

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** January 8, 2020

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit pursuant to Section 6328.4 of the County Zoning Regulations, to allow the demolition and removal of an abandoned oil facility including above-ground storage tanks, oil production piping, oil processing facilities and associated facilities and structures. The project also involves the removal of a hunting cabin and associated septic tank and the removal and disposal of 3,000 gallons of light crude oil. The project includes approximately 140 cubic yards of soil removal, regrading, and revegetation of all disturbed areas to match the surrounding environment. This project is appealable to the California Coastal Commission.

County File Number: PLN 2019-00242  
(Midpeninsula Regional Open Space District)

**PROPOSAL**

The Midpeninsula Regional Open Space District (MROSD) is proposing the remediation, demolition, and removal of an oil facility that was abandoned in the 1960's. The oil production equipment is located at four sites on a 240-acre parcel (APN 066-270-030).

The project consists of the removal of nine above-ground storage tanks for crude oil and oil production piping at four (4) sites. Approximately 3,000 gallons of oil would be disposed of in compliance with San Mateo County Certified Unified Program Agency (CUPA) through the County's Environmental Health Services. The removal of the pipes and other buried debris and equipment would involve minor trenching. A limited amount of petroleum impacted soil from around the sites would also be removed based on on-site soil tests. The orphan well in Area D would be plugged-in accordance with the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) standards, through the approval of a separate permit. The hunting cabin located at Site E would be demolished and the existing septic system would be removed. Finally, the disturbed sites would be backfilled with clean native material and revegetated with a native seed mix.

The site is not currently open to the public but is intended to be used as part of the Purisima Creek Redwoods Open Space Preserve in the future. The establishment of a public recreational use is subject to a Planned Agricultural Development (PAD) permit. No development other than the removal of the oil production facilities and hunting cabin is proposed as part of this Coastal Development Permit.

## **RECOMMENDATION**

That the Planning Commission approve the Coastal Development Permit, County File Number PLN 2019-00242, by adopting the required findings and conditions of approval listed in Attachment A.

## **SUMMARY**

Setting: The 240-acre parcel is located east of Cabrillo Highway (Highway 1), off of Verde Road approximately 4 miles south of the City of Half Moon Bay. The site was previously used as farmland and rangeland for livestock. Under MROSD ownership, the parcel would be maintained as open space.

Sensitive Habitats: According to the California Natural Diversity (CNDDDB) database, the subject site does not contain habitat for protected species, however, the site is within a mile of known California red-legged frog habitat. The project locations are outside of LCP sensitive habitat maps. However, a Biology Report prepared by MROSD staff biologists (Attachment D – Biology Report) identified the need to relocate up to 14 dusky-footed woodrat nests due to their proximity to man-made structures. As an additional precaution, work would take place outside of woodrat breeding season (April through mid-July). The project would take place in coordination with the California Department of Fish and Wildlife (CDFW). The project was referred to CDFW on October 28, 2019. California Department of Fish and Wildlife stated that it has no objections to the project and finds the proposed conditions of approval to be adequate. Recommendations have been incorporated as Condition Nos. 13 through 22.

Condition No. 16 requires a pre-disturbance biological survey 30 days prior to work to identify any additional San Francisco dusky-footed woodrat nests within the work area. A preliminary survey did not detect bat species at the work sites, however, Condition No. 15 requires a pre-disturbance biological survey between April 15 and August 31st (bat roosting season) to identify presence of bats within the work area.

Per CDFW, Condition No. 13 also requires a pre-disturbance survey to identify any presence of protected species including San Francisco garter snake, California red-legged frog, western pond turtles, Santa Cruz black salamander or suitable habitat for such species.

Historical and Archaeological Resources Policies: Policy 5.20 (*Site Survey*) requires site surveys to determine if sites proposed for new development contain archaeological/paleontological resources. A referral was sent to the California Historical Resources

Information System Northwest Information Center (CHRIS) for potential resource impacts. A limited study comprising less than 5% of the subject parcel was done in 1985; no archaeological/paleontological resources were found. However, based on the proximity to known sites and natural resource areas like Purisima Creek, there is a high potential for unrecorded Native American and historic-period resources in the proposed project area. However, the project will only excavate sites previously disturbed by the installation of oil equipment. Due to the low risk of finding cultural/paleontological resources staff recommends that Condition of Approval Nos. 6-8 be added to address potential discovery.

Environmental Review: The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15304(f) (*Minor Alterations to Land*), which exempts minor trenching and backfilling where the surface will be restored and Section 15330 for small or medium size cleanup actions to stabilize, mitigate, or prevent the release of hazardous waste at a cost of \$1,000,000 or less in valuation. The project cost estimates are approximately \$315,000.

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County File Number: PLN 2019-00242  
(Midpeninsula Regional Open Space District)

**PROPOSAL**

The Midpeninsula Regional Open Space District (MROSD) is proposing the remediation, demolition, and removal of an oil facility that was abandoned in the 1960's. The oil production equipment is located at four sites on a 240-acre parcel APN 066-270-030 (Attachment B – Location Map).

The project consists of the removal of nine above-ground storage tanks for crude oil and oil production piping at four sites (Sites A-D in Attachment C). Approximately 3,000 gallons of oil would be disposed of in compliance with San Mateo County Certified Unified Program Agency (CUPA) through the County's Environmental Health Services.

The removal of the pipes and other buried debris and equipment would involve minor trenching. A limited amount of petroleum impacted soil, approximately 70 cubic yards, from around the sites would also be removed based on on-site soil tests. The orphan well on-Site D would-be plugged-in accordance with the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) standards, through the approval of a separate State permit issued by DOGGR. The hunting cabin located at Site E would be demolished and the existing septic system would be removed. Finally, the disturbed sites would be backfilled with clean native material and

revegetated with a native seed mix. (Attachment C – Remediation Work Plan and Demolition Plan).

The site is not currently open to the public but is intended to be used as part of the Purisima Creek Redwoods Open Space Preserve in the future. The establishment of a public recreational use is subject to a Planned Agricultural Development (PAD) permit. No change in use or construction, other than the removal of the oil production facilities and hunting cabin, is proposed as part of this Coastal Development Permit.

### **RECOMMENDATION**

That the Planning Commission approve the Coastal Development Permit, County File No. PLN 2019-00242, by adopting the required findings and conditions of approval listed in Attachment A.

### **BACKGROUND**

Report Prepared By: Kanoa Kelley, Project Planner, Telephone 650/363-1873

Applicant/Owner: Midpeninsula Regional Open Space District

Location: Verde Road, east of Cabrillo Highway

APN: 066-270-030

Size: 240.0 acres

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

General Plan Designation: Agriculture, Rural

Local Coastal Plan Designation: Agriculture

Williamson Act: This parcel is not under a Williamson Act Contract.

Parcel Legality: Undetermined. The project scope does not necessitate a determination of parcel legality under Section 6105.0 (Legal Lot Requirement) of the Zoning Regulations because it does not involve structural development.

Existing Land Use: Open space.

Water Supply: No existing water supply.

Sewage Disposal: The existing septic system for the hunting cabin at Site E is proposed to be removed as part of the remediation effort.

Flood Zone: Zones X and A. A majority of the parcel is within Zone X, Areas of minimal flood hazard. The northern boundary adjacent to Purisima Creek is within Flood Zone A, which has a 1% annual flood risk (FEMA Community Panels 06081CD267, 268, 269; effective August 2, 2017).

Environmental Evaluation: The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Guidelines Section 15304, which exempts minor trenching and backfilling where the surface will be restored and Section 15330 for small or medium cleanup actions to stabilize, mitigate, or prevent the release of hazardous waste at a cost of \$1,000,000 or less in valuation.

Setting: The 240-acre parcel is located east of Cabrillo Highway (Highway 1), off of Verde Road approximately 4 miles south of the City of Half Moon Bay. The site was previously used as farmland and rangeland for livestock. Under new ownership the parcel will be maintained as open space.

## **DISCUSSION**

### **A. KEY ISSUES**

#### **1. Conformance with the General Plan and Zoning Regulations**

Staff has reviewed the project and found it to be in compliance with the policies of the General Plan. The relevant policies are discussed below.

##### **a. Vegetative, Water, Fish and Wildlife Resources**

Policy 1.28 (*Regulate Development to Protect Sensitive Habitats*) regulates land uses and development activities within and adjacent to sensitive habitats in order to protect critical vegetative, water, fish and wildlife resources; protect rare, endangered and unique plants and animals from reduction in their range or degradation of their environment; and protect and maintain the biological productivity of important plant and animal habitats. According to the California Natural Diversity Database (CNDDB), the subject site does not contain habitat for protected species; however, the site is within a mile of known California red-legged frog habitat. The project locations are outside of the Local Coastal Program (LCP) sensitive habitat maps. However, a biology report (Attachment D – Biology Report), prepared by MROSD, staff biologists identified the need to relocate up to 14 dusky-footed woodrat nests due to their proximity to manmade structures. As an additional precaution, work would take place outside of dusky-footed woodrat breeding season (April through mid-July). The project would take place in coordination with the California Department of Fish and Wildlife (CDFW). The project was referred to CDFW on October 28, 2019. The California Department of

Fish and Wildlife stated that it has no objections to the project and finds the proposed conditions of approval to be adequate. Recommendations have been incorporated as Condition Nos.13 through 22.

Condition No. 16 requires a pre-disturbance biological survey 30 days prior to work to identify any additional San Francisco dusky-footed woodrat nests within the work area. A preliminary survey did not detect bat species at the work sites, however, Condition No. 15 requires a pre-disturbance biological survey between April 15 and August 31 (bat roosting season) to identify presence of bats within the work area.

Per CDFW, Condition No. 13 also requires a pre-disturbance survey to identify any presence of protected species including San Francisco garter snake, California red-legged frog, western pond turtles, Santa Cruz black salamander or suitable habitat for such species.

b. Soil Resource Policies

Policy 2.2 (*Prevention of Soil Contamination*) aims to prevent soil contamination through the appropriate disposal of toxic substances. The remediation efforts seek to prevent further contamination of native soils with petroleum by removing 3,000 gallons of oil from the site and disposing it in accordance with County Environmental Health Services policies. On-site soil tests would be performed to inform removal of contaminated soil.

