING MORE THAN EIGHT PERSONS SHALL BE PROVIDED WITH NOT LESS THAN TWO APPROVED EXITS, EACH OF WHICH SHALL EXIT DIRECT TO THE EXTERIOR AND SHALL NOT BE LESS THAN 32" IN CLEAR WIDTH AND 6'-8" IN HEIGHT.
7) BUILDINGS AND STRUCTURES OR GROUPS OF BUILDINGS STRUCTURES SHALL BE SEPARATED FROM EACH OTHER BY NOT LESS THAN 10 FEET.

CBC 440.6.1 - AREA, HEIGHT AND TYPE OF CONSTRUCTION: BUILDINGS AND STRUCTURES, OR PORTIONS THEREOF, SHALL NOT EXCEED THE LIMITS OF AREA, HEIGHT AND TYPE OF CONSTRUCTION SPECIFIED IN THESE REGULATIONS FOR A GROUP R-2.1 OCCUPANCY. SUCH BUILDINGS SHALL NOT BE LESS THAN ONE-HOUR FIRE-RESISTIVE CONSTRUCTION THROUGH OUT.

CBC TABLE 440.8 - CAMP FIRE ALARM:
EVERY ORGANIZED CAMP SHALL PROVIDE AND MAINTAIN A DEVICE OR DEVICES SUITABLE FOR SOUNDING A FIRE ALARM. SUCH DEVICE OR DEVICES MAY BE OF ANY TYPE ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED THEY ARE DISTINCTIVE IN TONE FROM ALL OTHER SIGNALING DEVICES OR SYSTEMS AND SHALL BE AUDIBLE THROUGHOUT THE CAMP PREMISES.

CBC TABLE 503 - ALLOWABLE HEIGHT AND BUILDING AREA:

CBC 508.3 - NONSEPARATED OCCUPANCIES:
GROUP R2.1, CONSTRUCTION TYPE 5A, 3 STORIES, 50'-0", 10,500 SF.
SEE PLANS FOR PROPOSED AREA AND HEIGHTS

RESIDENTIAL GROUP R-2.1 (DINING HALL ADDITION)(CBC 310.1) (MOST RESTRICTIVE) AND ASSEMBLY GROUP A-2 (EXISTING DINING HALL (CBC 303.1)

CBC 602 - CONSTRUCTION CLASSIFICATION:
TYPE 5A FOR DINING HALL ADDITION

CBC TABLE 601 - FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS:
TYPE 5A, SUBSCRIPT D

STRUCTURAL FRAME:	0 HR.
BEARING WALLS (EXTERIOR):	1 HR.
BEARING WALLS (INTERIOR)	0 HR.
NONBEARING WALLS AND PARTITIONS (EXTERIOR):	1 HR. PER CBC TABLE 602
NONBEARING WALLS AND PARTITIONS (INTERIOR):	0 HR.
FLOOR CONSTRUCTION:	0 HR.
ROOF CONSTRUCTION:	0 HR.

CBC 709.5 - EXTERIOR WALLS: WHERE EXTERIOR WALLS SERVE AS PART OF A REQUIRED FIRE-RESISTANCE-RATED SEPARATION, SUCH WALLS SHALL COMPLY WITH REQUIREMENTS OF SECTION 705 FOR EXTERIOR WALLS, AND THE FIRE-RESISTANCE RATED SEPARATION REQUIREMENTS SHALL NOT APPLY.

CBC CHAPTER 7A - WILDFIRE EXPOSURE: PROJECT IS LOCATED IN A HIGH HAZARD FIRE AREA.

CBC 903 - AUTOMATIC SPRINKLER SYSTEMS:
AUTOMATIC SPRINKLER SYSTEM PROVIDED IN NEW RESIDENTIAL CONSTRUCTION

CBC CHAPTER 11B - ACCESSIBILITY

REFER TO SITE ACCESSIBILITY PLAN FOR SITE ACCESSIBLE ROUTE (INCLUDING ACCESSIBLE PARKING SPACES FROM PUBLIC STREETS AND PUBLIC SIDEWALKS AND ACCESSIBLE ENTRIES.

ALL NEW CONSTRUCTION PROVIDED WITH ACCESSIBLE TOILET FACILITIES.

CBC TABLE 1106.1 - ACCESSIBLE PARKING SPACES:

TOTAL PARKING SPACES PROVIDED:	4
REQ'D. MIN. NUMBER OF ACCESSIBLE SPACES:	1 VAN
NUMBER OF ACCESSIBLE SPACES PROVIDED:	1

CBC CHAPTER 3403.1 - EXISTING BUILDING ADDITIONS:
ADDITIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE CODE FOR NEW CONSTRUCTION. ALTERATIONS TO THE EXISTING BUILDING OR STRUCTURE SHALL BE MADE TO ENSURE THAT THE EXISTING BUILDING OR STRUCTURE TOGETHER WITH THE ADDITION ARE NO LESS CONFORMING WITH THE PROVISIONS OF THIS CODE THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ADDITION.

MATERIALS

EARTH
CONCRETE
GRAVEL
CONCRETE BLOCK MASONRY
BRICK MASONRY
CUT STONE
STRUCTURAL STEEL / METAL
ROUGH WOOD / LUMBER
PLYWOOD
FINISH WOOD
GYPSUM BOARD
BATT INSULATION
RIGID INSULATION
GLAZING
ACOUSTIC TILE

GIRL SCOUTS OF NORTHERN CALIFORNIA
BUTANO CREEK
NORTH COMMONS PROJECTS

1400 CANYON ROAD
PESCADERO, CA 94060

Prepared For
GIRL SCOUTS OF NORTHERN CALIFORNIA

7700 EDGEWATER DRIVE, SUITE 340
OAKLAND, CA 94621

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Issue	Date	Description
A	12/20/13	ENTITLEMENT PACKAGE

TITLE SHEET, VICINITY/SITE MAP, DRAWING INDEX

Project No: 2012036
Project Manager: LWK
Drawing Coordinator: LWK

G100

Attachment D.1

LEGEND

AC	ASPHALT CONCRETE	JP	JOINT POLE
CONC	CONCRETE	K	OAK
E&T	ELECTRICAL AND TELEPHONE	PP	POWER POLE
ELEC	ELECTRICAL	RWD	REDWOOD
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
FF	FINISH FLOOR	SS	SANITARY SEWER
GB	GRADE BREAK	SSCO	SANITARY SEWER CLEANOUT
FDC	FIRE DEPARTMENT CONNECTION	SSMH	SANITARY SEWER MANHOLE
		T	TREE
FH	FIRE HYDRANT	TYP	TYPICAL
HB	HOSE BIB	UG	UNDERGROUND
INV	INVERT ELEVATION	WV	WATER VALVE

- BENCHMARK
- EDGE OF PAVEMENT
- GRADE BREAK
- FLOWLINE
- 100 — CONTOUR
- OVERHEAD UTILITY
- STORM DRAIN
- SANITARY SEWER
- JP/PP — JOINT POLE OR POWER POLE
- SSMH — MANHOLE
- 8" RWD — TREE
- ×100.00 — SPOT ELEVATION

NOTES

1. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. POINTS FOUND OR SET ARE SO NOTED. ALL OTHER POINTS ARE FOR REFERENCE ONLY.
3. THIS IS NOT AN ALTA SURVEY. NOT ALL ENTITLEMENTS OR ENCUMBRANCES ARE NECESSARILY SHOWN.
4. THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.
5. TOPOGRAPHIC INFORMATION SHOWN HEREIN REPRESENTS FIELD DATA COLLECTED IN JUNE 2012, MAY 2013, SEPTEMBER 2013 AND NOVEMBER 2013 BY BESTOR ENGINEERS, INC.
6. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM VARIOUS SOURCES. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THEIR DELINEATION AS SHOWN ON THIS PLAN.
7. EXISTING FEATURES LOCATED ALONG THE WEST SIDE OF CANYON ROAD ARE SHOWN BASED ON THE TOPOGRAPHIC MAP PREPARED BY JOSEPH BENNIE IN NOVEMBER 1995 AND ARE SHOWN AS SCHEMATIC PURPOSES ONLY.

BENCHMARK

AN ELEVATION OF 200.00' HAS BEEN ASSIGNED TO 1/2" FOUND REBAR #1905 LOCATED AT THE SOUTHWEST OF THE DINING HALL ON THE PROPERTY.

BASIS OF BEARING

ASSUMED BASIS OF BEARING.

REVISIONS

DESIGNED BY	STAFF
DRAWN BY	STAFF
DATE:	
ENGINEER	
RCE:	
EXP:	

PRELIMINARY
NOT FOR CONSTRUCTION

BESTOR ENGINEERS, INC.
CIVIL ENGINEERING - SURVEYING - LAND PLANNING
9701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940

PREPARED FOR: GIRL SCOUTS OF NORTHERN CALIFORNIA

TOPOGRAPHIC SURVEY

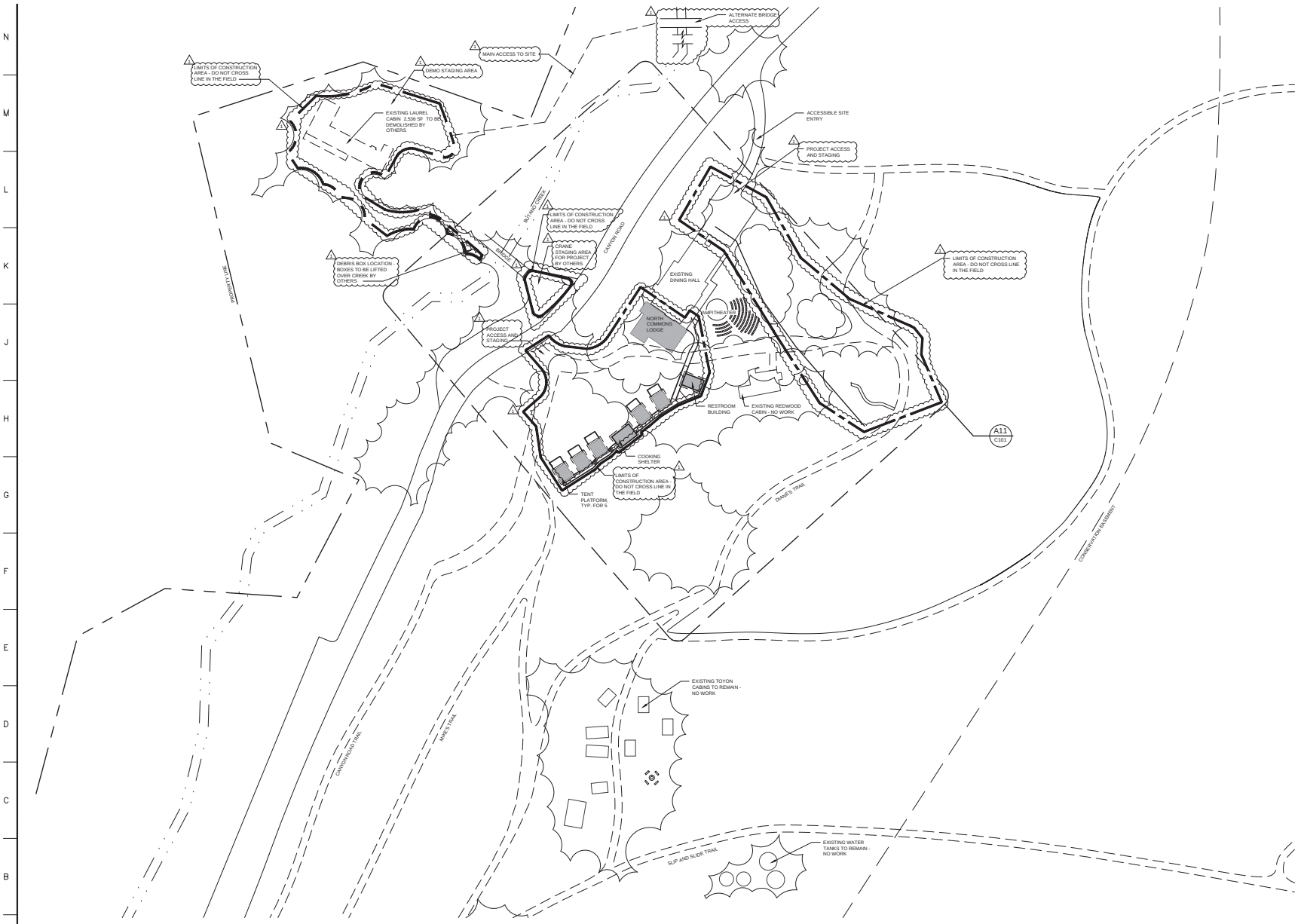
CAMP BUTANO CREEK

SAN MATEO, CALIFORNIA

SCALE:	1"= 20'
DATE:	11/13/13
SHEET:	1 OF 1
WO:	5836.01

L:\5836\5836D1\Dwgs\Bosenhs\X-TOPO.DWG - plotj - NOV 13, 2013 - 09:53:26

Attachment D.2



A1 / C100 OVERALL SITE PLAN

SCALE: 1" = 50'

NORTH

GENERAL NOTES

A. LAUREL CABIN WILL BE DEMOLISHED BY OWNER UNDER SEPARATE CONTRACT. DEMOLITION SHALL BE COORDINATED WITH NEW CONSTRUCTION FOR DENSITY CREDIT.

GIRL SCOUTS OF NORTHERN CALIFORNIA
BUTANO CREEK
NORTH COMMONS PROJECTS

1400 CANYON ROAD
PESCADERO, CA 94060

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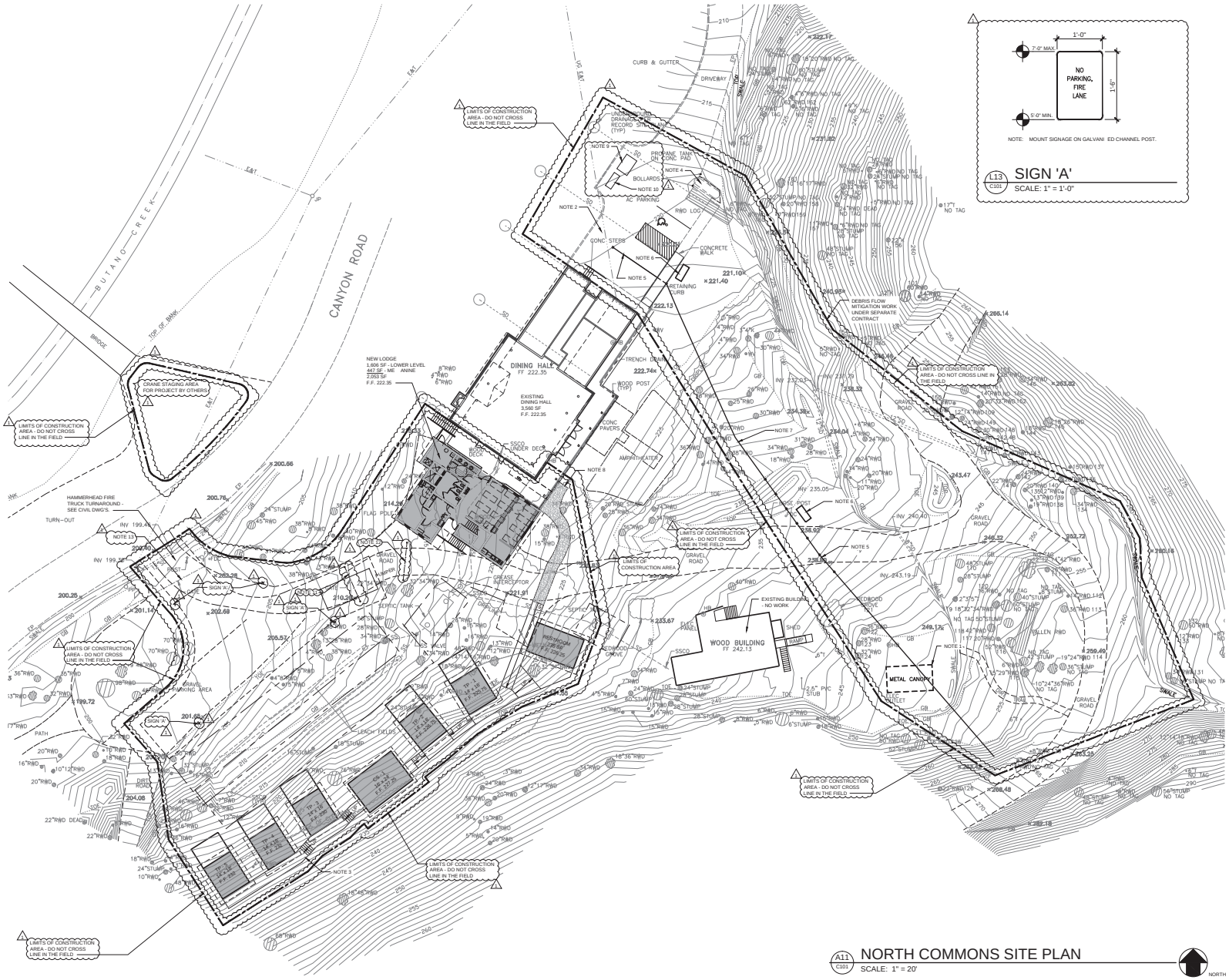
Issue	Date	Description
A	12/20/13	ENTITLEMENT PACKAGE
1	01/31/14	ENTITLEMENT PACKAGE REVISIONS

NORTH COMMONS
OVERALL SITE PLAN

Project No: 2012036
Project Manager: LWK
Drawing Coordinator: LWK

C100

Attachment D.3



A11 / C101 NORTH COMMONS SITE PLAN
SCALE: 1" = 20'

NORTH

L13 / C101 SIGN 'A'
SCALE: 1" = 1'-0"

GENERAL NOTES

A. LAUREL CABIN WILL BE DEMOLISHED BY OWNER UNDER SEPARATE CONTRACT. DEMOLITION SHALL BE COORDINATED WITH NEW CONSTRUCTION FOR DENSITY CREDIT.

B. DISTURBANCE TO EXIST. LANDSCAPE WILL BE KEPT TO A MINIMUM.

C. PROVIDE NO PARKING SIGNAGE IN FIRE TRUCK TURNAROUND AS SHOWN ON THE PLAN. THE FIRE TRUCK TURNAROUND IS COMPACTED GRAVEL WITH NO CURBS. THE GRAVEL IS TO BE COMPACTED TO SUPPORT 75,000 LB. FIRE TRUCK.

SHEET SPECIFIC NOTES

THE FOLLOWING NOTES APPLY TO THIS SHEET ONLY:

1. FREE STANDING METAL CANOPY TO BE RELOCATED BY OTHERS.
2. RESTRIPE EXISTING ASPHALT PARKING LOT.
3. GRAVEL PATH.
4. EXISTING PROPANE TANK TO BE RELOCATED BY OTHERS.
5. DEBRIS WALL WOOD LAGGING THIS SECTION TO BE REMOVED AND STORED ADJACENT WHEN NOT RE UIRED.
6. DEBRIS WALL, WOOD LAGGING STORAGE.
7. DEBRIS MITIGATION WALL - REFER TO C200'S DRAWINGS.
8. CONCRETE WALKWAY.
9. 4-YARD RECYCLE CONTAINER WITH PLASTIC LID.
10. 2-YARD GARBAGE DUMPSTER WITH PLASTIC LID.
11. REMOVE EXISTING GATE AND SALVAGE FOR REINSTALLATION.
12. RELOCATE GATE OUTSIDE OF FIRE TRUCK TURNAROUND.
13. EXISTING GATE TO BE MODIFIED TO BE MINIMUM 2'-0" WIDER THAN FIRE TRUCK TURNAROUND.

GIRL SCOUTS OF NORTHERN CALIFORNIA
BUTANO CREEK
NORTH COMMONS PROJECTS

1400 CANYON ROAD
PESCADERO, CA 94060

Prepared For
GIRL SCOUTS OF NORTHERN CALIFORNIA

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Issue	Date	Description
A	12/20/13	ENTITLEMENT PACKAGE
1	01/31/14	ENTITLEMENT PACKAGE REVISIONS

NORTH COMMONS SITE PLAN

Project No: 2012036
Project Manager: LWK
Drawing Coordinator: LWK

C101

Attachment D.4

NORTH COMMONS SITE ACCESSIBILITY PLAN

A2 / C102

SCALE: 1" = 20'

NORTH

GENERAL NOTES

A. LAUREL CABIN WILL BE DEMOLISHED BY OWNER UNDER SEPARATE CONTRACT. DEMOLITION SHALL BE COORDINATED WITH NEW CONSTRUCTION FOR DENSITY CREDIT.

B. DISTURBANCE TO EXIST. LANDSCAPE WILL BE KEPT TO A MINIMUM.

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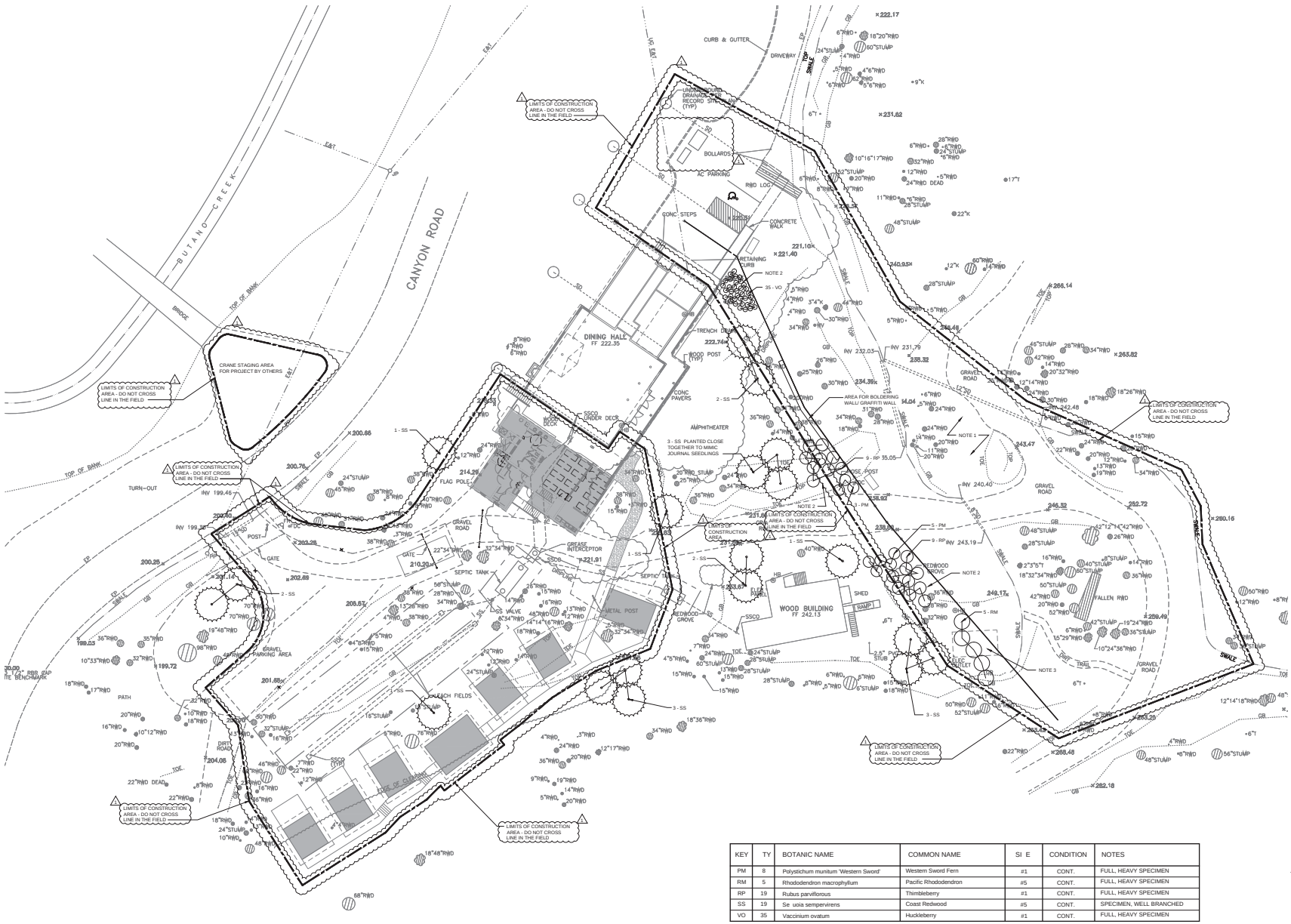
NORTH COMMONS SITE ACCESSIBILITY PLAN

Project No: 2012036
Project Manager: LWK
Drawing Coordinator: LWK

C102

Attachment D.5



GENERAL NOTES

A. ALL PLANT MATERIAL SELECTED IS NATIVE.

B. CONTRACTOR WILL OBTAIN AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND CHARGES RE UIRED BY THE WORK OF THIS PROJECT.

C. PLANT LIST IS PROVIDED AS CONVENIENCE ONLY. IN THE CASE OF ANY DISCREPANCIES IN UANTITIES OR ERRORS BETWEEN PLANTS AND PLANT LIST, UANTITIES NOTED ON PLAN TAKE PRECEDENCE. CONTRACTOR IS TO BID PLAN.

D. ALL PLANT MATERIAL SUPPLIED FOR AN INDIVIDUAL ITEM ON THE PLANT LIST SHALL MATCH IN SI E, SHAPE AND FORM, AND SHALL CONFORM TO THE SPECIFICATIONS AND SUPPLEMENTARY RE UIREMENTS LISTED UNDER THE PLANT LIST NOTES. NO SUBSTITUTIONS WILL BE ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION..

E. LANDSCAPE ARCHITECT/OWNER SHALL REVIEW PLANT MATERIAL PRIOR TO INSTALLATION AND RESERVES THE RIGHT TO REJECT ANY MATERIAL THAT DOES NOT MEET THE SPECIFICATIONS OR DESIGN RE UIREMENTS OF THE PROJECT.

F. LANDSCAPE ARCHITECT/OWNER SHALL REVIEW PLACEMENT OF PLANT MATERIAL PRIOR TO AND AFTER INSTALLATION AND RESERVES THE RIGHT TO ADJUST LAYOUT TO ACCOMMODATE SITE CONDITIONS AND DESIGN INTENT.

G. ALL PLANTS SHALL BE SPECIMEN UALITY AS DEFINED BY AMERICAN ASSOCIATION OF NURSERYMEN.

H. ALL INDIVIDUALLY PLANTED TREES AND SHRUBS AND PLANT BEDS SHALL RECEIVE A 3" UNIFORM MINIMUM COVER OF HARDWOOD SHREDDED BARK MULCH . KEEP MULCH 4" FROM TREE TRUNKS, SHRUB, ORNAMENTAL GRASS AND PERENNIAL CROWNS.

I. PLANTING LAYOUT SHALL ACHIEVE PLAN'S DESIGN INTENT. MASS PLANTINGS SHALL OCCUR IN ROWS.

J. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING PLANT MATERIAL AND/OR RESEEDING AND STABILI ING ALL GRASS AREAS DAMAGED BY WORK PROVIDED IN THESE DOCUMENTS.

K. TREE PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS WITH THE SAME DEPTH OF THE ROOT BALL. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING BACK FILL MIXTURE: PREMIUM PLANTING SOIL.

L. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL TAMPING IN 6" LIFTS. THOROUGHLY SATURATE WITH WATER AFTER PLANTING.

M. CONTAINER GROWN PLANTS SHALL HAVE EXCESSIVE ROOTS CUT FROM BOTTOM OF BALL AND ROOTS SLICED WITH SHARP KNIFE ALONG SIDES OF BALL.

N. ALL PLANTS SHALL BE SET SO THAT, WHEN SETTLED, THEY ARE AT THE SAME GRADE OR MAX. 2" HIGHER THAN THE ELEVATION THEY WERE GROWN AT THE NURSERY . ANY PLANTS INSTALLED LOWER THAN SURROUNDING GRADE WILL RE UIRE REPLANTING.

O. AFTER THE TREE IS PLANTED, REMOVE ALL TAGS, STRINGS, STRAPS, WIRE, ROPE OR OTHER MATERIAL THAT MAY INHIBIT PLANT GROWTH BOTH BELOW AND ABOVE THE SURFACE OF THE SOIL. REMOVE THE TOP OF THE BURLAP AND TWINE AROUND THE TRUNK SO THAT NO BURLAP IS EXPOSED TO THE AIR SO MOISTURE IS NOT WICKED AWAY FROM THE ROOT BALL.

SHEET SPECIFIC NOTES

THE FOLLOWING NOTES APPLY TO THIS SHEET ONLY:

1. ALL AREAS GRADED FOR DEBRIS FLOW MITIGATION SHALL BE PLANTED WITH NATIVE SPECIES GRASS.
2. PROPOSED BERM - SEE CIVIL DRAWINGS.
3. PROPOSED LOCATION OF BERM IF DEBRIS WALL MODIFICATION PRODUCES EXCESS SOIL SPOIL.

KEY	TY	BOTANIC NAME	COMMON NAME	SI E	CONDITION	NOTES
PM	8	Polystichum munitum 'Western Sword'	Western Sword Fern	#1	CONT.	FULL, HEAVY SPECIMEN
RM	5	Rhododendron macrophyllum	Pacific Rhododendron	#5	CONT.	FULL, HEAVY SPECIMEN
RP	19	Rubus parviflorous	Thimbleberry	#1	CONT.	FULL, HEAVY SPECIMEN
SS	19	Se uoia sempervirens	Coast Redwood	#5	CONT.	SPECIMEN, WELL BRANCHED
VO	35	Vaccinium ovatum	Huckleberry	#1	CONT.	FULL, HEAVY SPECIMEN

A1 C103 LANDSCAPE PLAN
SCALE: 1" = 20'

A9 C103 PLANTING SCHEDULE

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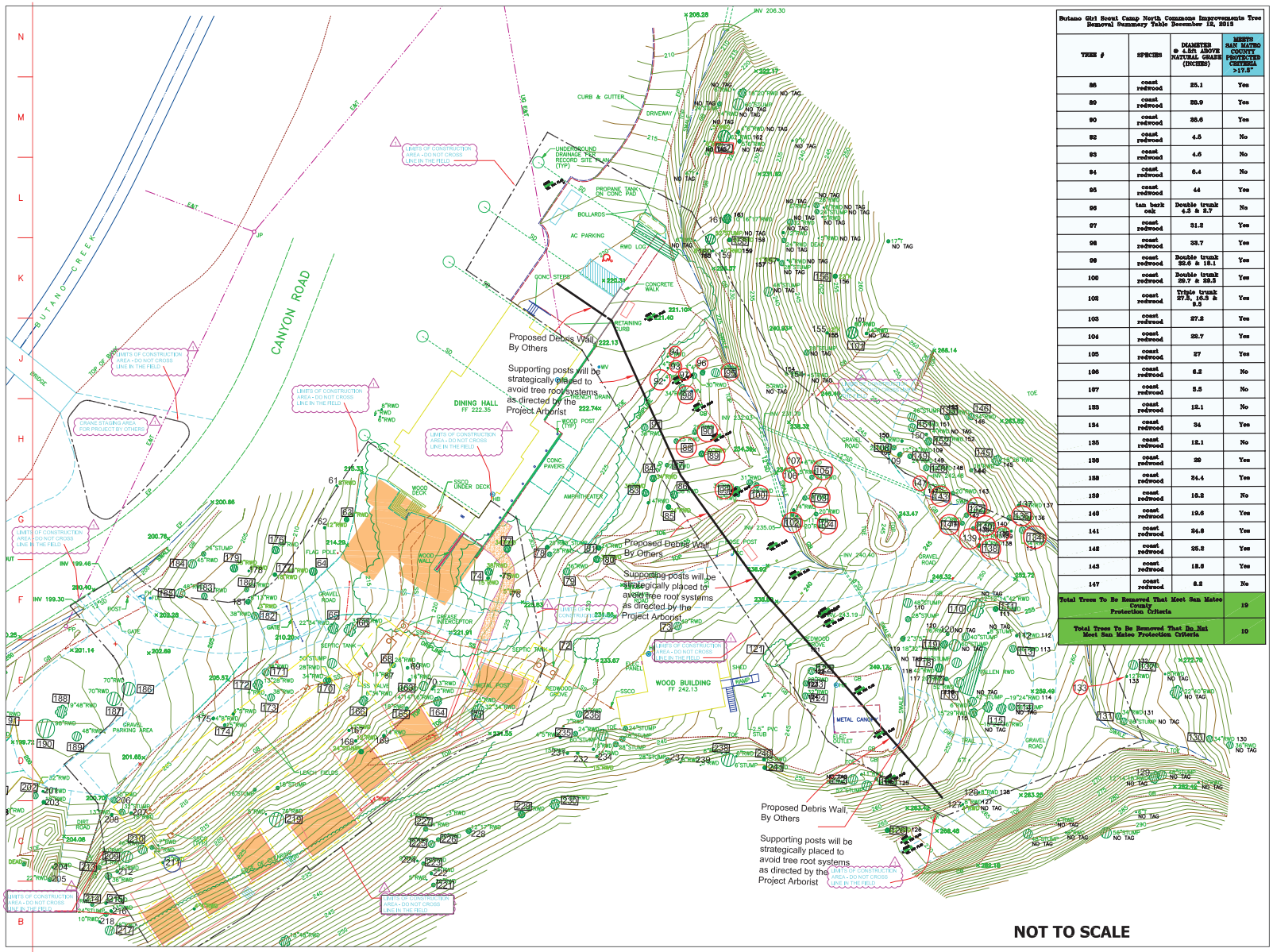
A	12/20/13	ENTITLEMENT PACKAGE
1	01/31/14	ENTITLEMENT PACKAGE REVISIONS

NORTH COMMONS LANDSCAPE PLAN

Project No: 2012036
Project Manager: LWK
Drawing Coordinator: LWK

C103

Attachment D.6



Butano Girl Scout Camp North Commons Improvements Tree Removal Summary Table December 12, 2013

TREE #	SPECIES	DIAMETER @ 4.5ft ABOVE NATURAL GRADE (INCHES)	MEETS SAN MATEO COUNTY PROTECTED CRITERIA >17.5"
88	coast redwood	25.1	Yes
89	coast redwood	28.9	Yes
90	coast redwood	38.6	Yes
92	coast redwood	4.5	No
93	coast redwood	4.6	No
94	coast redwood	6.4	No
95	coast redwood	44	Yes
96	tan bark oak	Double trunk 4.3 & 2.7	No
97	coast redwood	31.2	Yes
98	coast redwood	33.7	Yes
99	coast redwood	Double trunk 32.6 & 18.1	Yes
100	coast redwood	Double trunk 29.7 & 28.5	Yes
102	coast redwood	Triple trunk 27.3, 16.3 & 9.5	Yes
103	coast redwood	27.2	Yes
104	coast redwood	28.7	Yes
105	coast redwood	27	Yes
106	coast redwood	6.2	No
107	coast redwood	5.5	No
133	coast redwood	12.1	No
134	coast redwood	34	Yes
135	coast redwood	12.1	No
136	coast redwood	20	Yes
138	coast redwood	24.4	Yes
139	coast redwood	16.2	No
140	coast redwood	19.6	Yes
141	coast redwood	24.8	Yes
142	coast redwood	25.2	Yes
143	coast redwood	18.8	Yes
147	coast redwood	8.2	No
Total Trees To Be Removed That Meet San Mateo County Protection Criteria			**19**
Total Trees To Be Removed That Do Not Meet San Mateo Protection Criteria			**10**

Map Key / Legend

Surveyed Tree Trunk Location

93 Assigned Tree Number
Round numbered tags have been affixed to each tree trunk. Each numbered tree is input to the Master Tree Inventory

97 Tree meets San Mateo County "protected tree" criteria, greater than 17.5 diameter inches (55 inches in circumference). **Total of 19**

98 Indicates Tree To Be Removed due to Construction Impacts

TREE REMOVAL & PRESERVATION MAP SHEET C104

Trees to be Preserved will be Protected during construction by adhering to San Mateo County Code Part 3, Division VIII Section 11.054, *Preservation and Maintenance of Existing Trees*

This Plan is subject to revision as grading plans are formalized

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James P. Allen & Associates

Issue	Date	Description
A	12/20/13	ENTITLEMENT PACKAGE
1	1/31/14	ENTITLEMENT PACKAGE REVISIONS

TREE REMOVAL AND PRESERVATION MAP

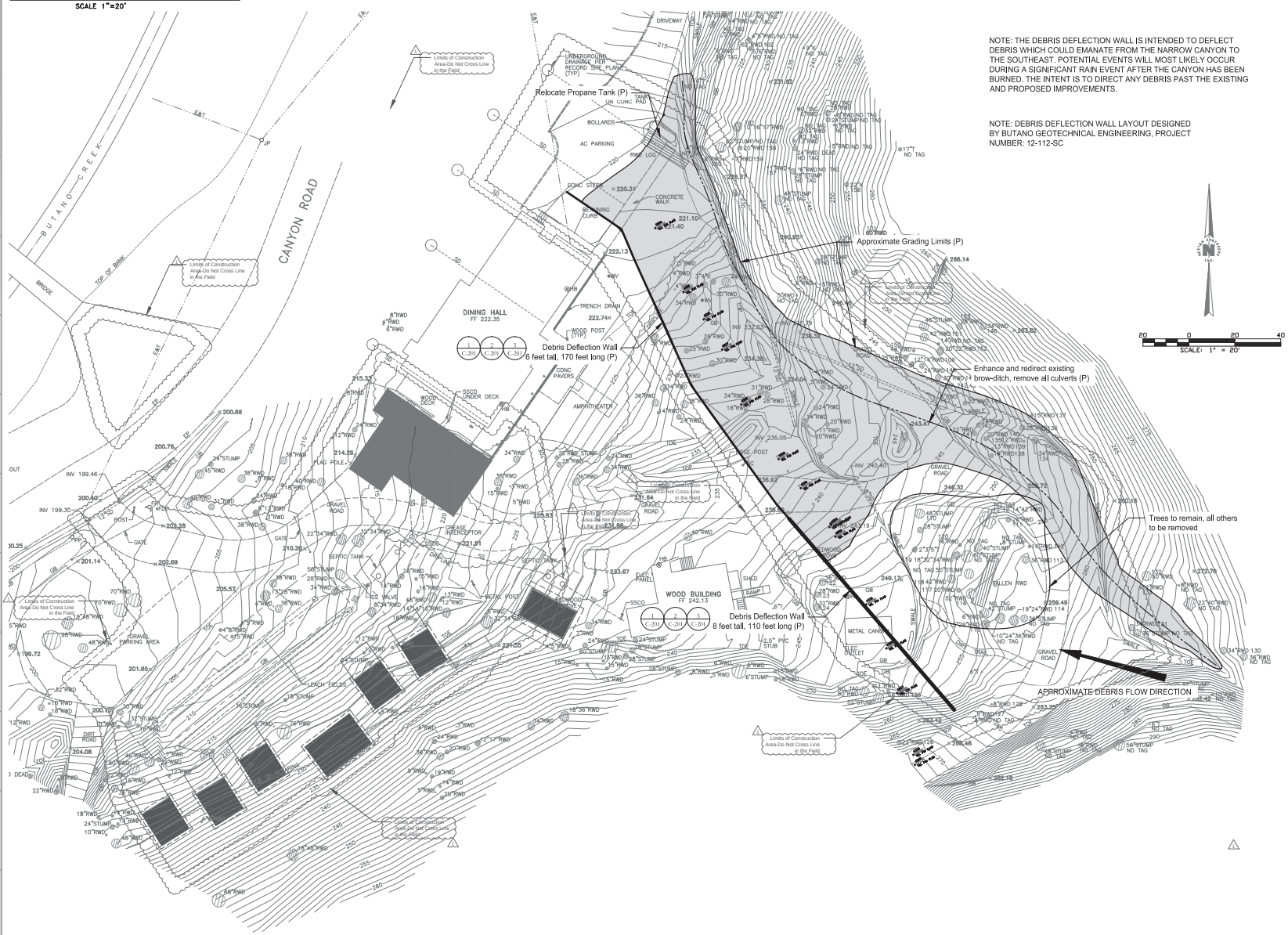
Project No: 2012038
Project Manager: ---
Drawing Coordinator: ---

C104

Attachment D.7

DEBRIS DEFLECTION WALL SITE PLAN

SCALE 1"=20'



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231 GREEN VALLEY RD, SUITE E
FREEDOM, CALIFORNIA 95019
OFFICE: 831.724.2812

REGISTERED PROFESSIONAL ENGINEER — GEO BLOOM — No. 58819 — CIVIL — STATE OF CALIFORNIA

Issue	Date	Description
A	12/20/13	ENTITLEMENT PACKAGE
1	01/31/14	ENTITLEMENT PACKAGE REVISIONS

DEBRIS DEFLECTION WALL SITE PLAN

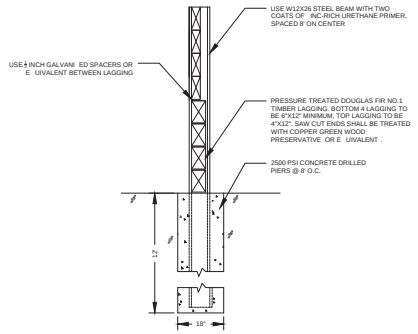
C-200

Attachment D.8

DEFLECTION WALL DETAIL FOR BEAM SPACING OF 8 FEET ON CENTER

SCALE N.T.S.

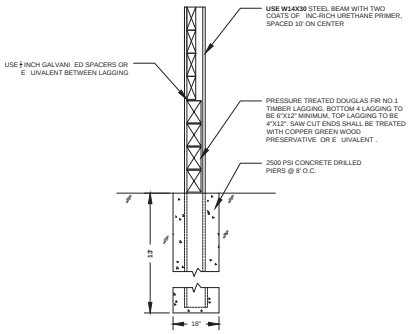
1 / C-201



DEFLECTION WALL DETAIL FOR BEAM SPACING OF 10 FEET ON CENTER

SCALE N.T.S.

2 / C-201



NOTES

EXCAVATION AND BACKFILL

1. All earthwork shall be constructed per the Geotechnical Investigation dated March, 2013 and the addendum Geotechnical Investigation dated December 2013 for the proposed deflection wall and erosion control, 1400 Canyon Road, Pescadero, California, Project No. 12-112-SM, prepared by Butano Geotechnical Engineering, Inc., dated December, 2013.

2. The Geotechnical Engineer should be notified at least 4 working days prior to any grading or foundation excavating so the work in the field can be coordinated with the grading contractor, and arrangements for testing and observation can be made. The recommendations of this report are based on the assumption that the geotechnical engineer will perform the re uired testing and observation during grading and construction. It is the contractor and arborists responsibility to make the necessary arrangements for these services.

3. The contractor shall verify all dimensions and elevations in the field. Exact layout shall be flagged in the field with the design engineer. Any variations from the design are to be immediately brought to the attention of the design engineer.

4. Review by the geotechnical engineer or his authorized representative, is re uired prior to the placing of any concrete.

5. As an option, a soil berm may be constructed on the west side of the wall. The berm should be placed on steeper than 2:1 H:V . The location of the berm must be approved by the project arborist.

6. After the earthwork operations have been completed and the soil engineer has finished their observation of the work, no further earthwork operations shall be performed except with the approval of and under the observation of the geotechnical engineer.

BEAMS AND LAGGING:

7. The steel beams shall be plumb. Lagging shall be horizontal, and aligned across beams.

8. The wood lagging should have a minimum of ½ inch of air space between the lagging and I-beam. Use spacers or fasteners to accomplish this.

9. All steel beams shall comply with the re uirements of AISC 360. Documentation shall be provided to the building official.

10. All fasteners, spacers, and connectors shall be hot-dipped zinc-coated galvanized steel in accordance with ASTM A-153.

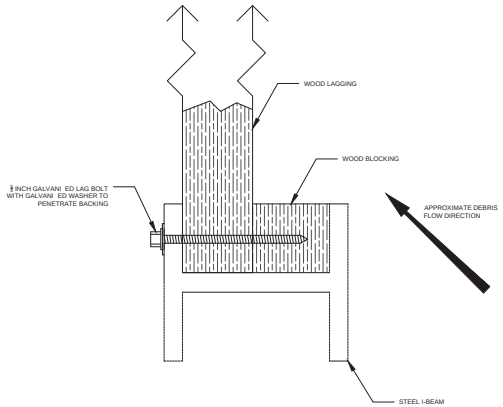
11. The wood lagging shall conform to the re uirements of the applicable AWPA Standard U1 and M4 for the species, product, preservative, and end use. Preservative treated wood shall bear the uality mark of an inspection agency that maintains continuing supervision, testing and inspection over the uality of the preservative treated wood. Inspection agencies for preservative treated wood shall be listed by an accreditation body that complies with the re uirements of the American Lumber Standards Treated Wood Program, or e uivalent. The uality mark shall be on a stamp or label affixed to the preservative treated wood, and shall include the following information: Identification of treating manufacturer, Type of preservative used, Minimum preservative retention pcf , End use for which the product is treated, AWPA standard to which the product was treated, and Identity of the accredited inspection agency.

12. All field end cuts shall be treated to meet AWPA U1. All field cuts are to be observed or approved by Special Inspector prior to being placed in the solider beams.

CONNECTION DETAIL

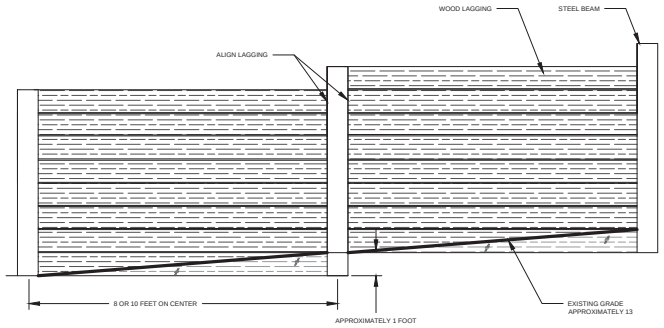
SCALE N.T.S.

1 / C-201



TYPICAL WALL SECTION

SCALE N.T.S.



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REGISTERED PROFESSIONAL ENGINEER GREG BLOOM No. 58819 CIVIL STATE OF CALIFORNIA

BUTANO GEOTECHNICAL ENGINEERING

Issue	Date	Description
A	12/20/13	ENTITLEMENT PACKAGE

DEBRIS DEFLECTION WALL CIVIL NOTES AND DETAILS

C-201

Attachment D.9

CIVIL SPECIFICATIONS

SECTION 1. PLANS
ALL WORK UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING PLANS AND SPECIFICATIONS INSOFAR AS THEY MAY APPLY:

(1) BESTOR ENGINEER'S PLAN CONSISTING OF THE FOLLOWING SHEETS: C300, C301, C302, C303, C304, C305 AND C306.

(2) STANDARD PLANS AND SPECIFICATIONS OF THE DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, STATE OF CALIFORNIA, MAY 2010. REFERRED TO AS THE STANDARD PLANS AND SPECIFICATIONS.

IN CASE OF CONFLICT BETWEEN THE STANDARD PLANS AND SPECIFICATIONS AND THESE TECHNICAL SPECIFICATIONS, THE TECHNICAL SPECIFICATIONS SHALL TAKE PRECEDENCE OVER AND BE USED IN LIEU OF SUCH CONFLICTING PORTIONS OF THE STANDARD SPECIFICATIONS.

SECTION 16. CLEARING AND GRUBBING
THIS WORK SHALL CONSIST OF ALL CLEARING AND GRUBBING NECESSARY FOR THE PERFORMANCE OF THE WORK COVERED BY THE CONTRACT IN ACCORDANCE WITH THIS SPECIFICATION AND SECTION 16 OF THE STANDARD SPECIFICATIONS.

CLEARING AND GRUBBING SHALL CONSIST OF REMOVING ALL OBJECTIONABLE MATERIAL BETWEEN THE LIMITS OF THE GRADING OPERATION.

SECTION 17. WATERING
FURNISHING AND APPLYING WATER SHALL BE PERFORMED IN GENERAL CONFORMANCE WITH SECTION 17 OF THE STANDARD SPECIFICATIONS.

SECTION 19. EARTHWORK
ALL EARTHWORK SHALL BE PERFORMED IN GENERAL CONFORMANCE WITH SECTION 19 OF THE STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED HEREIN. WORK SHALL COMPLY WITH RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT PROJECT NUMBER 12-112-SM, BY BUTANO GEOTECHNICAL ENGINEERING, INC., DATED MARCH 2013.

SECTION 20. LANDSCAPE, IRRIGATION AND EROSION CONTROL
ALL DISTURBED AREAS EXPOSED TO THE ELEMENTS SHALL RECEIVE EROSION CONTROL. EROSION PROTECTION SHALL CONSIST OF HYDRO-SEEDING WITH A MIXTURE OF PERENNIAL RYEGRASS AND CALIFORNIA WILD FLOWERS FOR THE SHOULDER AND CUT AND FILL SLOPE AREAS ALONG ALL ROADS. THE HYDRO-SEEDER SHALL BE LOADED WITH THIS MIXTURE PER 1,000 S.F. OF APPLICATION.

25 GAL. WATER
25 LBS OF CONWEB HYDRO MULCH (OR APPROVED EQUAL)
5 LBS OF AMMONIUM NITRATE (34-0-0)
3 LBS OF DIAMMONIUM PHOSPHATE (18-46-0)
2-1.2 LBS OF PERENNIAL RYEGRASS SEED
1 OZ. CALIFORNIA WILDFLOWER MIX (CALIF. POPPIES AND LUPINS)
1 GAL. OF AEROSPRAY 70 MULCH BINDER (OR APPROVED EQUAL)

SECTION 26. AGGREGATE BASES
THE WORK SHALL CONSIST OF FURNISHING, SPREADING AND COMPACTING CLASS II AGGREGATE BASES IN CONFORMANCE WITH SECTION 26 OF THE STANDARD SPECIFICATIONS.

SECTION 40. PORTLAND CEMENT CONCRETE PAVEMENT
PORTLAND CEMENT CONCRETE PAVEMENT SHALL BE IN CONFORMANCE WITH SECTION 40 OF THE STANDARD SPECIFICATIONS.

SECTION 64. PLASTIC PIPE
STORM DRAIN PIPE SHALL CONFORM TO SECTION 64 OF THE STANDARD SPECIFICATIONS. STORM DRAIN PIPING SHALL BE PVC SDR 35.

SECTION 71. SEWERS
SEWERS SHALL BE PVC SEWER PIPE SDR 35 IN ACCORDANCE WITH SECTION 71 OF THE STANDARD SPECIFICATIONS.

SECTION 72. SLOPE PROTECTION
SLOPE PROTECTION SHALL BE IN ACCORDANCE WITH SECTION 72 OF THE STANDARD SPECIFICATIONS.

SECTION 73. MISCELLANEOUS CONCRETE CONSTRUCTION
CURBS, GUTTERS, SIDEWALKS, AND ACCESS RAMPS SHALL CONFORM TO THE PROVISIONS IN SECTION 73, "CONCRETE CURBS, GUTTERS AND SIDEWALKS" OF THE STANDARD SPECIFICATIONS.

SECTION 75. WATER PIPE
WATER MAIN SHALL BE CLASS 150 PVC IN ACCORDANCE WITH AWWA STANDARD C900. ALL FITTINGS SHALL BE CLASS 150 DUCTILE IRON PIPE. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION. TESTING SHALL INCLUDE ON HOUR OF SUSTAINED PRESSURE AT 200 P.S.I. STERILIZATION SHALL BE IN ACCORDANCE WITH CURRENT AWWA STANDARDS.

SECTION 88. ENGINEERING FABRIC
ENGINEERING FABRICS SHALL BE IN ACCORDANCE WITH SECTION 88 OF THE STANDARD SPECIFICATIONS.

GENERAL NOTES:

1. CONTRACTOR SHALL SUPPLY ALL EQUIPMENT, LABOR AND MATERIALS NECESSARY TO PERFORM THE WORK SHOWN ON THESE PLANS. CONTRACTOR SHALL USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK.

2. CONTRACTOR SHALL COORDINATE ALL WORK, INCLUDING SUB-CONTRACTORS' WORK, SO AS TO ELIMINATE CONFLICTS AND WORK TOWARDS THE GENERAL GOOD AND COMPLETION OF THE ENTIRE PROJECT.

3. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTIONS WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).

4. CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDER-GROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION, AND SHALL PROTECT ANY AND ALL UTILITIES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION.

5. THE CONTRACTOR SHALL VISIT THE SITE, EXAMINE AND NOTE ALL EXISTING SITE CONDITIONS AS TO THE CHARACTER AND EXTENT OF WORK INVOLVED.

6. MINIMAL EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. THE CONTRACTOR IS CAUTIONED THAT ONLY EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATION AND DEPTHS OF SUCH UNDERGROUND UTILITIES. HOWEVER, BESTOR ENGINEERS, INC. CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OF UTILITIES, NOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH ARE NOT SHOWN ON THESE DRAWINGS.

7. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE GROUND AND UNDERGROUND, EXCEPT AS NOTED IN THESE PLANS, AS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.

8. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY, FOR INFORMATION REGARDING THIS PROVISION. THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SAN FRANCISCO, CA., PHONE (415) 703-4341. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, 1065 E. HILLSDALE BLVD., SAN MATEO, CA 94404, PHONE (650) 573-3812, PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

CONSTRUCTION NOTES:

1. PRIOR TO START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD BETWEEN THE OWNER, ENGINEER AND CONTRACTOR TO DISCUSS SCHEDULING, WORK RESTRAINTS AND CONSTRAINTS, SOIL STOCKPILE AREAS AND SPECIFIC CONCERNS. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER 48 HOURS BEFORE THE STARTING WORK.

2. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUB-CONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY THE DUST FROM HIS OR HER SUBCONTRACTOR'S ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT.

3. CLEARING, GRUBBING AND DEMOLITION SHALL CONSIST OF REMOVING, IN ACCORDANCE WITH SECTION 16 OF THE STANDARD SPECIFICATIONS, ALL OBJECTIONAL MATERIAL FROM WITHIN THE CONSTRUCTION SITE. WHERE PORTIONS OF EXISTING FACILITIES ARE TO REMAIN, REMOVALS SHALL BE DONE SO AS TO LEAVE THE REMAINING PORTION STRUCTURALLY SOUND AND AND NEAT IN APPEARANCE.

4. EXCAVATION, FILLING, COMPACTION, GRADING AND HAULING NECESSARY TO DEVELOP THE SUBGRADE AND BASE FOR NEW CURB, PAVING, ETC. SHALL BE DONE IN ACCORDANCE WITH SECTION 19 OF THE STANDARD SPECIFICATIONS. EXCAVATED MATERIAL NOT REQUIRED FOR CONSTRUCTION OF FILLS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE REMOVED FROM THE JOBSITE AND SHALL BE DISPOSED OF IN A MANNER APPROVED BY AL THE AUTHORITIES HAVING JURISDICTION.

5. COMPACTED SUBGRADE SHALL HAVE A MINIMUM DENSITY OF 95% FOR A DEPTH OF NOT LESS THAN SIX (6) INCHES AS DETERMINED BY ASTM D1557. SUBGRADE SHALL BE REWORKED AS REQUIRED TO OBTAIN THE SPECIFIED COMPACTION. FINISH SUBGRADE SHALL NOT VARY MORE THAN 0.50 FOOT ABOVE OR BELOW THEORETICAL GRADE SHOWN OR ESTABLISHED.

CIVIL SHEET INDEX

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CIVIL ENGINEERING - SURVEYING - LAND PLANNING
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GIRL SCOUTS OF NORTHERN CALIFORNIA
BUTANO CREEK
NORTH COMMONS PROJECTS

1400 CANYON ROAD
PESCADERO, CA 94060

Prepared For
GIRL SCOUTS OF NORTHERN CALIFORNIA

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REGISTERED PROFESSIONAL ENGINEER
JAMIE L. PLATZ
No. 67490
Exp. 06-30-15
CIVIL
STATE OF CALIFORNIA

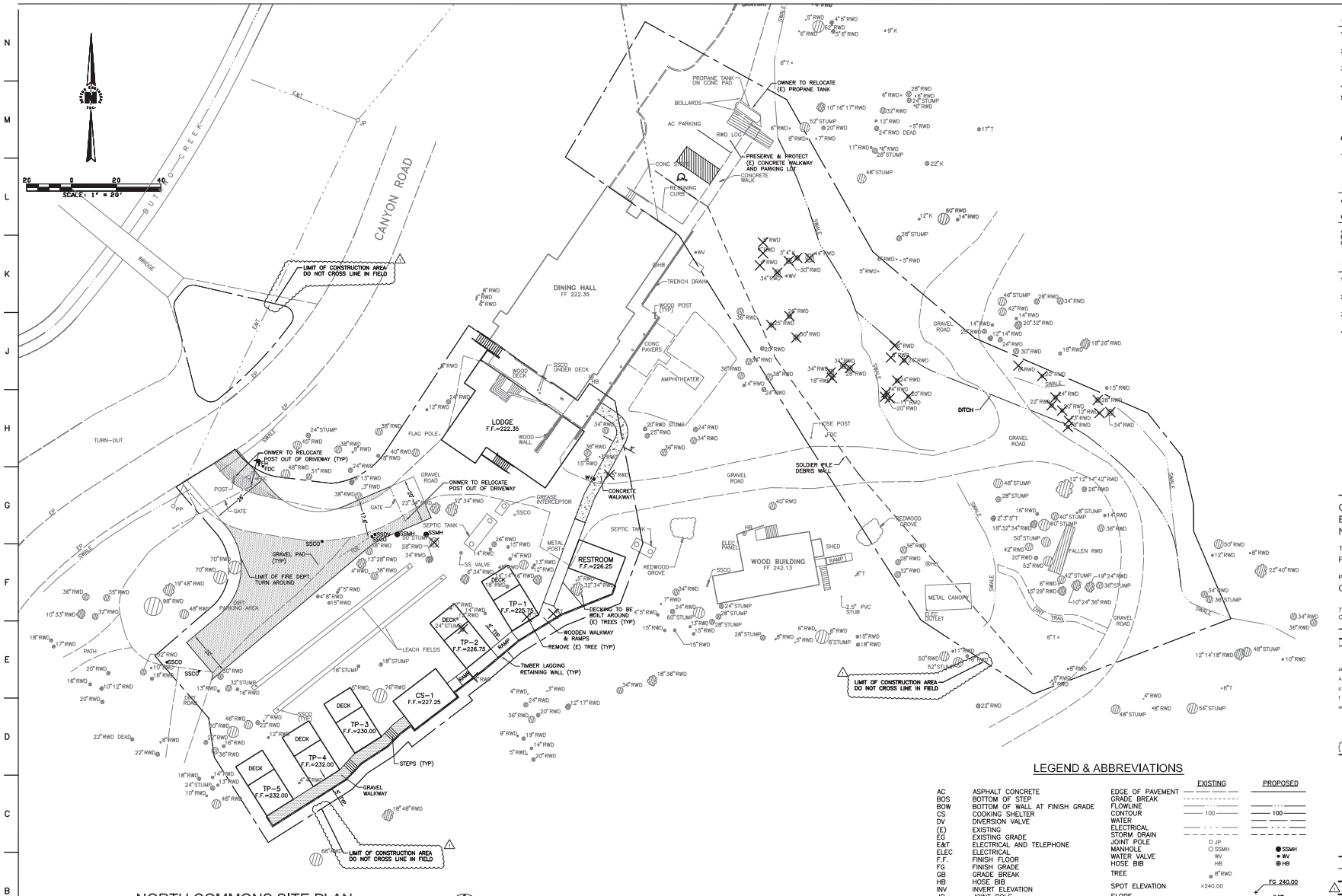
Issue	Date	Description
A	12/20/13	ENTITLEMENT PACKAGE

NORTH COMMONS
NOTES & SPECIFICATION

Project No: 2012038
Project Manager: ---
Drawing Coordinator: ---

C300

Attachment D.10



NORTH COMMONS SITE PLAN

SCALE: 1/16" = 1'-0"

NORTH

LEGEND & ABBREVIATIONS

AC	ASPHALT CONCRETE
BOS	BOTTOM OF STEP
BOW	BOTTOM OF WALL AT FINISH GRADE
CS	COOKING SHELTER
DV	DIVERSION VALVE
(E)	EXISTING
EG	EXISTING GRADE
E&T	ELECTRICAL AND TELEPHONE
ELEC	ELECTRICAL
F.F.	FINISH FLOOR
FG	FINISH GRADE
GB	GRADE BREAK
HB	HOSE BIB
INV	INVERT ELEVATION
JP	JOINT POLE
K	OAK
RWD	REDWOOD
SD	STORM DRAIN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
T	TREE
TOS	TOP OF STEP
TOW	TOP OF WALL AT FINISH GRADE
TP	TENT PLATFORM
TYP	TYPICAL
UG	UNDERGROUND
WV	WATER VALVE

	EXISTING	PROPOSED
EDGE OF PAVEMENT		
GRADE BREAK		
FLOWLINE		
CONTOUR	100	100
WATER		
ELECTRICAL		
STORM DRAIN		
JOINT POLE	○ JP	
MANHOLE	○ SSMH	● SSMH
WATER VALVE	WV	● WV
HOSE BIB	HB	◉ HB
TREE	6" RWD	
SPOT ELEVATION	×240.00	+ FG 240.00
SLOPE		2.0%
(E) TREE TO BE REMOVED		X 14" RWD

GENERAL NOTES

1. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. POINTS FOUND OR SET ARE SO NOTED. ALL OTHER POINTS ARE FOR REFERENCE ONLY.
3. THIS IS NOT AN ALTA SURVEY. NOT ALL ENTITLEMENTS OR ENCUMBRANCES ARE NECESSARILY SHOWN.
4. THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.
5. THIS EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE TRUE LOCATIONS OF PROPERTY LINES, PHYSICAL FEATURES, AND THEIR RELATIONSHIPS CAN ONLY BE DETERMINED BY A FIELD SURVEY. BESTOR ENGINEERS ASSUMES NO RESPONSIBILITY FOR ANY MISREPRESENTATIONS OF SUCH SHOWN ON THIS EXHIBIT.
6. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES.
7. TOPOGRAPHIC INFORMATION SHOWN HEREIN REPRESENTS FIELD DATA COLLECTED ON JUNE 29, 2013 AND MAY 22, 2013 BY BESTOR ENGINEERS, INC.

BASIS OF BEARING

ASSUMED BASIS OF BEARING.

● BENCHMARK

AN ELEVATION OF 200.00' HAS BEEN ASSIGNED TO 1/2" FOUND REBAR #1905 LOCATED AT THE SOUTHWEST OF THE DINING HALL ON THE PROPERTY.

NOTES

1. SEE UTILITY PLAN FOR UTILITY DEMOLITION SCOPE. SEE ARCHITECTURAL PLANS FOR GENERAL SITE DEMOLITION SCOPE.
2. SOLDIER PILE DEBRIS WALL SHALL DESIGNED BY OTHERS. SEE GEOTECHNICAL PLANS FOR DETAILS.
3. TIMBER LAGGING RETAINING WALL SHALL BE DESIGNED BY OTHERS. SEE ARCHITECT PLANS FOR DETAILS.
4. SEE ARCHITECTURAL PLANS FOR RE-STRIPING AND ADA PARKING IN PARKING LOT.

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REGISTERED PROFESSIONAL ENGINEER
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CIVIL
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Issue	Date	Description
A	12/20/13	ENTITLEMENT PACKAGE
1	01/31/14	ENTITLEMENT PACKAGE REVISIONS

NORTH COMMONS
HORIZONTAL CONTROL PLAN

Project No: 2012036
Project Manager: ---
Drawing Coordinator: ---

C301

Attachment D.11

NORTH COMMONS GRADING PLAN

SCALE: 1/16" = 1'-0"

NOTES

1. ALL GRADING PROVISIONS OF THE SOILS REPORT SHALL BE STRICTLY IMPLEMENTED.
2. RETAINING WALLS SHALL INCORPORATE BACK DRAINAGE PER STRUCTURAL PLANS.
3. THE FINISHED GRADES AROUND THE EXTERIOR OF THE BUILDINGS SHALL SLOPE AWAY FROM THE FOUNDATIONS AT 2-PERCENT FOR 5-FEET OR MORE SO AS TO PROMOTE RAPID RUNOFF AWAY FROM THE BUILDINGS. SURFACE DRAINAGE ON THE SITE SHALL BE DESIGNED TO PRECLUDE SLOPE EROSION.
4. SEE ARCHITECTURAL PLANS FOR BUILDING, TIMBER LAGGING RETAINING WALL, RAMP AND STAIR DETAILS.
5. SEE GEOTECHNICAL PLANS FOR SOLDIER PILE DEBRIS WALL DETAILS.
6. TOW AND BOW OF WALL ELEVATIONS ARE TO FINISH GRADE. SEE STRUCTURAL PLANS FOR ACTUAL TOP AND BOTTOM WALL ELEVATIONS.
7. SOILS REPORT TITLED "GEOTECHNICAL AND GEOLOGIC INVESTIGATION DESIGN PHASE" HAS BEEN PREPARED BY BUTANO GEOTECHNICAL ENGINEERING, INC. ON MARCH 2013. MODIFICATIONS TO THE REPORT INCLUDE (1) THE USE OF 0.5% CROSS SLOPE TOWARDS THE DITCH WITHIN THE DEBRIS WALL IMPROVEMENTS AND (2) THE HILLSIDE SLOPE MAY BE GRADED AT A 1:1 SLOPE WHERE NECESSARY TO MINIMIZE GRADING AND TREE REMOVAL.

EARTHWORK QUANTITIES

CUT:	645 C.Y.
FILL:	64 C.Y.
NET:	581 C.Y. CUT

ASSUME 20% FILL FACTOR

EARTHWORK QUANTITIES ARE TO FINISHED GROUND (I.E. NOT SUBGRADE).

OVEREXCAVATION OF THE SOIL UNDER THE BUILDING PAD, SUBGRADE SECTIONS, RETAINING WALL(S), KEYWAYS, AND SOIL SCARIFICATION IS NOT INCLUDED IN THE EARTHWORK CALCULATION AND CONTRACTOR TO ESTIMATE THESE VOLUMES.

STRIPPINGS ARE NOT INCLUDED IN EARTHWORK CALCULATION.

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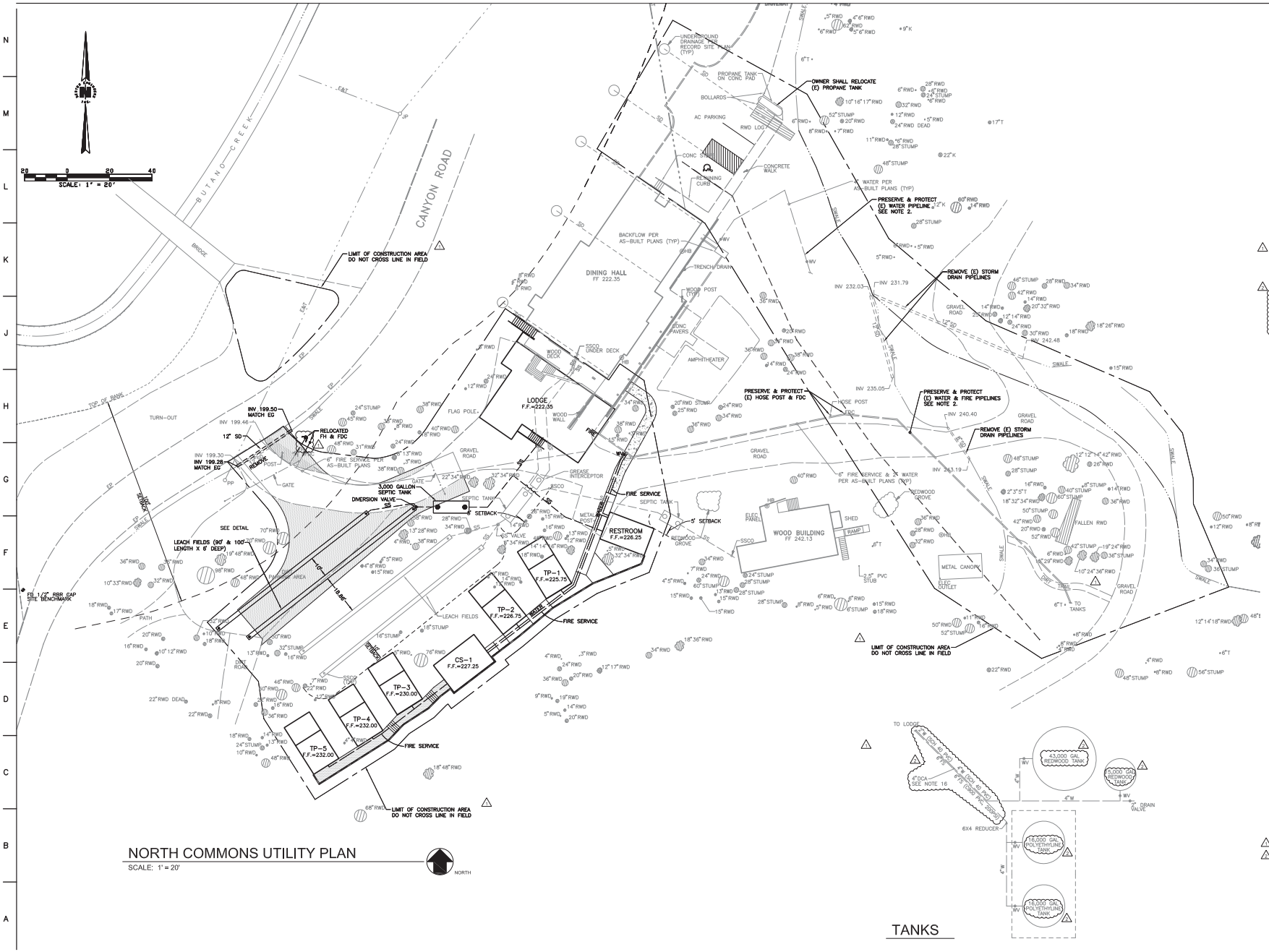
NORTH COMMONS
GRADING AND DRAINAGE PLAN

Project No: 2012036
Project Manager: --
Drawing Coordinator: --

C302

Attachment D.12



NOTES

1. SEE PLUMBING AND/OR MECHANICAL PLANS FOR UTILITIES WITHIN THE BUILDING FOOTPRINT.
2. THE CONTRACTOR SHALL POTHOLE EXISTING UTILITIES PRIOR TO THE START OF WORK. EXISTING UTILITIES LOCATED WITHIN THE PROPOSED GRADING LIMITS FOR THE NEW DEBRIS WALL WILL NEED TO BE LOCATED AND DEPTHS DETERMINED PRIOR TO START OF CONSTRUCTION. IF THERE ARE ANY CONFLICTS PLEASE NOTIFY ENGINEER AND ARCHITECT.
3. SEE ELECTRICAL PLAN FOR SITE ELECTRICAL.
4. CONTRACTOR SHALL RAISE ALL (E) UTILITY BOXES TO FINISH GRADE.
5. LODGE EXPANSION SHALL BE STUBBED WITH A SANITARY SEWER CONNECTION. ALL OTHER UTILITIES SHALL BE STUBBED FOR THE DINING HALL.
6. TENT PLATFORMS SHALL BE STUBBED WITH ELECTRICAL AND FIRE SERVICE CONNECTIONS.
7. THE COOKING SHELTER SHALL BE STUBBED WITH ELECTRICAL, WATER AND FIRE SERVICE CONNECTIONS. SEE ARCHITECTURAL PLANS FOR LOCATION OF HOSE BIB WITHIN STRUCTURE.
8. THE RESTROOM SHALL BE STUBBED WITH ELECTRICAL, SANITARY SEWER, WATER, AND FIRE SERVICE CONNECTIONS.
9. NEW IMPROVEMENTS WILL REQUIRE SEPTIC SYSTEM EXPANSION. A 3,000 GALLON SEPTIC TANK AND 190LF BY 6' DEEP LEACH FIELDS ARE REQUIRED AND SHOWN HEREIN.
10. EXISTING DOMESTIC WATER CAPACITY 58,000 AT 500 GPM.
11. EXISTING FIRE CAPACITY: 90,000 GALLONS OF STORAGE AT 1,000 GPM TO THE SITE.
12. SEPTIC SYSTEM SHALL BE DESIGN–BUILD COMPONENT WITH COUNTY APPROVAL 1.24.14 FOR "DEFERRED" REVIEW.
13. GRAVEL ROAD FOR FIRE ACCESS SHALL BE CERTIFIED BY AN ENGINEER AS TO THE COMPACTION AND WEIGHT IT WILL SUPPORT (MINIMUM 75,000LF FIRE APPARATUS)
14. ALL TANKS ARE AT BOTTOM ELEVATION 435±.
15. WATER LEVELS TO BE MONITORED AT BUILDING'S CENTRAL ALARM.
16. FEBCO DOUBLE CHECK ASSEMBLY ONE WAY FLOW, 4"W TO 6"F.S.

NORTH COMMONS UTILITY PLAN
SCALE: 1" = 20'

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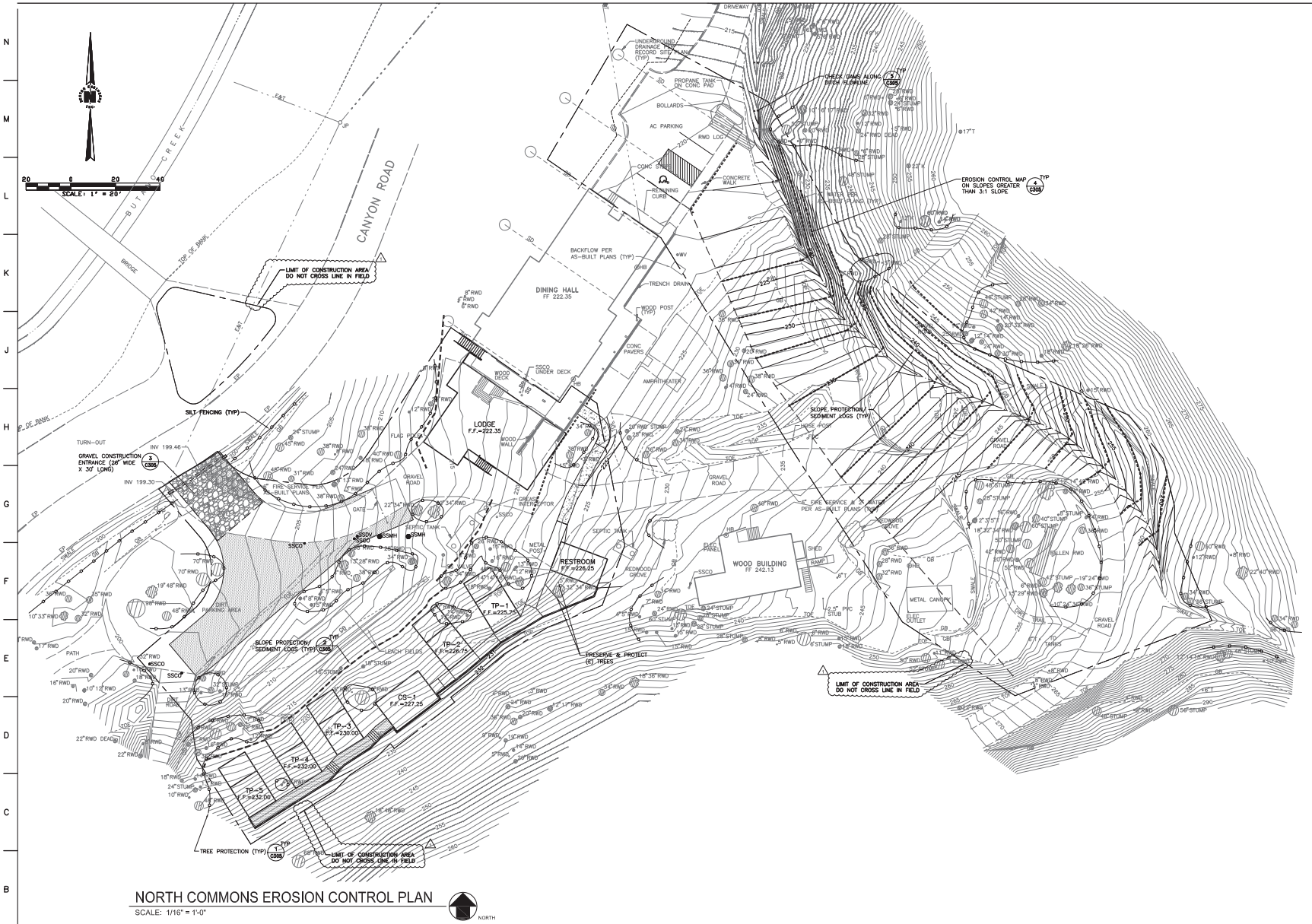
1	02/05/14	

NORTH COMMONS
UTILITY PLAN

Project No: 2012038
Project Manager: ---
Drawing Coordinator: ---

C303

Attachment D.13



NORTH COMMONS EROSION CONTROL PLAN

SCALE: 1/16" = 1'-0"

NOTES

1. SEE ARCHITECTURAL PLANS FOR LANDSCAPE IMPROVEMENTS.

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NORTH COMMONS
EROSION CONTROL PLAN

Project No: 2012036
Project Manager: --
Drawing Coordinator: --

C304

Attachment D.14

PREPARED BY BESTOR ENGINEERS, INC.
9701 BLUE LARKSPUR LANE, MONTEREY, CA 93940
PHONE (831) 373-2941
PLANS PREPARED BY: JAMIE PLATZ, P.E.

NARRATIVE DESCRIPTION

I. DESCRIPTION OF WORK

THE WORK IN GENERAL INVOLVES REMOVING EXISTING NATIVE GRASSES AND MATERIAL FROM THE SITE, GRADING THE NATIVE MATERIAL TO DESIGN GRADES AND TRENCHING FOR THE INSTALLATION OF UTILITIES. THE SITE IS LOCATED IN THE COUNTY OF SAN MATEO AT 1400 CANYON ROAD, PESCADERO, CALIFORNIA BETWEEN CLOVERDALE ROAD AND REDWOOD AVENUE.

II. PREVIOUS CONSTRUCTION SITE CONTAMINATION

ALL TOXIC MATERIALS THAT HAVE BEEN KNOWN HAVE BEEN TREATED, STORED, DISPOSED OF, SPILLED, OR LEAKED IN SIGNIFICANT QUANTITIES ONTO THE CONSTRUCTION SITE BE DESCRIBED.

III. MANAGEMENT PRACTICES EMPLOYED TO MINIMIZE CONTACT OF CONSTRUCTION MATERIALS, EQUIPMENT, AND VEHICLES WITH STORM WATER

THE PURPOSE OF THIS SECTION IS TO PROVIDE MANAGEMENT PRACTICES TO MINIMIZE THE INTRODUCTION OF SEDIMENT AND SOLID MATERIALS INTO THE COUNTY'S STORM DRAIN SYSTEM AND/OR NEARBY WATERWAYS. ANOTHER PURPOSE IS TO MINIMIZE THE POTENTIAL CONTACT OF CONSTRUCTION MATERIALS, EQUIPMENT, AND VEHICLES WITH STORM WATER.

A. CONSTRUCTION MATERIALS
ALL CONSTRUCTION MATERIALS SHALL BE STORED AT HIGHER ELEVATIONS ON THE SITE THAT ARE PROPERLY GRADED TO MINIMIZE CONTACT WITH SURFACE RUNOFF AND STANDING WATER. ANY AND ALL MATERIAL THAT COULD CONTAMINATE WATER RUNOFF WHEN EXPOSED TO RAIN SHALL BE COVERED WITH PLASTIC SHEETING DURING PERIODS OF RAIN, AS WELL AS DURING HIGH WINDS (WINDS EXCEEDING 20 MPH). ANY LIQUID MATERIAL STORED ON SITE SHALL BE STORED PROPERLY WITHIN THEIR CONTAINERS AND NOT USED IN EXPOSED AREAS DURING PERIODS OF RAIN. CARE SHALL BE TAKEN TO AVOID ANY SPILLS OF SOLID MATERIALS THAT WILL DISSOLVE IN WATER, OR LIQUID MATERIAL THAT WILL BE CARRIED AWAY WITH STORM RUNOFF. ACCIDENTAL SPILLS SHALL BE PROPERLY MITIGATED, IMMEDIATELY, TO THE POINT WHERE WATER CONTAMINATION IS MINIMIZED, IF NOT ELIMINATED.

B. CONSTRUCTION EQUIPMENT
ALL CONSTRUCTION EQUIPMENT UTILIZED ON THE SITE SHALL BE PROPERLY MAINTAINED. PETROLEUM FUELS AND LUBRICATED EQUIPMENT SHALL BE PROPERLY MAINTAINED TO PREVENT LEAKAGE OF SAID MATERIALS. EQUIPMENT SHALL BE SERVICED AND MAINTAINED SO PETROLEUM DISTILLATES DO NOT COME INTO CONTACT WITH THE GROUND AND SHALL BE DISPOSED OF PROPERLY OFFSITE. SOILS OR OTHER EXPOSED MATERIALS ACCIDENTALLY CONTAMINATED DURING EQUIPMENT FAILURES, SERVICING, OR REPAIR, SHALL BE REMOVED IMMEDIATELY FROM THE SITE AND PROPERLY DISPOSED OF OFF SITE. IF REMOVAL OF CONTAMINATED SOILS OR OTHER MATERIALS IS NOT POSSIBLE DUE TO THE PRESENCE OF RAIN. A 6" DEEP TRENCH SHALL BE EXCAVATED AROUND THE CONTAMINATED AREA AND THE TRENCH DRAINED IN SUCH A MANNER THAT STORM WATER WILL NOT COME IN CONTACT WITH THE AREA, AND THE ENTIRE AREA WILL BE COVERED WITH PLASTIC SHEETING DURING PERIODS OF RAIN. AFTER THE RAINS CEASE, CONTAMINATED MATERIAL SHALL BE REMOVED AND PROPERLY DISPOSED OF OFFSITE. EQUIPMENT SHALL BE STORED IN AN AREA SURROUNDED BY BERMS TO CONTAIN THE COMBINED FUEL STORAGE CAPACITY CONTAINED THEREIN WITH ONE FOOT OF FREEBOARD BETWEEN THE TOP OF THE BERM AND THE ANTICIPATED LEVEL OF THE FUEL IF ALL VEHICLE TANKS WERE RUPTURED.

TOXIC MATERIALS INCLUDING, BUT NOT LIMITED TO, PAINTS AND SOLVENTS, SHALL BE HANDLED WITH CARE SO AS NOT TO CONTAMINATE EXPOSED SOILS OR OTHER CONSTRUCTION MATERIALS. ACCIDENTAL SPILLS SHALL BE MITIGATED PER THE PROCEDURE OUTLINED IN A. ABOVE.

C. VEHICLES
VEHICLES SHALL BE PROPERLY MAINTAINED TO PREVENT LEAKAGE OF PETROLEUM DISTILLATES, ANTIFREEZE, OR OTHER VEHICLE FLUIDS. ANY VEHICLES THAT LEAK SUCH MATERIALS SHALL BE IMMEDIATELY REPAIRED AND ALL CONTAMINATED MATERIALS PROTECTED AND REMOVED PER THE PROCEDURE OUTLINED ABOVE. THIS APPLIES NOT ONLY TO PASSENGER VEHICLES, BUT CONSTRUCTION EQUIPMENT SUCH AS SCRAPERS, DUMP TRUCKS, ETC. CARE SHALL BE TAKEN DURING ONSITE REFUELING OF SUCH VEHICLES TO PREVENT SPILLS OF FUEL. ACCIDENTAL SPILLS SHALL BE HANDLED PER THE PROCEDURE OUTLINED ABOVE.

IV. CONSTRUCTION MATERIAL LOADING, UNLOADING, AND ACCESS AREAS

THE SITE CONSTRUCTION STAGING YARD SHALL BE LOCATED ON SITE.

ACCESS TO THE SITE SHALL BE FROM CANYON ROAD.