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) aims to minimize soil erosion and sedimentation by minimizing the removal of vegetative cover, ensuring stabilization of disturbed areas, protecting and enhancing natural plant communities and nesting and feeding areas of fish and wildlife. Disturbed areas would be backfilled with native material, compacted, and seeded with a native seed mix to minimize soil erosion. Existing access roads and farm roads are sufficient to support all equipment needed for excavation. To minimize project-related erosion, the applicant has submitted plans with erosion control measures (Erosion Control plans in Attachment C).

c. Visual Quality Policies

Policy 4.17 (*Protections for Coastal Features*) regulates coastal development to protect and enhance natural landscape features and visual quality through measures that ensure the basic integrity of sand dunes, cliffs, bluffs and wetlands. See section 2.d below.

d. Historical and Archaeological Resources Policies

Policy 5.20 (*Site Survey*) requires site surveys to determine if sites proposed for new development contain archaeological/paleontological resources. Prior to approval of development for these sites, require that a mitigation plan, adequate to protect the resource and prepared by a qualified professional, be reviewed and implemented as a part of the project. A referral was sent to the California Historical Resources Information System Northwest Information Center (CHRIS) for potential resource impacts. A limited study comprising less than 5% of the subject parcel was done in 1985; no archaeological/paleontological resources were found. However, based on the proximity to known sites and natural resource areas like Purisima Creek, there is a high potential for unrecorded Native American and historic-period resources in the proposed project area. However, the project will only excavate sites previously disturbed by the installation of oil equipment. Due to the low risk of finding cultural/paleontological resources staff recommends that Condition of Approval Nos. 6-8 be added to address potential discovery.

e. Park and Recreation Resources Policies

Policy 6.48 (*Role of Midpeninsula Regional Open Space District*) encourages acquisition of properties by MROSD for the purposes of protecting open space and making it available to the public. The remediation effort will further this goal by protecting the parcel and make it safe for potential future public use.

2. Conformance with the Local Coastal Program

Staff has reviewed the project and found it to be in compliance with the policies of the Local Coastal Program. The relevant policies are discussed below.

a. Locating and Planning New Development Component

Policy 1.25 (*Protection of Archaeological/Paleontological Resources*) requires a determination as to whether or not sites proposed for new development are located within areas containing potential archaeological/paleontological resources and, if so, require submittal of a mitigation plan for review and approval. See General Plan discussion in Section 1.d.



b. Agriculture Component

Policy 5.6(b) (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) conditionally permits public recreation and shoreline access trails on agricultural land designed for agriculture. Local Coastal Program land use designations list the project area as Agriculture. Portions of the parcel are identified as prime soils. Any change in use would require a PAD permit.

LCP Policy 5.5 (*Permitted Uses on Prime Agricultural Lands Designated as Agriculture*) designates permitted and conditionally permitted uses on prime agricultural lands. Portions of the parcel adjacent to Purisima Creek are designated as Class 2 prime soils. Agricultural uses are a permitted use per this LCP Policy. Open space is a conditionally permitted use. Prior to MROSD acquisition, a portion of the parcel was historically used as a farming and grazing operation which ceased once the lands were transferred. Given the diversity of flora and fauna within the parcel, MROSD would perform additional studies to determine if grazing is feasible on certain sites while preserving the diverse natural habitat.

c. Sensitive Habitats Component

For general discussion, please refer to the sensitive habitat's discussion found in Section A.1.a, above.

LCP Policies 7.1 (*Definitions of Sensitive Habitats*), 7.3 (*Protection of Sensitive Habitats*) and 7.5 (*Permit Conditions*) define and outline protections within sensitive habitat areas with specific emphasis on San Francisco garter snake (SFGS) in Policy 7.36 (*San Francisco Garter Snake*).

See Section A.1.a for discussion of the project's potential impacts on sensitive habitats.

d. Visual Resources Component

Policy 8.31 (*Regulation of Scenic Corridors in Rural Areas*) regulates development setbacks within scenic corridors in rural areas. The project remediation and demolitions sites are located within the Cabrillo Highway (Highway 1) State Scenic Corridor and a County Scenic Corridor. However, due to the limited time frame of the site cleanup, intervening vegetation along Highway 1 and the viewing distance from the roadway, the project would not be visible from the roadway.

Policy 8.17 (*Alteration of Landforms: Road and Grading*) requires development in rural lands to minimize the alteration of landforms as a consequence of grading and restore pre-existing topographic contours. As discussed in Section A.1.b of this report, all disturbed areas would be backfilled with native material to match surrounding contours, compacted, and seeded with a native seed mix to minimize soil erosion. Existing access roads and farm roads are sufficient to support all equipment needed for excavation.

B. ENVIRONMENTAL REVIEW

The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15304(f) (*Minor Alterations to Land*), which exempts minor trenching and backfilling where the surface will be restored and Section 15330 for small or medium size cleanup actions to stabilize, mitigate, or prevent the release of hazardous waste at a cost of \$1,000,000 or less in valuation. The project cost estimates are approximately \$315,000.

C. REVIEWING AGENCIES

Building Inspection Section  
Department of Public Works  
Environmental Health Services  
Geotechnical Section  
Cal-Fire  
California Coastal Commission  
California Department of Fish and Wildlife  
California Historical Resources Information System Northwest Information Center

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Remediation Work Plan and Demolition Plan
- D. Biological Report

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2019-00242      Hearing Date: January 8, 2010

Prepared By: Kanoa Kelley, Project Planner      For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

Regarding the Environmental Review, Find:

1. That the project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15304(f) (*Minor Alterations to Land*), which exempts minor trenching and backfilling where the surface will be restored and Section 15330 for small or medium size cleanup actions to stabilize, mitigate, or prevent the release of hazardous waste as a cost of \$1,000,000 or less in valuation.

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 of the San Mateo County Zoning Regulations and as conditioned in accordance with Section 6328.14 of the San Mateo County Zoning Regulations, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program as described in Section A.2 of this staff report.
3. That the project conforms to the specific findings required by policies of the San Mateo County Local Coastal Program relating to Agriculture, Sensitive Habitats, Visual Resources components. The project incorporates conditions to protect sensitive habitats by requiring the applicant to conduct extensive pre-disturbance surveys no more than 30 days prior to demolition and grading, operating outside of critical breeding seasons, keeping ground disturbance to a minimum, and restoring vegetation.

## **RECOMMENDED CONDITIONS OF APPROVAL**

### **Current Planning Section**

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on January 8, 2020. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.
2. This permit shall be valid for two (2) years from the date of approval in which time the project shall be completed. Any extension of the 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. Prior to any demolition or grading activities, the applicant shall implement erosion and sediment control methods as shown in the Remediation Work Plan shown in Attachment C. Photos of the installed measures shall be submitted to the Planning Department for review and approval. Erosion control measure deficiencies, as they occur, shall be immediately corrected.
4. Unless approved in writing, by the Community Development Director, no grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion. The applicant shall submit a letter to the Planning Department, a minimum of two (2) weeks prior to commencement of grading, stating the date when grading will begin if grading is proposed during this time.
5. Prior to final approval of the demolition permit, photos of the revegetated areas (once seeds have sprouted) shall be submitted to the Planning Department for review and approval. Deficiencies, as they occur, shall be immediately corrected. The applicant shall provide specifications for the native seed mix used. All non-biodegradable erosion measures shall be removed.
6. Pre-disturbance training for all workers shall be provided by a qualified archaeologist. In the event that archaeological resources are inadvertently discovered, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 25-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

7. In the event that paleontological resources are inadvertently discovered, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified paleontologist can evaluate the significance of the find. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the paleontologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.
8. Should any human remains be discovered during construction, all ground disturbing work shall cease, and the County Coroner be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98. If the County Coroner 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.
9. In the event the project scope is significantly modified, the applicant shall submit to the Planning and Building Department a revised historical and archaeological evaluation for review by the Planning Department.
10. This permit does not allow for the removal of any trees. Removal of any trees with a diameter greater than 12 inches as measured 4.5 feet above the ground shall require a separate tree removal permit.
11. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," Items 11.a through 11.i, below. Additionally, the applicant shall apply for a National Pollutant Discharge Elimination System (NPDES) permit from the Central Coast Region State Water Resources Quality Control Board. A copy of this permit shall be submitted to the Planning Department and the Department of Public Works.
  - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
  - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.

- c. Controlling and preventing 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.
  - d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
  - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
  - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
  - g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
  - h. Performing clearing and earth-moving activities only during dry weather.
  - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
  - j. Limiting construction access routes and stabilizing designated access points.
  - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
  - l. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.
12. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).

California Department of Fish and Wildlife (Avoidance Measures)

13. Pre-disturbance surveys shall be required for the following California National Diversity Database species: San Francisco garter snake, California red-legged frog, western pond turtles, and Santa Cruz black salamander. Subject to the approval of the California Department of Fish and Wildlife, species specific pre-disturbance training for all construction workers is required and species-specific biological monitors may be required during project activities based on the results

of pre-disturbance surveys, proximity to past occurrence/habitat, and/or proposed methods.

14. Pre-disturbance surveys nesting bird are required beginning February 15 for raptors and beginning March 15 for smaller bird species; the survey period ends August 30. If active nests are found, species specific work buffers will be required until young have fully fledged.
15. Bat surveys shall take place during the roosting season from April 15 to August 31. If special status bats species bats are present demolition work shall be scheduled outside of this time period or may require a bat monitor or use of exclusion and/or acoustic deterrents installed prior to roosting season.
16. A pre-construction survey for dusky-footed woodrat nests shall be conducted by a qualified biologist within 30 days prior to the start of work. Any dusky-footed woodrat houses present in the work area, shall be dismantled by and under the supervision of a qualified biologist.
17. Removal of San Francisco dusky-footed woodrat nests shall not occur from April 1 to July 15 each year.
18. If burrowing owl burrows are detected, buffers (minimum of 656 feet) will be established and no work from February 1 to August 31 may occur within the area. Outside of this season passive owl relocation, monitoring, and mitigation (1:1 new burrow creation) will be required.
19. Work within and around Lobitos Creek and Purisima Creek which is critical habitat for steelhead, shall be limited to June 15 to October 31.
20. All vegetation removed and not used for revegetation or slash shall not be stockpiled on the ground and shall be placed directly into a disposal vehicle and removed from the site; vegetation shall not be piled on the ground unless it is later transferred, piece by piece, under the direct supervision of the biological monitor.
21. All vehicles parked on-site for more than 15 minutes shall be inspected by the biological monitor or trained staff monitor before being moved and the parking sites themselves shall be checked prior to moving the vehicles.
22. The applicant shall implement erosion control measures prior to the beginning of grading or construction operations. Revegetation of denuded areas shall begin immediately upon completion of grading/construction operations.

#### Building Inspection Section

23. A demolition permit shall be obtained prior to the removal of any structure.

## Environmental Health Services

24. The applicant must properly destroy the septic system serving the planned demolition of the single-story 800 sq. ft. wood framed cabin with permits through Environmental Health Services. The applicant shall provide information as to the water supply servicing the structure(s). Any water supply well(s) shall be destroyed with permits through Environmental Health Services. If structures are serviced by the nearby creek, a creek alteration permit may be required by the California Department of Fish and Wildlife.
25. The applicant must obtain all necessary approvals from San Mateo County Certified Unified Program Agency (CUPA) for the removal of hazardous materials.