THE MATERIAL LOADING, UNLOADING, AND ACCESS AREA WILL BE IN THE CONSTRUCTION STAGING YARD. MATERIALS WILL BE STORED IN SAID AREA. ANY MATERIALS THAT CAN CONTAMINATE STORM WATER RUNOFF SHALL BE PROTECTED FROM RAIN WITH PLASTIC SHEETING OR OTHER MEANS TO PREVENT MATERIAL FROM COMING INTO CONTACT WITH STORM WATER RUNOFF. THE LOCATION FOR STORING SAID MATERIAL SHALL BE ON HIGHER GROUND AWAY FROM CATCH BASINS AND/OR SWALES. SIMILAR MATERIALS TEMPORARILY STORED ELSEWHERE ON THE SITE SHALL BE ADJACENT TO THE IMMEDIATE AREA OF WORK SHALL, AND SHALL BE PROTECTED IN A SIMILAR MANNER.

V. PRE-CONSTRUCTION STORM WATER STRUCTURES AND CONTROLS TO REDUCE SEDIMENT AND OTHER POLLUTANTS IN STORM WATER DISCHARGE

THE EXISTING ONSITE DRAINAGE SHALL BE PROTECTED THROUGH THE USE OF SEDIMENT LOGS TO SCREEN THE STORM WATER RUNOFF AND REMOVE SEDIMENTS. THE SITE DOES NOT REQUIRE STREET SWEEPING DUE TO LOCATION AND SITE FEATURES. COUNTY ENGINEER MAY MODIFY THIS REQUIREMENT BASED ON CONSTRUCTION ACTIVITIES AND THE ABILITY FOR THE CONTRACTOR TO KEEP THE SITE AND ADJACENT STREETS CLEAN.

VI. EQUIPMENT STORAGE, CLEANING, AND MAINTENANCE AREAS

THE EQUIPMENT STORAGE, CLEANING, AND MAINTENANCE AREA SHALL BE LOCATED IN THE CONSTRUCTION STAGING AREA. THE PROCEDURES OUTLINED IN SECTION III SHALL BE FOLLOWED FOR THESE OPERATIONS. ANY CLEANING WHICH WILL RESULT IN PETROLEUM DISTILLATES, SOLVENTS, OR OTHER TOXIC SUBSTANCES CONTACTING WITH THE GROUND, SHALL NOT BE PERFORMED ON THE SITE. IF MATERIALS DO CONTAMINATE THE SOIL, THE PROCEDURES IN SECTION II SHALL BE FOLLOWED.

VII. METHOD OF ONSITE STORAGE AND DISPOSAL OF CONSTRUCTION MATERIALS

ONSITE STORAGE OF CONSTRUCTION MATERIALS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION II. NO CONSTRUCTION MATERIALS THAT CAN POTENTIALLY CONTAMINATE THE SITE STORM WATER RUNOFF SHALL BE DISPOSED OF ON THE SITE. THIS INCLUDES, BUT IS NOT LIMITED TO, PAINTS, SOLVENTS, AND OTHER SIMILAR MATERIALS. DISPOSAL OF CONSTRUCTION MATERIALS SHALL BE PERFORMED OFFSITE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

ALL WASTE CONSTRUCTION MATERIAL SHALL BE REMOVED OFFSITE AND PROPERLY DISPOSED OF. CONSTRUCTION DUMPSTERS OR OTHER CONTAINERS UTILIZED TO STORE WASTE MATERIAL SHALL EITHER BE WATERTIGHT OR COVERED SO THAT RAIN CANNOT MIX WITH POTENTIAL POLLUTANTS AND MIX WITH STORM WATER RUNOFF.

EROSION AND SEDIMENT CONTROL

I. VEGETATIVE PRACTICES

THE EXISTING SITE CONTAINS NATIVE VEGETATION, INCLUDED GRASSES AND NATIVE SOIL.

ALL AREAS THAT WILL NOT BE PROTECTED FROM THE ELEMENTS SHALL BE HYDROSEEDED AND VEGETATION ESTABLISHED IF DISTURBED DURING CONSTRUCTION DURING THE RAINY SEASON. IF AREAS ARE DISTURBED THAT ARE IN THE PROCESS OF BEING LANDSCAPED OR CONSTRUCTED DURING THE RAINY SEASON, THE DOWN SLOPE LIMITS OF THE AREAS SHALL BE BOUNDED WITH SEDIMENT LOGS TO SCREEN THE STORM RUNOFF SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.

II. CONTROL PRACTICES

THE SITE ITSELF WILL BE CONSTRUCTED WITH SLOPES. THE SITE HAS NO ONSITE STORM DRAIN SYSTEM INCLUDING DRAINAGE INLETS.

III. CONTROL PRACTICES TO PREVENT THE TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS

ENTRY AND EXIT FROM THE SITE SHALL BE LIMITED TO THE ACCESS LOCATION DESCRIBED IN SECTION IV. DURING CONSTRUCTION, A MINIMUM LENGTH OF 20 FEET OF 3" TO 4" FRACTURED STONE AGGREGATE, A DEPTH OF 3-INCHES TO 6-INCHES, SHALL BE INSTALLED FROM THE BACK OF ROADWAY EDGE INTO THE SITE FOR THE WIDTH OF A TRAVELED WAY (15-FEET MINIMUM). ALL TRAFFIC SHALL ENTER AND EXIT THE SITE VIA SAID ACCESS POINT(S) OVER THE STONE AGGREGATE. IF THE SURROUNDING STREETS ARE SUBJECTED TO DIRT TRACKING FROM THE CONSTRUCTION SITE, DIRT SHALL BE REMOVED AS STATED ABOVE. DIRT OR OTHER MATERIALS DEPOSITED ON THE STREET SURFACE FROM CONSTRUCTION OPERATIONS SHALL BE SWEPT FROM THE STREET IMMEDIATELY.

IV. CONTROL PRACTICES TO REDUCE WIND EROSION

ANY SOILS OR OTHER MATERIALS WHICH ARE DISTURBED SHALL BE ADEQUATELY WATERED DURING AND AFTER CONSTRUCTION OPERATIONS TO PREVENT DUST FROM BECOMING AIRBORNE IN ACCORDANCE WITH LOCAL DUST CONTROL ORDINANCES.

POST-CONSTRUCTION STORM WATER MANAGEMENT

AFTER CONSTRUCTION IS COMPLETE AND HYDROSEEDING INSTALLED, THE POTENTIAL FOR STORM WATER CONTAMINATION SHOULD BE MINIMAL. HOWEVER, CERTAIN PREVENTATIVE MAINTENANCE PRACTICES SHALL BE EMPLOYED BY THE FACILITY OPERATOR TO PREVENT CONTAMINATION.

ALL POTENTIAL TOXIC MATERIALS UTILIZED ON THE SITE IN THE COURSE OF NORMAL OPERATION SHALL INCLUDE, BUT ARE NOT LIMITED TO; CLEANING MATERIALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER MATERIALS. SAID MATERIALS SHALL BE DISPOSED OF PROPERLY OFFSITE AND NOT ALLOWED TO BE EXPOSED TO RAIN. IF SPILLS OCCUR OF SUCH MATERIALS, THEY SHALL BE CLEANED AND REMOVED FROM EXPOSURE TO RAIN, EITHER BY COVERING, PROTECTING, OR DISPOSING OF SAID MATERIAL OFFSITE.

ANY VEHICLE PARKING AREAS SUBJECT TO FLUIDS LEAKING FROM CARS (I.E. GAS, OILS, GREASE, PETROLEUM DISTILLATES, ETC.) SHALL BE CLEANED IMMEDIATELY. THIS MAY BE ACCOMPLISHED BY COATING THE AREA WITH CAT LITTER, SAWDUST, OR OTHER ABSORBENT MATERIALS TO ABSORB THE FOREIGN SUBSTANCE, AND THEN PROPERLY DISPOSING OF THE MATERIAL.

ANY VEGETATION OR LANDSCAPED AREAS THAT BECOME DENUDED DURING THE NORMAL COURSE OF USE OR DURING REPAIR OF OTHER FACILITIES SHALL BE REPAIRED TO PREVENT EROSION OF THE MATERIAL.

INSPECTION OF THE SITE AND CONSTRUCTION OPERATIONS SHALL BE BY THE COUNTY ENGINEER OR HIS DESIGNATED REPRESENTATIVE.

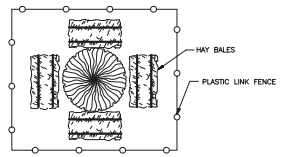
WASTE MANAGEMENT AND DISPOSAL

ALL WASTES (INCLUDING EQUIPMENT MAINTENANCE WASTE) REMOVED FROM THE SITE FOR DISPOSAL SHALL BE DISPOSED OF IN THE APPROPRIATE DISPOSAL FACILITIES. NO MATERIAL WASTES SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE WITHOUT THE APPROVAL OF THE REGIONAL WATER BOARD OR THE APPROPRIATE LOCAL AGENCY.

MAINTENANCE AND INSPECTION

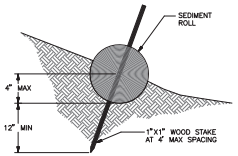
ALL EQUIPMENT AND CONSTRUCTION AREAS, MATERIAL HANDLING AREAS, AND STORM WATER CONTROL MEASURES ON THE SITE SHALL BE INSPECTED AT LEAST ONCE (1) A MONTH DURING THE DRY SEASON, EVERY SEVEN (7) CALENDAR DAYS DURING THE RAINY SEASON. INSPECTIONS SHALL ALSO BE MADE WITHIN 24 HOURS AFTER ANY STORM.

ALL HYDROSEEDED AREAS SHALL BE INSPECTED FOR SUFFICIENT COVER OVER THE EXPOSED SOIL AREAS. ALL GRAVEL SACKS SHALL BE INSPECTED FOR INTEGRITY AND PROPER REPAIR AND OPERATION; AND SHALL BE INSPECTED FOR PROPER PLACEMENT IN ACCORDANCE WITH THE DETAIL INCLUDED HEREIN. IF SILT IS PRESENT, THE SILT SHALL BE REMOVED TO THE ORIGINAL GRADE. IF ANY DISTURBED LANDSCAPE AREAS OR PREVIOUSLY VEGETATED AREAS HAVE BEEN DISTURBED, THE LANDSCAPING SHALL BE REPAIRED AND THE AREAS SHALL BE EITHER MULCHED, STRAW STABILIZED, OR SEEDED TO PROVIDE PROPER PROTECTION FROM EROSION.

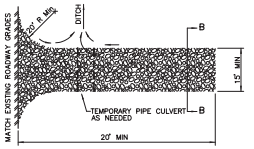


NOTES:
1. FENCING SHALL BE RIGIDLY SUPPORTED AND MAINTAINED DURING ALL CONSTRUCTION PERIODS AT A MINIMUM HEIGHT OF 6' ABOVE GRADE.
2. AT NO TIME SHALL THE FENCING BE LOCATED CLOSER THAT 3' AWAY FROM THE OUTSIDE EDGE OF TRUNK OR FURTHER THAN 3' AWAY FROM THE APPROVED FOUNDATION, RETAINING WALL, OR GRADE CUT, WHICHEVER PROVIDES THE GREATER DISTANCE FROM THE TREE TRUCK.

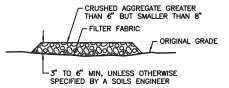
TREE PROTECTION 1/– NTS



SEDIMENT LOG 2/– NTS



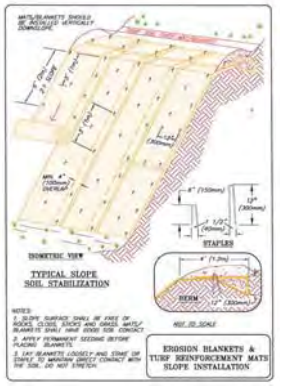
PLAN



SECTION B-B

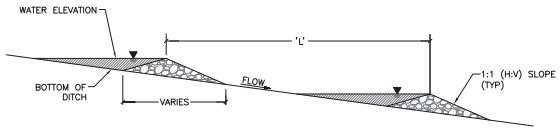
NOTE:
CONSTRUCT SEDIMENT BARRIER AND CHANNELIZE RUNOFF TO SEDIMENT TRAPPING DEVICE.

GRAVEL ENTRANCE 3/– NTS



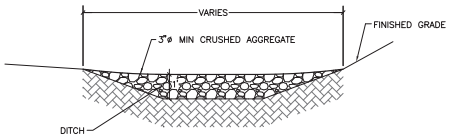
NOTE:
INSTALL SLOPE REINFORCEMENT MAT NORTH AMERICAN GREEN S150 OR EQUAL.

EROSION CONTROL MAT 4/– NTS



CHECK DAM SPACING 'L' = (TOTAL DITCH LENGTH)/(NO. CHECK DAMS + 1)

FLOWLINE SECTION



SECTION

CHECK DAMS 5/– NTS

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CIVIL ENGINEERING – SURVEYING – LAND PLANNING
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REGISTERED PROFESSIONAL ENGINEER
JAMIE L. PLATZ
No. 67490
Exp. 06-30-15
CIVIL
STATE OF CALIFORNIA

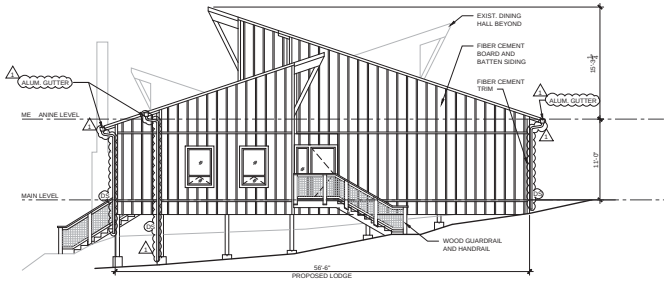
Issue	Date	Description
A	12/20/13	ENTITLEMENT PACKAGE

NORTH COMMONS
EROSION CONTROL NOTES & DETAILS

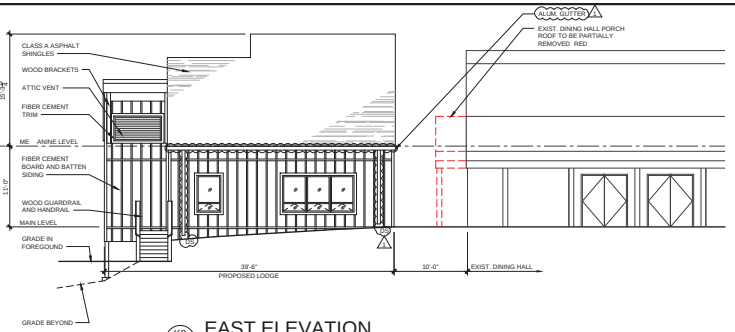
Project No: 2012038
Project Manager: --
Drawing Coordinator: --

C305

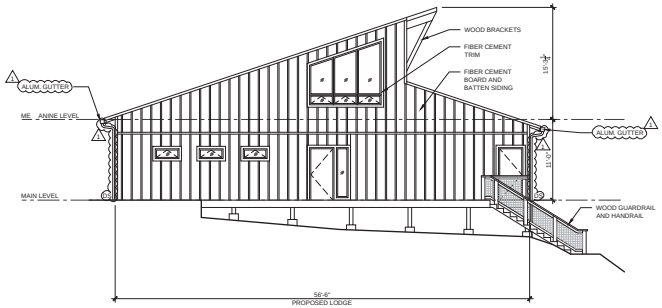
Attachment D.15



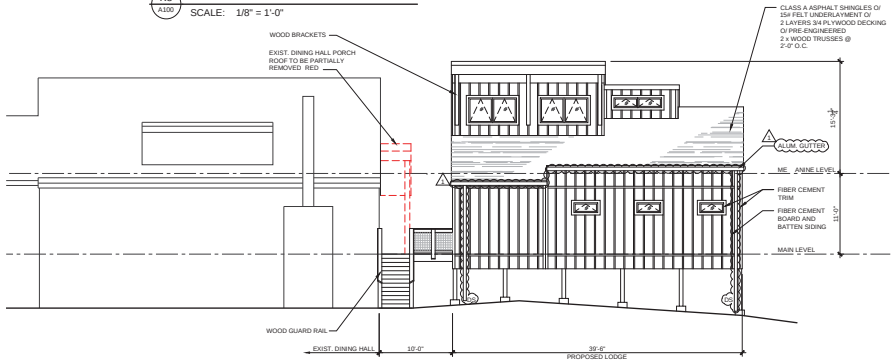
K2 A100 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



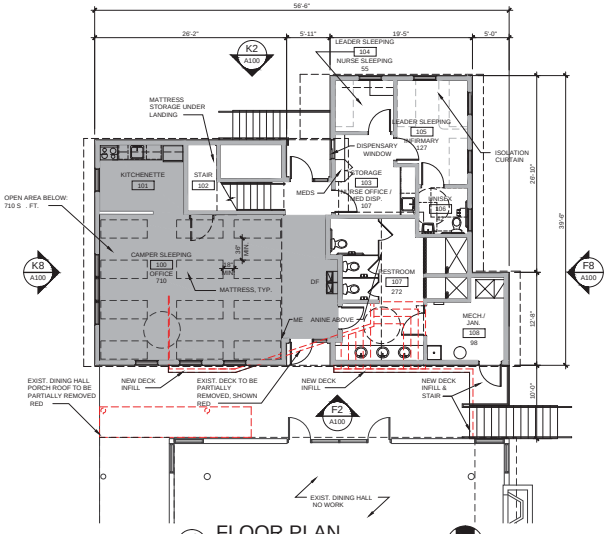
K8 A100 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



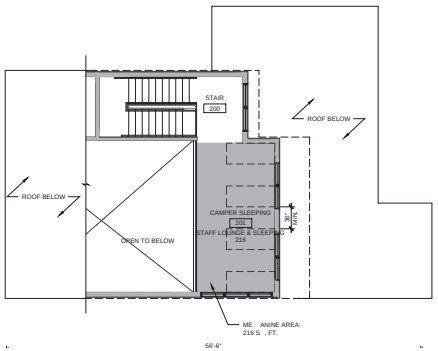
F2 A100 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"



F8 A100 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



A2 A100 **FLOOR PLAN**
SCALE: 1/8" = 1'-0"



A8 A100 **ME ANINE FLOOR PLAN**
SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. ALL DEMOLITION OF EXISTING BLOWOUTS IS SHOWN IN DASHED RED LINES

B. ALL NEW BUILDINGS AND STRUCTURES SHALL CONFORM WITH CBC CHAPTER 7A

C. ACCESSIBILITY: SEE C102. TENT PLATFORM 1 AND 2, DINING HALL ADDITION, COOKING SHELTER, AND RESTROOM BUILDING ARE ACCESSIBLE.

D. ALL WOOD DECKING TO BE REDWOOD OR CEDAR.

E. ALL NEW CONSTRUCTION IS TO BE FIRE SPRINKLERED IN ACCORDANCE WITH SAN MATEO FIRE DEPT. REGULATIONS AND MEETING NOTES DATED 12.17.13. AUTOMATIC SPRINKLER SYSTEM SHALL COMPLY WITH NFPA 13.

F. ALL ALUMINUM GUTTERS SHALL BE PROVIDED W/ INTEGRAL SCREEN TO PREVENT ACCUMULATION OF DEBRIS.

ROOM TAG KEY

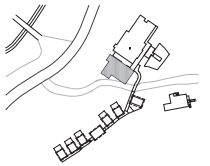
OFF-SEASON USE
ROOM
RESIDENT CAMP USE
ROOM AREA

AREAS

NET AREA	= 1,942 SF
GROSS AREA	
MAIN LEVEL	= 1,632 SF
ME ANINE	= 399 SF
TOTAL	= 2,031 SF

CBC 440.3.2

OCCUPANT LOAD	
50 SF/ PERSON/ BED	= 39
ACTUAL ANTICIPATED	= 20



KEY PLAN

NOT TO SCALE

NORTH

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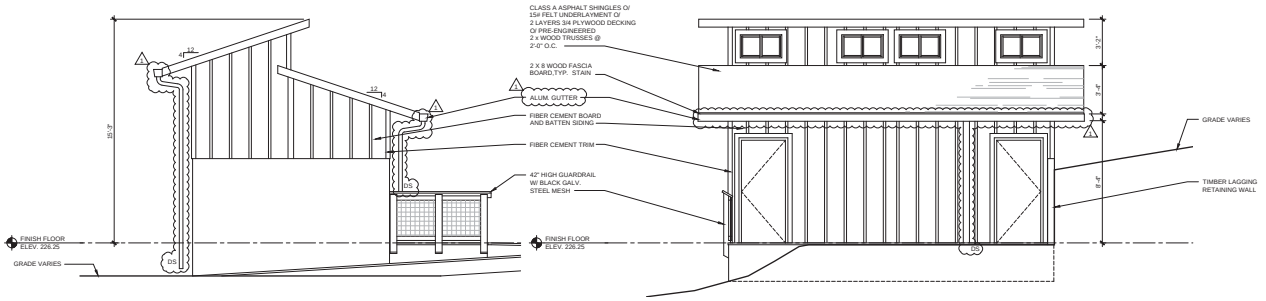
A	12/20/13	ENTITLEMENT PACKAGE
1	01/31/14	ENTITLEMENT PACKAGE REVISIONS

NORTH COMMONS LODGE
PLANS AND ELEVATIONS

Project No: 2012036
Project Manager: LWK
Drawing Coordinator: LWK

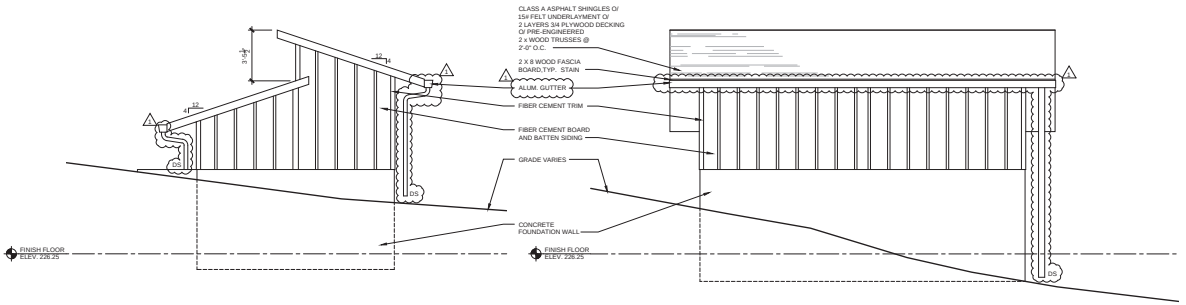
A100

Attachment D.16



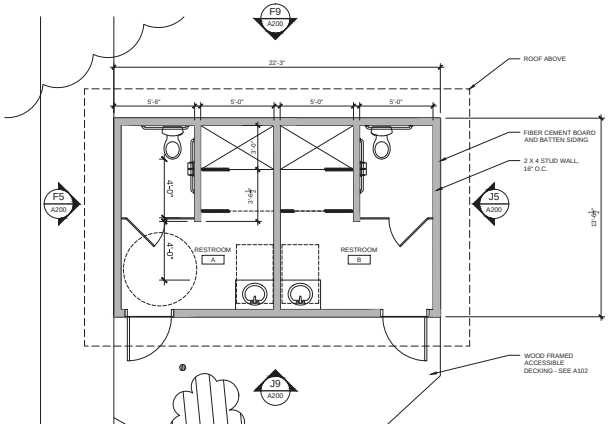
J5 A101 WEST ELEVATION
SCALE: 1/4" = 1'-0"

J9 A101 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



F5 A101 EAST ELEVATION
SCALE: 1/4" = 1'-0"

F9 A101 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



A9 A101 FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN NORTH

NORTH

GENERAL NOTES

A. ALL DEMOLITION OF EXISTING BLOWOUTS IS SHOWN IN DASHED RED LINES

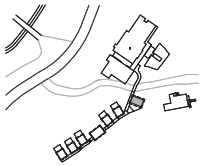
B. ALL NEW BUILDINGS AND STRUCTURES SHALL CONFORM WITH CBC CHAPTER 7A

C. ACCESSIBILITY: SEE C102. TENT PLATFORM 1 AND 2, DINING HALL ADDITION, COOKING SHELTER, AND RESTROOM BUILDING ARE ACCESSIBLE.

D. ALL WOOD DECKING TO BE REDWOOD OR CEDAR.

1 E. ALL NEW CONSTRUCTION IS TO BE FIRE SPRINKLERED IN ACCORDANCE WITH SAN MATEO FIRE DEPT. REGULATIONS AND MEETING NOTES DATED 12.17.13. AUTOMATIC SPRINKLER SYSTEM SHALL COMPLY WITH NFPA 13.

F. ALL ALUMINUM GUTTERS SHALL BE PROVIDED W/ INTEGRAL SCREEN TO PREVENT ACCUMULATION OF DEBRIS.



KEY PLAN
NOT TO SCALE

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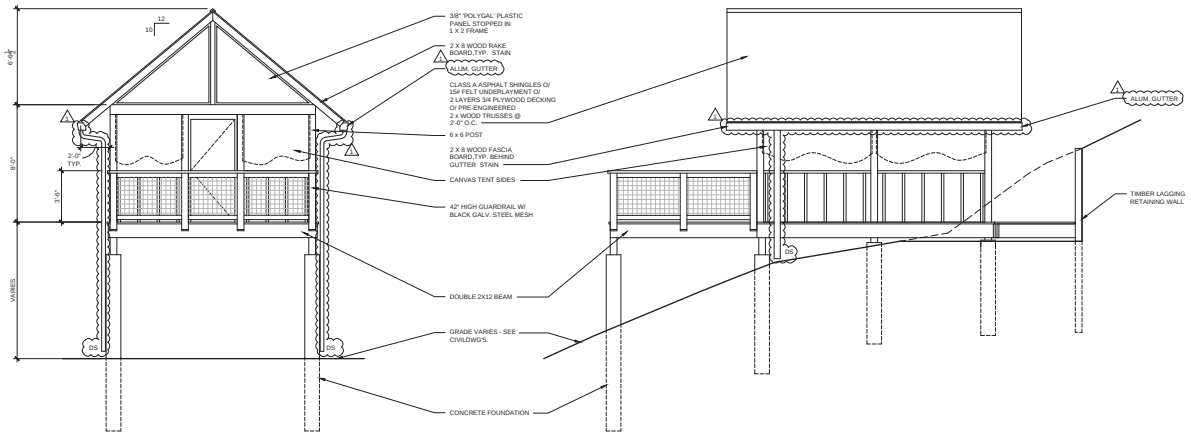
Issue	Date	Description
A	12/20/13	ENTITLEMENT PACKAGE
1	01/31/14	ENTITLEMENT PACKAGE REVISIONS

RESTROOM BUILDING
PLANS AND ELEVATIONS

Project No: 2012036
Project Manager: LWK
Drawing Coordinator: LWK

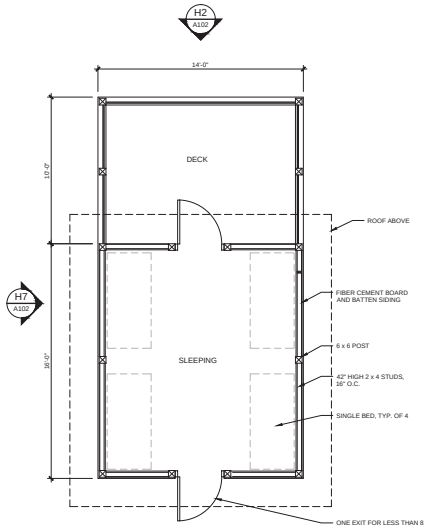
A101

Attachment D.17



H2 A102 ELEVATION
SCALE: 1/4" = 1'-0"

H7 A102 ELEVATION
SCALE: 1/4" = 1'-0"



G12 A102 TYPICAL UNIT PLAN
SCALE: 1/4" = 1'-0"
NORTH

GENERAL NOTES

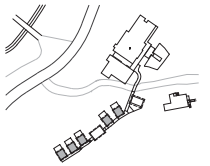
A. ALL DEMOLITION OF EXISTING BLOWOUTS IS SHOWN IN DASHED RED LINES
B. ALL NEW BUILDINGS AND STRUCTURES SHALL CONFORM WITH CBC CHAPTER 7A
C. ACCESSIBILITY: SEE C102. TENT PLATFORM 1 AND 2, DINING HALL ADDITION, COOKING SHELTER, AND RESTROOM BUILDING ARE ACCESSIBLE.
1 D. ALL WOOD DECKING TO BE REDWOOD OR CEDAR.
E. ALL NEW CONSTRUCTION IS TO BE FIRE SPRINKLERED IN ACCORDANCE WITH SAN MATEO FIRE DEPT. REGULATIONS AND MEETING NOTES DATED 12.17.13. AUTOMATIC SPRINKLER SYSTEM SHALL COMPLY WITH NFPA 13.
F. ALL ALUMINUM GUTTERS SHALL BE PROVIDED W/ INTEGRAL SCREEN TO PREVENT ACCUMULATION OF DEBRIS.

TENT PLATFORM AREAS

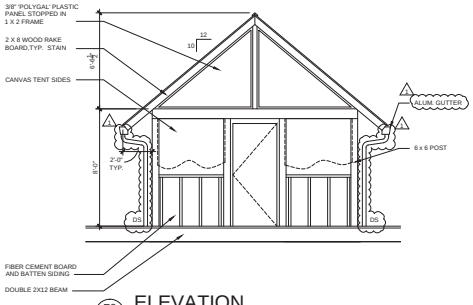
NET AREA = 318 SF
GROSS AREA = 364 SF

CBC 440.3.2

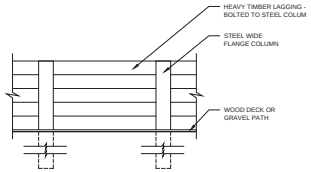
OCCUPANT LOAD PER TENT STRUCTURE
50 SF/ PERSON/ BED = 7
ACTUAL ANTICIPATED = 4



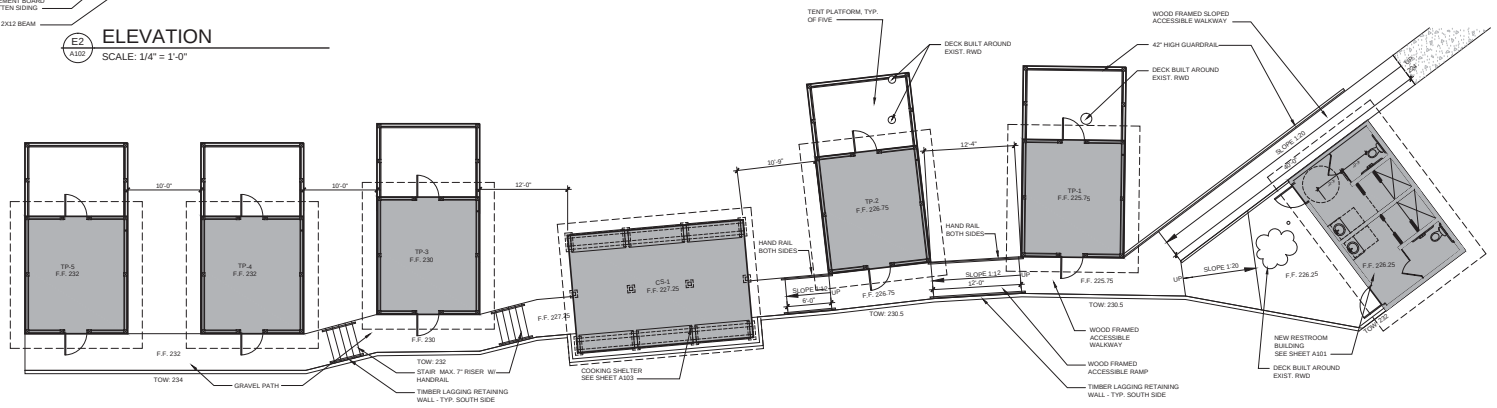
KEY PLAN
NOT TO SCALE
NORTH



E2 A102 ELEVATION
SCALE: 1/4" = 1'-0"



F7 A102 TYP. RETAINING WALL ELEVATION
SCALE: 1/4" = 1'-0"



A2 A102 LAYOUT PLAN
SCALE: 1/8" = 1'-0"
NORTH

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Issue	Date	Description
A	12/20/13	ENTITLEMENT PACKAGE
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TENT PLATFORM
PLANS AND ELEVATIONS

Project No: 2012036
Project Manager: LWK
Drawing Coordinator: LWK

A102

Attachment D.18

GENERAL NOTES

A. ALL DEMOLITION OF EXISTING BLOWOUTS IS SHOWN IN DASHED RED LINES.

B. ALL NEW BUILDINGS AND STRUCTURES SHALL CONFORM WITH CBC CHAPTER 7A

C. ACCESSIBILITY: SEE C102. TENT PLATFORM 1 AND 2, DINING HALL ADDITION, COOKING SHELTER, AND RESTROOM BUILDING ARE ACCESSIBLE.

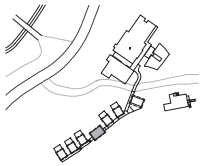
1 D. ALL WOOD DECKING TO BE REDWOOD OR CEDAR.

E. ALL NEW CONSTRUCTION IS TO BE FIRE SPRINKLERED IN ACCORDANCE WITH SAN MATEO FIRE DEPT. REGULATIONS AND MEETING NOTES DATED 12.17.13. AUTOMATIC SPRINKLER SYSTEM SHALL COMPLY WITH NFPA 13.

F. ALL ALUMINUM GUTTERS SHALL BE PROVIDED W/ INTEGRAL SCREEN TO PREVENT ACCUMULATION OF DEBRIS.

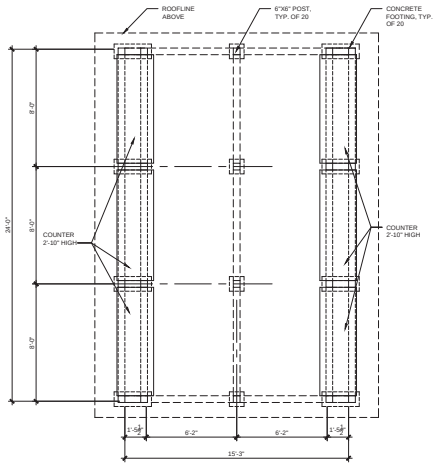
AREAS

NET AREA = 263 SF
GROSS AREA = 385 SF



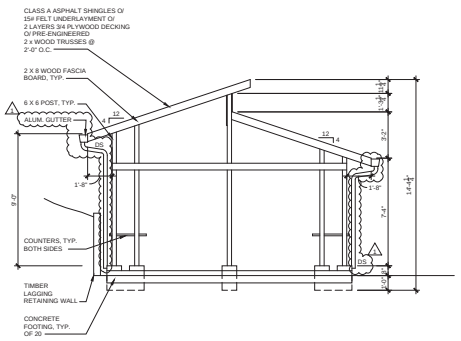
KEY PLAN
NOT TO SCALE

NORTH

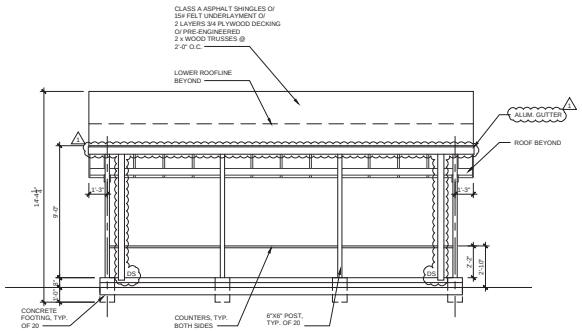


A1 / A103 FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH



A5 / A103 ELEVATION
SCALE: 1/4" = 1'-0"



A10 / A103 ELEVATION
SCALE: 1/4" = 1'-0"

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BUTANO CREEK
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PRELIMINARY
NOT FOR CONSTRUCTION

Issue	Date	Description
A	12/20/13	ENTITLEMENT PACKAGE
1	01/31/14	ENTITLEMENT PACKAGE REVISIONS

COOKING SHELTER
FLOOR PLAN & ELEVATIONS

Project No: 2012036
Project Manager: LWK
Drawing Coordinator: LWK

A103

Attachment D.19

County of San Mateo - Planning and Building Department

ATTACHMENT E

Existing Buildings

		Building Area	Capacity				Fixture Counts					Density Analysis		
		SF	assembly	campers	staff	total campers & staff	sinks	toilets	drinking fountains	showers/tubs	Hose Bibs	Measuring Unit (MU)	MU per each DC	Density Credits (DC)
Existing														
OPERATIONAL FACILITIES AND CAMPER HOUSING														
1	**DINING HALL**	3,560	x			136	10	6	1	1	4	136	420	0.3238
2	**MAINTENANCE BUILDINGS**	1,000					1					NA	NA	0
3	**HUCKLEBERRY TENT PLATFORMS (4)**	896		x	x	24			1			24	25.7	0.9339
3a	HUCKLEBERRY TOILET HOUSE	300					3	3	1					
4	**TOYON TENT PLATFORMS (5)**	1,120		x	x	30			1			30	25.7	1.1673
4a	TOYON TOILET HOUSE	300					3	3	1					
5	**PENNY ROYAL CABIN**	1,123		x	x	25			1			25	25.7	0.9728
5	**PENNY ROYAL SHELTER (COOKING ONLY)**	580												
6	**SEQUOIA CABIN**	1,123		x	x	25			1			25	25.7	0.9728
6	**SEQUOIA SHELTER (COOKING ONLY)**	580												
5a & 6a	PENNY ROYAL/SEQUOIA SHOWER HOUSE	198								9				
5a & 6a	PENNY ROYAL/SEQUOIA TOILET HOUSE	300					6	6						
7	**REDWOOD CABIN**	1,245		x	x	25	3	2		1	1	25	25.7	0.9728
8	**SAWMILL CABIN**	375		x	x	20	1					20	51.2	0.3906
9	**LAUREL CABIN**	2,538		x	x	34	4	3	1	2		34	25.7	1.323
STAFF HOUSING														
10	**CAMP MANAGER'S RESIDENCE**	2,000				3	3	2			1			0
	(allowed under 1st density credit)													
TOTAL EXISTING		**17,238**	**TOTAL CAPACITY**			**322**	**34**	**25**	**8**	**13**	**6**			**7.057**

Attachment E

Existing Buildings to be Demolished

		Building Area	Capacity				Fixture Counts					Density Analysis		
		SF	assembly	campers	staff	total campers & staff	sinks	toilets	drinking fountains	showers/tubs	Hose Bib	Measuring Unit (MU)	MU per each DC	Density Credits (DC)
Existing to be Demolished														
OPERATIONAL FACILITIES AND CAMPER HOUSING														
9	LAUREL CABIN W/TOILET HOUSE	2,538		x	x	34	4	3	1	2		34	25.7	1.323
STAFF HOUSING														
TOTAL TO BE DEMOLISHED		**2,538**	**TOTAL CAPACITY**			**34**	**4**	**3**	**1**	**2**	**0**			**1.323**

Attachment E

New Buildings to be Constructed

	Proposed Project	Building Area SF	Capacity: assembly	Capacity: campers	Capacity: staff	Capacity: total campers & staff	Fixture Counts: sinks	Fixture Counts: toilets	Fixture Counts: drinking fountains	Fixture Counts: showers/tubs	Fixture Counts: hose bibs	Density Analysis: Measuring Unit (MU)	Density Analysis: MU per each DC	Density Analysis: Density Credits (DC)
Proposed														
OPERATIONAL FACILITIES AND CAMPER HOUSING														
1	**NEW CAMPING DORMITORY/LODGE**	2,031		x	x	19	7	4	1	2		19	25.7	0.7392
2	**TENT PLATFORMS (5)**	1,820			x	20						20	25.7	0.7782
2a	NEW BATHROOM	300					2	2		2	1			
2b	COOKING SHELTER	385									1			
STAFF HOUSING														
PROPOSED		4,536	**TOTAL CAPACITY**			39	9	6	1	4	2			1.5174

Allotted Density Credits for Property	**2.0000**
***Density Credits of Existing Legal Camp (rounded up to nearest whole**	**7.0570**
*Density Credits for Proposed Demolition	-1.3230
Subtotal of Density Credits	**5.7340**
*Denisty Credits for Proposed Camp Improvements	1.5174
***Density Credits for Existing & Proposed Camp Improvements**	**7.2514**

*Pursuant to LCP Table 1.5

Attachment E

County of San Mateo - Planning and Building Department

ATTACHMENT F

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT
NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: *Girl Scouts of Northern California - Butano Creek Camp Addition*, as adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 1999-00105

APR 23 2014

MARK CHURCH, County Clerk
By: VERONICA MADRID, Deputy Clerk

OWNER/APPLICANT: Girl Scouts of Northern California/Thomas Soper

ASSESSOR'S PARCEL NO.: 089-120-110 (37.15 acres) and 089-120-120 (104.9 acres)

LOCATION: 1400 Canyon Road, Pescadero

PROJECT DESCRIPTION

The applicant has applied for a Coastal Development Permit (CDP), Planned Agricultural Permit, and Grading Permit for modifications to the "North Commons" area of an existing organized Girl Scouts camp facility located at 1400 Canyon Road in unincorporated Pescadero. Proposed modifications include the construction of a freestanding one-story accessible bathroom (300 sq. ft.); five (5) one-story tent platforms (364 sq. ft. each, two of which are disabled accessible); a one-story accessible open cooking shelter (385 sq. ft.); and a one-story accessible camping dormitory with nurse's office and small sleeping mezzanine (2,031 sq. ft.) connected by new decking to an existing dining hall. The project also includes the demolition of one camping dormitory (2,536 sq. ft.), along with the construction of a 280-linear ft. wood lagging with steel post debris flow wall ranging in height from 6 ft. – 8 ft., a total of 709 cubic yards (cy) of grading (including 645 cy of cut and 64 cy of fill), the removal of 19 significant sized trees (i.e., 55-inch circumference or greater at 4.5 ft. above ground) to accommodate the debris flow wall, expansion of the septic system, fire access and parking area improvements, and associated concrete and wood walkways. Additionally, the planting of native plant species and 19 coast redwood trees are proposed within the North Commons area.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.