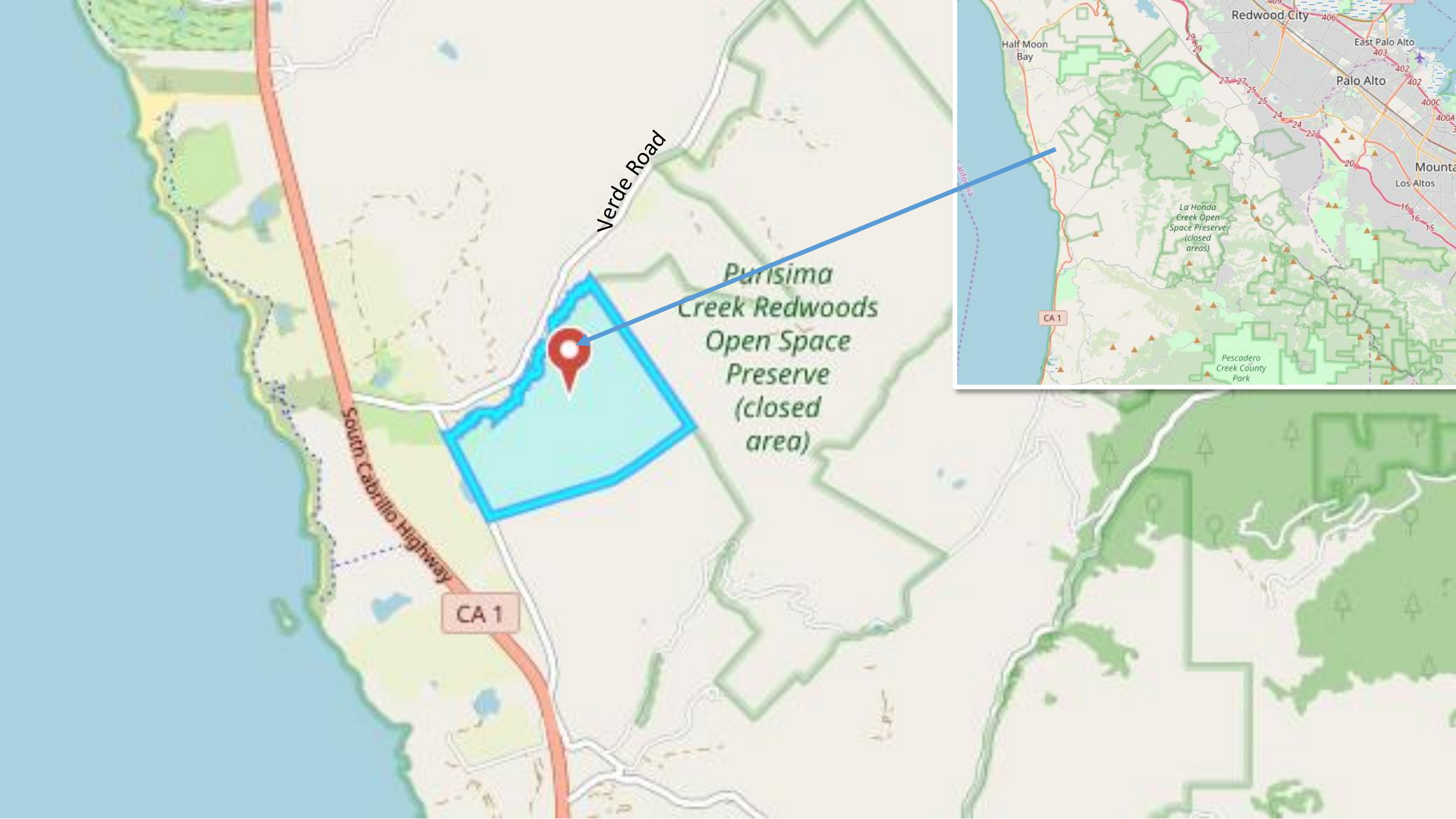
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**County of San Mateo - Planning and Building Department**

# **ATTACHMENT B**



Verde Road

Purisima  
Creek Redwoods  
Open Space  
Preserve  
(closed  
area)

South Cabrillo Highway

CA 1

CA 1

Redwood City 406

East Palo Alto 403

Palo Alto 402

Mountain View 400C

Los Altos 400A

La Honda  
Creek Open  
Space Preserve  
(closed  
areas)

Pescadero  
Creek County  
Park



0.46 0 0.23 0.46 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1: 14,590



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



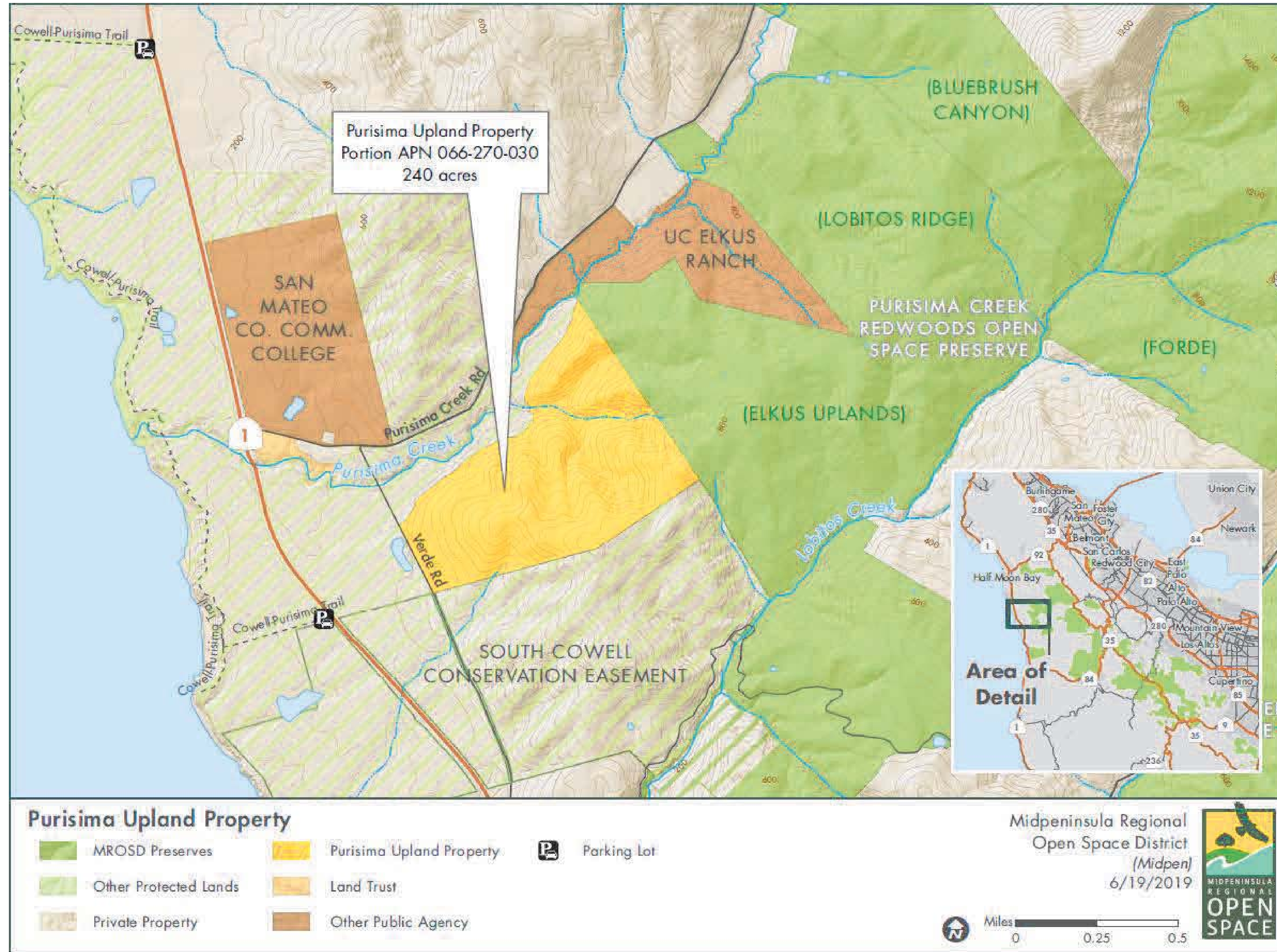
**County of San Mateo - Planning and Building Department**

# **ATTACHMENT C**

**Purisima Upland Demolition and Site Cleanup Project**  
**APN: 066-270-030**

**Sheet Index:**

- Sheet 1:** Cover Sheet
- Sheet 2:** Property Map
- Sheet 3:** Project Map
- Sheet 4:** Demolition Plan
- Sheet 5:** Demolition Plan
- Sheet 6:** Demolition Plan
- Sheet 7:** Demolition Plan
- Sheet 8:** Demolition Plan
- Sheet 9:** WCP 1
- Sheet 10:** WCP 2
- Sheet 11:** WCP 3
- Sheet 12:** WCP 4



MIDPENINSULA REGIONAL OPEN SPACE DISTRICT  
 330 DISTEL CIRCLE  
 LOS ALTOS, CA 94022

PROJECT TITLE:  
 PURISIMA UPLANDS DEMOLITION AND SITE CLEANUP

APN: 066-270-030

COVER SHEET

REV.	DATE	DESCRIPTION

DRAWN BY:  
 CHECKED BY:  
 DATE: 6/19/2019  
 JOB NO:  
 SCALE:  
 SHEET:

**General Notes**

1. **PROJECT DESCRIPTION:** THE PROPOSED PURISIMA UPLAND DEMOLITION AND SITE CLEANUP PROJECT CONSIST OF DEMOLITION AND REMOVAL OF FORMER OIL PRODUCTION EQUIPMENT AND WOOD CABIN ON THE DISTRICT'S PURISIMA UPLAND PROPERTY. THE SCOPE INCLUDES REMOVAL OF ABOVE GROUND STEEL STORAGE TANKS, FORMER OIL PRODUCTION FACILITIES AND PIPING, 800 SQUARE FOOT WOOD CABIN, ABANDONMENT OF AN ORPHAN OIL WELL, AND MISCELLANEOUS SITE CLEAN UP. THE PROJECT INCLUDES REMOVAL AND DISPOSAL OF APPROXIMATELY 3,000 GALLONS OF LIGHT CRUDE OIL.
2. **TOPOGRAPHY:** THE SITE IS A MIX OF ACTIVELY CULTIVATED FARMLAND, RANGELAND, AND HEAVILY VEGETATED OPEN SPACE EAST OFF VERDE ROAD. TOPOGRAPHY RANGES FROM GENTLY SLOPING CULTIVATED AREAS TO MODERATELY STEEP HILLSIDES AND RAVINES. ACCORDING TO DOGGR, THERE ARE NATURALLY OCCURRING OIL SEEPS IN THE SURROUNDING FOOTHILLS AND PURISIMA CREEK.
3. THE FOLLOWING NOTES ARE ESTABLISHED MERELY TO GUIDE THE CONTRACTOR AS TO THE GENERAL ITEMS OF WORK INVOLVED AND ARE NOT INTENDED TO COVER COMPLETE SCOPE OF WORK. CONTRACTOR SHALL COMPLETE ALL WORK PER CONTRACT DOCUMENTS.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY NOTIFY THE ENGINEER OR DISTRICT REPRESENTATIVE UPON DISCOVERY OF ANY FIELD CONFLICTS.
5. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES DONE WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER OR DISTRICT REPRESENTATIVE.
6. ANY DEVIATIONS OR CHANGES IN THESE PLANS WITHOUT WRITTEN APPROVAL OF THE ENGINEER OR DISTRICT REPRESENTATIVE SHALL BE AT THE CONTRACTOR'S OWN RISK.
7. **PLANT PATHOGEN MANAGEMENT:** TO PREVENT THE SPREAD OF PLANT PATHOGENS, CLEAN ALL EQUIPMENT AND FOOTWEAR PRIOR TO ENTERING SITE. FOR FURTHER REQUIREMENTS REFER TO MROSD GUIDLINES FOR MINIMIZING PYTHOPHTHORA CONTAMINATION.

**ESTIMATED EARTHWORK**

NET EARTHWORK IS ESTIMATED TO BE 50 CY OF FILL

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES.
2. CONTRACTOR SHALL ENSURE THAT SOIL MEETS THE REQUIREMENTS OF PROJECT SPECIFICATIONS.

**BIO MONITORING REQUIREMENTS**

1. A QUALIFIED WILDLIFE BIOLOGIST PROVIDED BY THE DISTRICT SHALL PERFORM OBSERVATIONS DURING CONSTRUCTION IN ACCORDANCE WITH THE REQUIRED PERMITS AND SUPPLEMENTAL CONDITIONS OF THE CONTRACT DOCUMENTS.



MIDPENINSULA REGIONAL OPEN SPACE DISTRICT  
 330 DISTEL CIRCLE  
 LOS ALTOS, CA 94022

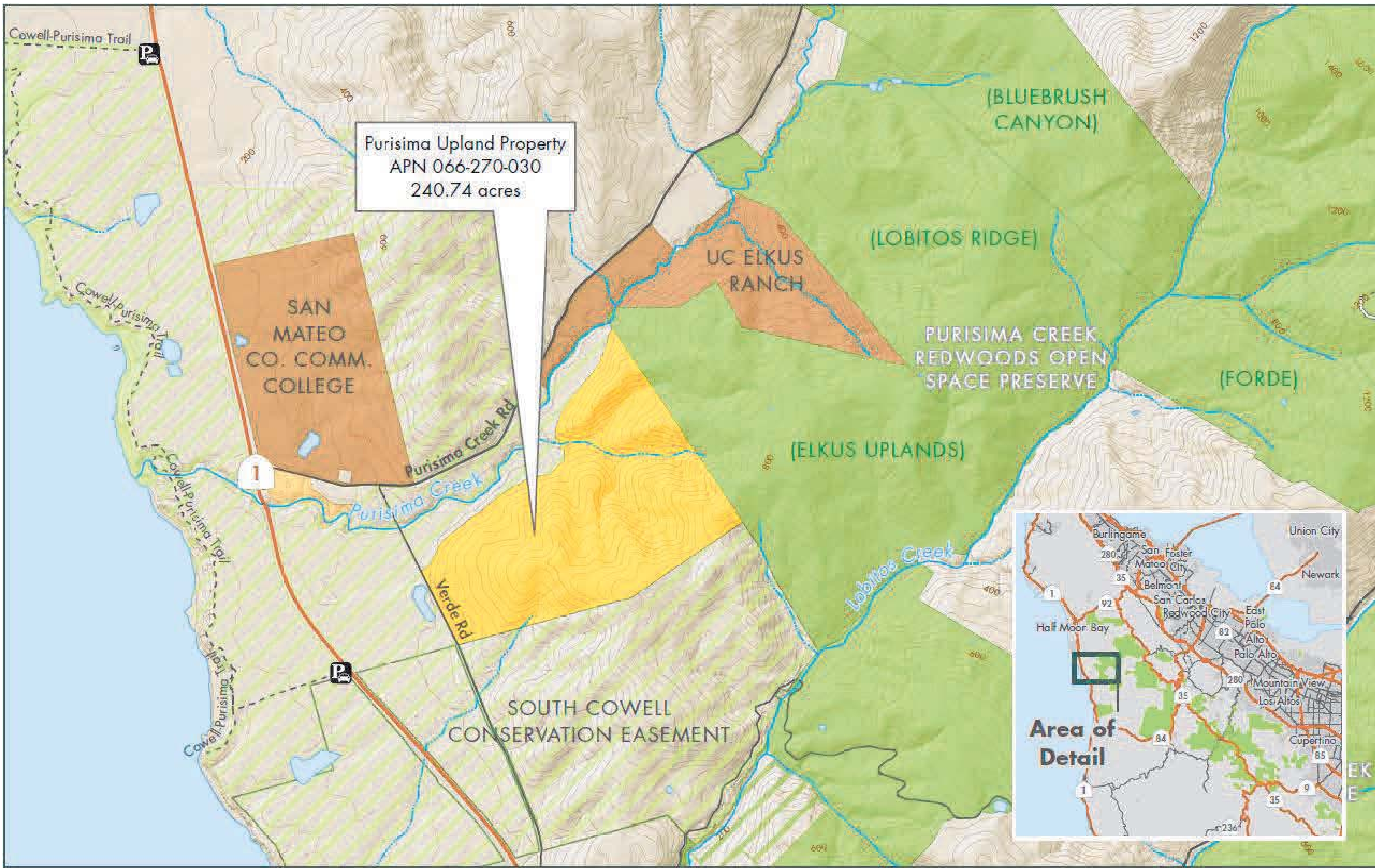
PROJECT TITLE:  
 PURISIMA UPLANDS DEMOLITION  
 AND SITE CLEANUP

APN: 066-270-030








Property Map

REV.	DATE	DESCRIPTION

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**Purisima Upland Property**

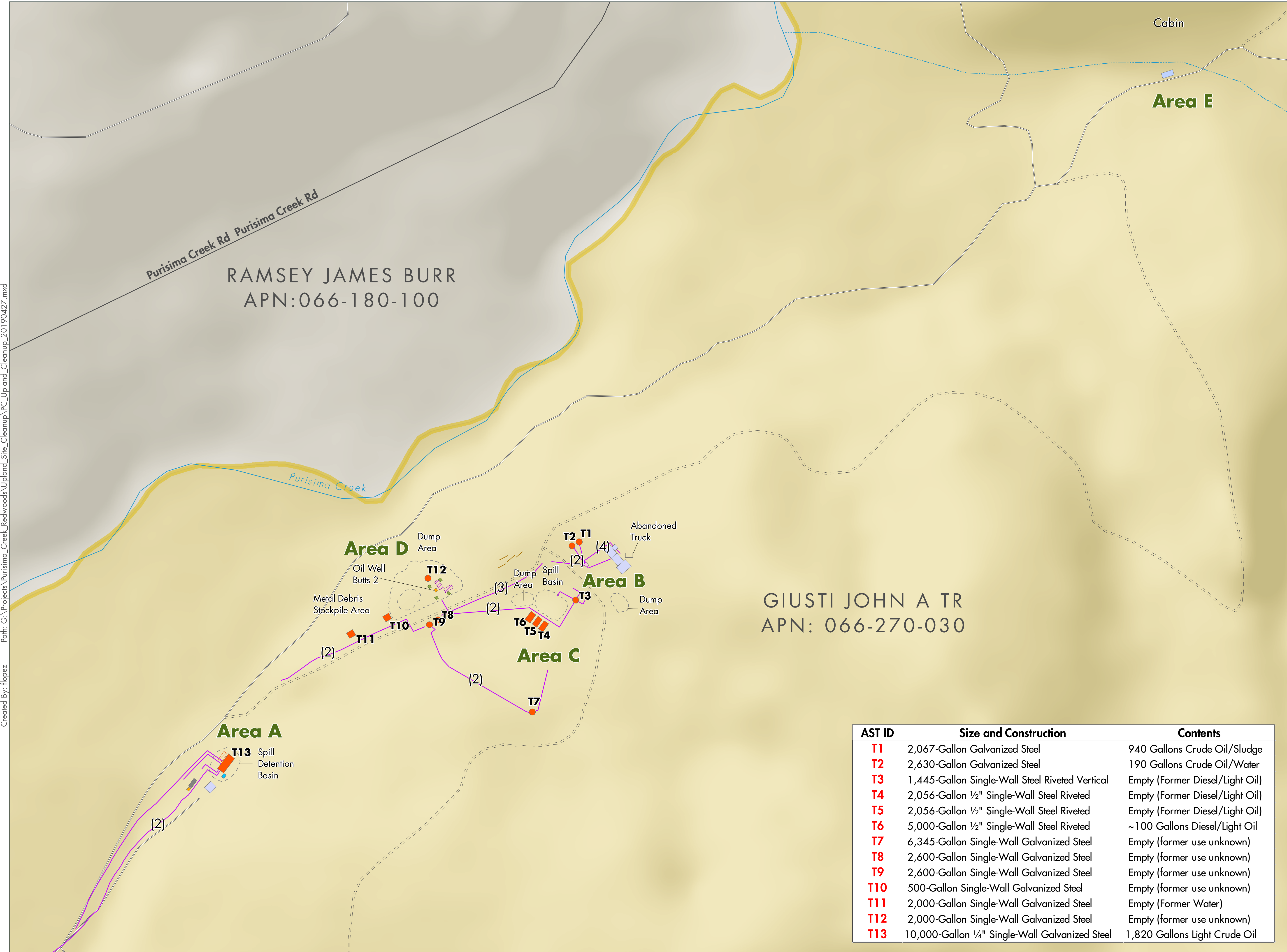
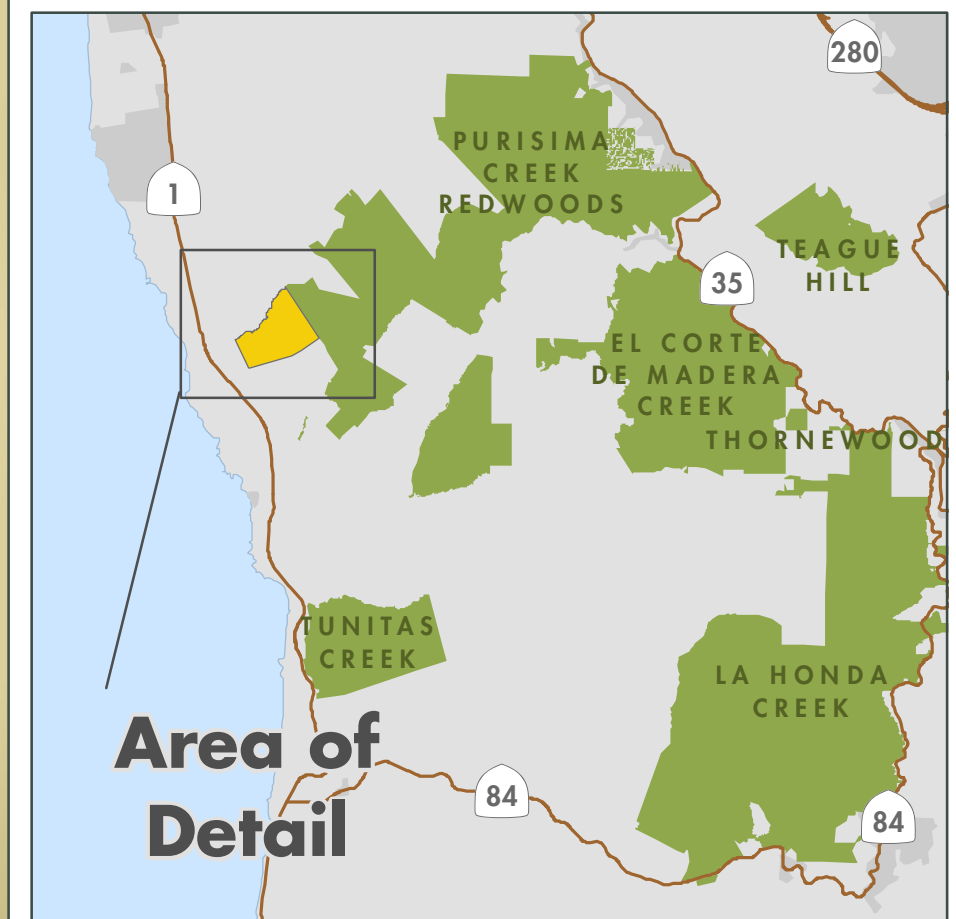
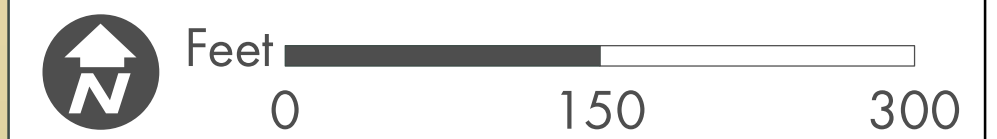
-  MROSD Preserves
-  Purisima Upland Property
-  Parking Lot
-  Other Protected Lands
-  Land Trust
-  Private Property
-  Other Public Agency