2. The project will not have adverse impacts on the flora or fauna of the area.

3. The project will not degrade the aesthetic quality of the area.

Attachment F

4. The project will not have adverse impacts on traffic or land use.

5. In addition, the project will not:

   a. Create impacts which have the potential to degrade the quality of the environment.

   b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

   c. Create impacts for a project which are individually limited, but cumulatively considerable.

   d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

Mitigation Measure 1: Prior to any grading activities, the following minimum dust control measures shall be implemented and maintained throughout the duration of the project:

a. Water all construction and grading areas at least twice daily.

b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.

c. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

Mitigation Measure 2: If tree removal is scheduled during the migratory bird nesting season, preconstruction surveys should be completed by a qualified biologist within 30 days prior to tree removal to confirm absence of nesting birds. If no nesting activity is observed, trees may be removed. If active nests are found, tree removal should be postponed until the young of the year have fledged as determined through monitoring of the nest(s). Once the young have fledged, tree removal may proceed.

Mitigation Measure 3: Avoid noise disturbances during the daily periods of peak murrelet flight activity. Any tree removal or construction work done during the marbled murrelet breeding season (March 24 - September 15) should not commence until two hours after sunrise and should end no later than one hour before sunset. Sunrise times change by one or two minutes each day throughout the breeding period. For example, on March 24, sunrise/sunset times will be 7:07 a.m./7:25 p.m.; on June 26 (summer solstice), they will be 5:51 a.m./8:33 p.m., and on September 15, they will be 6:51 a.m./7:17 p.m.

Mitigation Measure 4: Tree removal and construction crews should deposit all litter and food scraps into animal-proof trash cans or pack them off of the site.

Mitigation Measure 5: Tree removal and construction crews should consume all food (lunches, snacks, etc.) inside buildings or vehicles whenever possible.

Mitigation Measure 6: If during any site activities associated with the project any archaeological evidence is uncovered or encountered, all excavation within 30 feet shall be halted long enough to call in a qualified archaeologist to assess the situation and propose appropriate mitigation measures. In addition, the Current Planning Section shall be notified of such findings, and no additional work shall be done until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

Mitigation Measure 7: If during any site activities associated with the project any paleontological resource is discovered, all work within 30 feet shall be halted long enough to call in a qualified paleontologist to assess the find and propose appropriate mitigation measures. In addition, the Current Planning Section shall be notified of such findings, and no additional work shall be done until the paleontologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

Mitigation Measure 8: The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County corner shall be notified immediately. If the corner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Mitigation Measure 9: Prior to the Planning and Building Department's Geotechnical Section approval of the building permit(s) for the project, the applicant shall demonstrate project compliance with the recommendations presented in the geotechnical study prepared by Butano Geotechnical Engineering, Inc., dated March 4, 2013, and any other subsequent geotechnical reports relating to this project.

Mitigation Measure 10: Approval of the development plans and applicable structural design criteria must be obtained from the geotechnical consultant of record. A signed Section I Geotechnical Consultant Approval form shall be submitted to, and approved by, the County's Geotechnical Section prior to the issuance of a grading permit "hard card" and/or building permit for construction.

All applicable work during construction shall be subject to observation and approval by the geotechnical consultant. A signed Section II of the Geotechnical Consultant Approval form must be submitted to the County's Geotechnical Section and Current Planning Section within thirty (30) days of project completion. Note: Please include the Geotechnical File Number, 23E-3, in all correspondence with the Geotechnical Section of the Planning and Building Department.

Mitigation Measure 11: Prior to any land disturbance and throughout the grading operation, the approved erosion control plan, as prepared and signed by the engineer of record, shall be implemented. Prior to issuance of the grading permit "hard card," the applicant shall submit revised erosion control plan sheets that include the following additional measures for review and approval:

a. Show the location(s) for storage of construction material, construction equipment, and parking of construction vehicles on the erosion control plan (sheet C304), as

described in Section III (Management Practices Employed to Minimize Contact of Construction Materials, Equipment, and Vehicles with Storm Water) of the Erosion Control Notes and Details plan sheet.

b. Provide a detail for the proposed silt fencing and protection for stockpiled materials (such as anchored down plastic sheeting in dry weather), as described in Section IV (Construction Material Loading, Unloading, and Access Areas) of the Erosion Control Notes and Details plan (sheet C305).

c. Show the location(s) of construction staging area(s) on the erosion control plan (sheet C304), as described in Section IV (Construction Material Loading, Unloading, and Access Areas) of the Erosion Control Notes and Details plan sheet.

d. Note on the tree protection detail of the Erosion Control Notes and Details plan (sheet C305) that tree protection shall consist of orange plastic fencing at the driplines where feasible.

e. Provide a detail for the proposed "Limit of Construction" barrier/fencing (such as orange plastic fencing, chain link fencing, or other barrier measures) on the Erosion Control Notes and Details plan (sheet C305).

f. Show the location(s) of any office trailer(s), storage sheds, and/or other temporary installations on the erosion control plan (as applicable). As necessary, show how these temporary structures will be accessed, and protection for any access routes.

Mitigation Measure 12: No grading shall be allowed during the winter season (October 1 - April 30) or during any rain event to avoid potential increased soil erosion unless prior written request by the applicant is made to the Community Development Director and approval is granted by the Community Development Director. A grading permit "hard card" is required prior to the start of any land disturbance/grading operation. The applicant shall submit a letter to the Current Planning Section, at least two (2) weeks prior to the commencement of grading, stating the date when grading operation will begin, anticipated end date of grading operation, including dates of revegetation, and estimated date of establishment of newly planted vegetation.

Mitigation Measure 13: The property owner, or designee, shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

c. Performing clearing and earthmoving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilization of designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

Mitigation Measure 14: For final approval of the grading permit, the property owner, or designee, shall ensure performance of the following activities within thirty (30) days of grading completion at the project site:

a. The project engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the County Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Section.

b. The geotechnical consultant shall observe and approve all applicable work during construction, sign Section II of the Geotechnical Consultant Approval form, and submit the signed form to the Planning and Building Department's Geotechnical Section and the Current Planning Section.

RESPONSIBLE AGENCY CONSULTATION

Cal-Fire

INITIAL STUDY

The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: April 23, 2014 to May 22, 2014

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., May 22, 2014.**

CONTACT PERSON

Summer Burlison
Project Planner, 650/363-1815

Summer Burlison, Project Planner

SSB:jlh – SSBY0302_WJH.DOCX
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(1/11/07)

County of San Mateo
Planning and Building Department

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed by Planning Department)

1. **Project Title:** Girl Scouts of Northern California – Butano Creek Camp Addition

2. **County File Number:** PLN 1999-00105

3. **Lead Agency Name and Address:** County of San Mateo Planning and Building Department, 455 County Center, 2nd Floor, Redwood City, CA 94063

4. **Contact Person and Phone Number:** Summer Burlison, Project Planner, 650/363-1815

5. **Project Location:** 1400 Canyon Road, Pescadero

6. **Assessor's Parcel Number and Size of Parcel:** 089-120-110 (37.15 acres) and 089-120-120 (104.9 acres)

7. **Project Sponsor's Name and Address:** Girl Scouts of Northern California, 7700 Edgewater Drive, Suite 340, Oakland, CA 94621

8. **General Plan Designation:** Agriculture

9. **Zoning:** PAD/CD (Planned Agricultural District/Coastal Development)

10. **Description of the Project:** (*Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.*)

    The applicant has applied for a Coastal Development Permit (CDP), Planned Agricultural Permit, and Grading Permit for modifications to the "North Commons" area of an existing organized Girl Scouts camp facility located at 1400 Canyon Road in unincorporated Pescadero. Proposed modifications include the construction of a freestanding one-story accessible bathroom (300 sq. ft.); five (5) one-story tent platforms (364 sq. ft. each, two of which are disabled accessible); a one-story accessible open cooking shelter (385 sq. ft.); and a one-story accessible camping dormitory with nurse's office and small sleeping mezzanine (2,031 sq. ft.) connected by new decking to an existing dining hall. The project also includes the demolition of one camping dormitory (2,536 sq. ft.), along with the construction of a 280-linear ft. wood lagging with steel post debris flow wall ranging in height from 6 ft. - 8 ft., a total of 709 cubic yards (cy) of grading (including 645 cy of cut and 64 cy of fill), the removal of 19 significant sized trees (i.e., 55-inch circumference or greater at 4.5 ft. above ground) to accommodate the debris flow wall, expansion of the septic system, fire access and parking area improvements, and associated concrete and wood walkways. Additionally, the planting of native plant species and 19 coast redwood trees are proposed within the North Commons area.

11. **Surrounding Land Uses and Setting:** The Butano Creek Girl Scouts Camp is located on a 142-acre property in the wooded foothills of the Santa Cruz Mountains, south of the town of Pescadero and just north of Butano State Park. The paved access road, Canyon Road, traverses east from Cloverdale Road through medium to steep forested terrain and continues through the project property, turning into a private road at the Butano Falls (residential) subdivision. Butano Creek runs roughly parallel to Canyon Road on the north side.

    County permit records show the Butano Creek Girl Scouts camp was established at the subject property around 1956. The current camp covers approximately 2 of the 142 acres and is organized into two clusters of camping facilities called the South Commons and North Commons; these two areas are connected by hiking trails with some smaller camping facilities located in between. The proposed project is located in the North Commons area of the camp.

    Surrounding lands are primarily large, rural parcels zoned PAD/CD (Planned Agricultural District/Coastal Development) and TPZ-CZ/CD (Timberland Preserve Zone-Coastal Zone/Coastal Development). A single-family residential subdivision is located northeast of the project parcels, zoned R-1/S-10/CD (Single-family residential/20,000 sq. ft. lot minimum/Coastal Development).

    According to a recent Biological Resources Reconnaissance Report by Zander Associates, dated January 6, 2014, the North Commons area of the camp is situated within a disturbed redwood forest characterized by roads, trails, buildings, and other features, associated with camp activities. Zander Associates cites "Second growth and younger coast redwood trees (Sequoia sempervirens) and some tan oak (Notholithocarpus densiflorus) form a relatively open canopy, but very little native understory vegetation remains in the active camp areas. As a result of ground disturbance and long established camp use of the area, non-native, invasive plants including English ivy (Hedera helix), French broom (Genista monspessulana), and Pampas grass (Cortaderia sp.) have colonized parts of the site."

12. **Other Public Agencies Whose Approval is Required:** Cal-Fire

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Significant Unless Mitigated" as indicated by the checklist on the following pages.

	Aesthetics		Climate Change		Population/Housing
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Public Services
X	Air Quality	X	Hydrology/Water Quality	X	Recreation
X	Biological Resources		Land Use/Planning		Transportation/Traffic
X	Cultural Resources		Mineral Resources		Utilities/Service Systems
X	Geology/Soils		Noise	X	Mandatory Findings of Significance

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

   a. Earlier Analysis Used. Identify and state where they are available for review.

   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1. **AESTHETICS.** Would the project:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
Discussion: Portions of the project will be visible from Canyon Road (a paved private road running through the property) through the existing tree canopy. All proposed structures are designed to blend in with the surrounding natural forest setting and existing structures in the North Commons area, including architectural design, materials, and colors. Specifically, the proposed structures will include earth-toned fiber cement board and batten siding and asphalt shingle roofing to match the existing structures. All proposed decking, stairs, and debris flow wall will have natural wood finishes. Therefore, any visual impacts from Canyon Road will be minimal. **Source:** Project Plans; Site Inspection				
1.b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
Discussion: While the project site is not located within a scenic corridor, trees are proposed for removal to accommodate grading and construction of a debris flow wall. See staff's response to Question 4.e. No other mitigation is necessary. **Source:** County GIS, Scenic Corridors Map; Project Plans				
1.c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?			X	
Discussion: The project will not cause degradation to the existing visual character or quality of the site or surroundings. The proposed structures are designed to complement the topography of the project area. Grading for the debris flow wall is being limited to that necessary to address the concerns of future debris flow impacts based on conclusion from the geotechnical consultant that future debris flows will impact the project site. Also, see staff's response to question 1.a. above. **Source:** Project Plans; Site Inspection				
1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?				X
Discussion: The project will not create any light or glare that would adversely affect day or nighttime views in the area. The project has been designed in a manner that will be minimally				

intrusive to the surrounding area, including the avoidance of introducing any sources of light pollution to the area. **Source:** Project Plans; Site Inspection					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
Discussion: No, the project area is over 1 mile from the nearest (county) scenic corridor and is not visible from any designated scenic roadways due its surrounding topography and dense tree coverage. **Source:** County GIS, Scenic Corridors Map; Site Inspection					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
Discussion: No, the project parcels are not within a Design Review District. **Source:** County Zoning Map					
1.g.	Visually intrude into an area having natural scenic qualities?			X	
Discussion: The project will not generate a significant visual intrusion into the natural scenic qualities of the area. The project is designed to complement the natural environment and surrounding topography. See staff's response to questions 1.a. and 1.c. above. **Source:** Project Plans; Site Inspection					

2.	**AGRICULTURAL AND FOREST RESOURCES**. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland				X

	Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
Discussion: No, the project parcels are located within the Coastal Zone. **Source:** County Zoning Map					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion: No, a total of 37.15 acres (APN 089-120-040) of the total 142.05 acre property is under a conservation easement with Sempervirens Fund. The purpose of the easement, which was entered into on March 1, 2012, is to permit the use of the area for outdoor recreational and campground uses associated with the Girl Scouts camp; and preserve and protect the conservation value of the underdeveloped areas that surround the Girl Scouts camp area while enabling the use of the conservation area for passive recreational uses such as nature study and hiking as well as scientific research, restoration, and resource enhancement activities. The easement does not preclude use of the camp area for agricultural uses ancillary to the camp, such as breeding, raising, pasturing and grazing domestic livestock; keeping bees; planting, raising, harvesting and producing agricultural and horticultural crops and products. Furthermore, the easement provides exceptions to allow the proposed improvements within the camp area. **Source:** Grant of Conservation Easement (Camp Butano Creek), Recorded March 1, 2012 at the County of San Mateo Recorder's Office (#2012-027702)					
2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?			X	
Discussion: The project will not result in the conversion of Farmland to non-agricultural use. The project parcels are designated as Other Lands per the San Mateo County Important Farmland Map (2006) and the County General Plan. Furthermore, the project area's topography and dense tree coverage environment limits agricultural use of the area. According to Public Resources Code Section 12220 (g), forestland is defined as land that supports 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Furthermore, a conservation easement with Sempervirens Fund was established in 2012 to preserve and protect the natural, scenic, and open space values of the underdeveloped areas (including forest stands) on the project parcel. The easement also recognizes the Girl Scout's outdoor recreation and camp use, both existing and proposed, as valuable and compatible with the purpose of the conservation area. Nonetheless, Cal-Fire has reviewed and determined that a Less Than 3-acre Timberland Conversion Exemption must be obtained from Cal-Fire prior to tree removal since timberland will be removed to accommodate a non-timber growing use. No mitigation is required.					

Source: San Mateo County Important Farmland Map, 2006; County General Plan, Agricultural Map, 1986; Grant of Conservation Easement (Camp Butano Creek), Recorded March 1, 2012 at the County of San Mateo Recorder's Office (#2012-027702); Email Correspondence with Rich Sampson, Cal-Fire, Dated January 27, 2014					
2.d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
Discussion: The project is not located on Class I, Class II, or Class III soils rated good or very good for artichokes or Brussels sprouts. All proposed construction is located on Butano loam, very steep (BuF) soils which is classified as Class VIIe soils. The proposed Laurel Cabin demolition is located on Hugo and Josephine loams, very deep, sloping (HvC) soils which is classified as Class IIIe, but rated very poor for artichokes or Brussels sprouts. **Source:** United States Department of Agriculture, Natural Resources Conservation Services, Web Soil Survey					
2.e.	Result in damage to soil capability or loss of agricultural land?				X
Discussion: No, the project is located outside of the County's mapped areas of land containing soils with agricultural capability and outside of the State's mapped farmland areas. Furthermore, no agricultural activities are conducted on the project land due to its topography and dense tree coverage. **Source:** State of California, Department of Conservation, California Important Farmland Map Finder; County General Plan Productive Soil Resources Map, Soils with Agricultural Capability					
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				X
Discussion: The project parcels are zoned PAD/CD (Planned Agricultural District/Coastal Development). The proposed project will not conflict with any existing zoning, as public recreation uses (such as the existing camp) are allowed in the PAD zone subject to a PAD permit, which is included in the applicant's requested permits. Furthermore, the proposed project will not generate a need for rezoning of any land. **Source:** County Zoning Map and Regulations					

3.	**AIR QUALITY**. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
3.a.	Conflict with or obstruct implementation of the applicable air quality plan?				X
Discussion: No, the project involves earthwork associated with the construction of several buildings and structures. The Bay Area Air Quality Management District (BAAQMD) exempts the construction of a building or structure that is not itself a source requiring a permit. **Source:** BAAQMD, Regulation 2, Rule 1 (2-1-113)					
3.b.	Violate any air quality standard or contribute significantly to an existing or projected air quality violation?				X
Discussion: No, the project involves earthwork associated with the construction of several buildings and structures. The BAAQMD exempts the construction of a building or structure that is not itself a source requiring a permit. **Source:** BAAQMD, Regulation 2, Rule 1 (2-1-113)					
3.c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
Discussion: No, the project involves earthwork associated with the construction of several buildings and structures. The BAAQMD exempts the construction of a building or structure that is not itself a source requiring a permit. **Source:** BAAQMD, Regulation 2, Rule 1 (2-1-113)					
3.d.	Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?			X	
Discussion: The project will result in short-term, grading-related emissions and dust associated with the construction of several buildings and structures. However, it is unlikely that the project will generate significant pollutant concentrations, as defined by BAAQMD. Additionally, the site is in a fairly remote rural location with few sensitive receptors located within the nearby project vicinity. Furthermore, the surrounding tree canopy and vegetation help to insulate the project area. **Source:** Project Plans; Site Inspection					

3.e.	Create objectionable odors affecting a significant number of people?				X

Discussion: No, the project is not expected to create any objectionable odors affecting a significant number of people. The project may result in short-term, grading and construction-related odors throughout project construction; however, the project area is in a fairly remote rural location with few sensitive receptors within the nearby vicinity. Furthermore, the surrounding tree canopy and vegetation help to insulate the project area.

Source: Project Plans; Site Inspection

3.f.	Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?		X		

Discussion: The project will result in short-term, grading-related emissions and dust associated with the construction of several buildings and structures. While the site is in a fairly remote rural location and is surrounded by tree canopy and vegetation that will help to insulate the grading and construction-related pollutants (i.e., dust), an existing rural residential community exists northeast of the project parcel. To ensure dust particulates generated by the project are minimized, the following mitigation measure is recommended, in addition to what is already proposed by the applicant on the Erosion Control Details and Notes plan:

Mitigation Measure 1: Prior to any grading activities, the following minimum dust control measures shall be implemented and maintained throughout the duration of the project:

a. Water all construction and grading areas at least twice daily.

b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.

c. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

Source: Project Plans; Site Inspection

4.	**BIOLOGICAL RESOURCES**. Would the project:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
4.a.	Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		

Discussion: According to a recent Biological Resources Reconnaissance Report by Zander Associates, dated January 6, 2014, the North Commons project area of the camp is situated within a disturbed redwood forest characterized by roads, trails, buildings, and other features, associated with camp activities. Zander Associates cites "Second growth and younger coast redwood trees (Sequoia sempervirens) and some tan oak (Notholithocarpus densiflorus) form a relatively open canopy, but very little native understory vegetation remains in the active camp areas. As a result of ground disturbance and long established camp use of the area, non-native, invasive plants including English ivy (Hedera helix), French broom (Genista monspessulana), and Pampas grass (Cortaderia sp.) have colonized parts of the site."

A search of the California Natural Diversity Database identifies several special status species of plants and animals occurring within three miles of the project site; however, Zander Associates has concluded that there are no suitable habitats for such plants or animals within the project site.

The project site is located within a designated critical habitat for the California red-legged frog and very near the designated critical habitat boundaries of the marbled murrelet. However, based on reconnaissance, Zander Associates has determined that there is no suitable habitat in the project area for special status species known to occur in the vicinity and that there is no anticipated adverse effects on wildlife movement corridors, nursery sites or critical habitat for the red-legged frog or marbled murrelet.

Although Zander Associates found no suitable nesting habitat for the marbled murrelet among the trees proposed for removal, the following mitigation measures are recommended to ensure minimal potential impact to any murrelet in the surrounding vicinity or other migratory birds that may find suitable nesting sites in the trees proposed for removal:

Mitigation Measure 2: If tree removal is scheduled during the migratory bird nesting season, preconstruction surveys should be completed by a qualified biologist within 30 days prior to tree removal to confirm absence of nesting birds. If no nesting activity is observed, trees may be removed. If active nests are found, tree removal should be postponed until the young of the year have fledged as determined through monitoring of the nest(s). Once the young have fledged, tree removal may proceed.

Mitigation Measure 3: Avoid noise disturbances during the daily periods of peak murrelet flight activity. Any tree removal or construction work done during the marbled murrelet breeding season (March 24 - September 15) should not commence until two hours after sunrise and should end no later than one hour before sunset. Sunrise times change by one or two minutes each day throughout the breeding period. For example, on March 24, sunrise/sunset times will be 7:07 a.m./7:25 p.m.; on June 26 (summer solstice), they will be 5:51 a.m./8:33 p.m., and on September 15, they will be 6:51 a.m./7:17 p.m.

Mitigation Measure 4: Tree removal and construction crews should deposit all litter and food scraps into animal-proof trash cans or pack them off of the site.

Mitigation Measure 5: Tree removal and construction crews should consume all food (lunches, snacks, etc.) inside buildings or vehicles whenever possible.

Source: Biological Resources Reconnaissance, by Zander Associates, dated January 6, 2014

4.b.	Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	

Discussion: According to Zander Associates, Butano Creek is considered a sensitive habitat and a riparian corridor pursuant to the County Local Coastal Program (LCP). Construction-limit fencing will be erected for all components of the project to minimize disturbance to those confined areas necessary to implement the project. Such construction-limited areas consist of already disturbed areas and utilization of already developed or disturbed access paths.

Source: Project Plans; Site Inspection; Biological Resources Reconnaissance, by Zander Associates, dated January 6, 2014

4.c.	Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X

Discussion: No, the project does not involve the direct removal, filling, hydrological interruption, or other means of wetland removal.

Source: Project Plans; Site Inspection

4.d.	Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		

Discussion: See staff's response to Question 4.a. above.

Source: Biological Resources Reconnaissance, by Zander Associates, dated January 6, 2014

4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?		X		

Discussion: The County Local Coastal Program (LCP) and Development Review Criteria for the Planned Agricultural District (PAD) seek to protect trees over 55 inches in circumference. The project includes the removal of 29 Redwood trees of various sizes (ranging from 8.5 inches to 138 inches in circumference) to accommodate the grading and earthwork associated with a new debris flow wall, east of the proposed dormitory facility. A total of 19 of these trees proposed for removal are over 55 inches in circumference. The trees identified for removal are limited to those

necessary to accommodate a new debris flow wall, which is being proposed to mitigate future debris flow impacts based on conclusions from the geotechnical consultant that future debris flows will impact the project site. The applicant is proposing to plant 19 coast redwood trees in front of, and along, the debris flow wall and around the project area between the debris flow wall and Canyon Road as replacement for the 19 trees (i.e., 55-inch circumferences) being removed.

Site investigations of the trees proposed for removal with diameters of 10 inches or greater at breast height along with nearby trees were conducted by Steven Singer and documented in the Suitability of Trees for Marbled Murrelet Use at Camp Butano Creek by Steven Singer, M.S., prepared for Zander Associates, dated December 23, 2013. Mr. Singer concluded that none of the 22 trees that he investigated had any potential suitable murrelet nest platforms. Although Mr. Singer cites that no known murrelet nesting areas are located within 1,000 ft. of the work area and no potential suitable trees will be removed by this project, there are potential suitable murrelet nest trees scattered throughout the property and therefore, recommends Mitigation Measures 3-5 (see 4.a. above).

Source: County Local Coastal Program, Visual Resources Component; County Zoning Ordinance, Development Review Criteria; The Suitability of Trees for Marbled Murrelet Use at Camp Butano Creek, by Steven Singer, prepared for Zander Associates, dated December 23, 2013

4.f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?				X

Discussion: No, there are no known adopted Habitat Conservation Plans; Natural Conservation Community Plans; or other approved local, regional, or State habitat conservation plans for the project area.

A conservation easement with Sempervirens Fund was recorded on the project area parcel in 2012 for the purpose of protecting and preserving the natural, scenic and open space values of the area including forest stands composed of old and young-growth redwood trees and Douglas fir and hardwood species such as madrone and tan oaks. The conservation easement includes provisions that find the existing camp and proposed additions as compatible uses.

Source: California Department of Fish and Wildlife, Habitat Conservation Planning; Grant of Conservation Easement (Camp Butano Creek), Recorded March 1, 2012 at the County of San Mateo Recorder's Office (#2012-027702); Project Plans

4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X

Discussion: No, the project is not located inside or within 200 feet of a marine or wildlife reserve.

Source: Project Location; U.S. Fish and Wildlife Services, National Refuge System

4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X

Discussion: No, the project will not result in the loss of oak woodlands or other non-timber woodlands.

Source: Project Plans

5. CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
5.a. Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X

Discussion: No, the project site is not a historical resource, nor does the site contain any recognized historical resources.

Source: California State Parks, Office of Historic Preservation, California Historical Resources List; County General Plan, Background, Historical and Archaeological Resources Appendices

5.b. Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		

Discussion: The project is not expected to cause an adverse impact to any archaeological resource. The project area consists of already disturbed land, and the project is being clustered near existing developed areas. The applicant's plans illustrate that fencing will be erected around the limits of construction and existing access road and paths will be utilized to avoid impacts to undisturbed areas. Nonetheless, due to earthwork associated with the project construction, the project may have the potential to impact any unknown archaeological resources. Therefore, the following mitigation measure is recommended to minimize any potential unearthing and impact to any unknown archaeological resource within the project area during proposed earthwork activities:

Mitigation Measure 6: If during any site activities associated with the project any archaeological evidence is uncovered or encountered, all excavation within 30 feet shall be halted long enough to call in a qualified archaeologist to assess the situation and propose appropriate mitigation measures. In addition, the Current Planning Section shall be notified of such findings, and no additional work shall be done until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

Source: Project Plans

5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

Discussion: The project area consists of already disturbed land and is being clustered near existing developed areas. The applicant's plans illustrate that fencing will be erected around the limits of construction and existing access road and paths will be utilized to avoid impacts to undisturbed areas. Nonetheless, due to the earthwork associated with the project construction, the project may have the potential to impact any unknown paleontological resources. Therefore, the following mitigation measure is recommended to minimize any potential unearthing and impact to any unknown paleontological resource within the project area during proposed earthwork activities:

Mitigation Measure 7: If during any site activities associated with the project any paleontological resource is discovered, all work within 30 feet shall be halted long enough to call in a qualified paleontologist to assess the find and propose appropriate mitigation measures. In addition, the

Current Planning Section shall be notified of such findings, and no additional work shall be done until the paleontologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented. **Source:** Project Plans					
5.d.	Disturb any human remains, including those interred outside of formal cemeteries?		X		
Discussion: The project area consists of already disturbed land and is being clustered near existing developed areas. The applicant's plans illustrate that fencing will be erected around the limits of construction and existing access road and paths will be utilized to avoid impacts to undisturbed areas. Nonetheless, due to the earthwork associated with the project construction, the project may have the potential to disturb any interred human remains, including those interred outside of formal cemeteries. Therefore, the following mitigation measure is recommended to minimize any potential unearthing and impact to any unknown human remains within the project area during proposed earthwork activities: Mitigation Measure 8: The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County corner shall be notified immediately. If the corner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains. **Source:** Project Plans					

6.	**GEOLOGY AND SOILS**. Would the project:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
6.a.	Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
	i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*			X	

Discussion: According to the most recent Alquist-Priolo Earthquake Fault Zone Map (http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm) issued by the State Geologist, the project property is not within an earthquake fault zone. Therefore, active faults are not believed to exist beneath the site. Further review of historical aerial photographs of the project property by Butano Geotechnical Engineering, Inc. concludes no evidence of fault-related tonal, color or textural features that could indicate the presence of an active fault. Therefore, in the opinion of Butano Geotechnical Engineering, Inc., the potential for fault-related surface ground rupture to occur at the site is low.

Source: Geotechnical and Geologic Investigation Design Phase for Proposed North Commons Lodge, 1400 Canyon Road, Pescadero, California, by Butano Geotechnical Engineering, Inc., dated March 4, 2013

ii. Strong seismic ground shaking?		X		

Discussion: According to the geotechnical study prepared for the project by Butano Geotechnical Engineering, Inc., the site is located in an active seismic area. The area's most significant faults include the San Andreas Fault and San Gregorio Fault, which both have the potential to generate intense seismic shaking during the lifetime of the proposed structures should an earthquake occur along one of these faults. The seismic design of the structures will be required to comply with the seismic provisions of the current California Building Code; however, the California Building Code sets forth the minimum load requirements for the seismic design of structures. It is Butano Geotechnical Engineering, Inc's opinion that, from a geotechnical standpoint, the site is suitable for the proposed construction, provided the recommendations presented in their report are followed during design and construction. Therefore, the following mitigation measures are recommended to ensure compliance with this report:

Mitigation Measure 9: Prior to the Planning and Building Department's Geotechnical Section approval of the building permit(s) for the project, the applicant shall demonstrate project compliance with the recommendations presented in the geotechnical study prepared by Butano Geotechnical Engineering, Inc., dated March 4, 2013, and any other subsequent geotechnical reports relating to this project.

Mitigation Measure 10: Approval of the development plans and applicable structural design criteria must be obtained from the geotechnical consultant of record. A signed Section I Geotechnical Consultant Approval form shall be submitted to, and approved by, the County's Geotechnical Section prior to the issuance of a grading permit "hard card" and/or building permit for construction.

All applicable work during construction shall be subject to observation and approval by the geotechnical consultant. A signed Section II of the Geotechnical Consultant Approval form must be submitted to the County's Geotechnical Section and Current Planning Section within thirty (30) days of project completion. Note: Please include the Geotechnical File Number, 23E-3, in all correspondence with the Geotechnical Section of the Planning and Building Department.

Source: Geotechnical and Geologic Investigation Design Phase for Proposed North Commons Lodge, 1400 Canyon Road, Pescadero, California, prepared by Butano Geotechnical Engineering, Inc., dated March 4, 2013

iii. Seismic-related ground failure, including liquefaction and differential settling?			X	

Discussion: It is the opinion of Butano Geotechnical Engineering, Inc. that the potential for collateral seismic hazards, including coseismic ground cracking, seismically induced liquefaction and

lateral spreading, seismically induced differential compaction, and seismically induced inundation (tsunami and seiche), to affect the project site and to damage the proposed improvements is low.

Source: Geotechnical and Geologic Investigation Design Phase for Proposed North Commons Lodge, 1400 Canyon Road, Pescadero, California, prepared by Butano Geotechnical Engineering, Inc., dated March 4, 2013

iv. Landslides?			X	

Discussion: Based on evaluation of aerial photographs, shaded relief digital elevation models and field reconnaissance, Butano Geotechnical Engineering, Inc., (Butano) does not believe the site is underlain by a deep seated landslide. Butano mapped a large deep seated landslide to the south of the project site and two moderately sized recently active landslide deposits; however, Butano concludes that neither the deep seated landslide nor other mapped landslides have a potential to impact the project area.

Source: Geotechnical and Geologic Investigation Design Phase for Proposed North Commons Lodge, 1400 Canyon Road, Pescadero, California, prepared by Butano Geotechnical Engineering, Inc., dated March 4, 2013

v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*				X

Discussion: The project is not located on or near a coastal cliff or bluff.

Source: Project Location

6.b. Result in significant soil erosion or the loss of topsoil?		X		

Discussion: While grading for the lodging dormitory, tent platforms, cooking shelter and ADA bathroom will be minimal based on the topography and design for these structures' locations, the debris flow wall will require 709 cubic yards of grading, including 645 cubic yards of cut and 64 cubic yards of fill. Given the topography of the area of the proposed debris flow wall and overall improvements in general, there is a potential for significant erosion to occur in downslope on- and off-site areas. The applicant has developed an erosion control plan that includes a stabilized construction entrance to the project area, erosion control matting, check dams, sediment rolls, silt fencing, and tree protection for disturbed areas. Furthermore, staff is recommending the following mitigation measures to further minimize erosion and runoff from the project area and to ensure grading and erosion control are completed as approved:

Mitigation Measure 11: Prior to any land disturbance and throughout the grading operation, the approved erosion control plan, as prepared and signed by the engineer of record, shall be implemented. Prior to issuance of the grading permit "hard card," the applicant shall submit revised erosion control plan sheets that include the following additional measures for review and approval:

a. Show the location(s) for storage of construction material, construction equipment, and parking of construction vehicles on the erosion control plan (sheet C304), as described in Section III (Management Practices Employed to Minimize Contact of Construction Materials, Equipment, and Vehicles with Storm Water) of the Erosion Control Notes and Details plan sheet.

b. Provide a detail for the proposed silt fencing and protection for stockpiled materials (such as anchored down plastic sheeting in dry weather), as described in Section IV (Construction Material Loading, Unloading, and Access Areas) of the Erosion Control Notes and Details plan (sheet C305).

c. Show the location(s) of construction staging area(s) on the erosion control plan (sheet C304), as described in Section IV (Construction Material Loading, Unloading, and Access Areas) of the Erosion Control Notes and Details plan sheet.

d. Note on the tree protection detail of the Erosion Control Notes and Details plan (sheet C305) that tree protection shall consist of orange plastic fencing at the driplines where feasible.

e. Provide a detail for the proposed "Limit of Construction" barrier/fencing (such as orange plastic fencing, chain link fencing, or other barrier measures) on the Erosion Control Notes and Details plan (sheet C305).

f. Show the location(s) of any office trailer(s), storage sheds, and/or other temporary installations on the erosion control plan (as applicable). As necessary, show how these temporary structures will be accessed, and protection for any access routes.

Mitigation Measure 12: No grading shall be allowed during the winter season (October 1 - April 30) or during any rain event to avoid potential increased soil erosion unless prior written request by the applicant is made to the Community Development Director and approval is granted by the Community Development Director. A grading permit "hard card" is required prior to the start of any land disturbance/grading operation. The applicant shall submit a letter to the Current Planning Section, at least two (2) weeks prior to the commencement of grading, stating the date when grading operation will begin, anticipated end date of grading operation, including dates of revegetation, and estimated date of establishment of newly planted vegetation.

Mitigation Measure 13: The property owner, or designee, shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

c. Performing clearing and earthmoving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilization of designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

Mitigation Measure 14: For final approval of the grading permit, the property owner, or designee, shall ensure performance of the following activities within thirty (30) days of grading completion at the project site:

a. The project engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the County Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Section.

b. The geotechnical consultant shall observe and approve all applicable work during construction, sign Section II of the Geotechnical Consultant Approval form, and submit the signed form to the Planning and Building Department's Geotechnical Section and the Current Planning Section.

Source: Project Plans

6.c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?			X	

Discussion: While landslide, liquefaction, lateral spreading, subsidence, and collapse are not identified as potential significant impacts to the project, Butano Geotechnical Engineering, Inc. (Butano) identifies that there is a moderate to high potential for the proposed project to be impacted by future debris flows. While an earthen berm exists uphill of the existing dining hall, assumed to have been constructed to protect the dining hall structure from debris flow, Butano cites that the earthen berm provides little if any debris flow protection to the dining hall. To mitigate debris flow hazards from existing and proposed improvements, the applicant is proposing a 280-linear foot debris flow deflection wall to be constructed on the alluvial fan just above the proposed camping dormitory, designed for a load of 5,300 cubic yards and 6-8 ft. in maximum height, as recommended by Butano. No further mitigation is necessary than what the applicant is already proposing.

Source: Geotechnical and Geologic Investigation Design Phase for Proposed North Commons Lodge, 1400 Canyon Road, Pescadero, California, prepared by Butano Geotechnical Engineering, Inc., dated March 4, 2013

6.d.	Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?				X

Discussion: Risk from project location on expansive soils is not identified by Butano Geotechnical Engineering, Inc. as a potential significant impact.

Source: Geotechnical and Geologic Investigation Design Phase for Proposed North Commons Lodge, 1400 Canyon Road, Pescadero, California, prepared by Butano Geotechnical Engineering, Inc., dated March 4, 2013

6.e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X	

Discussion: The project involves the expansion of the existing septic system. The project includes installing a new 3,000 gallon septic tank and leach lines to serve the proposed camping dormitory and ADA bathroom. These additional facilities will be required to comply with all regulations of the Environmental Health Division for the expansion/installation of a septic system, including a percolation test. Therefore, no further mitigation is required.

Source: Project Plans

7. CLIMATE CHANGE. Would the project:

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
7.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X	

Discussion: The project includes the removal of 29 redwood trees of various sizes (ranging from 8.5 inches to 138 inches in circumference) to accommodate the grading and earthwork associated with a new debris flow wall, east of the proposed camping dormitory. A total of 19 of these trees proposed for removal are over 55 inches in circumference. The applicant is proposing to plant 19 coast redwood trees in front of, and along, the debris flow wall and around the project area between the debris flow wall and Canyon Road as replacement for the 19 trees (i.e., over 55 inches in circumference) being removed. Other proposed structures, such as the tent platforms and cooking shelter, will be constructed around existing trees. In context to the surrounding densely forested area, the removal of trees will not release significant amounts of GHG emissions or significantly reduce GHG sequestering in the area. Furthermore, new trees will be planted throughout the project area, some of which will be located near proposed construction, which will help to shade some of the newly constructed structures.

Source: San Mateo County Energy Efficiency Climate Action Plan (EECAP); Project Plans; Site Inspection					
7.b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	
Discussion: See staff's response to Question 7.a. **Source:** San Mateo County Energy Efficiency Climate Action Plan (EECAP); Project Plans; Site Inspection					
7.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?			X	
Discussion: See staff's response to Question 7.a. **Source:** San Mateo County Energy Efficiency Climate Action Plan (EECAP); Project Plans; Site Inspection					
7.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
Discussion: No, the project is not located on or near a coastal cliff or bluff. **Source:** Project Location					
7.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: No, the project is not located on or adjacent to the San Francisco Bay or Pacific Ocean. **Source:** Project Location					
7.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: No, the project will not place structures within a 100-year flood hazard area. **Source:** FEMA Community Panel 06081C0455E, effective October 16, 2012; Project Plans					

7.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: No, the project will not place structures within a 100-year flood hazard area. **Source:** FEMA Community Panel 06081C0455E, effective October 16, 2012; Project Plans					

8.	**HAZARDS AND HAZARDOUS MATERIALS.** Would the project:				
		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
8.a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
Discussion: No, the project will not involve the transport, use, or disposal of any hazardous materials. **Source:** Project Application, Plans					
8.b.	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?				X
Discussion: No, the project will not involve the release of hazardous materials into the environment. **Source:** Project Application, Plans					
8.c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
Discussion: No, the project will not emit hazardous emissions or involve the handling of hazardous or acutely hazardous materials, substances, or waste. Furthermore, there are no existing or proposed schools within one-quarter mile of the project site. **Source:** Project Application, Plans; Project Location					

8.d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
Discussion: No, the project site is not considered a hazardous material site, according to the latest Hazardous Waste and Substances Site List posted by the California Department of Toxic Substances Control (mandated by Government Code Section 65962.5). **Source:** California Department of Toxic Substances Control, Hazardous Waste and Substances Site List, http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm					
8.e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				X
Discussion: No, the project is not located within an area regulated by an airport land use plan or within two miles of a public airport or public use airport. **Source:** Project Location					
8.f.	For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
Discussion: No, the project is not located within the vicinity of any known private airstrip. Furthermore, the project consists of low-profile structures that would not exceed the height of the surrounding dense tree canopy; therefore, the project is not likely to result in safety hazard(s) associated with the operation of a private airstrip, if such an airstrip exists nearby. **Source:** Project Plans; Project Location					
8.g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
Discussion: The project will not impair implementation of or generate any physical interference with any emergency response plan or emergency evacuation plan. Proposed improvements will be required to comply with local and state fire code requirements for adequate access and fire turnaround. The project includes constructing a fire turnaround on-site which will improve emergency response maneuvering abilities to and within the project area. **Source:** Project Plans; Project Location					
8.h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands			X	

are adjacent to urbanized areas or where residences are intermixed with wildlands?				

Discussion: The project parcels are located within a High Fire Hazard Severity Zone (State Responsible Area), as mapped by the California Department of Fire and Forestry. The project must meet all local and state fire codes, including the installation of an automatic fire sprinkler system, fire hydrant location and flow, adequately sized on-site water storage tanks, installation of smoke alarms and carbon monoxide detectors, minimum access requirements and compliance with California Building Code Chapter 7A for roofing; attic ventilation; exterior walls, windows and doors; decking; etc. The San Mateo County Fire Department has reviewed and conditionally approved the project plans. Compliance with local and state fire codes will reduce any risk of loss, injury or death involving wildland fires. No further mitigation is necessary.

Source: Project Plans; San Mateo County Fire Department Review

8.i.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X

Discussion: No, the project will not place housing within a 100-year flood hazard area.

Source: FEMA Community Panel 06081C0455E, effective October 16, 2012; Project Plans

8.j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X

Discussion: No, the project will not place structures within a 100-year flood hazard area.

Source: FEMA Community Panel 06081C0455E, effective October 16, 2012; Project Plans

8.k.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X

Discussion: No, the project will not expose people or structures to a significant risk involving flooding as the project area is located in Flood Zone X (area of minimal flood hazard) and, due to topography, will be located more than 15 feet above the top of the bank of nearby Butano Creek.

Source: FEMA Community Panel 06081C0455E, effective October 16, 2012; Project Plans

8.l.	Inundation by seiche, tsunami, or mudflow?			X	

Discussion: See staff's response to Question 6.a.iii. and 6.c. for discussion.

Source: Geotechnical and Geologic Investigation Design Phase for Proposed North Commons Lodge, 1400 Canyon Road, Pescadero, California, prepared by Butano Geotechnical Engineering, Inc., dated March 4, 2013

9.	**HYDROLOGY AND WATER QUALITY**. Would the project:				
		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
9.a.	Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?		X		
Discussion: Due to proposed grading at the project site, the project has the potential to generate sediment polluted stormwater. See staff's response to Question 6.b. for discussion. **Source:** Project Plans					
9.b.	Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
Discussion: No, potable water for the project will continue to be provided from Girl Scout Creek, a tributary of Butano Creek (surface water supply) via State Water Rights Board license with on-site treatment located southeast and uphill from the North Commons area. Use of surface water for domestic use is regulated by the California Department of Public Health. As the project does not rely on the use of groundwater, the project would not significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. **Source:** Email Correspondence with Applicant, dated February 25, 2014; State Water Rights Board, e-WRIMS Database, http://www.swrcb.ca.gov/waterrights/water_issues/programs/ewrims/					
9.c.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?			X	
Discussion: The project does not involve alteration of the course of a stream or river. Drainage patterns will be altered by proposed grading and construction of the debris flow wall and other impervious surfaces. The project is required to demonstrate compliance with the County's Drainage					

Policy and Provision C.3.i of the San Francisco Bay Region Municipal Regional Permit, which requires low impact development (LID) measures for the project. Compliance with these regulations is mandatory and would ensure that drainage patterns are not significantly altered and would prevent significant erosion or siltation on- or off-site. The project includes, but not limited to, the construction of permeable walkways and is designed to direct roof runoff onto vegetated areas as measures for compliance. No further mitigation is necessary.

Source: Project Plans; San Francisco Bay Region Municipal Regional Permit

9.d.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X	

Discussion: The project does not involve alteration of the course of a stream or river. Drainage patterns will be altered by proposed grading and construction of the debris flow wall and other impervious surfaces. The project is required to demonstrate compliance with the County's Drainage Policy and Provision C.3.i of the San Francisco Bay Region Municipal Regional Permit, which requires low impact development (LID) measures for the project. Compliance with these regulations is mandatory and would help to ensure that drainage patterns are not significantly altered and would prevent flooding on- or off-site. The project includes the construction of permeable walkways and is designed to direct roof runoff onto vegetated areas as measures for compliance. No further mitigation is necessary.

Source: Project Plans; San Francisco Bay Region Municipal Regional Permit

9.e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?			X	

Discussion: The project will result in approximately 6,710 sq. ft. of new/replaced impervious surface and associated runoff. The project is required to demonstrate compliance with the County's Drainage Policy and Provision C.3.i of the San Francisco Bay Region Municipal Regional Permit, which requires low impact development (LID) measures for the project. Compliance with these regulations is mandatory and would minimize impacts to existing or planned stormwater drainage systems or the creation of significant additional sources of polluted runoff. The project includes the construction of permeable walkways and is designed to direct roof runoff onto vegetated areas as measures for compliance. No further mitigation is necessary.

Source: Project Plans; San Francisco Bay Region Municipal Regional Permit

9.f.	Significantly degrade surface or ground-water water quality?			X	

Discussion: Compliance with the County's Drainage Policy and Provision C.3.i of the San Francisco Bay Region Municipal Regional Permit, including low impact development (LID) measures, is mandatory and would minimize the significant degradation of surface water quality. Groundwater was encountered in 3 of the 4 soil borings between depths of 17 and 21 feet below

ground surface. Future depth to groundwater will vary based on seasonal conditions; however, Butano Geotechnical Engineering, Inc. has not identified that drilled piers or foundations associated with the debris/retaining walls or other proposed structures will impact groundwater.

Source: Geotechnical and Geologic Investigation Design Phase for Proposed North Commons Lodge, 1400 Canyon Road, Pescadero, California, prepared by Butano Geotechnical Engineering, Inc., dated March 4, 2013

9.g.	Result in increased impervious surfaces and associated increased runoff?			X	

Discussion: The project will result in approximately 6,710 sq. ft. of new/replaced impervious surface and associated runoff. However, the project includes, but not limited to, installing swales and dry wells to comply with the County's Drainage Policy and Municipal Regional Permit, which would minimize impacts to stormwater.

Source: Project Plans; San Francisco Bay Region Municipal Regional Permit

10. LAND USE AND PLANNING. Would the project:

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
10.a.	Physically divide an established community?				X

Discussion: No, the project will not physically divide an established community. The project site is located in a rural area surrounded by larger rural properties, with a rural residential community northeast of the project parcels. The project consists of clustering new development with existing development in the North Commons area of the rural 37.15-acre parcel.

Source: Project Location; Project Plans

10.b.	Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Discussion: The allowed density for a property in the Planned Agricultural District/Coastal Zone is related to water consumption pursuant to the County Local Coastal Program (LCP) Table 1.5. A density analysis for the subject property was conducted in 2011 (DEN 2011-00001) and yielded 2 density credits for the 142-acre property. The existing camp facility is considered nonconforming relative to density credits pursuant to LCP Table 1.5 (Camps) as the existing camp is calculated to require 7 density credits (7.057 where a fractional unit less than .5 is deleted). However, Planning Department staff has determined that the proposed project will not result in a substantial increase in density credits otherwise needed for camp operations. Specifically, in addition to the new facilities proposed, the project proposes demolition of a 2,536 sq. ft. camping dormitory (i.e., Laurel Cabin) on

the northwest side of Butano Creek. Laurel Cabin sleeps 34 campers and its demolition (and the removal of the camper capacity accommodated by the structure) will offset the increase in density credits generated from the proposed project. Therefore, total density credits for the camp facilities before and after implementation of the project will remain at 7 density credits (7.2514 where a fractional unit less than .5 is deleted). See Attachment D for breakdown of density credits. The project otherwise complies with the regulations of the Planned Agricultural District (PAD) and applicable policies of the County's General Plan and Local Coastal Program. **Source:** Project Application, Plans; County Zoning Regulations; County General Plan; County Local Coastal Program; Density Analysis, DEN 2011-00001				
10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
Discussion: See staff's response to Question 4.f. **Source:** California Department of Fish and Wildlife, Habitat Conservation Planning; Grant of Conservation Easement (Camp Butano Creek), Recorded March 1, 2012 at the County of San Mateo Recorder's Office (#2012-027702); Project Plans				
10.d. Result in the congregating of more than 50 people on a regular basis?			X	
Discussion: Any increase in the camps capacity to accommodate more people than the current camp can accommodate is minimal as the proposed improvements (which will provide accommodations for 39 people) are being offset by the demolition of the Laurel Cabin (which accommodates 34 people). Overall camp capacity, after the project, will be 327 (including staff and campers). Otherwise, no changes to the camp activities or operations from what has previously been, or currently is, conducted on the property are proposed. **Source:** Project Application, Plans				
10.e. Result in the introduction of activities not currently found within the community?				X
Discussion: No, the project will not introduce activities that are not currently found within the area. The site will continue to be used as an organized camp with no changes proposed to the camp's operation or activities. **Source:** Project Application, Plans				
10.f. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?			X	
Discussion: The project site is clustered in the North Commons area of the 142-acre property and will not encourage off-site development of presently undeveloped areas. Specifically, development of the project would not introduce new or significantly expanded public utilities, new industry,				

commercial facilities or recreational activities, beyond what already exist on the property. Also, see staff's response to Question 10.b. and 10.d. **Source:** Project Application, Plans				
10.g. Create a significant new demand for housing?				X
Discussion: No, the project will not create a significant new demand for housing. **Source:** Project Application, Plans				

11. MINERAL RESOURCES. Would the project:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
11.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
Discussion: No, the project is not located in an area with known mineral resources. **Source:** County General Plan, Mineral Resources Map				
11.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
Discussion: No, the project is not located in an area with known mineral resources. **Source:** County General Plan, Mineral Resources Map				

12. NOISE. Would the project result in:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
12.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
Discussion: The project will generate temporary noise associated with grading and construction. However, such noises will be temporary, where volume and hours are regulated by Section 4.88.360				

(Exemptions) of the County Ordinance Code for Noise Control. Otherwise, any increased long-term project-related noise impacts will be minimal as proposed improvements will not generate a significant increase in people, or change in land use or operation of the existing camp. **Source:** Project Plans; County Ordinance Code, Section 4.88.360 for Noise Control				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
Discussion: See staff's response to Question 12.a. **Source:** Project Plans; County Ordinance Code, Section 4.88.360 for Noise Control				
12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion: The project will not generate a significant permanent increase in ambient noise levels in the project vicinity as the proposed improvements will not generate a significant increase in people, or change in land use, or change in existing camp activities or operation. **Source:** Project Plans				
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
Discussion: See staff's response to Question 12.a. **Source:** Project Plans; County Ordinance Code, Section 4.88.360 for Noise Control				
12.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: No, the project is not located within an area regulated by an airport land use plan or within two miles of a public airport or public use airport. **Source:** Project Location				
12.f. For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: No, the project is not located within the vicinity of any known private airstrip. The project will generate temporary noise associated with grading and construction; however, temporary				

project noise will be buffered from adjoining properties by intervening trees and larger parcel sizes.

Source: Project Location

13. **POPULATION AND HOUSING**. Would the project:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
13.a. Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
Discussion: The project will not induce significant population growth in the area, as the project consists of improvements to an existing organized seasonal camp facility that will not introduce new or expanded public facilities, any new land use, or change in existing camp activities or operation. **Source:** Project Plans				
13.b. Displace existing housing **(including low- or moderate-income housing)**, in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: No, the project consists of improvements to an existing organized seasonal camp facility and does not involve displacing existing housing. **Source:** Project Plans				

14. **PUBLIC SERVICES**. Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
14.a. Fire protection?				X
14.b. Police protection?				X
14.c. Schools?				X
14.d. Parks?				X

14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

Discussion: No, the project will not involve new or physically altered government facilities and would not increase the need for new or physically altered government facilities, nor would the project affect service ratios, response times or other performance objectives for any of the public services in the area.

Source: Project Plans

15. RECREATION. Would the project:

	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
15.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?				X

Discussion: No, the project would not increase use of existing neighborhood or regional parks or other recreational facilities. The proposed camp improvements will generate minimal increased capacity from what the camp currently accommodates. Furthermore, no changes are proposed to the activities or operation of the seasonal camp, and no new land uses are proposed.

Source: Project Plans

15.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?		X		

Discussion: The project consists of constructing a new camping dormitory with nurse's office, tent platforms, a cooking shelter, and an ADA bathroom in the North Commons area of the property. The exiting Laurel Cabin (dormitory) will be removed and its function and capacity offset by the proposed improvements. The proposed improvements will not have a significant adverse physical effect on the environment. The proposed plans have been reviewed and conditionally approved by all applicable reviewing agencies, including the Building Inspection Section, the Geotechnical Section, the Department of Public Works, the San Mateo County Fire Department, Cal-Fire, the Environmental Health Division, and the Planning Department. Furthermore, a geotechnical study has been completed by Butano Geotechnical Engineering, Inc. and a biological assessment has been completed by Zander Associates, with a focused tree survey study by Steven Singer, that provide geotechnical, geological, and biological mitigations, as applicable, to ensure any project impacts on the environment are less than significant. Therefore, the project, as proposed and mitigated, will not have a significant adverse physical effect on the environment.

Source: Project Review Agencies; Geotechnical and Geologic Investigation Design Phase for Proposed North Commons Lodge, 1400 Canyon Road, Pescadero, California, prepared by Butano Geotechnical Engineering, Inc., dated March 4, 2013; Biological Resources Reconnaissance, by Zander Associates, dated January 6, 2014; The Suitability of Trees for Marbled Murrelet Use at Camp Butano Creek, by Steven Singer, prepared for Zander Associates, dated December 23, 2013

16. TRANSPORTATION/TRAFFIC. Would the project:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
Discussion: No, proposed grading and construction activities will result in a temporary increase in traffic levels to the area; however, any permanent increase in traffic levels will be negligible as the project will generate a minimal increase in camp use and capacity from what exists. Furthermore, no change in land use or camp activities or operation is proposed. **Source:** Project Plans				
16.b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?				X
Discussion: No, the project will result in a negligible permanent increase in traffic levels. Therefore, the project will not conflict with an applicable congestion management program. See staff's response to Question 16.a. **Source:** Project Plans				
16.c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X

Discussion: No, the project involves the on-site expansion of already developed areas of an existing organized seasonal camp and will not require or result in a change in air traffic patterns. **Source:** Project Plans				
16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
Discussion: No, the project will utilize Canyon Road, an existing paved private road that runs through the project parcel. Therefore, the project will not create a new traffic hazard or introduce an incompatible use that could generate a traffic hazard. **Source:** Project Plans				
16.e. Result in inadequate emergency access?			X	
Discussion: See staff's response to Question 8.g. **Source:** Project Plans				
16.f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
Discussion: No, the project involves the on-site expansion of developed areas and does not require any new, or impact any existing, public transit, bicycle, or pedestrian facilities. **Source:** Project Plans				
16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
Discussion: No, the project involves the on-site expansion of developed areas with a minimal increase in capacity and does not involve any change in land use or change in existing camp activities or operation. Therefore, the project will not result in a noticeable increase in pedestrian traffic or a change in pedestrian patterns. **Source:** Project Plans				

16.h. Result in inadequate parking capacity?			X	

Discussion: Existing parking facilities for the camp are located on-site, along Canyon Road, and south of the North Commons area, although there is a small parking lot that will be improved for ADA compliance in the North Commons area. The project consists of minimal changes that would generate a need for increased parking capacity from what already exists. The camp is primarily used as a temporary-stay Girl Scouts camp where parking demand is primarily limited to staff, except during parent/family drop-off and pick-up.

Source: Project Plans

17. UTILITIES AND SERVICE SYSTEMS. Would the project:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
17.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	

Discussion: As a requirement of the Environmental Health Division, the project will require expansion of the existing septic system serving the North Commons area. The applicant is proposing the installation of a new 3,000 gallon septic tank and leach lines to comply with Environmental Health Division standards and regulations for on-site wastewater treatment. The project has been reviewed and conditionally approved by the Environmental Health Division and will not exceed the wastewater treatment requirements of the applicable Regional Water Quality Control Board.

Source: Environmental Health Division

17.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	

Discussion: The project includes installation of a new septic tank and leach lines to serve the proposed improvements, in compliance with the Environmental Health Division standards and regulations, which includes a minimum setback of 100 feet from the top of the bank of nearby Butano Creek to minimize any impacts to/from the creek and surrounding habitats. Therefore, adherence to the Environmental Health Division regulations for locating a septic system will ensure minimal significant environmental impacts.

Source: Environmental Health Division; Project Plans

17.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	

Discussion: New drainage facilities including, but not limited to, swales and dry wells will be installed on-site to comply with the County's Drainage Policy and the San Francisco Bay Region Municipal Regional Permit. These new facilities would not be designed or located in a manner to cause any significant environmental impacts. **Source:** Project Plans				
17.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
Discussion: See staff's response to Question 9.b. **Source:** Email Correspondence with Applicant, dated February 25, 2014; Project Plans; State Water Rights Board, e-WRIMS Database, http://www.swrcb.ca.gov/waterrights/water_issues/programs/ewrims/				
17.e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
Discussion: See staff's response to Question 17.a. **Source:** Environmental Health Division				
17.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
Discussion: The project will generate a minimal increase in capacity of the existing camp facilities, which may result in a minimal increase in solid waste disposal; however, any increase would be minimal. Furthermore, no changes in land use or in activities or operation of the existing seasonal camp facilities are proposed. **Source:** Project Plans				
17.g. Comply with Federal, State, and local statutes and regulations related to solid waste?			X	
Discussion: The project will generate a minimal increase in capacity of the existing camp facilities, which may result in a minimal increase in solid waste disposal. Furthermore, no changes in land use or in activities or operation of the existing seasonal camp facilities are proposed. Thus, the project would be expected to comply with Federal, State, and local statutes and regulations related to solid waste. **Source:** Project Plans				

17.h.	Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?			X	
Discussion: The project has been designed and sited to minimize grading, tree removal, and significant demand in utilities. New structures will be required to comply with current Building, Electrical, Plumbing, and Mechanical codes. Additionally, structures will be built around existing trees to the degree possible, and these trees will act as a shade provider. While there will be tree removal associated with the proposed grading and debris flow wall, the project plans incorporate tree replanting throughout the project site to replace the trees being removed to implement the project. **Source:** Project Plans					
17.i.	Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
Discussion: No, the project will not result in an increase in demand that would cause a public facility or utility to reach or exceed its capacity. **Source:** Project Plans					

18.	**MANDATORY FINDINGS OF SIGNIFICANCE.**				
		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
18.a.	Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
Discussion: As discussed throughout this document, particularly Section 4 Biological Resources and Section 5 Cultural Resources, the project will, or has the potential to, impact protected trees, wildlife species, and cultural resources in the area. Implementation of the recommended mitigation measures included in this document and mitigation measures proposed in the project plans will adequately reduce any potential project impacts to a less than significant level. **Source:** Subject Document					

18.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X		

Discussion: Project impacts are limited and with mitigation are determine to be less than significant. Cumulative impacts (proposed project and past projects) are considered to have a less than significant impact, as past development on the project site has been permitted and therefore any impacts from past development areas are assumed to have been assessed and mitigated as necessary at the time of construction. Furthermore, no evidence has been found that would conclude that cumulative impacts of past projects and the subject project would result in broader regional impacts. While the project would potentially result in site specific impacts as discussed in this document, incorporation of the recommended and proposed mitigation measures would reduce these impacts to a less than significant level. No other projects are proposed at this time. Any future project would be subject to review under the California Environmental Quality Act.

Source: Subject Document

18.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?		X		

Discussion: As previously discussed, the project could result in environmental impacts that could both directly and indirectly cause impacts on human beings. However, the implementation of the recommended mitigation measures included in this document, and mitigation measures proposed in the project plans, will adequately reduce any potential impacts to a less than significant level.

Source: Subject Document

RESPONSIBLE AGENCIES. Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board		X	
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	

AGENCY	YES	NO	TYPE OF APPROVAL
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	The project is appealable to the California Coastal Commission.
City		X	
Sewer/Water District:		X	
Other: Cal-Fire	X		Less than 3-acre Timberland Conversion Exemption

MITIGATION MEASURES

	Yes	No
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Mitigation Measure 1: Prior to any grading activities, the following minimum dust control measures shall be implemented and maintained throughout the duration of the project:

a. Water all construction and grading areas at least twice daily.

b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.

c. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

Mitigation Measure 2: If tree removal is scheduled during the migratory bird nesting season, preconstruction surveys should be completed by a qualified biologist within 30 days prior to tree removal to confirm absence of nesting birds. If no nesting activity is observed, trees may be removed. If active nests are found, tree removal should be postponed until the young of the year have fledged as determined through monitoring of the nest(s). Once the young have fledged, tree removal may proceed.

Mitigation Measure 3: Avoid noise disturbances during the daily periods of peak murrelet flight activity. Any tree removal or construction work done during the marbled murrelet breeding season (March 24 - September 15) should not commence until two hours after sunrise and should end no later than one hour before sunset. Sunrise times change by one or two minutes each day throughout the breeding period. For example, on March 24, sunrise/sunset times will be 7:07 a.m./7:25 p.m.; on June 26 (summer solstice), they will be 5:51 a.m./8:33 p.m.; and on September 15, they will be 6:51 a.m./7:17 p.m.

Mitigation Measure 4: Tree removal and construction crews should deposit all litter and food scraps into animal-proof trash cans or pack them off of the site.

Mitigation Measure 5: Tree removal and construction crews should consume all food (lunches, snacks, etc.) inside buildings or vehicles whenever possible.

Mitigation Measure 6: If during any site activities associated with the project any archaeological evidence is uncovered or encountered, all excavation within 30 feet shall be halted long enough to call in a qualified archaeologist to assess the situation and propose appropriate mitigation measures. In addition, the Current Planning Section shall be notified of such findings, and no additional work shall be done until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

Mitigation Measure 7: If during any site activities associated with the project any paleontological resource is discovered, all work within 30 feet shall be halted long enough to call in a qualified paleontologist to assess the find and propose appropriate mitigation measures. In addition, the Current Planning Section shall be notified of such findings, and no additional work shall be done until the paleontologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

Mitigation Measure 8: The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County corner shall be notified immediately. If the corner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Mitigation Measure 9: Prior to the Planning and Building Department's Geotechnical Section approval of the building permit(s) for the project, the applicant shall demonstrate project compliance with the recommendations presented in the geotechnical study prepared by Butano Geotechnical Engineering, Inc., dated March 4, 2013, and any other subsequent geotechnical reports relating to this project.

Mitigation Measure 10: Approval of the development plans and applicable structural design criteria must be obtained from the geotechnical consultant of record. A signed Section I Geotechnical Consultant Approval form shall be submitted to, and approved by, the County's Geotechnical Section prior to the issuance of a grading permit "hard card" and/or building permit for construction.

All applicable work during construction shall be subject to observation and approval by the geotechnical consultant. A signed Section II of the Geotechnical Consultant Approval form must be submitted to the County's Geotechnical Section and Current Planning Section within thirty (30) days of project completion. Note: Please include the Geotechnical File Number, 23E-3, in all correspondence with the Geotechnical Section of the Planning and Building Department.

Mitigation Measure 11: Prior to any land disturbance and throughout the grading operation, the approved erosion control plan, as prepared and signed by the engineer of record, shall be implemented. Prior to issuance of the grading permit "hard card," the applicant shall submit revised erosion control plan sheets that include the following additional measures for review and approval:

a. Show the location(s) for storage of construction material, construction equipment, and parking of construction vehicles on the erosion control plan (sheet C304), as described in Section III (Management Practices Employed to Minimize Contact of Construction Materials, Equipment, and Vehicles with Storm Water) of the Erosion Control Notes and Details plan sheet.

b. Provide a detail for the proposed silt fencing and protection for stockpiled materials (such as anchored down plastic sheeting in dry weather), as described in Section IV (Construction Material Loading, Unloading, and Access Areas) of the Erosion Control Notes and Details plan (sheet C305).

c. Show the location(s) of construction staging area(s) on the erosion control plan (sheet C304), as described in Section IV (Construction Material Loading, Unloading, and Access Areas) of the Erosion Control Notes and Details plan sheet.

d. Note on the tree protection detail of the Erosion Control Notes and Details plan (sheet C305) that tree protection shall consist of orange plastic fencing at the driplines where feasible.

e. Provide a detail for the proposed "Limit of Construction" barrier/fencing (such as orange plastic fencing, chain link fencing, or other barrier measures) on the Erosion Control Notes and Details plan (sheet C305).

f. Show the location(s) of any office trailer(s), storage sheds, and/or other temporary installations on the erosion control plan (as applicable). As necessary, show how these temporary structures will be accessed, and protection for any access routes.

Mitigation Measure 12: No grading shall be allowed during the winter season (October 1 - April 30) or during any rain event to avoid potential increased soil erosion unless prior written request by the applicant is made to the Community Development Director and approval is granted by the Community Development Director. A grading permit "hard card" is required prior to the start of any land disturbance/grading operation. The applicant shall submit a letter to the Current Planning Section, at least two (2) weeks prior to the commencement of grading, stating the date when grading operation will begin, anticipated end date of grading operation, including dates of revegetation, and estimated date of establishment of newly planted vegetation.

Mitigation Measure 13: The property owner, or designee, shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and

Site Supervision Guidelines," including, but not limited to, the following:

a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

c. Performing clearing and earthmoving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

j. Limiting construction access routes and stabilization of designated access points.

k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

Mitigation Measure 14: For final approval of the grading permit, the property owner, or designee, shall ensure performance of the following activities within thirty (30) days of grading completion at the project site:

a. The project engineer shall submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval/mitigation measures, and the County Grading Regulations, to the Department of Public Works and the Planning and Building Department's Geotechnical Section.

b. The geotechnical consultant shall observe and approve all applicable work during construction, sign Section II of the Geotechnical Consultant Approval form, and submit the signed form to the Planning and Building Department's Geotechnical Section and the Current Planning Section.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

_____ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.

__X__ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

_____ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Summer Burlison

Project Planner

4/22/14

Date

(Title)

SSB:jlh – SSBY0301_WJH.DOCX

Initial Study Checklist 10.17.2013.docx

Attachments:

A. Vicinity Map

B. Prime Soils Map

C. Project Plans

D. Density Credit Matrix

E. Biological Resources Reconnaissance Report, by Zander Associates, dated January 6, 2014

F. Geotechnical and Geologic Investigation Design Phase for Proposed North Commons Lodge, 1400 Canyon Road, Pescadero, California, by Butano Geotechnical Engineering, Inc., dated March 4, 2013

G. Addendum Geotechnical and Geologic Evaluation, Camp Butano Creek - North Commons Improvements, 1400 Canyon Road, Pescadero, California, by Butano Geotechnical Engineering, Inc., dated December 18, 2013

County of San Mateo - Planning and Building Department

ATTACHMENT G

ZANDER ASSOCIATES

Environmental Consultants

January 6, 2014

Mr. David Poock, Senior Property Director
Girl Scouts of Northern California
7700 Edgewater Drive, Suite 740
Oakland, CA 94621

Biological Resources Reconnaissance
Debris Wall Project
Butano Creek Girl Scout Camp

Dear Mr. Poock:

On December 16, 2013, I met with Tom Soper and Steve Singer at the Butano Creek Girl Scout Camp on Canyon Road near the town of Pescadero in San Mateo County (Figure 1). Mr. Soper is the local representative for the architect (Domokur Architects) for a proposed debris wall project at the camp and Mr. Singer is an acknowledged authority on a rare species of seabird known as the marbled murrelet (*Brachyramphus marmoratus*) that nests in old growth redwoods in the Butano Creek watershed.

The purpose of our site meeting was to have Mr. Soper describe the proposed debris wall project to us on the ground and to evaluate existing conditions regarding biological resources in the project area. Specifically, we wanted to check any trees proposed for removal relative to potential nest sites for the murrelet and to provide information to the San Mateo County Planning and Building Department sufficient to address biological resource issues for its CEQA Initial Study Checklist and Local Coastal Program (LCP) project review. The limits of the area to be studied were stipulated by Planning Department staff. Because of a clarification of wall position, Mr. Singer returned to the site on December 21, 2013, for a follow up assessment of additional trees proposed for removal.

Project Overview

The project would occur in the North Commons area of the camp on the easterly side of Canyon Road (Figure 2). An approximately 280 linear foot debris wall, comprised of steel H sections driven into the ground with horizontal wooden lagging inserted through the vertical steel supports along its length, is proposed as a safety measure to protect camp structures against debris flows in the North Commons area (see Debris Deflection Wall Site Plan, attached). The southerly, 110 foot long section of the debris wall would be eight feet tall and the northerly, 170 foot long section would be six feet tall. The ground on the east side of the debris wall would be recontoured, creating a swale to direct seasonal runoff to the north, more or less parallel to the

4460 Redwood Hwy, Suite 16-240 *Telephone: (415) 897-8781*
San Rafael, CA 94903 *Fax: (415) 814-4125*

Attachment G

debris wall. Clearing and grading would result in the removal of 29 trees, 19 of which would meet San Mateo County "significant tree" criteria (>17.5in. diameter).

Existing Conditions

The North Commons area of the camp occupies two to three acres of westerly sloping, disturbed redwood forest characterized by roads, trails, buildings and other features, long associated with camp activities. Second growth and younger coast redwood trees (*Sequoia sempervirens*) and some tan oak (*Notholithocarpus densiflorus*) form a relatively open canopy, but very little native understory vegetation remains in the active camp areas. Hand dug drainage ditches on the uphill sides of roads, trails and building pads catch and redirect winter storm runoff from the steeper slopes to the east. Earthen berms have been created in the camp area to deflect runoff and debris away from camp buildings. As a result of ground disturbance and long established camp use of the area, non-native, invasive plants including English ivy (*Hedera helix*), French broom (*Genista monspessulana*) and Pampas grass (*Cortaderia* sp.) have colonized parts of the site.

Special Status Species, Sensitive Habitats and Other Biological Resources

According to the current (December 2013) records of the California Natural Diversity Data Base (CNDDB), several special status species of plants and animals are known to occur within three miles of the site (Table 1). The site is located within designated critical habitat for one of these species, the California red-legged frog (*Rana draytonii*), and very near the designated critical habitat boundaries of another, the marbled murrelet. The CNDDB identifies the reach of Butano Creek adjacent to the site as a North Central Coast California roach/stickleback/steelhead stream, a sensitive habitat tracked by the California Department of Fish and Wildlife (CDFW). Butano Creek is also considered a sensitive habitat and a riparian corridor under the San Mateo County LCP, with policies established for the long term protection of those resources.

Assessment

The proposed debris wall project would result in less than 0.2-acre of minor surface recontouring in an area already disturbed by camp development. Site grading would affect only very limited native forest understory, primarily along the edges of roads and trails, but 29 trees of varying sizes would be removed within the active camp area. Consequently, we evaluated each tree with a diameter greater than 10 inches for potential to support nesting habitat (nest platforms) for the marbled murrelet (see attached report). None of the trees examined had any potentially suitable murrelet nest platforms. Nonetheless, other migratory birds could find suitable nesting sites in the trees proposed for removal. Preconstruction surveys during the nesting season (generally March through August) would be necessary to determine presence or absence of nesting migratory birds (see recommendations below). Tree replacement, in compliance with the San Mateo County Significant Tree Ordinance, should compensate for tree loss associated with the project.

We observed no suitable habitat in the project area for special status species known to occur in the vicinity, and do not expect that any would be affected by grading and debris wall

construction (see Findings on Table 1). Likewise, there should be no adverse effects on wildlife movement corridors, nursery sites or critical habitat for the red-legged frog or marbled murrelet. The project would be adequately setback from the Butano Creek riparian corridor in conformance with LCP standards; the only areas near the site that would meet technical criteria as waters of the United States or wetlands are associated with the creek. Appropriate stormwater and erosion control measures planned into the project, in addition to the required setbacks, should reduce or eliminate impacts on the stream corridor.

Recommendations

In addition to the measures already planned into the project (e.g. tree replacement, swale revegetation, erosion control), we recommend the following:

- If tree removal is scheduled during the migratory bird nesting season, preconstruction surveys should be completed by a qualified biologist within 30 days prior to tree removal to confirm absence of nesting birds. If no nesting activity is observed, trees may be removed. If active nests are found, tree removal should be postponed until the young of the year have fledged as determined through monitoring of the nest(s). Once the young have fledged, tree removal may proceed.

- Avoid noise disturbances during the daily periods of peak murrelet flight activity. Any tree removal or construction work done during the marbled murrelet breeding season (March 24 – September 15) should not commence until two hours after sunrise and should end no later than one hour before sunset. Sunrise times change by one or two minutes each day throughout the breeding period. For example, on March 24th, sunrise/sunset times will be 7:07am/7:25pm; on June 26th (summer solstice), they will be 5:51am/8:33pm, and on September 15th, they will be 6:51am/7:17pm.

- Tree removal and construction crews should deposit all litter and food scraps into animal-proof trash cans or pack them off of the site.

- Tree removal and construction crews should consume all food (lunches, snacks, etc.) inside buildings or vehicles whenever possible

- Following project completion, a sustained effort should be made to control the spread of non-native invasive species on the site, especially in the newly disturbed areas of the project. Non-native species removal could be incorporated into camp activities as part of the curriculum.

Conclusion

In summary, the North Commons area of the Butano Creek Girl Scout Camp has been in active camp use for many years. Roads and trails lead off from the area into relatively intact native redwood forest and the Butano Creek riparian corridor lies several hundred yards to the west.

These sensitive resources will remain unaffected by the proposed debris wall project (the creek corridor may well benefit from additional erosion control). Because of its long history of use and the relative absence of habitat suitable to support native plants and animals, implementation of the debris wall project, including the recommendations above, should not result in any significant effects on biological resources.

Please contact me by email (mzander@zanderassociates.com) or telephone (415 897-8781) if you have any questions.

Sincerely,

Michael J. Zander
Principal

Attachments: Table 1
Figures 1,2 & Site Plan
Marbled murrelet nesting habitat assessment

Copy provided: Tom Soper

Table 1: List of Special-Status Species within 3 Miles of Butano Creek Girl Scout Camp, Pescadero, California

Plant Species	**Status[1] Fed/CA/CNPS**	**Habitat**	**Findings**
Astragalus andersonii (Anderson's manzanita)	--/--/1B.2	Broadleaved upland forest, chaparral, north coast coniferous forest. Open sites, redwood forest. 180-800m.	Localized populations associated with chaparral mapped in CNDDB. No suitable habitat for this species in project area.
Astragalus pycnostachyus var. pycnostachyus (Coastal marsh milk-vetch)	--/--/1B.2	Coastal dunes, coastal salt marshes. Mesic sites in dunes or along streams or coastal salt marshes, 0-30m.	No dune or marsh habitat on site. Species not expected to occur in project area or in vicinity.
California macrophylla (Round-leaved filaree)	--/--/1B.1	Cismontane woodland, valley and foothill grassland. Clay soils, 15-1200m.	No suitable habitat on site. Species not expected to occur in project area or in vicinity.
Eriophyllum latilobum (San Mateo woolly sunflower)	E/E/1B.1	Cismontane woodland. Often on road cuts, found on and off of serpentine, 45-150m.	No serpentine or other suitable habitat on site. Species not expected to occur in project area or in vicinity.
Limnanthes douglassii ssp. *sulphurea* (Point Reyes meadowfoam)	--/E/1B.2	Coastal prairie, freshwater marsh and wetlands, vernal pools.	No prairie, marsh or wetland habitats on site. Species not expected to occur in project area.
Wildlife Species	**Status[1] Fed/CA**	**Habitat**	**Findings**
Antrozous pallidus (Pallid bat)	-/CSC	Deserts, grassland, shrub lands, woodlands and forests. Most common in open, dry habitats with rocky areas for roosting. Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	Limited potential for pallid bat roosts in project area.
Brachyramphus marmoratus (Marbled murrelet)	T/E	Lives at sea but nests in suitable old growth trees in Pacific coastal forests. Known nest locations in southwestern San Mateo and northwestern Santa Cruz Counties.	Each of the trees >10″ dbh proposed for removal was evaluated for potential to support murrelet nests. None of the trees had any suitable nest platforms.
Oncorhynchus mykiss irideus (Steelhead - central California coast DPS)	T/--	From Russian River south to Soquel Creek and to, but not including Pajaro River. Also San Francisco and San Pablo Bay basins.	Butano Creek is a designated steelhead stream from Butano Falls downstream. No direct or indirect effects on Butano Creek are expected to result from the project.
Rana aurora draytonii (California red-legged frog)	T/CSC	Lowlands and foothills in or near permanent sources of deep water, preferring shorelines with extensive vegetation (disperses far during and after rain); tadpoles require 11-20 weeks of permanent water to develop into terrestrial frogs.	Red-legged frogs are known from Butano Creek and nearby areas. No suitable aquatic habitat occurs in project area and only very limited opportunity for foraging and movement because of history of use and disturbance associated with camp. Not expected to occur in project area.

Speyeria zerene myrtleae (Myrtle's silverspot butterfly)	E/--	Restricted to the foggy, coastal dunes/hills of the Pt. Reyes peninsula; presumed extirpated from coastal San Mateo County. Larval food plant thought to be *Viola adunca*.	No suitable habitat (dunes, coastal hills) in project area. Not expected to occur in project area.
Spirinchus thaleichthys (Longfin smelt)	--/CSC	Euryhaline, nektonic and anadromous. Found in open water of estuaries, mostly in middle or bottom of water column. Prefer salinities of 15-30 ppt, but can be found in completely freshwater to almost pure seawater.	No suitable aquatic habitat in project area. Project not expected to adversely affect Butano Creek watershed or downstream habitat.
Thamnophis sirtalis tetrataenia (San Francisco garter snake)	E/E	Vicinity of freshwater marshes, ponds and slow moving streams in San Mateo County and extreme Northern Santa Cruz County. Prefers dense cover and water depths of at least one foot. Upland areas near water are also very important.	No suitable aquatic habitat in project area. Project not expected to adversely affect Butano Creek watershed or downstream habitat.

1. Status Explanations

Federal (Fed):

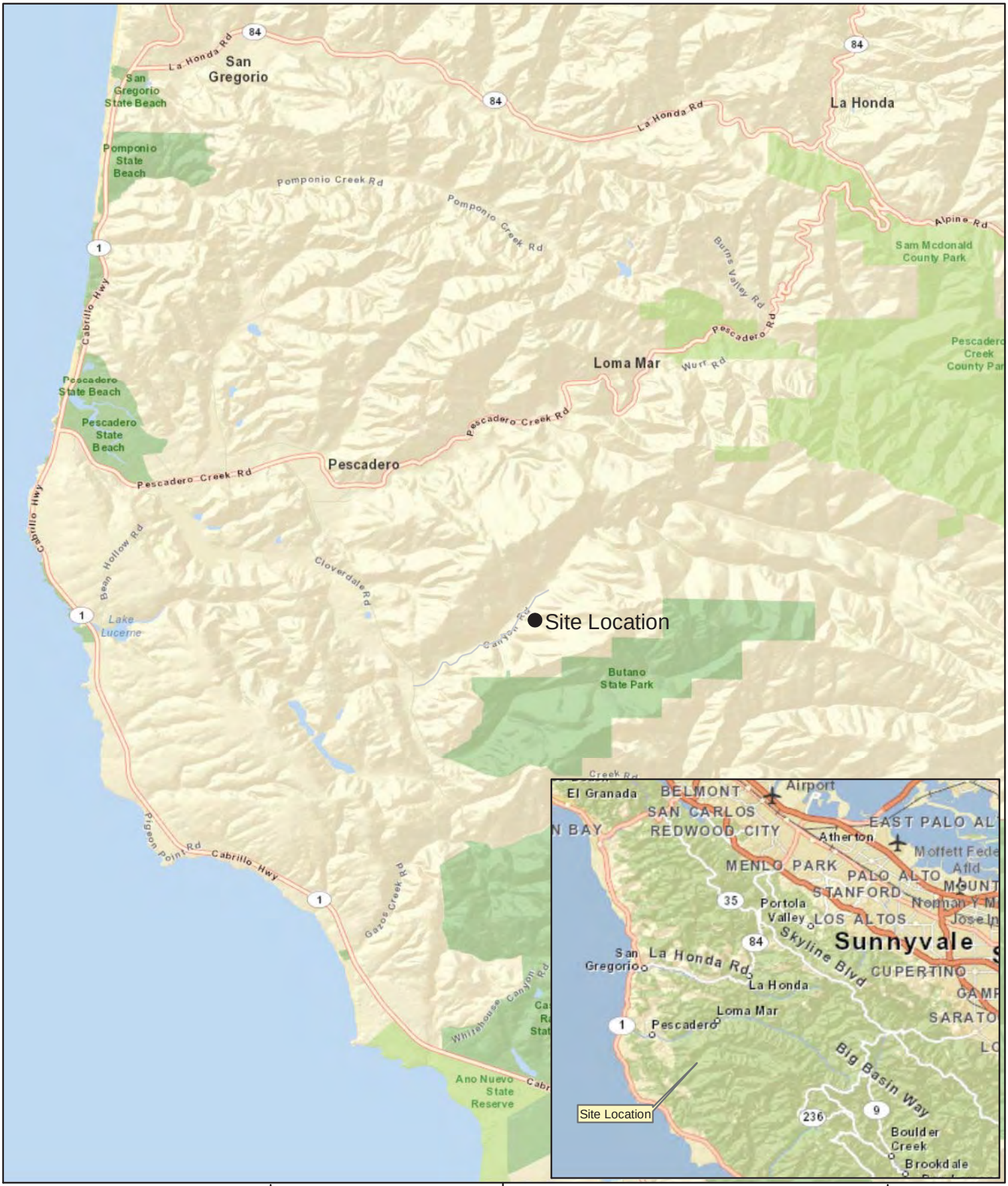
E	Listed as endangered under the federal Endangered Species Act
T	Listed as threatened under the federal Endangered Species Act
--	No designation.