Midpeninsula Regional  
 Open Space District  
 (MROSD)  
 November 2018



While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.

Path: G:\Projects\Purisima\_Creek\_Redwoods\Upland\_Site\_Cleanup\PC\_Upland\_Cleanup\_20190427.mxd  
Created By: flopez



RAMSEY JAMES BURR  
APN:066-180-100

GIUSTI JOHN A TR  
APN: 066-270-030

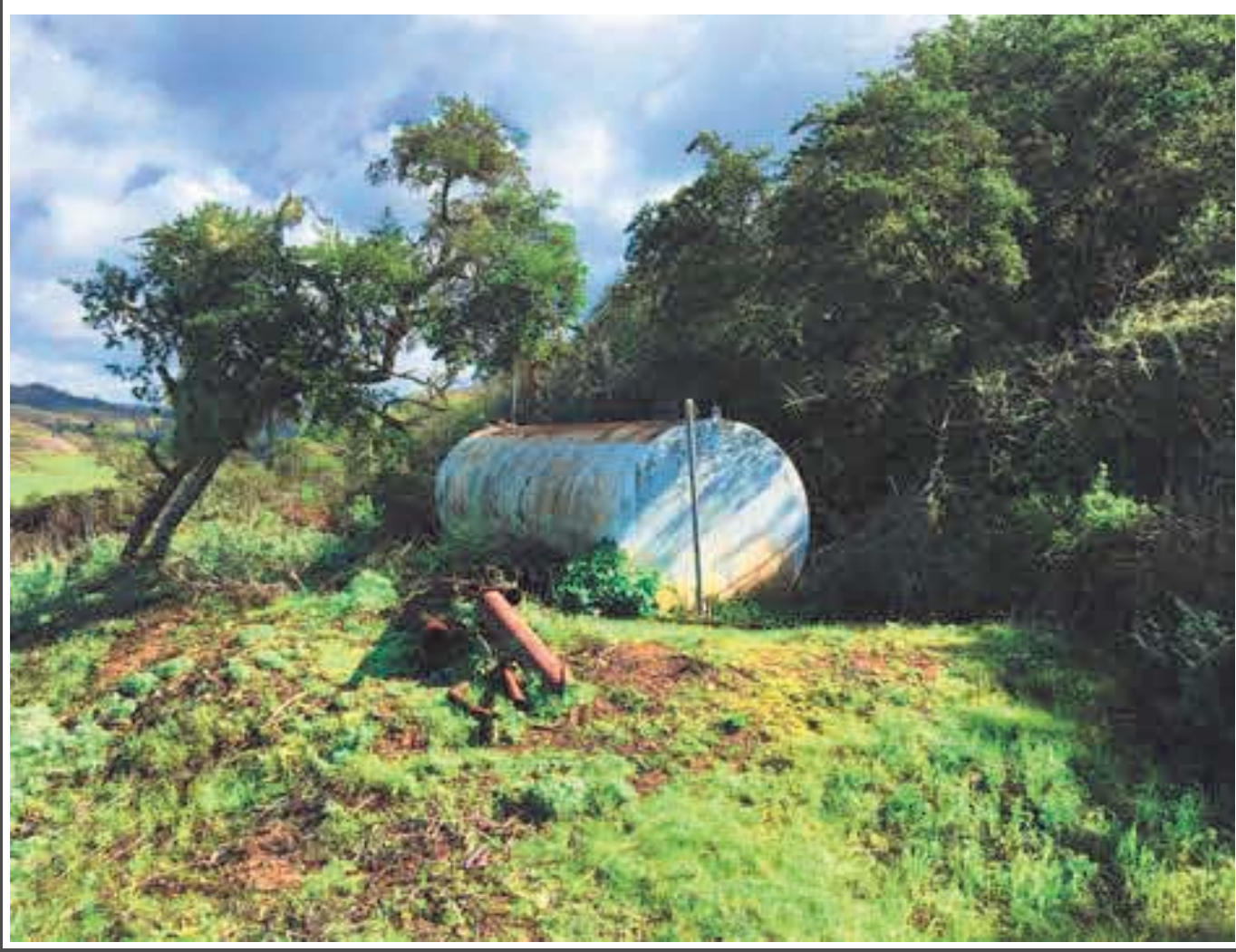



### Purisima Upland Site Cleanup

- Giusti John A TR
- Private Property
- Aproximate Oil Pipeline
- Aboveground Storage Tank
- Metal Tubing & Sucker Rods
- Metal Tubing & Sucker Rods
- Structure
- Hydraulic Pumping Unit
- Concrete Pylon
- Oil Well- "Butts" 2
- Distillation Column
- Concrete Slab for Former Rod-beam Pumping Unit
- Pipe Sections
- Unpaved Seasonal Road
- Unmaintained Road

AST ID	Size and Construction	Contents
<b>T1</b>	2,067-Gallon Galvanized Steel	940 Gallons Crude Oil/Sludge
<b>T2</b>	2,630-Gallon Galvanized Steel	190 Gallons Crude Oil/Water
<b>T3</b>	1,445-Gallon Single-Wall Steel Riveted Vertical	Empty (Former Diesel/Light Oil)
<b>T4</b>	2,056-Gallon ½" Single-Wall Steel Riveted	Empty (Former Diesel/Light Oil)
<b>T5</b>	2,056-Gallon ½" Single-Wall Steel Riveted	Empty (Former Diesel/Light Oil)
<b>T6</b>	5,000-Gallon ½" Single-Wall Steel Riveted	~100 Gallons Diesel/Light Oil
<b>T7</b>	6,345-Gallon Single-Wall Galvanized Steel	Empty (former use unknown)
<b>T8</b>	2,600-Gallon Single-Wall Galvanized Steel	Empty (former use unknown)
<b>T9</b>	2,600-Gallon Single-Wall Galvanized Steel	Empty (former use unknown)
<b>T10</b>	500-Gallon Single-Wall Galvanized Steel	Empty (former use unknown)
<b>T11</b>	2,000-Gallon Single-Wall Galvanized Steel	Empty (Former Water)
<b>T12</b>	2,000-Gallon Single-Wall Galvanized Steel	Empty (former use unknown)
<b>T13</b>	10,000-Gallon ¼" Single-Wall Galvanized Steel	1,820 Gallons Light Crude Oil

While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.