California State (CA):

R	Listed as rare under the California Endangered Species Act
E	Listed as endangered under the California Endangered Species Act
T	Listed as threatened under the California Endangered Species Act
CSC	California Department of Fish and Game species of special concern
--	No designation

California Native Plant Society (CNPS):

1A	Plants listed as presumed extinct in California
1B	Plants listed as rare, threatened or endangered in California and elsewhere
2	Plants rare in California but more common elsewhere



Zander Associates
Environmental Consultants
4460 Redwood Hwy, Suite 16-240
San Rafael, CA 94903

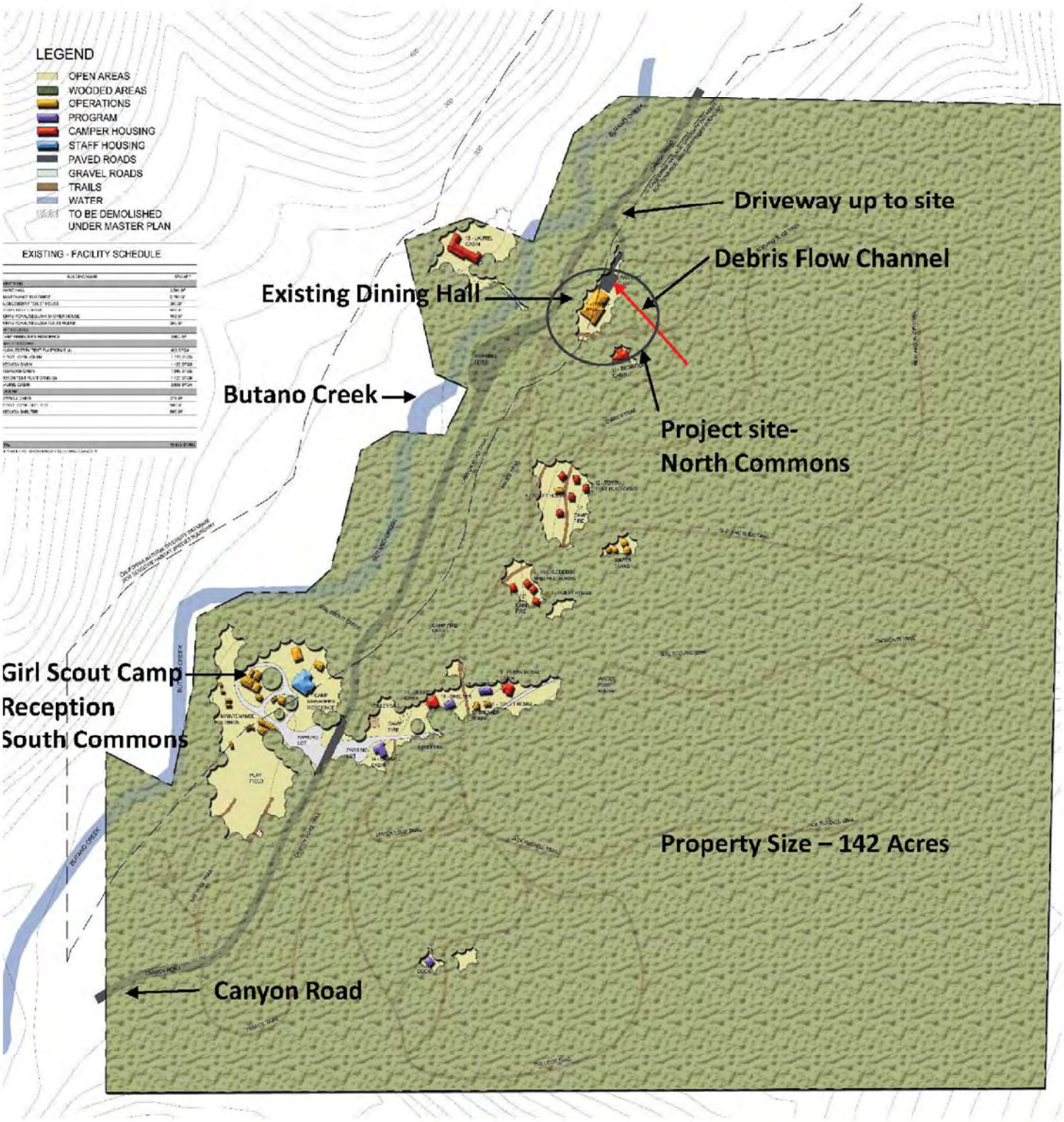
N

0 0.75 1.5 Miles

Site Location
Butano Creek Girl Scout Camp Project
Pescadero, California

Date: 12/13

Figure 1

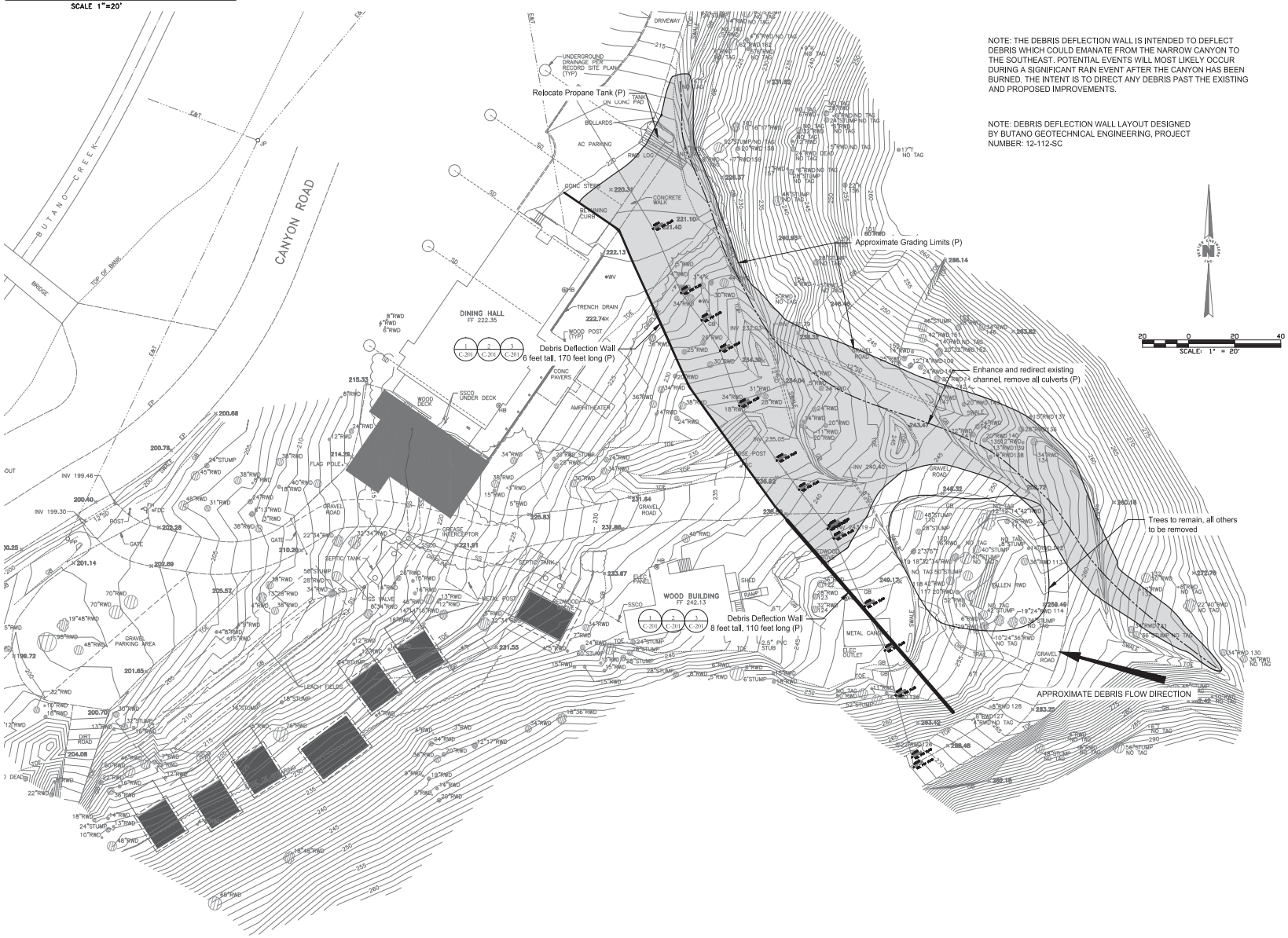


Source: Domokur Architects

Zander Associates Environmental Consultants 4460 Redwood Hwy, Suite 16-240 San Rafael, CA 94903	N	Existing Conditions Butano Creek Girl Scout Camp Project Pescadero, California Date: 12/13	Figure 2

DEBRIS DEFLECTION WALL SITE PLAN

SCALE 1"=20'



GIRL SCOUTS OF NORTHERN CALIFORNIA
BUTANO CREEK
NORTH COMMONS PROJECTS

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REGISTERED PROFESSIONAL ENGINEER — GREG BLOOM — No. 58819 — CIVIL — STATE OF CALIFORNIA

Issue	Date	Description
A	12/18/13	ENTITLEMENT PACKAGE

DEBRIS DEFLECTION WALL SITE PLAN

C-200

SUITABILITY OF TREES FOR MARBLED MURRELET USE AT CAMP BUTANO CREEK

by
Steven Singer, M.S.
Prepared for Zander Associates, San Rafael, CA, December 23, 2013

Introduction

On December 16, 2013 I toured the proposed debris flow wall work area with Mr. Mike Zander, of Zander Associates and Mr. Tom Soper, the project manager and architect for the Girl Scouts of North America. Construction of a debris flow deflection wall and swale may require removal of 29 trees, 22 of which have a diameter at breast height (d.b.h.) greater than 10 inches. On December 16 and December 21, I looked at all of these trees plus some nearby trees. During these visits I closely examined the live crowns of all the trees that might need to be removed in order to determine if any had potentially suitable murrelet nest platforms. The location of the deflection wall and trees to be removed were shown on sheet C-200 of the Debris Deflection Wall Site Plan prepared by Domokur Architects and Butano Geotechnical Engineering and dated December 18, 2013.

A potentially suitable murrelet nest platform is defined as a relatively flat surface at least 4 inches (10 cm.) in diameter[1] and 33 feet (10 m.) high in the live crown of a coniferous tree (Evans et al. 2003). Platforms can consist of large branches, protrusions from the trunk formed by the junction of multiple small epicormic branches, broken-off tree tops, or abandoned nests of birds or squirrels. There is a high level of murrelet nest predation in the Santa Cruz Mountains, so for a murrelet nest to be successful, it almost certainly also needs to have close vertical and horizontal cover that will screen the nest platform from potential predators.

Findings

None of the 22 trees greater than 10" in diameter had any potentially suitable murrelet nest platforms (i.e., there were no platforms of 4 inch size or larger).

[1] In practical terms, 4" diameter branches may be smaller than what murrelets use in the Santa Cruz Mountains since our redwoods lack the moss cover found further north (which adds width) and since it is likely that there is a surplus of larger branches available here for murrelet use. To date the smallest murrelet nest platform found in the Santa Cruz Mountains was 11" in diameter (Brown et al. 2006).

The 22 trees that I examined closely are listed in the table below.

Trees Greater Than 10 Inches D.B.H. to be Removed*

Plan Sheet Tree Number	Species	D.B.H. (inches)
88	Coast Redwood	25"
89	Coast Redwood	30"
90	Coast Redwood	26"
95	Coast Redwood	44"
97	Coast Redwood	31.8"
98	Coast Redwood	38.7"
99	Coast Redwood	Two trunks 18.1" and 32.6"
100	Coast Redwood	Two trunks 29.6" and 29.7"
102	Coast Redwood	Three trunks 9.6", 16.3", 27.6"
103	Coast Redwood	27.2"
104	Coast Redwood	22.7"
105	Coast Redwood	27.0"
133	Coast Redwood	12.1"
134	Coast Redwood	34"
135	Coast Redwood	12.1"
136	Coast Redwood	29"
138	Coast Redwood	24.4"
139	Coast Redwood	16.2"
140	Coast Redwood	19.6"
141	Coast Redwood	24.6"
142	Coast Redwood	25.2"
143	Coast Redwood	18.6"

* Note: The number of trees larger than 10" dbh to be removed will not exceed 22, and may be less.

Recommended Mitigation Measures

Marbled murrelets are known to use the Butano Creek Canyon area. Flight behaviors indicative of nesting have been observed on more remote areas of the

Camp Butano Creek property and on adjacent property that is part of Butano Redwoods State Park (Shaw, 2011). Although no known murrelet nesting areas are located within 1,000 feet of the work area (Suddjian, pers. comm.) and no potentially suitable nest trees will be removed by this project, there are potentially suitable murrelet nest trees scattered throughout the property. Consequently I feel that mitigation of other impacts (especially noise) associated with construction of the debris flow deflection wall would be appropriate. Specifically, I make the following three recommendations:

1. Avoid noise disturbances during the daily periods of peak murrelet flight activity. Any tree removal or construction work done during the marbled murrelet breeding season (March 24 – September 15) should not commence until two hours after sunrise and should end no later than one hour before sunset. Sunrise times change by one or two minutes each day throughout the breeding period. For example, on March 24, sunrise/sunset times will be 7:07AM / 7:25PM; on June 26 (summer solstice) they will be 5:51AM / 8:33PM, and on September 15 they will be 6:51AM / 7:17PM.

2. Tree removal and construction crews should deposit all litter and food scraps into animal-proof trash cans or pack if off of the site.

3. Tree removal and construction crews should consume all food (lunches, snacks, etc.) inside buildings or vehicles whenever possible.

These last two recommendations are directed at reducing jay and raven numbers in the area, as they are important predators on murrelet nests.

Literature Cited

Baker, L.M., M.Z. Peery, E.E. Burkett, S.W. Singer, D.L. Suddjian, and S.R. Beissinger. 2006. Nesting Habitat Characteristics of the Marbled Murrelet in Central California Redwood Forests. J. Wildlife Mgmt. 70(4): 936-946.

Evans, M.D., W.P. Ritchie, S.K. Nelson, E. Kuo-Harrison, P. Harrison, and T.E. Hamer. 2003. Methods for Surveying Marbled Murrelets in Forests: A Revised Protocol for Land Management and Research. Pacific Seabird Group Technical Publication Number 2. Available from http://www.pacificseabirdgroup.org.

Shaw, B. 2011. 2011 Marbled Murrelet Surveys: "Girl Scout Creek" in Butano State Park, San Mateo County, CA. Unpublished report prepared for the Santa Cruz District of California State Parks, Felton, CA.

County of San Mateo - Planning and Building Department

ATTACHMENT H

GEOTECHNICAL and GEOLOGIC INVESTIGATION
DESIGN PHASE

FOR
PROPOSED NORTH COMMONS LODGE
1400 CANYON ROAD
PESCADERO, SAN MATEO COUNTY, CALIFORNIA

PREPARED FOR
GIRL SCOUTS OF NORTHERN CALIFORNIA
PROJECT NO. 12-112-SM

PREPARED BY

BUTANO GEOTECHNICAL ENGINEERING, INC.
MARCH 2013

Attachment H

BUTANO GEOTECHNICAL ENGINEERING, INC.
231 GREEN VALLEY ROAD, SUITE E, FREEDOM, CALIFORNIA 95019
PHONE: 831.724.2612
WWW.BUTANOGEOTECH.COM

March 4, 2013
Project No. 12-112-SM

Girl Scouts of Northern California
C/O Domokur Architects
4651 Medina Road
Akron, Ohio 44321

ATTENTION: Matthew Ebersole

SUBJECT: GEOTECHNICAL and GEOLOGIC INVESTIGATION - DESIGN PHASE
Camp Butano Creek – Proposed North Commons Lodge
1400 Canyon Road
Pescadero, San Mateo County, California

Dear Mr. Ebersole:

In accordance with your authorization, we have completed a geotechnical and geologic investigation for the subject project. This report summarizes the findings, conclusions, and recommendations from our field exploration, laboratory testing, and engineering and geologic analysis. It is a pleasure being associated with you on this project. If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,

BUTANO GEOTECHNICAL ENGINEERING, INC.

Greg Bloom, PE, GE
Principal Engineer
R.C.E. 58819
Expires 6/30/13

REGISTERED PROFESSIONAL ENGINEER
GREG BLOOM
C.E. 58819
exp. 6/16

James Olson, PG, CEG
Principal Geologist
C.E.G. 2267
Expires 8/31/14

REGISTERED GEOLOGIST
JAMES OLSON
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

Appendices
1. Appendix A Figures and Standard Details
2. Appendix B Field Exploration Program
3. Appendix C Laboratory Testing Program

Distribution: (4) Addressee

1.0 INTRODUCTION

This report presents the results of our geotechnical investigation for the proposed "North Commons Lodge" located at Camp Butano Creek in Pescadero, San Mateo County, California, prepared for the Girl Scouts of Northern California.

The purpose of our investigation is to provide information regarding the surface and subsurface soil conditions and provide geotechnical and geologic recommendations for the design and construction of the proposed lodge. Conclusions and recommendations related to site grading, foundations, slabs-on-grade, and site drainage are presented herein.

This work included site reconnaissance, subsurface exploration, soil sampling, laboratory testing, review of stereo-pair historic aerial photographs, engineering and geologic analyses, and preparation of this report. The scope of services for this investigation is outlined in our agreement dated May 22, 2012.

The recommendations contained in this report are subject to the limitations presented in Section 8.0 of this report. The Association of Engineering Firms Practicing the Geosciences has produced a pamphlet for your information titled *Important Information About Your Geotechnical Report.* This pamphlet has been included with the copies of your report.

2.0 FIELD EXPLORATION AND LABORATORY TESTING PROGRAMS

Our field exploration program included drilling, logging, and interval sampling of four borings on 12 June 2012, excavation of an exploratory trench on 11 June 2012 and field mapping on 11 July 2012. The borings were advanced to depths of 21.5 feet below existing grade; the exploratory trench was 21 feet long and up to 8 feet deep. Details of the field exploration program, including the Boring Logs and Log of Trench 1, Figures B-8 through B-11 and Plate B-3, are presented in Appendix B.

Representative samples obtained during the field investigation were taken to the laboratory for testing to determine physical and engineering properties. The results are presented on the Boring Logs and in Appendix C.

3.0 SITE DESCRIPTION

3.1 Location

The project site is located east of Highway 1 and just north of Butano State Park within unincorporated Pescadero, San Mateo County, California. The site location is shown on the Site Location Map, Appendix B, Figure B-1.

3.2 Surface Conditions

The proposed development site is located on a gently sloped alluvial fan (see Appendix B, Plates B-2 and Figure B-2; Site Geologic Cross Section and Site Geologic Map). The alluvial fan is formed immediately above Butano Creek and is flanked by steep to very steep mountainous terrain. Above the fan is a well incised, minor drainage. The drainage area is relatively small at approximately 32 acres.

The areas adjacent to the proposed development site and on the alluvial fan are currently developed with a large dining hall and a small cabin with associated hardscape and landscape improvements. At the location of the proposed lodge is a group of young redwoods. A small drainage course traverses the northeastern edge of the fan. Its course has been modified by development, but is currently uncontrolled. Dirt roadways, both on the alluvial fan and mountainous terrain above, flank the development site. An earthen berm, apparently constructed to protect the existing dinning hall from debris flows, is located immediately south and up hill of the proposed new lodge. However, the earthen berm, as currently configured, provides little if any debris flow protection to the dinning hall.

3.3 Subsurface Conditions

A total of four borings and one exploratory trench were advanced across the project site.

The native subsurface profile consists of alluvial fan deposits overlying Santa Cruz Mudstone. The alluvial fan deposits consist of medium dense to loose clayey sand with gravel.

Groundwater was encountered between 17 and 21 feet below the ground surface within three of the four borings advanced. The future depth to groundwater will vary based on seasonal conditions.

Our observations of the earth materials at the site are in general agreement with the published geologic maps of the area. The most recent geologic map, Brabb et al. (1998), shows the proposed development site underlain by Santa Cruz Mudstone (see Appendix B, Figure B-2; Local Geologic Map). However, our mapping and subsurface exploration show the site underlain by alluvial fan deposits, which in turn overlie Santa Cruz mudstone. Immediately down drainage from the subject site Brabb et al. (1998) map "younger alluvial fan deposits" at the mouths of numerous tributary drainages to Butano Creek. The discrepancy is due to the relatively small scale of the Brabb et al. (1998) mapping; the fan deposit at the subject site was too small to map, but other larger deposits in the area were mapped.

In general, our exploratory borings and trench revealed alluvial fan deposits overlying Santa Cruz Mudstone. The alluvial fan deposits were best observed within the exploratory trench which was excavated within the upper third of the alluvial fan (Appendix B, Plate B-3; Log of Trench 1). The trench exposed an upper fluvial (stream) deposit cut into and overlying a sequence of debris flow deposits. The unit contacts generally parallel the ground surface, maintaining a relatively constant thickness. The fluvial deposits are overall less than 2 feet thick and are the youngest and most recent deposit. The underlying debris flow deposits are 1 to 4 feet thick and show significant variation in age. The upper deposit, unit 2, is very young and has not developed a soil. In situ soil development is an indication of age, the longer a deposit sits at the ground surface the more developed a soil becomes. The underlying units 3 and 4 each individually sat at the ground surface long enough to develop an upper soil. Soil development has turned the upper portion of both units 3 and 4 a very dark brown. The remaining underlying units 5 and 6 did not develop a soil. In other words, units 5 and 4 were deposited quickly enough to stop soil development of the underlying units. A period of time went by and then unit 3 was deposited. It sat at the surface for a period of time, forming a soil. Then unit 2, 1A and 1B were deposited and are too young to have developed a soil.

The fluvial deposits were identified based upon their grain size and internal stratification. They were likely deposited by a minor stream meandering across the fan. Alternatively they may have been deposited from the outwash of a debris flow deposit deposited higher up on the alluvial fan. The underlying debris flow deposits were identified by several factors including: individual packages with distinct color and grain size, lack of internal stratification (which indicates rapid deposition), and a high concentration of charcoal along unit contacts which is typical of the fire-debris flow cycle. For a detailed description of the individual constituents comprising the alluvial fan deposits please see the unit descriptions for Trench 1 (Appendix B, Plate B-3).

We encountered Santa Cruz Mudstone at a depth of 10.5 feet below the ground surface within Boring B-4 (Appendix B, Figure B-11). The mudstone is highly weathered, highly fractured and medium dense. Allan Krop & Associates, Inc. (1995), during a previous investigation for the existing dinning hall, encountered Santa Cruz Mudstone at a depth of 40 feet below the ground surface, boring AK-1 (see Appendix B, Plates B-1 and B-2).

4.0 PROJECT DESCRIPTION

Based on our discussions with the client the project will consist of a new lodge adjacent to the existing dining hall. Preliminary grading plans show that the pad will be cut down to create a level area and the upslope cut will be retained. The primary objective of our investigation was to provide geotechnical and geological design parameters and recommendations for development of the new lodge.

We were provided with digital copies of numerous documents related to the past development of the existing dinning hall. Two of those documents are most germane to our evaluation of the currently proposed development:

Allan Krop & Associates, Inc., 1995, Foundation Investigation, New Dinning/Meeting Facility, Girl Scout Camp, Pescadero, California, unpublished consultants report, Reference No. 1623-1, L 20569, dated 7 December 1995.

Bestor Engineers, Inc., 1999, Grading / Drainage Plan, Camp Butano Creek, Dinning Hall and Meeting Facility, dated September 1999, unpublished consultants maps, Work Order 5836.00, Sheet C-1 of 33.

We were also provided with digital copies of the following documents specifically related to the currently proposed development:

Bestor Engineers, Inc., 2012, Topographic Survey, Dinning Hall, Camp Butano Creek, dated 29 June 2012, unpublished consultants maps, Work Order 5836.01, Sheet 1 of 1, scale 1"=20'.

Domokur Architects, 2012, North Commons Lodge – Proposed Site Plan and Proposed Floor Plan, Girl Scouts of Northern California- Butano Creek – 1400 Canyon Road, Pescdero, CA, 94060, dated 17 May 2012, unpublished consultants plans, 2 Sheets.

5.0 GEOLOGIC AND GEOTECHNICAL HAZARDS

5.1 General

In our opinion the geotechnical and geologic hazards that could potentially affect the proposed project are:

- Debris Flows
- Intense seismic shaking
- Collateral seismic hazards
- Landsliding
- Flooding

5.2 Debris Flows

Debris flows are viscous slurries of water, soil and rock debris that typically flow at high rates of speed, primarily down existing drainage channels. Debris flows are mobilized from steep slopes and ravines by the rapid addition of water to unconsolidated soil and rock debris that commonly mantle hillsides. Flows can attain velocities in the range of tens of feet per second (i.e., 20 to 30 miles per hour). Deposition of the flowing mass usually occurs with a decrease in slope gradient and loss of channel confinement, typically at the confluence of the hillside stream channel and the more gentle slopes of the valley floor.

Wieczorek et al. (1988) performed detailed mapping of debris flows generated by the January, 1982 winter storm (see Appendix B, Figure B-3; Regional Debris Flow Map). Their map shows one small debris flow within the drainage immediately above the subject site. They also map a total of 4 other small debris flows within the drainages to either side of the subject drainage.

We examined ten sets of stereo-paired historic aerial photographs to help determine the debris flow activity at the site. For a complete list of the photographs observed please refer to the reference section. Our aerial photographic analysis of the site was inhibited by thick tree cover over the entire drainage where the site is located; no debris flows within the site drainage were observed. However, the surrounding drainages were less obscured by trees and we observed several debris flow scars. We noted fresh scars, from small to moderately sized debris flows, on the 1941 and 1963 photos.

As discussed above, we interpret the individual units that makeup the alluvial fan at the site as representing distinct debris flow deposits events. The units are overall different in color and grain size and are of different ages as indicated by

variable stages of in situ soil development. In addition, they all contain a distinct concentration of charcoal along their contacts. Debris flows occur most often soon after fires and are triggered by intense rain storm events. Therefore, each of the mapped debris flow units were likely deposited during individual storm events. Their constant thickness and lack of internal stratification indicates the deposits were highly fluidized.

Future debris flows will impact the subject site. Based upon the thickness of the largest debris flow unit of 4 feet as well as an estimate of the overall area covered by the unit, we estimate a total volume of 5,300 cubic yards for the largest debris flow event revealed by our subsurface investigation.

5.3 Intense Seismic Shaking

California's broad system of strike slip faulting has had a long and complex history. Some of these faults present a seismic hazard to the subject property. The most important of these are the San Andreas and San Gregorio fault zones (Appendix B, Figure B-4; Regional Geologic Map). These faults are either active or considered potentially active (Petersen et al., 1996; Working Group On Northern California Earthquake Potential [WGNCEP], 1996). Each fault is discussed below.

5.3.1 San Andreas Fault

The San Andreas fault is active and represents the major seismic hazard in northern California (WGNCEP, 1996). The main trace of the San Andreas fault trends northwest southeast and extends over 700 miles from the Gulf of California through the Coast Ranges to Point Arena, where the fault extends offshore.

Geologic evidence suggests that the San Andreas fault has experienced right lateral, strike slip movement throughout the latter portion of Cenozoic time (the past 20 to 30 million years), with cumulative offset of hundreds of miles. Surface rupture during historical earthquakes, fault creep, and historical seismicity confirm that the San Andreas fault and its branches, the Hayward, Calaveras, and San Gregorio faults, are all active today.

Historical earthquakes along the San Andreas fault and its branches have caused significant seismic shaking in the Monterey Bay area. The two largest historical earthquakes on the San Andreas to affect the area were the moment magnitude (M_w) 7.9 San Francisco earthquake of 18 April 1906 (actually centered near Olema) and the M_w 6.9 Loma Prieta

earthquake of 17 October 1989. The San Francisco earthquake caused severe seismic shaking and structural damage to many buildings in the Monterey Bay area. The Loma Prieta earthquake appears to have caused more intense seismic shaking than the 1906 event in localized areas of the Santa Cruz Mountains, even though its regional effects were not as extensive. There were also significant earthquakes in northern California along or near the San Andreas fault in 1838, 1865 and possibly 1890 (Sykes and Nishenko, 1984; WGNCEP, 1996).

Geologists have recognized that the San Andreas fault system can be divided into segments with "characteristic" earthquakes of different magnitudes and recurrence intervals (Working Group on California Earthquake Probabilities [WGCEP], 1988 and 1990). A study by WGNCEP in 1996 redefined the segments and the characteristic earthquakes for the San Andreas fault system in northern and central California. Two "locked" overlapping segments of the San Andreas fault system represent the greatest potential hazard.

The first segment is defined by the rupture that occurred from Cape Mendocino to San Juan Bautista along the San Andreas fault during the great M_w 7.9 earthquake of 1906. The WGNCEP (1996) has hypothesized that this "1906 rupture" segment experiences earthquakes with comparable magnitudes at intervals of about two hundred years.

The second segment is defined by the rupture zone of the M_w 6.9 Loma Prieta earthquake. Although it is uncertain whether this "Santa Cruz Mountains" segment has a characteristic earthquake independent of great San Andreas fault earthquakes, the WGNCEP (1996) has assumed an "idealized" earthquake of M_w 7.0 with the same right lateral slip as the 1989 Loma Prieta earthquake but having an independent segment recurrence interval of 138 years and a multi-segment recurrence interval of 400 years.

The Working Group on California Earthquake Probabilities [WGCEP] (2003) segmentation model is largely similar to that adopted by WGNCEP in 1996, although they have added far more complexity to the model and have reduced the forecasted magnitudes for the different segments. The 2002 California probabilistic seismic hazard maps issued by the California Geological Survey (Cao et al., 2003) appear to have largely adopted the earthquake magnitudes issued by the WGCEP (2003). The most significant change in modeling the San Andreas Fault Zone by Cao et al. (2003) is the elimination of a singular listing of the 1906 Mw 7.9

earthquake. Although, such an event can be derived by looking at the aggregate probability of the individual segments rupturing together as they did in 1906.

In spite of the increasing complexity of the models addressing different size earthquakes with different recurrence intervals on the many segments of this fault, the 1906 M_w 7.9 earthquake eclipses all other events. Keeping this in mind, it is important that any site specific seismic analyses performed for development take the 1906 event into account. Particularly since field research indicates the 1906 event recurs every several centuries.

5.3.2 San Gregorio Fault

The San Gregorio fault, as mapped by Greene (1977), Weber et al. (1979), Weber and Lajoie (1974), and Weber et al. (1995), skirts the coastline of Santa Cruz County northward from Monterey Bay and trends onshore at Point Año Nuevo. Northward from Año Nuevo, it passes offshore again, touching onshore briefly at Seal Cove just north of Half Moon Bay, and eventually connects with the San Andreas fault near Bolinas. Southward from Monterey Bay, it may trend onshore north of Big Sur (Greene, 1977) to connect with the Palo Colorado fault, or it may continue southward through Point Sur to connect with the Hosgri fault in south-central California. Based on these two proposed correlations, the San Gregorio fault zone has a length of at least 100 miles and possibly as much as 250 miles.

The on land exposures of the San Gregorio fault at Point Año Nuevo and Seal Cove show evidence of late Pleistocene displacement (Jennings, 1975; and Buchanan-Banks et al., 1978) and Holocene displacement (Weber and Cotton, 1981; Simpson et al., 1997). Although stratigraphic offsets indicate a history of horizontal and vertical displacements, the San Gregorio is considered predominantly right-lateral strike slip by most researchers (Greene, 1977; Weber and Lajoie, 1974; and Graham and Dickinson, 1978).

In addition to stratigraphic evidence for Holocene activity, the historical seismicity in the region is partially attributed to the San Gregorio fault (Greene, 1977). Due to inaccuracies of epicenter locations, even the magnitude the 6+ earthquakes of 1926, tentatively assigned to the Monterey Bay fault zone, may have actually occurred on the San Gregorio fault (Greene, 1977).

The WGNCEP (1996) divided the San Gregorio fault into the "San Gregorio" and "San Gregorio, Sur Region" segments. The segmentation boundary is located west of Monterey Bay, where the fault appears to have a right step over. The San Gregorio segment is assigned a slip rate that results in a M_w 7.3 earthquake with a recurrence interval of 400 years. This value was assigned based on the preliminary results of a paleoseismic investigation at Seal Cove by Lettis and Associates (see Simpson et al., 1997) and on regional mapping by Weber et al. (1995). Simpson et al. (1997) discovered prior displacements consistent with a moment magnitude of 7 to 7¼ in their paleoseismic study at Seal Cove. The Sur Region segment is assigned a slip rate that results in a M_w 7.0 earthquake with an effective recurrence interval of 411 years. Within the Sur Region many geologists, including Greene (1977), map the San Gregorio fault zone as continuing along the Palo Colorado fault. Graham and Dickinson (1978) show the San Gregorio fault continuing along the Sur fault zone.

WGCEP (2003) and Cao et al. (2003) have adopted a model similar to the WGNCEP (1996). They renamed the San Gregorio segment to San Gregorio North and downgraded the forecasted earthquake on this segment to a Mw 7.2. They also renamed the San Gregorio, Sur Region segment to San Gregorio South but retained the forecasted earthquake of Mw 7.0.

5.4 Seismic Design Parameters

Intense seismic shaking may occur at the site during the design lifetime of the proposed structure from an earthquake along one of the local fault systems. Generally, the intensity of shaking will increase the closer the site is to the epicenter of an earthquake, however, seismic shaking is a complex phenomenon and may be modified by local topography and soil conditions. The transmission of earthquake vibrations from the ground into the structure may cause structural damage.

The County of San Mateo has adopted the seismic provisions set forth in the 2010 California Building Code to address seismic shaking. The seismic provisions in the 2010 CBC are minimum load requirements for the seismic design for the proposed structure. The provisions set forth in the 2010 CBC will not prevent structural and nonstructural damage from direct fault ground surface rupture, coseismic ground cracking, liquefaction and lateral spreading, seismically induced differential compaction, or seismically induced inundation.

Table 1 has been constructed based on the 2010 CBC requirements for the seismic design of the proposed structure. The Site Class has been determined based on our field investigation and laboratory testing.

Table 1 Seismic Design Parameters

S_S	S_1	Site Class	F_a	F_v	S_{MS}	S_{M1}	S_{DS}	S_{D1}	Occupancy Category	Seismic Design Category
2.174	0.886	D	1.0	1.5	2.174	1.329	1.449	0.886	II	E

5.5 Collateral Seismic Hazards

In addition to intense seismic shaking, other seismic hazards that may have an adverse affect to the site and/or the structure are: fault ground surface rupture, coseismic ground cracking, seismically induced liquefaction and lateral spreading, seismically induced differential compaction, seismically induced landsliding, and seismically induced inundation (tsunami and seiche). It is our opinion that the potential for collateral seismic hazards to affect the site and to damage the proposed improvements is low.

5.5.1 Faulting

The property lies outside of the Earthquake Faut Zone (Davis, 1982) as determined under the Alquist-Priolo Earthquake Fault Zoning Act (Hart and Bryant, 1999). During our review of historical aerial photographs of the property we did not observe evidence of fault related tonal, color or textural features that could indicate the presence of an active fault. Hence, in our opinion, the probability is low for fault related surface ground rupture to occur on the subject property within the design lifetime of the proposed lodge.

5.6 Landsliding

The Regional Landslide Map (Appendix B, Figure B-5) shows the site underlain by an extremely large questionable landslide mass (Brabb and Pampeyan, 1972). The landslide, as mapped, is 5 miles long and wraps around the entire ridge separating Butano Creek from Little Butano Creek. Our interpretation of

deep seated landsliding in the area is significantly different (Appendix B, Figure B-6; B.G.E. – Landslide Map). We have evaluated landsliding based on aerial photographs, shaded relief digital elevation models and field reconnaissance.

The slopes immediately above the subject site do not have a morphology indicative of deep seated landsliding. The ridge lines are continuous and the slopes lack diverging contours. No evidence of large deep seated disturbance, such as large grabens, ground cracks, springs, etc., was observed during our field reconnaissance. We do not believe the site is underlain by a deep seated landslide.

We map a large deep seated landslide to the south of the subject site. The area has a morphology that is typical of deep seated landsliding; drainages are interrupted, ridge lines are discontinuous, contours are divergent, there are large hill side benches and there is a large arcuate steepened head scarp. Remobilization of this deep seated landslide does not have the potential to impact the site.

We also map two moderately sized recently active landslide deposits. They have clearly defined boundaries on the aerial photographs and DEM. Field reconnaissance of the southern landslide deposit revealed hummocky disturbed ground, ground cracks, jack-strawed trees and active scarps. We did not field investigate the northern landslide deposit. Neither landslide impacts the subject site.

5.7 Flooding

The proposed development site is located within Zone C of the most recent issue of the Flood Insurance Rate Map (Federal Emergency Management Agency, 1984). Zone C is defined as an area of minimal flooding. However, the proposed building area on the subject property is located on an alluvial fan partially formed by stream deposits. Significant stream flow across the fan has occurred in the past and will likely occur in the future. We have not performed a detailed hydrologic evaluation of the site drainage; however, due to the relatively broad fan we do not expect high water flood depths at the proposed building site given a 100-year storm.

6.0 DISCUSSIONS AND CONCLUSIONS

Based on our field investigation and discussion with the client it is our opinion that the proposed improvements are feasible. Two expansion index tests were performed on the foundation zone soil. Expansion index results of 8 and 12 were recorded, indicating a low potential for expansion.

It is anticipated that the site will be cut down for the proposed project. The density of the soil is variable (loose to medium dense). The foundation zone soil will require improvement (densification).

The proposed improvements, as well as the existing improvements, located on the alluvial fan are currently subject to impact from debris flows as described in section 5.2. It is our opinion that the current earthen berm that was constructed to protect the existing dining hall is inadequate. Conceptual mitigation measures to decrease the risk of impact by debris flows to an ordinary level are described in section 7.5.

7.0 RECOMMENDATIONS

7.1 General

Based on the results of our field investigation, laboratory testing, and engineering analysis it is our opinion that from the geotechnical standpoint, the subject site will be suitable for the proposed improvements.

There is a potential for debris flows to impact the existing development as well as the proposed structure. A detailed analysis of the debris flow hazard and mitigation is provided in section 7.5.

7.2 Site Grading

7.2.1 Site Clearing

The site should be cleared of loose soil, organics, and debris within the project limits.

7.2.2 Preparation of On-Site Soils

Areas to receive fill should be scarified, moisture conditioned, and compacted to a minimum of 90 percent relative compaction.

All on-site fill should be compacted with heavy vibratory equipment to a minimum of **90 percent** relative compaction. The upper 6 inches of subgrade (below pavement or sidewalks) and all aggregate baserock should be compacted to a minimum of **95 percent** relative compaction. Fill should be compacted by mechanical means in uniform horizontal loose lifts not exceeding 8 inches in thickness. The relative compaction and required moisture content shall be based on the maximum dry density and optimum moisture content obtained in accordance with ASTM D1557.

The on-site soil may be used as engineered fill once the majority of deleterious material is removed. The material should be verified by a representative of Butano Geotechnical Engineering, Inc. in the field during grading operations. All soils, both existing on-site and imported, to be used as fill, should contain less than 3 percent organics and be free of debris and cobbles over 2½ inches in maximum dimension.

Imported fill material should be approved by a representative of Butano Geotechnical Engineering, Inc. prior to importing. Imported fill should be primarily granular with no material greater than 2½ inches in diameter and no more than 20 percent of the material passing the #200 sieve. The fines fraction of the fill should not consist of expansive material. The Geotechnical Engineer should be notified no less than 5 working days in advance of placing any fill or base course material proposed for import. Each proposed source of import material should be sampled, tested, and approved by the Geotechnical Engineer prior to delivery of any soils imported for use on the site.

Any surface or subsurface obstruction, or questionable material encountered during grading, should be brought immediately to the attention of the Geotechnical Engineer for proper processing as required.

7.2.3 Cut and Fill Slopes

Temporary cuts in the soil may be made at a gradient of 1:1 (H:V) up to a height of 10 feet. Permanent cut and fill slopes may be constructed at a gradient of 2:1. A typical keying and benching detail is provided in Appendix A.

7.2.4 Excavating Conditions

The on-site soil and may be excavated with conventional earthwork equipment. The on-site near surface bedrock is classified as soft.

7.2.5 Utility Trenches

Bedding material should consist of sand with SE not less than 30 which may then be jetted.

The on-site native soils may be utilized for trench backfill per section 7.2.2. Imported fill should be free of organic material and rocks over 2.5 inches in diameter.

If sand is used, a 3 foot concrete plug should be placed in each trench where it passes under the exterior footings.

A 4 inch diameter Schedule 40 PVC perforated pipe may be placed below the utilities within the trenches. The perforated pipe should be enveloped in drain fabric consisting of, **Mirafi 180N** or approved equivalent. The perforated pipe should connect to a closed conduit and outlet to an approved location.

Backfill of all exterior and interior trenches should be placed in thin lifts not to exceed 8 inches and mechanically compacted to achieve a relative compaction of not less than 95 percent in paved areas and 90 percent in other areas per ASTM D1557. Care should be taken not to damage utility lines.

Utility trenches that are parallel to the sides of a building should be placed so that they do not extend below a line sloping down and away at an inclination of 2:1 H:V from the bottom outside edge of all footings.

Trenches should be capped with 1 1/2 feet of impermeable material. Import material must be approved by the Geotechnical Engineer prior to its use.

Trenches must be shored as required by the local regulatory agency, the State Of California Division of Industrial Safety Construction Safety Orders, and Federal OSHA requirements.

7.2.6 Surface Drainage

It is recommended that surface water be directed away from the existing and proposed structures at a minimum gradient of 2 percent for 10 feet.

A registered civil engineer should prepare a drainage plan with the intent of controlling drainage onto and off of the proposed development site.. If culverts are used as part of plan the minimum size should be 24 inches to reduce the potential for debris to cause clogging. The inlets should also be fitted with trash racks.

7.3 Foundations

The proposed structure may be supported by a conventional shallow foundation.

7.3.1 Conventional Shallow Foundations

We recommend that the foundation elements be founded on a minimum of 24 inches of engineered fill.

Footing widths should be based on the allowable bearing value but not less than 15 inches. The minimum recommended depth of embedment is 12 inches. Embedment depths should not be allowed to be affected adversely, such as through erosion, softening, digging, etc. Should local building codes require deeper embedment of the footings or wider footings, the codes must apply.

The allowable bearing capacity used should not exceed 2,000 psf for footings bearing on engineered fill. The allowable bearing capacity may be increased by one-third in the case of short duration loads, such as those induced by wind or seismic forces. In the event that footings are founded in structural fill consisting of imported materials, the allowable bearing capacities will depend on the type of these materials and should be re-evaluated.

Friction coefficient - 0.30, between the in-situ soil and/or engineered fill and rough concrete. A passive resistance of 200 pcf may be assumed below a depth of 12 inches. Where both friction and the passive resistance are utilized for sliding resistance, either of the values indicated should be reduced by one-third.

Footing excavations must be checked by the Geotechnical Engineer before steel is placed and concrete is poured.

7.3.2 Concrete Slabs-on-Grade

We recommend that concrete slab-on-grades be founded on a minimum of 24 inches of engineered fill per section 7.2.2.

The subgrade should be proof-rolled just prior to construction to provide a firm, relatively unyielding surface, especially if the surface has been loosened by the passage of construction traffic.

Where moisture sensitive floor coverings are anticipated or vapor transmission may be a problem, an 11 mil waterproof membrane should be placed directly below the floor slab in order to reduce moisture condensation under the floor coverings. A six inch layer of Class II baserock should be placed below the vapor barrier. A 4inch minimum layer of ¾ inch drainrock should be placed below the baserock to act as a capillary break.

7.3.3 Settlements

Total and differential settlements beneath the proposed retaining wall are expected to be within tolerable limits under static conditions. Vertical movements are not expected to exceed 1 inch. Differential movements are expected to be within the normal range (½ inch) for the anticipated loads.

7.4 Retaining Structures

7.4.1 Lateral Earth Pressures

The lateral earth pressures presented in Table 2 are recommended for the design of retaining structures with a gravel blanket and backfill soil consisting of the on-site sandy fat clay.

Table 2. Lateral Earth Pressures

Soil Profile (H:V)	Equivalent Fluid Pressure (psf/ft)	
	Active Pressure	At-Rest Pressure
Level	45	65
2:1	60	80

Active earth pressures should be used for cantilevered walls.

A seismic load of $15H^2$ may be applied at a point 0.6H from the base of the wall for flexible walls. Rigidly restrained walls may be designed for a seismic load of $22.5H^2$ to be applied at a point 0.6H from the base of the wall. A factor of safety of 1.1 should be considered for seismic loading.

Pressure due to any surcharge loads from adjacent footings, traffic, etc., should be analyzed separately. Pressures due to these loading can be supplied upon receipt of the appropriate plans and loads. Refer to Appendix A, Figure A-1.

7.4.2 Backfill

Backfill should be placed under engineering control. Backfill should be compacted per Subsection 7.2.2, however, precautions should be taken to ensure that heavy compaction equipment is not used immediately adjacent to walls, so as to prevent undue pressures against, and movement of, the walls.

The granular backfill should be capped with at least 12 inches of relatively impermeable material.

7.4.3 Backfill Drainage

Backdrains should consist of 4 inch diameter Schedule 40, PVC pipe or equivalent, embedded in 3/8 inch to 3/4 inch, clean crushed gravel, enveloped in Mirafi 180N or approved equivalent. The drains should be a minimum of 12 inches in thickness and should extend to within 12 inches from the surface. The pipe should be 4+ inches above the trench bottom; a gradient of 2+ percent being provided to the pipe and trench bottom; discharging into suitably protected outlets. See Appendix A, Figure A-2 for the standard detail for backdrains.

Perforations in backdrains are recommended as follows: 3/8 inch diameter, in 2 rows at the ends of a 120 degree arc, at 3 inch centers in each row, staggered between rows, placed downward.

Backdrains should be approved by the Geotechnical Engineer after placement of bedding and pipe and prior to the placement of clean crushed gravel.

An unobstructed outlet should be provided at the lower end of each segment of backdrain. The outlet should consist of an unperforated pipe of the same diameter, connected to the perforated pipe and extended to a protected outlet at a lower elevation on a continuous gradient of at least 1 percent. The collected drainage should then be released at a location to minimize soil erosion.

7.5 Debris Flow Mitigation

It is our opinion that there is a moderate to high potential for the proposed development to be impacted by future debris flows. The proposed new lodge must be protected from this hazard. For this particular site, the most advantageous method to mitigate the hazard is construction of a debris flow cable netting system, located within the narrow constrained drainage above the alluvial fan. This will protect all existing and future development located on the fan. An alternative mitigation is a debris flow deflection wall, located on the alluvial fan and above the proposed lodge. Based upon exposures within our exploratory trench, the largest debris flow event deposit was approximately four feet thick with an estimated volume of 5,300 cubic yards.

The debris flow design volume should be 5,300 cubic yards for a debris flow cable netting system. Alternatively, the design debris flow height should be 6 feet for a deflection wall, located on the fan just above the proposed lodge. Once a mitigation scheme is decided upon design level plans should be developed. If a cable netting system is chosen, additional surveying and subsurface exploration will be necessary.

7.6 Plan Review

The recommendations presented in this report are based on preliminary design information for the proposed project and on the findings of our geotechnical investigation. When completed, the Grading Plans, Foundation Plans and design loads should be reviewed by Butano Geotechnical Engineering, Inc. prior to submitting the plans and contract bidding. Additional field exploration and laboratory testing may be required upon review of the final project design plans.

7.7 Observation and Testing

Field observation and testing must be provided by a representative of Butano Geotechnical Engineering, Inc. to enable them to form an opinion regarding the adequacy of the site preparation, the adequacy of fill materials, and the extent to

which the earthwork is performed in accordance with the geotechnical conditions present, the requirements of the regulating agencies, the project specifications, and the recommendations presented in this report. Any earthwork performed in connection with the subject project without the full knowledge of, and not under the direct observation of Butano Geotechnical Engineering, Inc., will render the recommendations of this report invalid.

Butano Geotechnical Engineering, Inc. should be notified at least 5 working days prior to any site clearing or other earthwork operations on the subject project in order to observe the stripping and disposal of unsuitable materials and to ensure coordination with the grading contractor. During this period, a preconstruction meeting should be held on the site to discuss project specifications, observation and testing requirements and responsibilities, and scheduling.

8.0 LIMITATIONS

The recommendations contained in this report are based on our field explorations, laboratory testing, and our understanding of the proposed construction. The subsurface data used in the preparation of this report was obtained from the borings drilled during our field investigation. Variation in soil, geologic, and groundwater conditions can vary significantly between sample locations. As in most projects, conditions revealed during construction excavation may be at variance with preliminary findings. If this occurs, the changed conditions must be evaluated by the Project Geotechnical Engineer and the Geologist, and revised recommendations be provided as required. In addition, if the scope of the proposed construction changes from the described in this report, our firm should also be notified.

Our investigation was performed in accordance with the usual and current standards of the profession, as they relate to this and similar localities. No other warranty, expressed or implied, is provided as to the conclusions and professional advice presented in this report.

This report is issued with the understanding that it is the responsibility of the Owner, or of his Representative, to ensure that the information and recommendations contained herein are brought to the attention of the Architect and Engineer for the project and incorporated into the plans, and that it is ensured that the Contractor and Subcontractors implement such recommendations in the field. The use of information contained in this report for bidding purposes should be done at the Contractor's option and risk.

This firm does not practice or consult in the field of safety engineering. We do not direct the Contractor's operations, and we are not responsible for other than our own personnel on the site; therefore, the safety of others is the responsibility of the Contractor. The Contractor should notify the Owner if he considers any of the recommended actions presented herein to be unsafe.

The findings of this report are considered valid as of the present date. However, changes in the conditions of a site can occur with the passage of time, whether they be due to natural events or to human activities on this or adjacent sites. In addition, changes in applicable or appropriate codes and standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, this report may become invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and revision as changed conditions are identified.

The scope of our services mutually agreed upon did not include any environmental assessment or study for the presence of hazardous to toxic materials in the soil, surface water, or air, on or below or around the site. Butano Geotechnical Engineering, Inc. is not a mold prevention consultant; none of our services performed in connection with the proposed project are for the purpose of mold prevention. Proper implementation of the recommendations conveyed in our reports will not itself be sufficient to prevent mold from growing in or on the structures involved.

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Aerial Photographs

23 March 1941 (1941-A), frames 6660 97 and 98, black and white, nominal scale 1:24,000, County of San Mateo.

11 October 1943 (1943-A), frames DDB-2B 74, 75 and 76, black and white, nominal scale 1:20,000, USDA Adjustment Administration.

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7 January 1982 (1982-D), frames JSS 5-7, 8, 9, 6-7 and 8, black and white, nominal scale 1:20,000, U.S. Geological Survey.

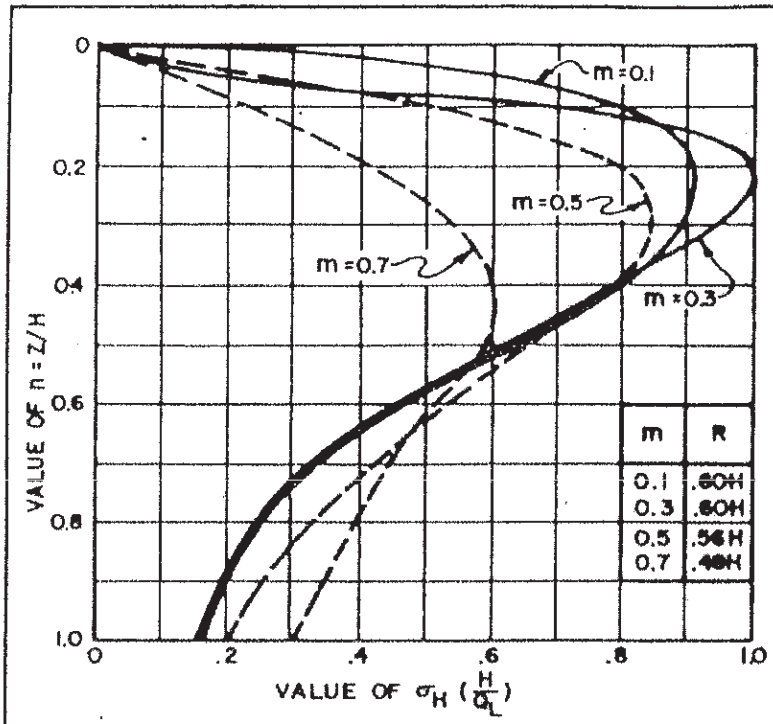
12 April 1985 (1984-E), frames WAC-85CA 13-6 and 7, black and white, nominal scale 1:31,680, WAC Corporation.

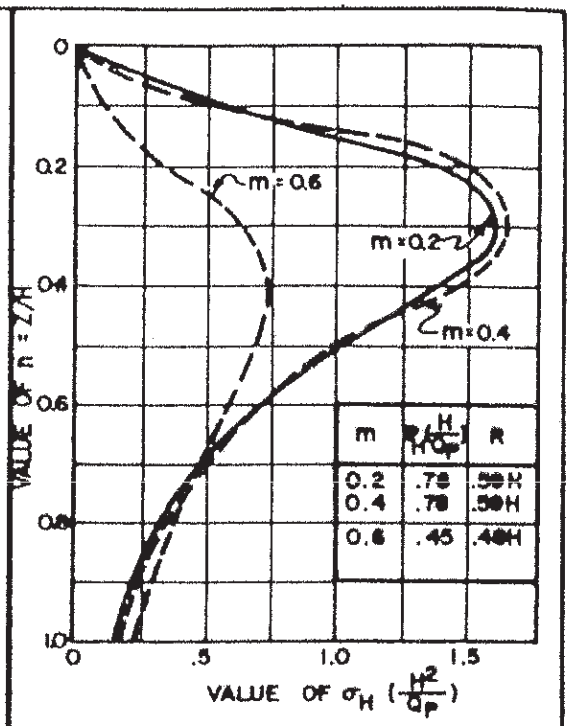
23 June 1994 (1994), frames 25-9 and 10, black and white, nominal scale 1:15,840, Big Creek Lumber Company.

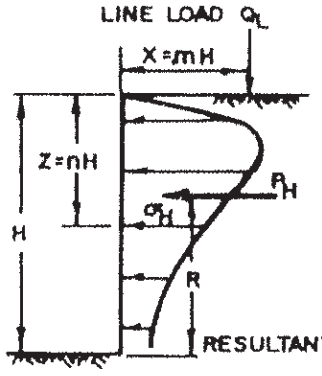
Photos are available for viewing at the Map Room in the Science Library at the University of California, Santa Cruz. References to the Map Room collection (e.g., 1928-H, etc.) are provided for convenience.

APPENDIX A

FIGURES AND STANDARD DETAILS







FOR $m \leq 0.4$:

$$\sigma_H \left(\frac{H}{Q_L}\right) = \frac{0.20n}{(0.16+n^2)^2}$$

$$P_H = 0.55 Q_L$$

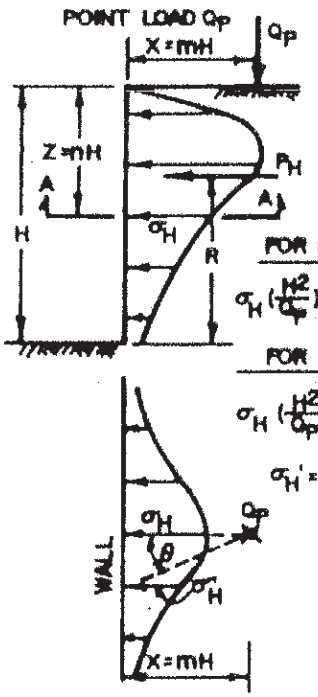
FOR $m > 0.4$:

$$\sigma_H \left(\frac{H}{Q_L}\right) = \frac{1.28 m^2 n}{(m^2+n^2)^2}$$

RESULTANT $P_H = \frac{0.64 Q_L}{(m^2+1)}$

PRESSURES FROM LINE LOAD Q_L

(BOUSSINESQ EQUATION MODIFIED BY EXPERIMENT)



FOR $m \leq 0.4$:

$$\sigma_H \left(\frac{H^2}{Q_P}\right) = \frac{0.28 n^2}{(0.16+n^2)^3}$$

FOR $m > 0.4$:

$$\sigma_H \left(\frac{H^2}{Q_P}\right) = \frac{1.77 m^2 n^2}{(m^2+n^2)^3}$$

$$\sigma_H' = \sigma_H \cos^2(1.1\theta)$$

SECTION A-A

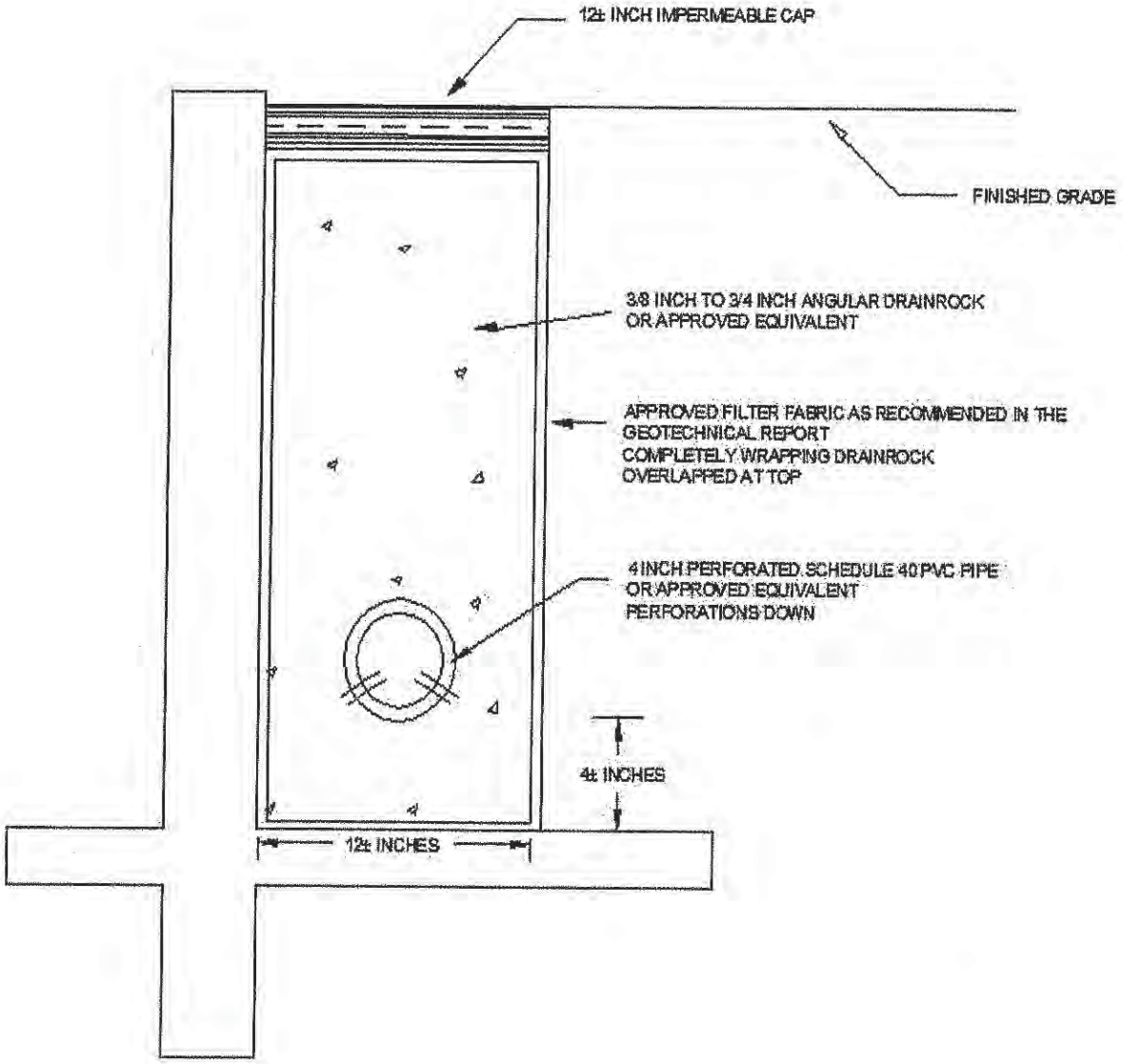
PRESSURES FROM POINT LOAD Q_P

(BOUSSINESQ EQUATION MODIFIED BY EXPERIMENT)

REFERENCE: NAVFAC Design Manual 7.2

Figure 11, Page 7.2-74

BUTANO GEOTECHNICAL ENGINEERING, INC.	**SURCHARGE PRESSURE DIAGRAM**	FIGURE A-1



NOTES:

1. DRAWING IS NOT TO SCALE.
2. 2±% GRADIENT TO PIPE AND TRENCH BOTTOM CONNECTED TO A CLOSED CONDUIT THAT DISCHARGES TO AN APPROVED LOCATION.

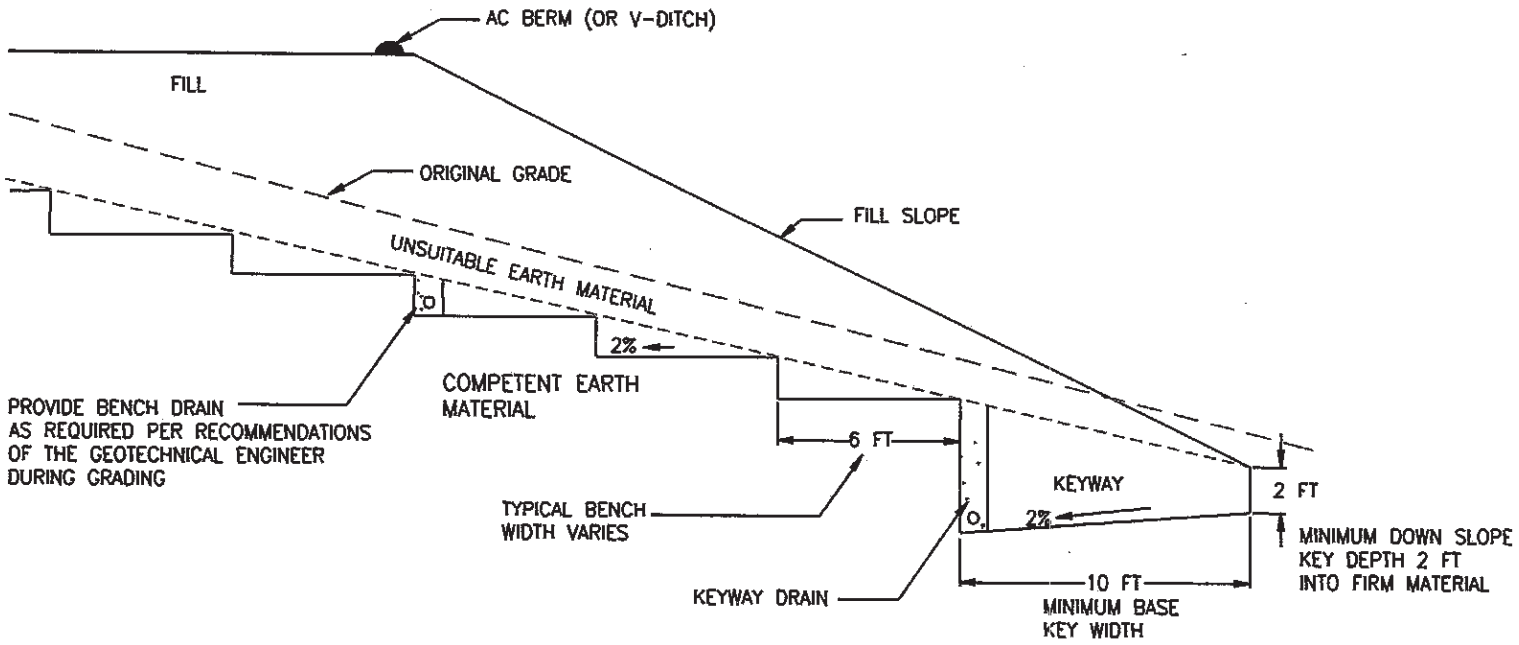
BUTANO GEOTECHNICAL ENGINEERING, INC.	**TYPICAL BACKDRAIN DETAIL**	FIGURE A-2

BUTANO

GEOTECHNICAL ENGINEERING, INC.

TYPICAL KEY AND BENCH DETAIL

FIGURE A-3



NOTES:

1. DRAWING IS NOT TO SCALE
2. FILLS SITUATED ON SLOPES STEEPER THAN 5:1 (H:V) SHOULD BE KEYED AND BENCHED.
3. FILL MATERIAL SHOULD BE PLACED PER THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
4. LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE GEOTECHNICAL ENGINEER.
5. BENCH AND KEYWAY MATERIAL SHALL CONSIST OF 3/8 INCH TO 3/4 INCH ANGULAR DRAINROCK OR APPROVED EQUIVALENT COMPLETELY WRAPPED IN APPROVED FILTER FABRIC AS RECOMMENDED IN THE GEOTECHNICAL REPORT.
6. BENCH AND KEYWAY DRAINS SHOULD BE AT LEAST 18 INCHES THICK.
7. 4 INCH PERFORATED SCHEDULE 40 PVC PIPE OR APPROVED EQUIVALENT SHALL BE PLACED 4 INCHES ABOVE THE BASE OF EACH BENCH AND KEYWAY CONNECTED TO A CLOSED CONDUCT THAT DISCHARGES TO AN APPROVED LOCATION.

APPENDIX B

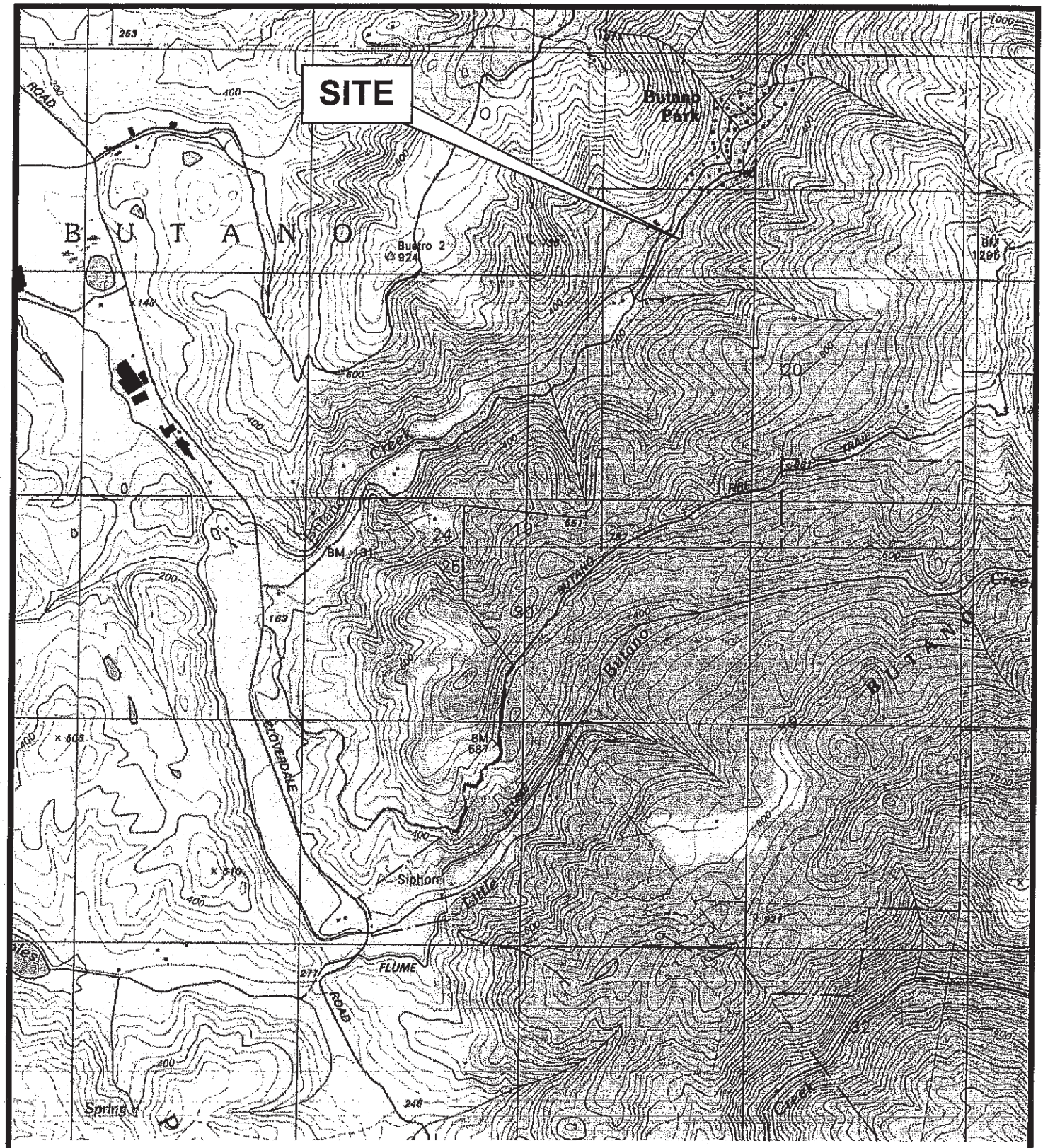
FIELD EXPLORATION PROGRAM

FIELD EXPLORATION PROCEDURES

Subsurface conditions were explored by excavating 1 exploratory trench and advancing 4 borings below existing grade. The exploratory trench was advanced using a 3 foot bucket attached to a backhoe. All borings were advanced using a 6 inch solid stem track mounted auger. The site geologic cross section and exploratory trench logs are included in Appendix B Plates B-2 and B-3. The Key to The Logs and the Logs of the Borings are also included in Appendix B, Figures B-7 through B-11. The approximate locations of the cross section, geologic trench, and borings are shown on the Site Geologic map, Plate B-1. The excavation of the trench and the drill holes were located in the field by tape measurements from known landmarks. Their locations as shown are therefore within the accuracy of such measurement.

The local and regional geology of the area have been mapped by a certified engineering geologist and representative of Butano Geotechnical Engineering, Inc. Geologic maps include local and regional geology, regional debris flows, and local and regional landsliding (Figures B-2 through B-6).

The soils encountered in the borings were continuously logged in the field by a representative of Butano Geotechnical Engineering, Inc. Bulk and relatively undisturbed soil samples for identification and laboratory testing were obtained in the field. These soils were classified based on field observations and laboratory tests. The classification is in accordance with the Unified Soil Classification System (Figure B-3).



BASE MAP: U.S. Geological Survey, 1998, Franklin Point Quadrangle, California, U.S. Geological Survey, 7.5' topographic series, scale 1:24,000.

N
W E
S

SCALE 1:24,000

1000 0 1000 2000 feet

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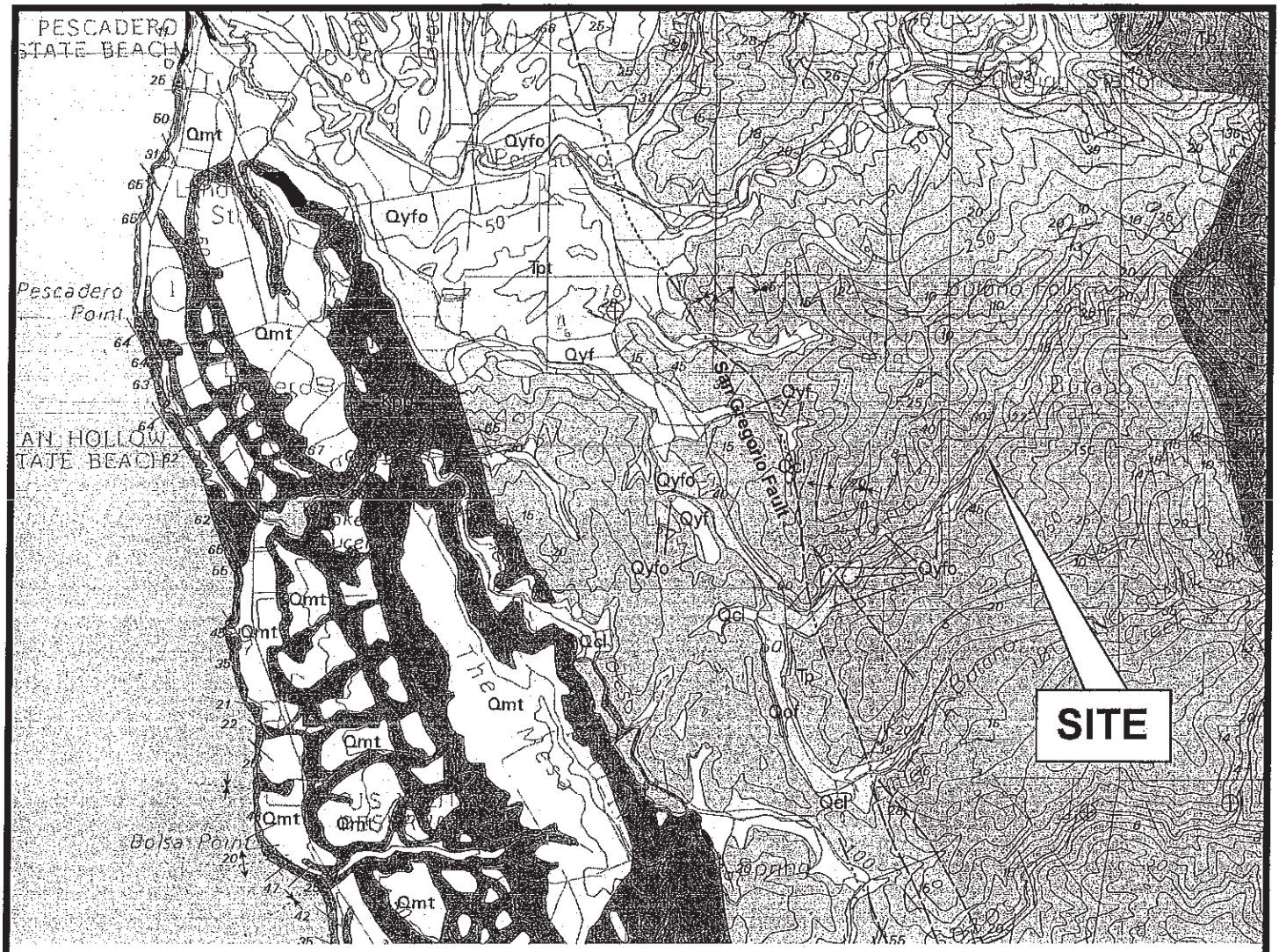
Site Location Map
Girl Scouts of Northern California
Camp Butano Creek
1400 Canyon Road, Pescadero, CA

FIGURE #
B-1
PROJECT NO.
12-112-SM



EXPLANATION

- Qyf — Younger (inner) alluvial fan depoists (Holocene)
- Qyfo — Younger (outer) alluvial fan depoists (Holocene)
- Qcl — Colluvium (Holocene)
- Qmt — Marine terrace deposits (Pleistocene)
- Qof — Coarse-grained older alluvial fan and stream terrace deposits (Pleistocene)
- Tp — Purisima Formation (Pliocene and upper Miocene)
- Tsc — Santa Cruz Mudstone (upper Miocene)
- Tsm — Santa Margarita Sandstone (upper Miocene)
- Kpp — Pigeon Point Formation (Upper Cretaceous)
- Contact - dashed where approximate, dotted where concealed
- Fault - dashed where approximate, dotted whereconcealed, queried where uncertain

BASE MAP: Brabb, E.E., Graymer, R.W., Jones, D.L., Geology of the Onshore Part of San Mateo County, California: Digital Database, U.S. Geological Survey Open-File Report 98-137, 1998, scale 1:62,500.

N W E S

SCALE 1:62,500

0.5 0 0.5 1 mile

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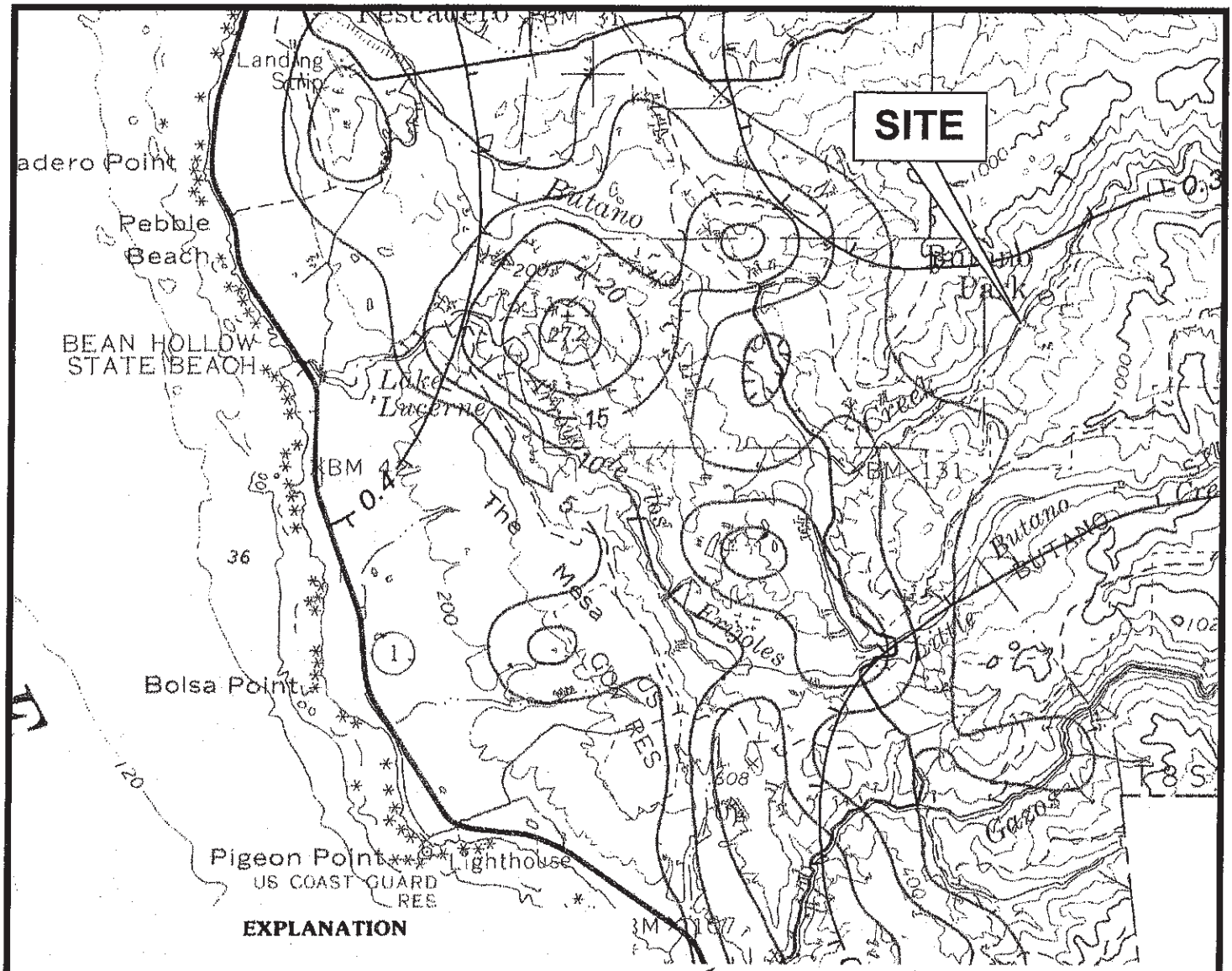
WWW.BUTANOGEOTCH.COM

Local Geologic Map
Girl Scouts of Northern California
Camp Butano Creek
1400 Canyon Road, Pescadero, CA

FIGURE # **B-2**
PROJECT NO. 12-112-SM



EXPLANATION

DEBRIS FLOWS[1]–Showing slide sources (approximately located), tracks, and deposits smaller than approximately 65 m wide. Several tracks may coalesce into one track

DEBRIS-FLOW DEPOSIT–Larger than approximately 65 m wide

CONCENTRATION OF DEBRIS FLOWS–Contoured in increments of 5 debris flows/km²; +, maximum number of debris flows/km². Hachures indicate decreasing values

OTHER LANDSLIDES–Larger than approximately 65 m in minimum dimension; arrow indicates direction of movement. Individual types of landslides not distinguished; not all small landslides shown

③ SITE OF LARGE LANDSLIDE–See table 8.4

0.3 CONTOURS OF NORMALIZED STORM RAINFALL–Hachures indicate direction of decreasing values

[1]Debris flows, as referred to and mapped here, are a complex type of landslide in which initial sliding transforms the landslide material into a flow. "Slide", "flow", and other landslide terms are used as defined by Varnes (1978).

Base Map: "DISTRIBUTION AND CONCENTRATION OF DEBRIS FLOWS AND OTHER LANDSLIDES IN SAN MATEO COUNTY, CALIFORNIA." Plate 8, by Wieczorek et al. 1988, United States Geological Survey, Profesional Paper 1434, Scale 1:62,500.

N W E S

SCALE 1:62,500

0.5 0 0.5 1 mile

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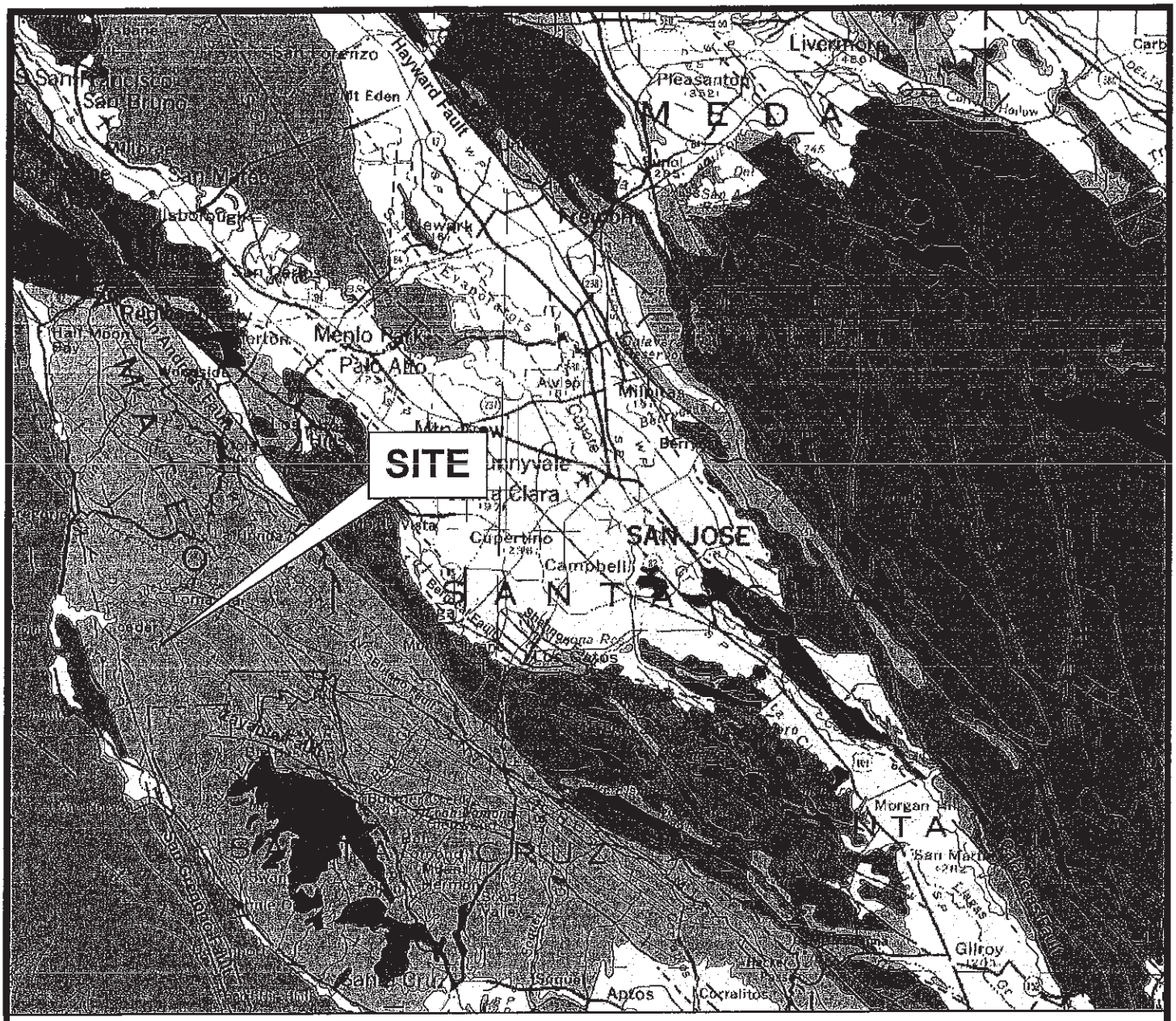
Regional Debris Flow Map
Girl Scouts of Northern California
Camp Butano Creek
1400 Canyon Road, Pescadero, CA

FIGURE # **B-3**
PROJECT NO. 12-112-SM



EXPLANATION

Geologic Units

- Quaternary Deposits
- Quaternary Volcanics
- Tertiary Sedimentary Rocks
- Tertiary Volcanic Rocks
- Pre-Tertiary Sedimentary Rocks
- Pre-Tertiary Volcanic Rocks
- Grantic Intrusive Rocks
- Franciscan Complex
- Ultramafic Rocks
- Pre-Tertiary Metamorphic Rock
- Pre-Cambrian Metamorphic and Igneous Rocks

Symbols

- contact
- fault, certain
- fault,approx. located
- fault, concealed or inferred
- anticline
- monocline
- syncline

Reference: Jennings, C.W., 1977, Geologic Map of California: California Department of Conservation, Division of Mines and Geology, scale 1:750,000.

Digital Data: Saucedo, G.J., Bedford, D.R., Raines, G.L., Miller, R.J., and Wentworth, C.M., 2000, GIS Data for the Geologic Map of California: California Department of Conservation, Division of Mines and Geology, CD-ROM 2000-007, ver. 2.0.