Bid Item #	Structure	Area	Structure Description	Pre-Remedial Activities	Demolition and Remedial Activities	Site Grading/Site Restoration	Sampling and Analysis
2.1		A	10,000 Gallon 1/4" Single-Wall Galvanized Steel Tank (T-13) and Wood Support Cribbing. Contains 1,820 Gallons Light Crude Oil. 3" Steel Piping (Approx. 100 LF). Hydraulic Pumping Unit. Spill Detention Basin.	Sample and analyze liquid/sludge in T-13. Install SWPPP BMPS per WPCD Sheet 1.	Residual water, light oil, and heavy petroleum sludge will be removed with a vacuum truck for transportation as a hazardous waste for recycling at an approved Class I hazardous waste storage/treatment facility. Aboveground storage tank (AST) and product lines will be transported with in water-tight containment under uniform hazardous waste manifest. Remove and dispose wood support cribbing. Remove and dispose associated steel production piping.	Backfill depressed area with clean native material per Project Specifications (QTY: 5 CY). Rough grade and tire track 500 SF area to achieve 80% relative compaction. Disturbed areas shall be planted by District with native seed mix per Project plans and specifications.	Obtain one soil sample beneath each AST. Obtain one soil sample per 100 feet of pipe removal trenching.
2.2		A	10'X14' Wood Garage Type Shed.	Lead and Asbestos Sampling. Electrical Utility Abandonment. Install SWPPP BMPS per WPCD Sheet 1.	Demolish and remove entire wooden structure. Remove an associated foundations and debris. Remove all electrical panel and utility components.	Rough grade and tire track 150 SF area to achieve 80% relative compaction. Disturbed areas shall be planted by District with native seed mix per Project plans and specifications.	Soil sampling or additional confirmation sampling may be required by District or San Mateo County Department of Environmental Health.
2.3		A	6'x10' Concrete Slab from former Rod-Beam Pumping Unit. Original Hydraulic Pumping Unit.	Install SWPPP BMPS per WPCD Sheet 1.	Remove and dispose pipe stack on concrete slab. Demolish and remove entire concrete structure. Remove and dispose all debris from hydraulic pumping unit original location.	Backfill open excavation with clean native material per Project Specifications (QTY: 5 CY). Rough grade and tire track 150 SF area to achieve 80% relative compaction. Disturbed areas shall be planted by District with native seed mix per Project plans and specifications.	Obtain one soil sample beneath concrete slab and original hydraulic pumping unit. Additional confirmation sampling may be required by District or San Mateo County Department of Environmental Health.
2.4		A	Down Slope Production Piping to front gate (Typical 3" Carbon Steel Pipe). Approximately 1100 LF and Related Oil Field Shut Off Valve.	Piping may be contain residual crude oil and water. Piping removal will have to be managed as an oil-contaminated solid waste and disposed at appropriate facility. Install SWPPP BMPS per WPCD Sheet 1.	Trench to remove and dispose all production piping and associated debris with applicable equipment. Contractor will load all production piping into water-tight hazardous waste storage bins for disposal under uniform hazardous waste manifest as non- RCRA Hazardous Waste Solids at a permitted Class I disposal facility. Contractor will excavate visible oil-contaminated soil and debris into hazardous waste containers and dispose at appropriate facility.	Backfill open trenches with clean native material per Project Specifications (QTY: 5). Disturbed areas shall be planted by District with native seed mix per Project plans and specifications.	One soil sample per 100 feet of product line trenching. Additional confirmation sampling may be required by District or San Mateo County Department of Environmental Health.

PROJECT TITLE:  
 PURISIMA UPLANDS DEMOLITION  
 AND SITE CLEANUP

APN: 066-270-030

Demolition Plan




REV.	DATE	DESCRIPTION

DRAWN BY:  
 CHECKED BY:  
 DATE: 6/19/2019  
 JOB NO:  
 SCALE:  
 SHEET:





MIDPENINSULA REGIONAL  
 OPEN SPACE DISTRICT  
 330 DISTEL CIRCLE  
 LOS ALTOS, CA 94022

Bid Item #	Structure	Area	Structure Description	Pre-Remedial Activities	Demolition and Remedial Activities	Site Grading/Site Restoration	Sampling and Analysis
3.1		B	T1- 2,067 Gallon Galvanized Steel Tank. Contains 940 Gallons Crude Oil/Sludge. T2- 2,630 Gallon Galvanized Steel Tank. Contains 190 Gallons Crude Oil/Water. 20' Distillation Column and 6'X6' Concrete Pad	Sample and analyze crude oil sludge and water in T1, T2. Hazardous Waste Tank Closure certification required for non-hazardous waste transportation and recycling. Install SWPPP BMPS per WPCD Sheet 2.	Remove above ground storage tank, distillation column, and associated production piping with applicable equipment. Load tank and steel debris into transport truck/trailer for non-hazardous steel recycling at approved metal recycling facility in CA. Remove, load, and dispose storage tank at appropriate CA disposal facility. Demolish and dispose 6'X6' concrete pad under distillation column.	Backfill open excavations with clean native material per Project Specifications (QTY: 5 CY). Fine grade and tire track 150 SF area to achieve 80% relative compaction. Disturbed areas shall be planted by District with native seed mix per Project plans and specifications.	Obtain one soil sample beneath T1, T2, and Distillation Column. Additional confirmation sampling may be required by District or San Mateo County Department of Environmental Health
3.2		B	Processing Facility Wooden Shed and Cooling Tower Abandoned Truck Dump Area Steel Debris and Piping 10'x30' Concrete Foundation	Abate and remove friable asbestos thermal insulating material (less than 25 square feet) from oil production facility steel vessel. Friable asbestos material location to be marked by District Hazmat Consultant. Install SWPPP BMPS per WPCD Sheet 2.	Remove and dispose entire facility. Sort and separate in kind materials and dispose at appropriate facility.	Backfill open excavation with clean native material per project specifications (QTY: 5). Fine grade and tire track 1000 SF area to achieve 80% relative compaction. Disturbed areas shall be planted by District with native seed mix per Project plans and specifications.	Obtain three soil samples beneath Processing Facility. Additional confirmation sampling may be required by District or San Mateo County Department of Environmental Health
3.3		B	T3- 1,445 Gallon Single Wall Steel Riveted Vertical Storage Tank. Empty.	Sample and analyze crude oil sludge and water in T3. Hazardous Waste Tank Closure certification required for non-hazardous waste transportation and recycling.	Residual water, light oil, and heavy petroleum sludge will be removed with a vacuum truck, and transportation as a hazardous waste for recycling at an approved Class I hazardous waste storage/treatment facility. Residual water/oil/sludge will be transported under uniform hazardous waste manifest. Storage Tanks and production piping will be removed and transported in water-tight containment as non-hazardous waste to an approved Metals Recycling facility in CA.	Backfill open excavations with clean native material per Project Specifications (QTY: 5 CY). Fine grade and tire track 100 SF area to achieve 80% relative compaction. Disturbed areas shall be planted by District with native seed mix per Project plans and specifications.	Obtain one soil sample beneath T3. Additional confirmation sampling may be required by District or San Mateo County Department of Environmental Health

PROJECT TITLE:  
 PURISIMA UPLANDS DEMOLITION  
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Demolition Plan

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Bid Item #	Structure	Area	Structure Description	Pre-Remedial Activities	Demolition and Remedial Activities	Site Grading/Restoration	Sampling and Analysis
4.1		C	T4- 2,056 Gallon 1/2" Single-Wall Steel Riveted Storage Tank. Empty. T5- 2,056 Gallon 1/2" Single-Wall Steel Riveted Storage Tank. Empty. T6- 5,000 1/2" Single-Wall Steel Riveted Storage Tank. 100 Gallons Diesel/Light Oil 200 LF 2 to 2.5 inch-diameter production piping. Manifold Piping and Valves	Sample and analyze crude oil sludge and water in T4, T5, T6. Hazardous Waste Tank Closure certification required for non-hazardous waste transportation and recycling.	Storage tank containments will be removed with a vacuum truck, cutting solvent, and high-pressure hot water for transportation as a hazardous waste for recycling at an approved Class I hazardous waste storage/treatment facility. Transport triple-rinse wastewater from storage tank and product lines under uniform hazardous waste manifest. Storage Tanks and production piping will be cleaned, triple rinsed, and cut open on site and transported as non-hazardous waste to an approved Metals Recycling facility in CA.	Backfill open excavations with clean native material per Project Specifications (QTY: 5 CY). Fine grade and tire track 400 SF area to achieve 80% relative compaction. Disturbed areas shall be planted by District with native seed mix per Project plans and specifications.	Obtain one solid sample beneath T4, T5, T6. Obtain one soil sample per 100 feet of product line trenching. Additional confirmation sampling may be required by District or San Mateo County Department of Environmental Health.
4.2		C	T7- 6,345 Gallon Single-Wall galvanized Steel Storage Tank. Empty. 250LF 2.5 inch-diameter production piping.	Install SWPPP BMPS per WPCD Sheet 2.	Remove above ground storage tank and steel production piping with applicable equipment. Load and transport as non-hazardous waste to an approved Metals Recycling facility in CA. Hazardous Waste Tank Closure certification for non-hazardous waste transportation and recycling required.	Fine grade and wheel track 200 SF area to achieve 80% relative compaction. Disturbed areas shall be planted by District with native seed mix per Project plans and specifications.	Obtain one soil sample beneath T7. Obtain one soil sample per 100 feet of product line trenching. Additional confirmation sampling may be required by District or San Mateo County Department of Environmental Health.
5.1		D	T8- 2,600 Gallon Single-Wall Galvanized Steel Storage Tank. Empty. T9- 2,600 Gallon Single-Wall Galvanized Steel Storage Tank. Empty	Install SWPPP BMPS per WPCD Sheet 2.	Remove storage tanks with applicable equipment and transport as non-hazardous waste to an approved Metals Recycling facility in CA. Hazardous Waste Tank Closure certification for non-hazardous waste transportation and recycling required.	Fine grade and wheel track 300 SF area to achieve 80% relative compaction. Disturbed areas shall be planted with native seed mix per Project plans and specifications.	Obtain one soil sample beneath T8 and T9. Additional confirmation sampling may be required by District or San Mateo County Department of Environmental Health

PROJECT TITLE:  
 PURISIMA UPLANDS DEMOLITION  
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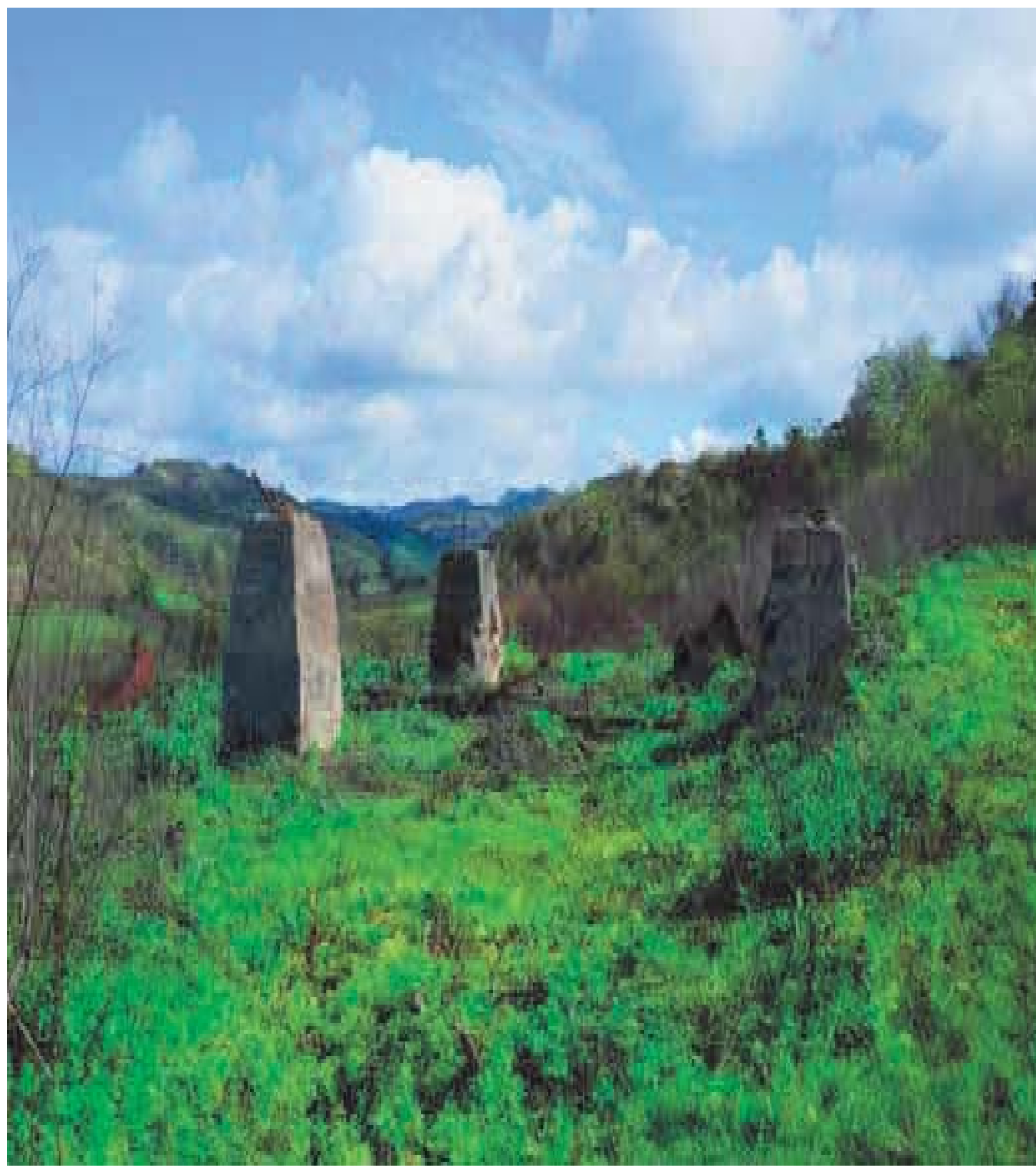
APN: 066-270-030

Demolition Plan

REV.	DATE	DESCRIPTION

DRAWN BY:  
 CHECKED BY:  
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 SCALE:  
 SHEET:



Bid Item #	Structure	Area	Structure Description	Pre-remedial Activities	Demolition and Remedial Activities	Site Grading/Site Restoration	Sampling and Analysis
5.2		D	T10- 500 Gallon Single-Wall Galvanized Steel Storage Tank. Empty. Metal Debris Stockpile	Hazardous Waste Tank Closure certification for non-hazardous waste transportation and recycling required. Install SWPPP BMPS per WPCD Sheet 2	Remove storage tank and metal debris with applicable equipment and transport as non-hazardous waste to an approved Metals Recycling facility in CA. Hazardous Waste Tank Closure certification for non-hazardous waste transportation and recycling required.	Disturbed areas shall be planted by District with native seed mix per Project plans and specifications.	Obtain one soil sample beneath T10. Additional confirmation sampling may be required by District or San Mateo County Department of Environmental Health
5.3		D	T11- 2,000- Gallon Single-Wall Galvanized Steel Tank. Empty.	None	Remove storage tank with applicable equipment and transport as non-hazardous waste to an approved Metals Recycling facility in CA. Hazardous Waste Tank Closure certification for non-hazardous waste transportation and recycling required.	Disturbed areas shall be planted by District with native seed mix per Project plans	Obtain one soil sample beneath T11. Additional confirmation sampling may be required by District or San Mateo County Department of Environmental Health.
5.4		D	T12- 2,000 Gallon Single-Wall Galvanized Steel Storage Tank. Empty. Concrete Footings (4). Stockpiled Metal Debris and Tubing. Dump Area	Install SWPPP BMPS per WPCD Sheet 2	Remove above ground storage tank, metal tubing, and steel production piping with applicable equipment. Load tank and recyclable steel into transport truck/trailer as non-hazardous waste to an approved metal recycling facility in CA. Hazardous Waste Tank Closure certification for non-hazardous waste transportation and recycling required. Demolish and dispose all concrete footings. Contractor will remove visible debris from dump area along slope. Top 3 feet of fill material will be excavated, screened for trash, then placed back in excavation as fill.	Backfill open excavations with clean native material per Project Specifications (QTY: 10 CY). Disturbed areas shall be planted by District with native seed mix per Project plans	Obtain one soil sample beneath T12. Additional confirmation sampling may be required by District or San Mateo County Department of Environmental Health

PROJECT TITLE:  
 PURISIMA UPLANDS DEMOLITION  
 AND SITE CLEANUP



APN: 066-270-030

Demolition Plan

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Bid Item #	Structure	Area	Structure Description	Pre-Remedial Activities	Demolition and Remedial Activities	Site Grading/Site Restoration	Sampling and Analysis
6		D	Butts 2 Oil Well Steel Well Pipe 4x4 Concrete Foundation	Obtain applicable abandonment permits from DOGGR. Install SWPPP BMPS per WPCD Sheet 2	Pull remaining tubing and abandon oil well per Project Specifications.	Disturbed areas shall be planted by District with native seed mix per Project plans and specifications.	Obtain abandonment confirmation and sampling required by District, DOGGR, or San Mateo County Department of Environmental Health
7		E	Single-story, 800 square foot wood framed cabin with concrete foundation 50 square foot wood framed restroom and septic system.	Lead and Asbestos materials pre-demolition testing. Install SWPPP BMPS per WPCD Sheet 4.	Demolish and remove entire structure, including any remaining foundations and associated debris. Demolish, remove and decommission septic tank per San Mateo County Environmental Health requirements. Remove all piping associated with septic tank. Remove all water piping encountered.	Backfill all open excavations with clean native material per project specifications (QTY: 5 CY). Fine grade and wheel track 1000 SF area to achieve 80% relative compaction. Disturbed areas shall be planted by District with native seed mix per Project plans and specifications.	Confirmation sampling may be required by District or San Mateo Department of Environmental Health.

**HARZARDOUS MATERIALS NOTES**

1. CONTRACTOR SHALL POSSESS A CLASS A ENGINEERING CONTRACTOR LICENSE WITH HAZARDOUS SUBSTANCE REMOVAL CERTIFICATION (A-HAZ).
2. IF UNIDENTIFIED MATERIALS ARE DISCOVERED, INCLUDING HAZARDOUS MATERIALS THAT WILL REQUIRE ADDITIONAL REMOVAL OTHER THAN IS REQUIRED BY THE CONTRACT DOCUMENTS, IMMEDIATELY REPORT THE DISCOVERY TO THE DISTRICT'S REPRESENTATIVE.
3. CONTRACTOR WILL PREPARE AND SUBMIT A PROJECT HEALTH AND SAFETY PLAN FOR THE DISTRICT TO REVIEW. THE PROJECT HEALTH AND SAFETY PLAN SHALL PROVIDE GUIDELINES ON THE USE OF CONTRACTOR'S PERSONAL PROTECTIVE AND MONITORING EQUIPMENT AND OUTLINE THE HEALTH AND SAFETY PROCEDURES TO BE IMPLEMENTED DURING CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE DISTRICT WITH TRANSPORT AND TRUCKING COMPANY'S HAZARDOUS WASTE TANK CLOSURE CERTIFICATES FOR NON-HAZARDOUS WASTE TRANSPORTATION AND RECYCLING.
5. CONTRACTOR SHALL PROVIDE TRANSPORTATION AND DISPOSAL OF RESIDUAL SLUGE, CRUDE OIL, DIESEL, AND HAZARDOUS WASTE AT A LICENSED AND PERMITTED CLASS I HAZARDOUS WASTE DISPOSAL FACILITY.
6. CONTRACTOR SHALL PROVIDE TRANSPORTATION AND DISPOSAL OF ALL NON-HAZARDOUS STEEL TO AN APPROVED METAL RECYCLING FACILITY IN CALIFORNIA. CONTRACTOR SHALL PROVIDE THE TRANSPORTER WITH HAZARDOUS WASTE TANK CLOSURE CERTIFICATION DOCUMENTS FOR NON-HAZARDOUS WASTE AND RECYCLING.

PROJECT TITLE:  
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Demolition Plan

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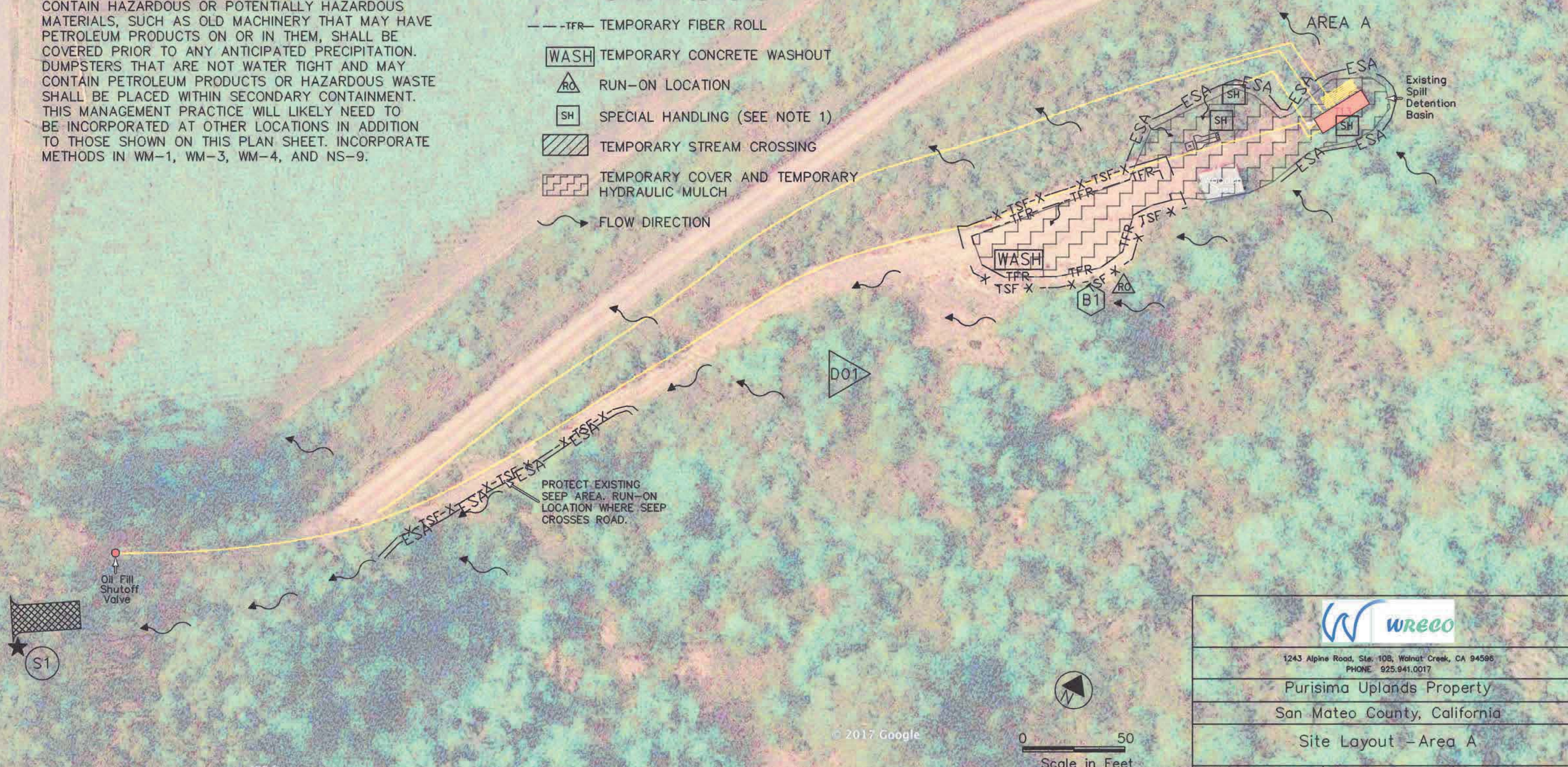
**NOTES:**