N W E S

SCALE 1:500,000

10 Miles 0

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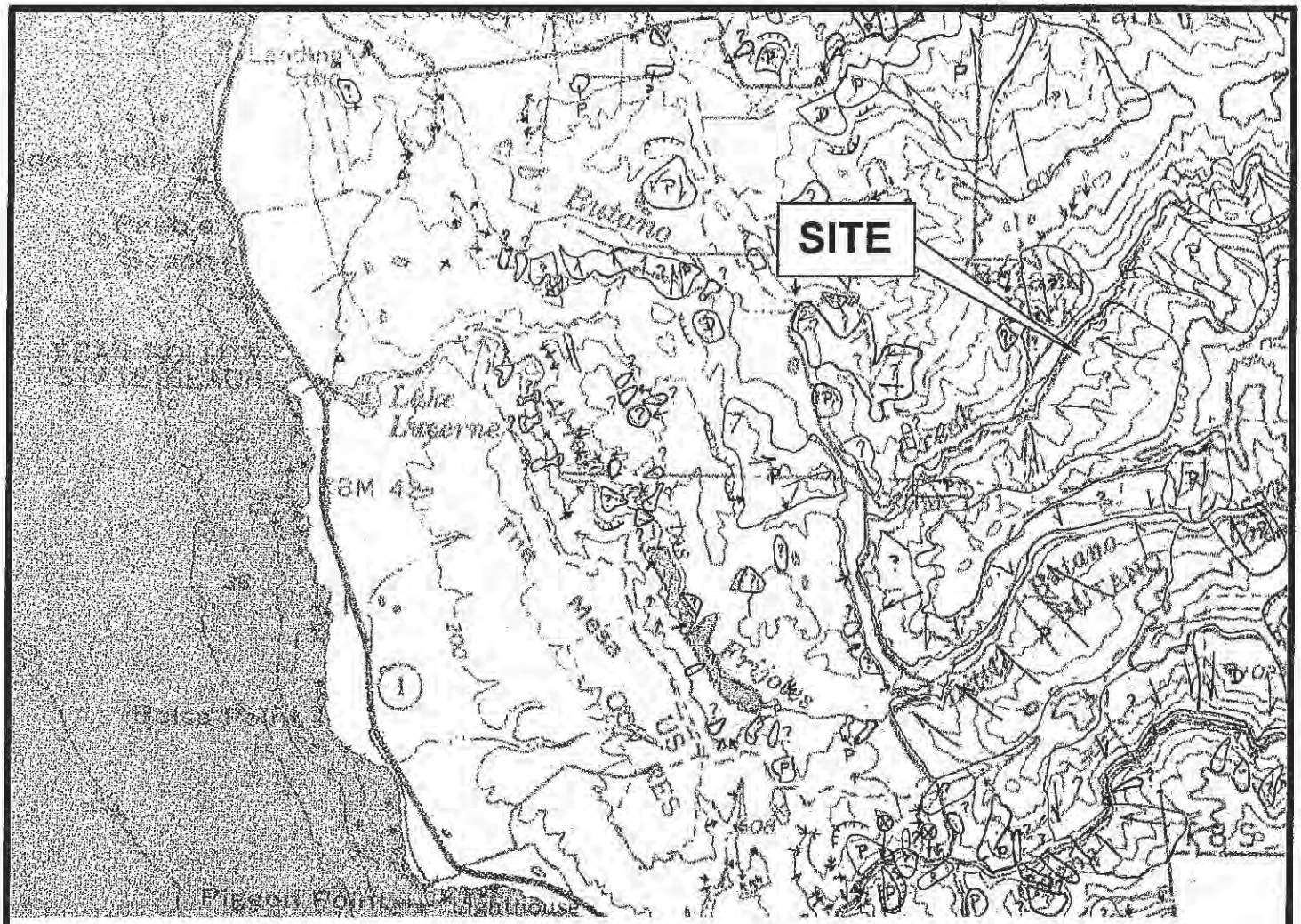
Regional Geologic Map
Girl Scouts of Northern California
Camp Butano Creek
1400 Canyon Road, Pescadero, CA

FIGURE # **B-4**
PROJECT NO. 12-112-SM



MAP SYMBOLS

LARGE LANDSLIDE DEPOSIT

More than 500 feet in maximum dimension. Arrows indicate general direction of movement (omitted for lack of space on some landslides). D, definite landslide deposit; P, probable landslide deposit; ?, questionable landslide deposit; A, landslide features on photos suggest landslide may be active. Hachured line shows the approximate position of an inferred main scarp.

SMALL LANDSLIDE DEPOSIT AND GULLY

50 to 500 feet in maximum dimension. Arrow indicates general direction of downslope movement and is centered over location of deposit.

BASE MAP: Brabb, E.E. and Pampeyan, E.H., Preliminary Map of Landslide Deposits in San Mateo County, California, U.S. Geological Survey, Micellaneous Field Studies MF-344, 1972, scale 1:62,500.

SCALE 1:62,500

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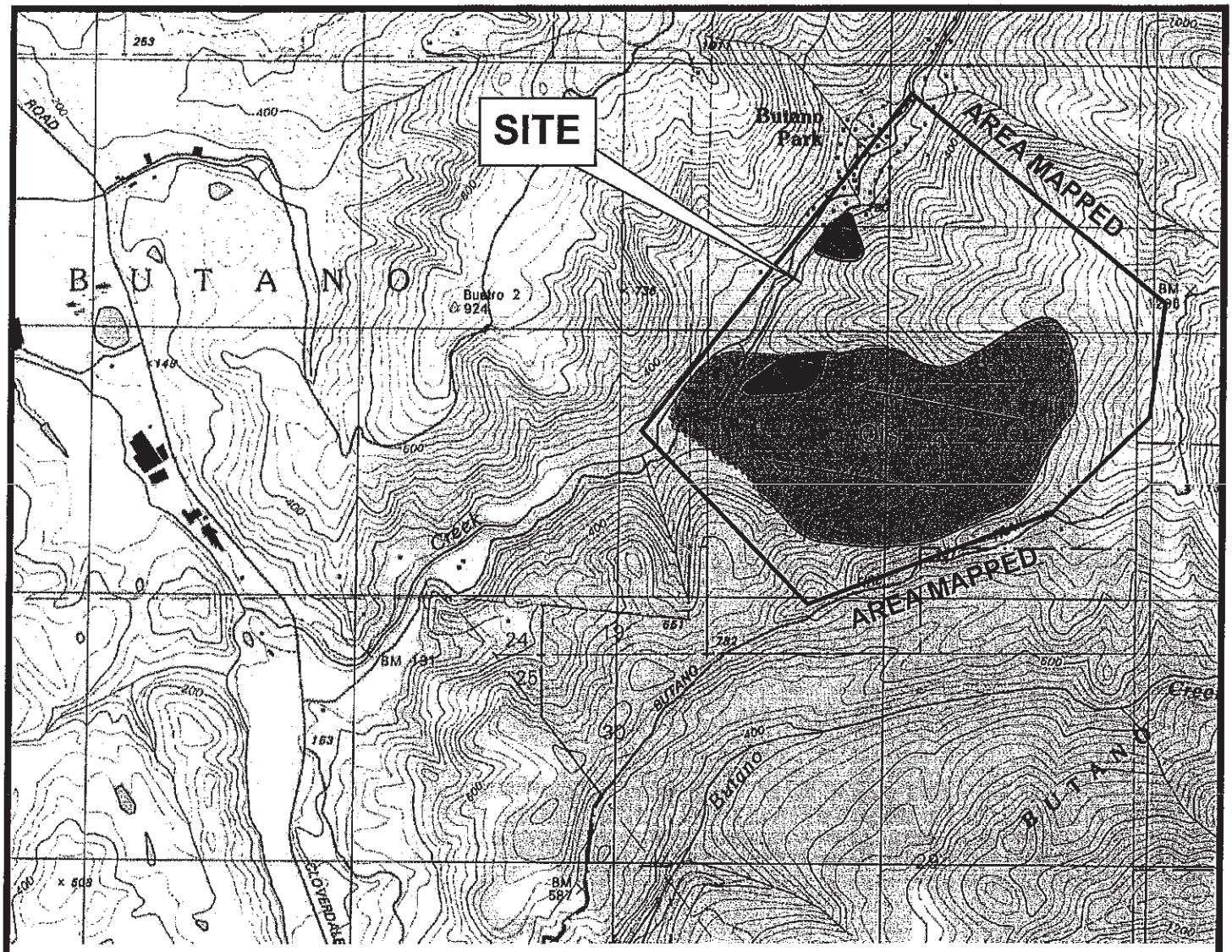
Regional Landslide Map
Girl Scouts of Northern California
Camp Butano Creek
1400 Canyon Road, Pescadero, CA

FIGURE #
B-5
PROJECT NO.
12-112-SM



EXPLANATION

Probable landslide, age and level of activity/stability unknown

Landslide deposit, recently active

BASE MAP: U.S. Geological Survey, 1998, Franklin Point Quadrangle, California, U.S. Geological Survey, 7.5' topographic series, scale 1:24,000.

N
W E
S

SCALE 1:24,000

1000 0 1000 2000 feet

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B.G.E. - Landslide Map
Girl Scouts of Northern California
Camp Butano Creek
1400 Canyon Road, Pescadero, CA

FIGURE #
B-6
PROJECT NO.
12-112-SM

KEY TO LOGS

UNIFIED SOIL CLASSIFICATION SYSTEM

PRIMARY DIVISIONS			GROUP SYMBOL	SECONDARY DIVISIONS
COARSE GRAINED SOILS More than half of the material is larger than the No. 200 sieve	GRAVELS More than half of the coarse fraction is larger than the No. 4 sieve	CLEAN GRAVELS (Less than 5% fines)	GW	Well graded gravels, gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines
		GRAVEL WITH FINES	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines
	SANDS More than half of the coarse fraction is smaller than the No. 4 sieve	CLEAN SANDS (Less than 5% fines)	SW	Well graded sands, gravelly sands, little or no fines
			SP	Poorly graded sands, gravelly sands, little or no fines
		SAND WITH FINES	SM	Silty sands, sand-silt mixtures, non-plastic fines
			SC	Clayey sands, sand-clay mixtures, plastic fines
FINE GRAINED SOILS More than half of the material is smaller than the No. 200 sieve	SILTS AND CLAYS Liquid limit less than 50		ML	Inorganic silts and very fine sands, silty or clayey fine sands or clayey silts with slight plasticity
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS Liquid limit greater than 50		MH	Inorganic silts, micaceous or diatomacaceous fine sandy or silty soils, elastic silts
			CH	Inorganic clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity, organic silts
HIGHLY ORGANIC SOILS			Pt	Peat and other highly organic soils

GRAIN SIZE LIMITS

SILT AND CLAY	SAND			GRAVEL		COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE		

No. 200 No. 40 No. 10 No. 4 3/4 in. 3 in. 12 in.

US STANDARD SIEVE SIZE

RELATIVE DENSITY	
SAND AND GRAVEL	BLOWS/FT*
VERY LOOSE	0 - 4
LOOSE	4 - 10
MEDIUM DENSE	10 - 30
DENSE	30 - 50
VERY DENSE	OVER 50

CONSISTENCY	
SILT AND CLAY	BLOWS/FT*
VERY SOFT	0 - 2
SOFT	2 - 4
FIRM	4 - 8
STIFF	8 - 16
VERY STIFF	16 - 32
HARD	OVER 32

MOISTURE CONDITION
DRY
MOIST
WET

* Number of blows of 140 pound hammer falling 30 inches to drive a 2 inch O.D. (1 3/8 inch I.D.) split spoon (ASTM D-1586).

LOG OF EXPLORATORY BORING

Project No.:	12-112-SM	Boring:	B1
Project:	1400 Canyon Road	Location:	Girl Scout Camp, North Commons
		Elevation:	
Date:	June 12, 2012	Method of Drilling:	6 inch Diamater Solid Stem Auger,
Logged By:	GAB		Track Mounted

2" Ring Sample | 2.5" Ring Sample | Bulk Sample | Terzaghi Split Spoon Sample | Static Water Table

Depth (ft.)	Soil Type	Undisturbed	Bulk	Description	Blows / Foot	N_{60}	Dry Density (pcf)	Moisture Content (%)	Direct Shear c (psf)	Direct Shear f°	Other Tests
	SC			Brown Clayey SAND, medium dense, moist, scattered charcoal, rootlets	16	17		24.5			
5				gray, medium dense	15	16		25.1			
10				medium dense, with charcoal	13	15		30.0			
15				medium dense	12	15		31.7			
20				▽							
25				gray, loose/soft, with charcoal	4	5.0		36.4			sieve
30				Boring terminated at a depth of 26 1/2 feet. Groundwater measured at a depth of 21 feet after drilling							
35											

BUTANO GEOTECHNICAL ENGINEERING, INC.

FIGURE B-8

LOG OF EXPLORATORY BORING

Project No.:	12-112-SM	Boring:	B2
Project:	1400 Canyon Road	Location:	Girl Scout Camp, North Commons
		Elevation:	
Date:	June 12, 2012	Method of Drilling:	6 inch Diamater Solid Stem Auger, Tractor Mounted
Logged By:	GAB		

2" Ring Sample | 2.5" Ring Sample | Bulk Sample | Terzaghi Split Spoon Sample | Static Water Table

Depth (ft.)	Soil Type	Undisturbed	Bulk	Description	Blows / Foot	N_{60}	Dry Density (pcf)	Moisture Content (%)	Direct Shear c (psf)	Direct Shear f°	Other Tests
	SC			Gray clayey SAND, medium dense, moist, with redwood roots (living)	26	12		23.4			
				medium dense	22	24		24.0			sieve
5				medium dense, 1 inch dry intact redwood debris in sample	12	12		23.7			E.I.=8
10				medium dense	12	14		30.2			
15	SC/CL			medium dense, wet, scattered fine angular gravel	10	12		36.8			sieve
				▽							
20				medium dense, saturated	9	12		33.5			
				Boring terminated at a depth of 16 1/2 feet. Groundwater measured at a depth of 18 feet after drilling.							
25											
30											
35											

BUTANO GEOTECHNICAL ENGINEERING, INC.

FIGURE B-9

LOG OF EXPLORATORY BORING

Project No.:	12-112-SM	Boring:	B3
Project:	1400 Canyon Road	Location:	Girl Scout Camp, North Commons
		Elevation:	
Date:	June 12, 2012	Method of Drilling:	6 inch Diamater Solid Stem Auger,
Logged By:	GAB		Tractor Mounted

2" Ring Sample | 2.5" Ring Sample | Bulk Sample | Terzaghi Split Spoon Sample | Static Water Table

Depth (ft.)	Soil Type	Undisturbed	Bulk	Description	Blows / Foot	N_{60}	Dry Density (pcf)	Moisture Content (%)	Direct Shear c (psf)	Direct Shear f°	Other Tests
	SC			Gray clayey SAND, medium dense, moist							
					12	12		23.4			
5				medium dense							
				medium dense	27	18	87.0	28.9			E.I.=12
10				medium dense	11	12		28.8			
15				medium dense, wet, scattered fine angular gravel	9	11		35.0			
				▽							
20				medium dense, saturated	9	12		32.2			
				Boring terminated at a depth of 21 1/2 feet. Groundwater measured at a depth of 17 feet after drilling.							
25											
30											
35											

BUTANO GEOTECHNICAL ENGINEERING, INC.

FIGURE B-10

LOG OF EXPLORATORY BORING

Project No.:	12-112-SM	Boring:	B4
Project:	1400 Canyon Road	Location:	Girl Scout Camp, North Commons
		Elevation:	
Date:	June 12, 2012	Method of Drilling:	6 inch Diamater Solid Stem Auger, Tractor Mounted
Logged By:	GAB		

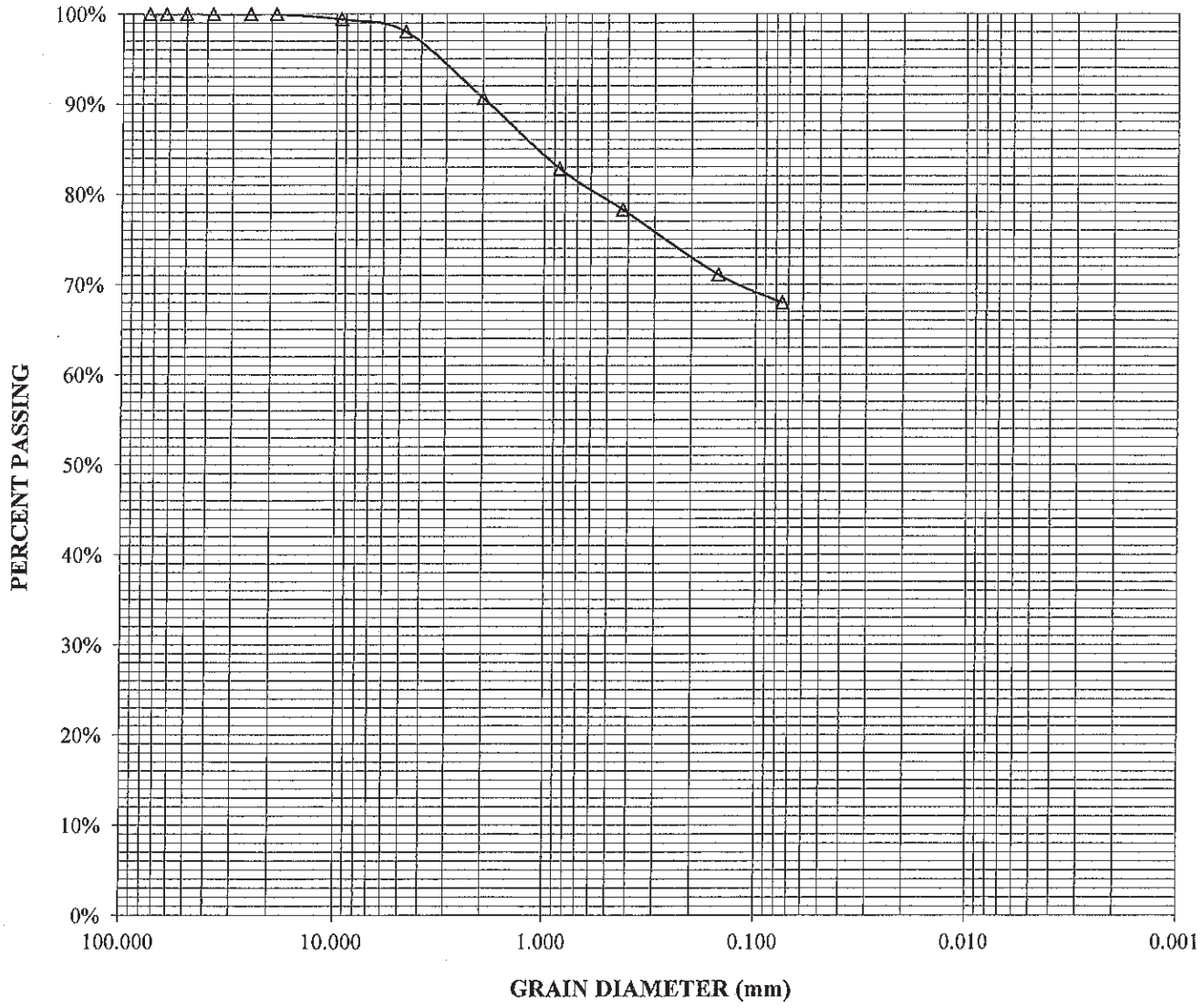
2" Ring Sample | 2.5" Ring Sample | Bulk Sample | Terzaghi Spiit Spoon Sample | Static Water Table

Depth (ft.)	Soil Type	Undisturbed	Bulk	Description	Blows / Foot	N_{60}	Dry Density (pcf)	Moisture Content (%)	Direct Shear c (psf)	Direct Shear f°	Other Tests
0	SC/CL			Dark brown sandy LEAN CLAY/ CLAYEY SAND, medium dense, moist, with charcoal	14	14		23.7			
5				medium dense, with som angular gravel	14	15		21.3			
10	BR			Gray/orange brown intensley weathered mudstone, medium dense	19	24		34.6			
15				medium dense	22	32		28.5			
20				Boring terminated at a depth of 16 1/2 feet. No groundwater encountered.							
25											
30											
35											

BUTANO GEOTECHNICAL ENGINEERING, INC.

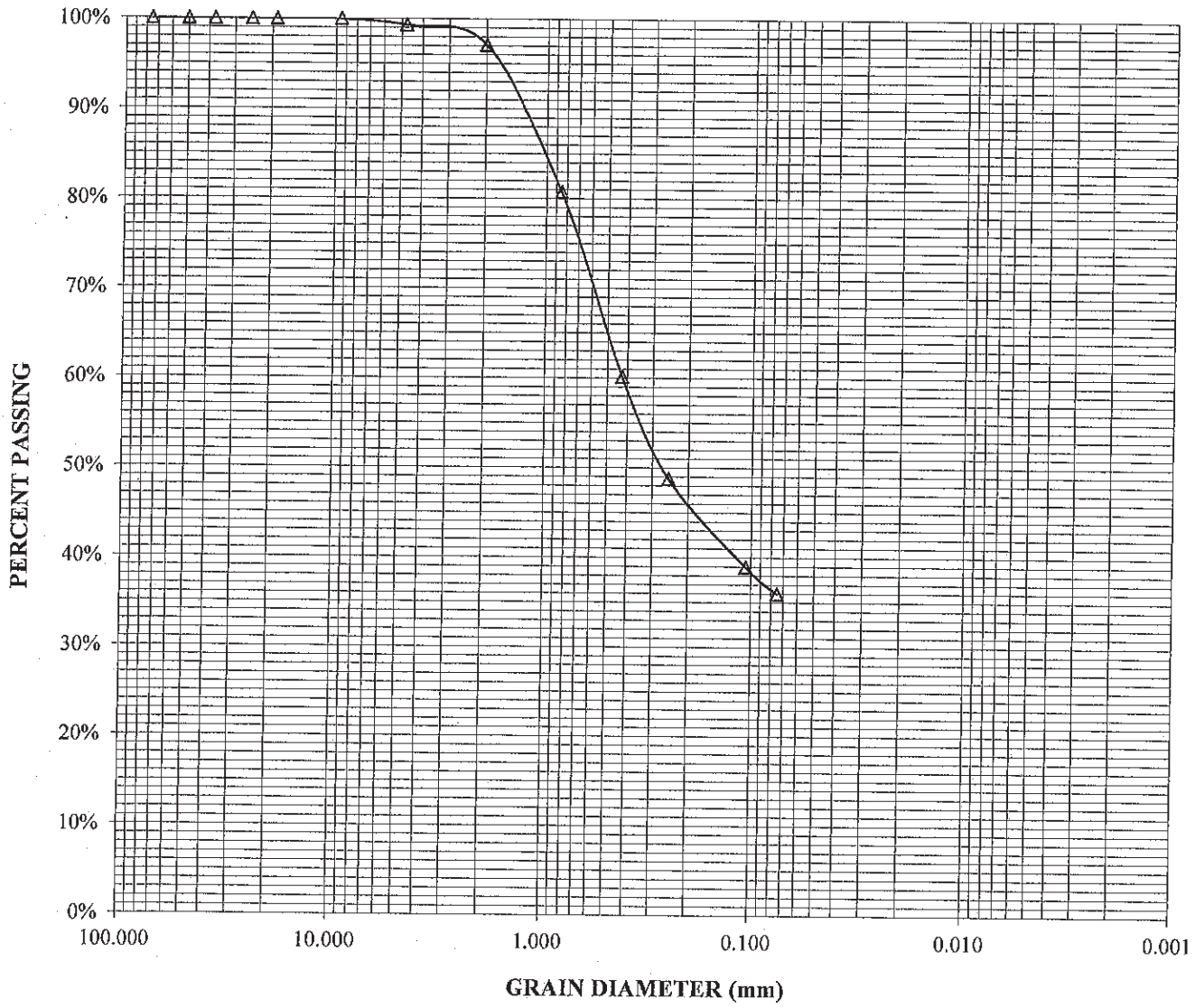
FIGURE B-11

BORING:	B1-5	PERCENT	PERCENT
DEPTH (ft):	25.0	PASSING No. 4	PASSING No. 200
SOIL TYPE (USCS):	SC	96.7%	41.7%



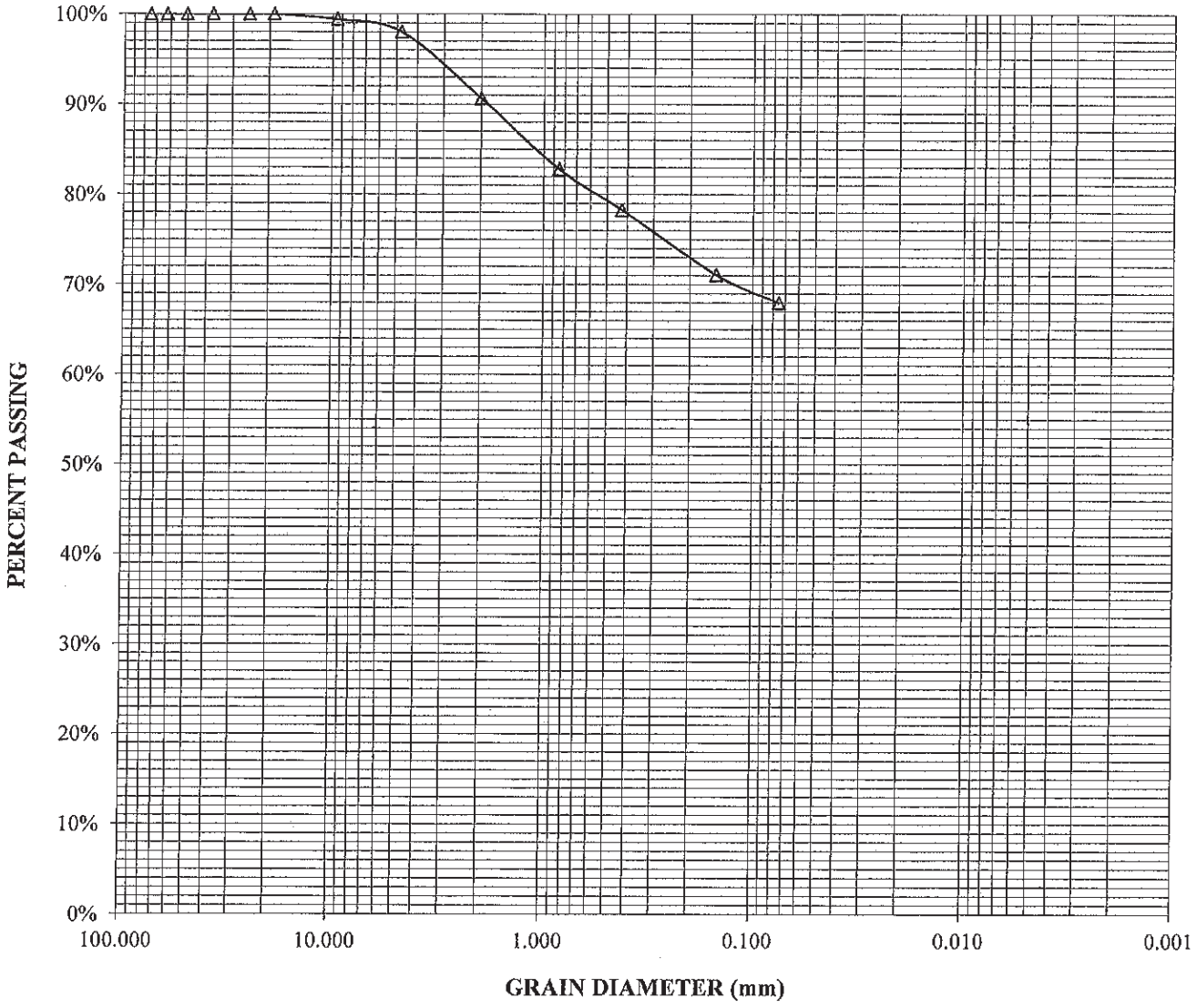
BUTANO	GRAIN SIZE DISTRIBUTION	FIGURE
GEOTECHNICAL ENGINEERING, INC.	1400 Canyon Road	C-1

BORING:	B2-2	PERCENT	PERCENT
DEPTH (ft):	5.0	PASSING No. 4	PASSING No. 200
SOIL TYPE (USCS):	SC	100.0%	49.7%



BUTANO GEOTECHNICAL ENGINEERING, INC.	**GRAIN SIZE DISTRIBUTION** 1400 Canyon Road	FIGURE C-2

BORING:	B2-5	PERCENT	PERCENT
DEPTH (ft):	15.0	PASSING No. 4	PASSING No. 200
SOIL TYPE (USCS):	CL	98.1%	68.0%



BUTANO	GRAIN SIZE DISTRIBUTION	FIGURE
GEOTECHNICAL ENGINEERING, INC.	1400 Canyon Road	C-3

County of San Mateo - Planning and Building Department

ATTACHMENT I

BUTANO GEOTECHNICAL ENGINEERING, INC.
231 GREEN VALLEY ROAD, SUITE E, FREEDOM, CALIFORNIA 95019
PHONE: 831.724.2612
WWW.BUTANOGEOTECH.COM

December 18, 2013
Project No. 12-112-SM

Girl Scouts of Northern California
C/O Domokur Architects
4651 Medina Road
Akron, Ohio 44321

ATTENTION: Luke Kraft

SUBJECT: ADDENDUM GEOTECHNICAL and GEOLOGIC EVALUATION
Camp Butano Creek – North Commons Improvements
1400 Canyon Road
Pescadero, San Mateo County, California

Dear Mr. Kraft:

At your request, we are writing this addendum letter to provide additional recommendations subsequent to our geologic and geotechnical design phase report dated March 4, 2013. Since publishing our report the proposed improvements have been altered. These changes are shown on the updated site plan provided to us by Domokur Architects. This addendum letter addresses the following changes:

1. The currently proposed 2,053 square feet lodge is to be a free standing structure and located adjacent to the dining hall deck on its southwest side.

2. Six new tent structures and an associated restroom are proposed. They will be located southwest of the lodge and on moderately steep slopes.

3. Our initial report provided several options to mitigate the debris flow hazard at the site. The current plan is to mitigate the debris flow hazard with a debris deflection wall.

New Lodge

The new lodge will be located on the younger alluvial fan deposits as shown on the Site Geologic Map – Addendum Report (Plate 1). To verify the site conditions our firm advanced an additional hand augered boring within the building envelope (see attached HA-5, Figure 1). The boring encountered stiff sandy lean clay within the depth explored

of 5 feet. Based on our analysis, the recommendations provided in the March 4, 2013 report may be used for the design of this structure.

Tent Structures

A total of 6 tent structures and an associated restroom are proposed southwest of the new lodge. The restroom will be located on the edge of the alluvial fan. The topography in this area consists of 20 percent gradients.

The restroom should be constructedper the recommendations in the March 4, 2013 design report.

A new retaining wall will be constructed upslope of the tent structures. This wall may be supported on a shallow foundation per the March 2013 report. The earth pressures in that report should also be used.

The tent structures are to be located on a northwest facing slope. We advanced two hand augered borings in this area (see attached HA-6 and HA-7, Figures 2 and 3). This slope is underlain by soil overlying santa cruz mudstone (Tsc). A cross-section of the slope going through the tent structures is shown on the attached Geologic Cross Section A-A' (Figure 4). The slopes in the area of these tent structures are approximately 40 to 60 percent. These 6 tent structures should be supported by drilled piers. The following recommendations may be used to design the foundation supports for the tent structures.

Drilled Piers

Drilled piers may be used to support the tent structures. The drilled piers should be embedded a minimum of 5 feet below existing grade.

The minimum recommended shaft diameter is 18 inches. Shafts should be spaced no closer than 2.5 diameters, with a minimum of 3.0 diameters, center to center.

An allowable bearing capacity of 6,000 psf may be assumed with a 1/3 increase for short term loading. An allowable passive resistance of 250 pcf over 2 pier diameters may be assumed within the colluvium and mudstone. The upper 3 feet of the pier should be ignored for design purposes.

The drilled excavations for the cast-in-place concrete shafts should be clean, dry and free of debris or loose soil. The drilled excavations should not deviate more than 1 percent from vertical.

For drilled, cast-in-place concrete shafts depths in excess of 8 feet, concrete should be placed via a tremie. The end of the tube must remain embedded a minimum of 4 feet into the concrete at all times.

Debris Flow Deflection Wall

The March 4, 2013 design report provides a design volume and height for a deflection wall (5,300 cubic yards and 6 feet). Since the report the design team has reviewed various mitigation schemes and also changed the location of new lodge. Based on input from the design team we have chosen a location for the 270 feet long wall.

The upper 100 feet of the wall is to be 8 feet tall and the lower 170 feet is to be 6 feet tall. The reason for the increased wall height in the first 100 feet is because the redwood copse east of the wall in this location is to remain. All other trees to the east of the wall are to be removed as part of the grading. The intent of the proposed grading is to have any potential debris flow past the development and not overtop the proposed wall. This area should remain void of any trees in the future.

The deflection wall is to be designed based on an impact velocity of 15 feet per second and an impact angle of 45 degrees.

A schematic of the proposed wall location and area of associated grading is shown on Plate 2. The slope on the east side of the canyon may be graded at a 1:1 slope. Disturbed slopes should be covered with erosion control. On disturbed slopes greater than 50 percent an erosion control fabric such as North American Green 250 or equivalent should be used.

The following recommendations should be used to design the soldier beams for the proposed wall.

Drilled Piers

Drilled piers may be used to support the deflection wall. The minimum recommended shaft diameter is 18 inches. Shafts should be spaced no closer than 2.5 diameters, with a minimum of 3.0 diameters, center to center.

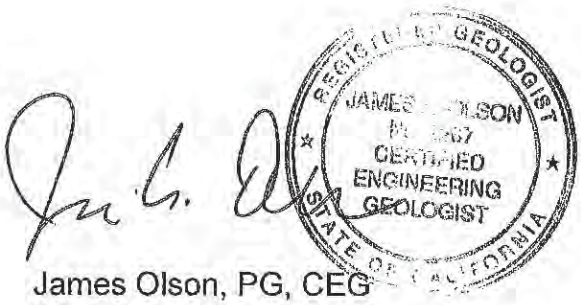
An allowable skin friction of 1,250 psf may be assumed with a 1/3 increase for short term loading. An allowable passive resistance of 350 pcf over 2 pier diameters may be assumed within the soil and mudstone. The upper 1 foot of the pier should be ignored for design purposes.

The drilled excavations for the soldier beams should be clean, dry and free of debris or loose soil. The drilled excavations should not deviate more than 1 percent from vertical.

For drilled, cast-in-place concrete shafts depths in excess of 8 feet, concrete should be placed via a tremie. The end of the tube must remain embedded a minimum of 4 feet into the concrete at all times.

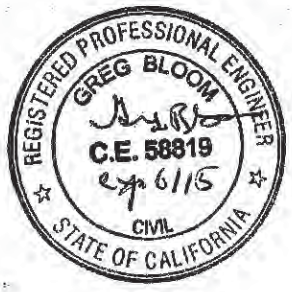
Sincerely,

BUTANO GEOTECHNICAL ENGINEERING, INC.



Greg Bloom, PE, GE
Principal Engineer
R.C.E. 58819
Expires 6/30/15

James Olson, PG, CEG
Senior Geologist
C.E.G. 2267
Expires 8/31/14



LOG OF EXPLORATORY BORING

Project No.:	12-112-SM	Boring:	HA-5
Project:	1400 Canyon Road	Location:	Girl Scout Camp, North Commons
		Elevation:	
Date:	December 11, 2013	Method of Drilling:	3 1/4 inch hand auger
Logged By:	PE		

2" Ring Sample | 2.5" Ring Sample | Bulk Sample | Terzaghi Split Spoon Sample | Static Water Table

Depth (ft.)	Soil Type	Undisturbed	Bulk	Description	Blows / Foot	N_{60}	Dry Density (pcf)	Moisture Content (%)	Direct Shear c (psf)	Direct Shear f °	Other Tests
				10 inches of base rock							
1	CL		X	Dark brown sandy LEAN CLAY with gravel, stiff, moist, rootlets, (alluvium).				23.0			
			X					21.6			
2			X	Charcoal.				22.4			
			X	Brown.				23.1			
3											
4											
			X	No gravel, decreased rootlets.				21.4			
5											
6				Boring terminated at a depth of 6 feet. No groundwater encountered.							
7											

BUTANO GEOTECHNICAL ENGINEERING, INC.

FIGURE 1

LOG OF EXPLORATORY BORING

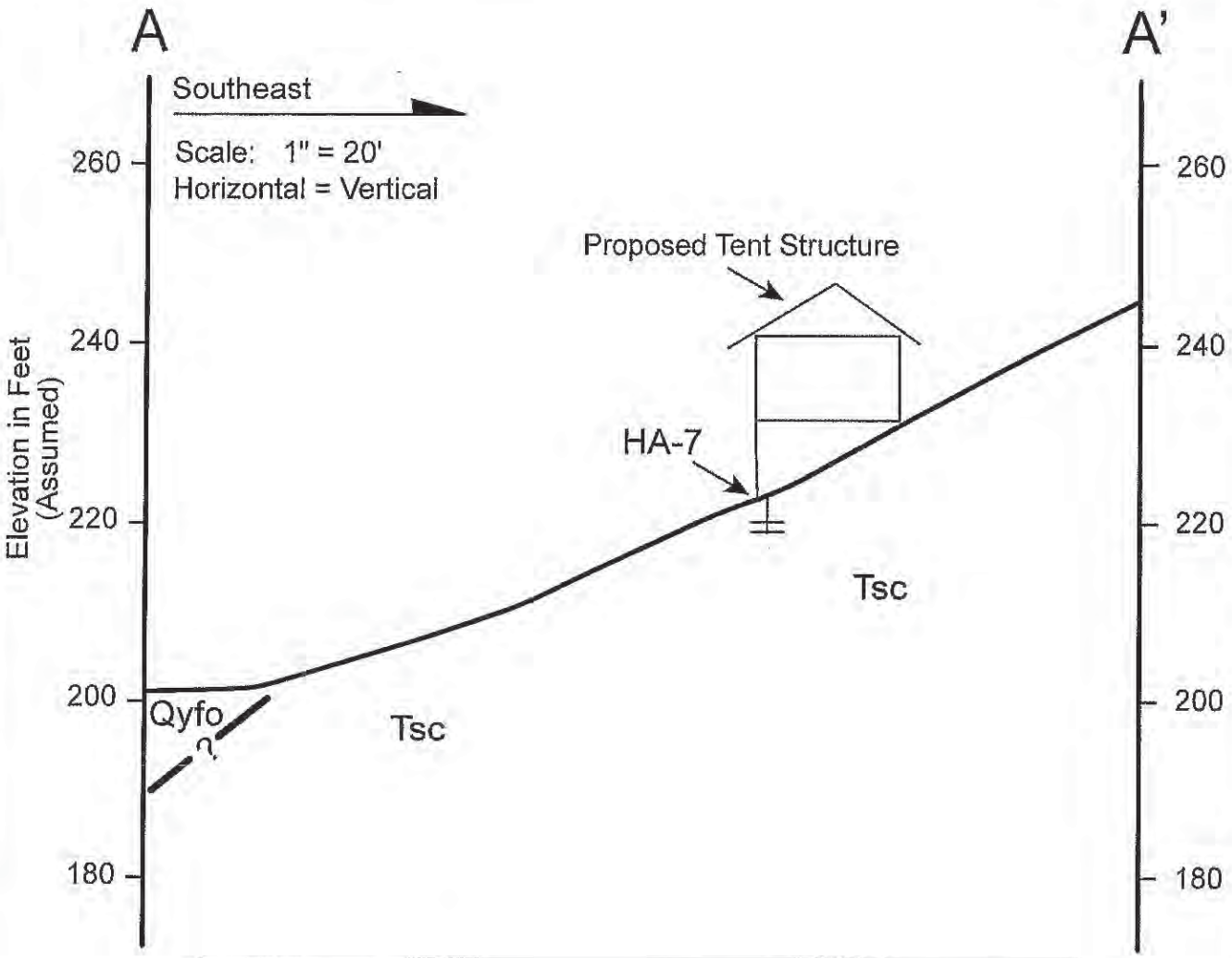
Project No.:	12-112-SM	Boring:	HA-6
Project:	1400 Canyon Road	Location:	Girl Scout Camp, North Commons
		Elevation:	
Date:	December 11, 2013	Method of Drilling:	3 1/4 inch hand auger
Logged By:	PE		

2" Ring Sample | 2.5" Ring Sample | Bulk Sample | Terzaghi Split Spoon Sample | Static Water Table

Depth (ft.)	Soil Type	Undisturbed	Bulk	Description	Blows / Foot	N_{60}	Dry Density (pcf)	Moisture Content (%)	Direct Shear c (psf)	Direct Shear f °	Expansion Index
1	CL		X	Light brown LEAN CLAY with sand, stiff, moist, rootlets, (petagenic soil)				18.7			
2			X					18.3			1
3				1 inch diameter living roots.							
4			X					12.5			
5				Boring terminated at a depth of 5 feet. No groundwater encountered.							
6											
7											

BUTANO GEOTECHNICAL ENGINEERING, INC.

FIGURE 2



EXPLANATION

EARTH MATERIALS

Qyfo	Younger alluvial fan deposits (Holocene)
Tsc	Santa Cruz Mudstone (upper Miocene)

SYMBOLS

?	Earth materials contact - dashed where approximate, queried where uncertain
HA-7	Exploratory hand augers, this investigation

BUTANO GEOTECHNICAL ENGINEERING, INC.	**GEOLOGIC CROSS SECTION- ADDENDUM REPORT** 1400 Canyon Road	FIGURE 4

County of San Mateo - Planning and Building Department

ATTACHMENT J

Looking towards North Commons Area
from Canyon Road

Attachment J

Attachment J
02.13.2014

Existing Dining Hall / Proposed Camping Dormitory Area

Location of Proposed Camping Dormitory

Attachment J

Existing Dining Hall, View from Canyon Road

Attachment J

Looking towards area of proposed debris flow wall

Attachment J

View from proposed ADA Bathroom location looking towards Canyon Road

View of proposed tent platform and cooking shelter area

View of proposed tent platform and cooking shelter area