1. PRIOR TO WORKING WITH ANY EXISTING STRUCTURES OR PIPELINES THAT POTENTIALLY CONTAIN PETROLEUM PRODUCTS, SECONDARY TEMPORARY CONTAINMENT AND SPILL PREVENTION SHALL BE ESTABLISHED. WHEN ITEMS POTENTIALLY CONTAINING PETROLEUM PRODUCTS NEED TO BE HOISTED OR MOVED AND MOVING THE ITEMS INSIDE A CONTAINMENT VESSEL IS NOT FEASIBLE, TEMPORARY CONTAINMENT (SUCH AS PLASTIC SHEETING WITH BERMS) SHALL BE PLACED UNDER THE SWING PATH OF THE OBJECT BEING MOVED. THIS SHOULD INCLUDE, BUT NOT EXCLUSIVE TO, ACTIVITIES SUCH AS DRAINING EXISTING TANKS, CUTTING AND REMOVAL OF EXISTING PIPES, AND HANDLING OF VARIOUS EXISTING MACHINERY/PUMPS. DUMPSTERS THAT CONTAIN HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIALS, SUCH AS OLD MACHINERY THAT MAY HAVE PETROLEUM PRODUCTS ON OR IN THEM, SHALL BE COVERED PRIOR TO ANY ANTICIPATED PRECIPITATION. DUMPSTERS THAT ARE NOT WATER TIGHT AND MAY CONTAIN PETROLEUM PRODUCTS OR HAZARDOUS WASTE SHALL BE PLACED WITHIN SECONDARY CONTAINMENT. THIS MANAGEMENT PRACTICE WILL LIKELY NEED TO BE INCORPORATED AT OTHER LOCATIONS IN ADDITION TO THOSE SHOWN ON THIS PLAN SHEET. INCORPORATE METHODS IN WM-1, WM-3, WM-4, AND NS-9.

**LEGEND:**

- BACKGROUND SAMPLE
- SAMPLING LOCATION
- DISCHARGE LOCATION
- DRAINAGE AREA NUMBER
- APPROXIMATE OIL PIPELINE LOCATION
- TEMPORARY CONSTRUCTION ENTRANCE
- ENVIRONMENTALLY SENSITIVE AREA
- TEMPORARY SILT FENCE
- TEMPORARY FIBER ROLL
- TEMPORARY CONCRETE WASHOUT
- RUN-ON LOCATION
- SPECIAL HANDLING (SEE NOTE 1)
- TEMPORARY STREAM CROSSING
- TEMPORARY COVER AND TEMPORARY HYDRAULIC MULCH
- FLOW DIRECTION

VERDE ROAD



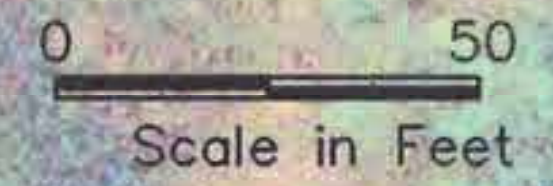
1243 Alpine Road, Ste. 108, Walnut Creek, CA 94596  
PHONE 925.941.0017

Purisima Uplands Property  
San Mateo County, California

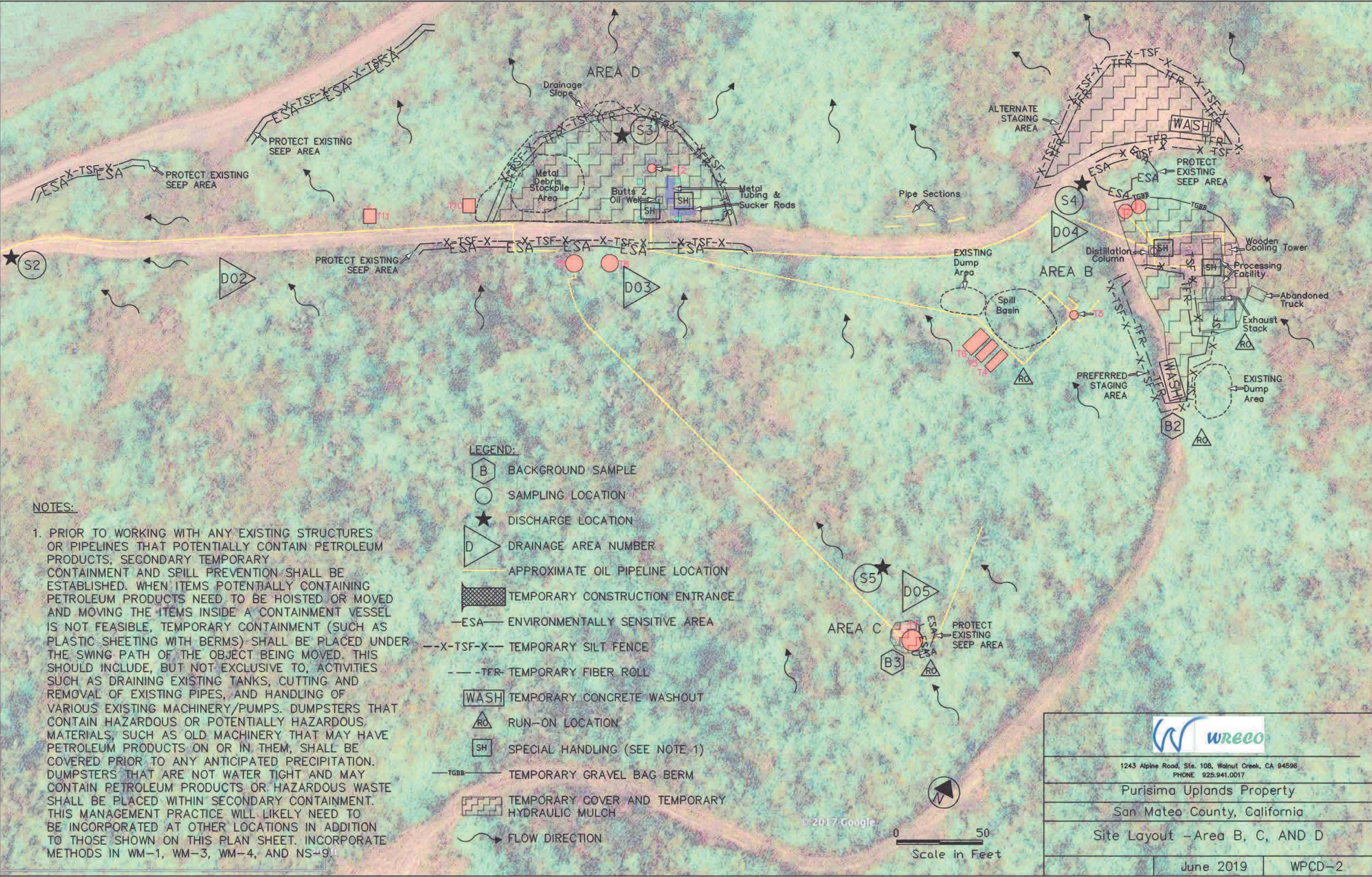
Site Layout - Area A

June 2019 WPCD-1

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205 ft



- LEGEND:**
- B BACKGROUND SAMPLE
  - O SAMPLING LOCATION
  - ★ DISCHARGE LOCATION
  - D DRAINAGE AREA NUMBER
  - APPROXIMATE OIL PIPELINE LOCATION
  - TEMPORARY CONSTRUCTION ENTRANCE
  - ESA- ENVIRONMENTALLY SENSITIVE AREA
  - X-TSF-X- TEMPORARY SILT FENCE
  - TFR- TEMPORARY FIBER ROLL
  - WASH TEMPORARY CONCRETE WASHOUT
  - RO RUN-ON LOCATION
  - SH SPECIAL HANDLING (SEE NOTE 1)
  - TGBB- TEMPORARY GRAVEL BAG BERM
  - TEMPORARY COVER AND TEMPORARY HYDRAULIC MULCH
  - ~ FLOW DIRECTION

**NOTES:**

1. PRIOR TO WORKING WITH ANY EXISTING STRUCTURES OR PIPELINES THAT POTENTIALLY CONTAIN PETROLEUM PRODUCTS, SECONDARY TEMPORARY CONTAINMENT AND SPILL PREVENTION SHALL BE ESTABLISHED. WHEN ITEMS POTENTIALLY CONTAINING PETROLEUM PRODUCTS NEED TO BE HOISTED OR MOVED AND MOVING THE ITEMS INSIDE A CONTAINMENT VESSEL IS NOT FEASIBLE, TEMPORARY CONTAINMENT (SUCH AS PLASTIC SHEETING WITH BERMS) SHALL BE PLACED UNDER THE SWING PATH OF THE OBJECT BEING MOVED. THIS SHOULD INCLUDE, BUT NOT EXCLUSIVE TO, ACTIVITIES SUCH AS DRAINING EXISTING TANKS, CUTTING AND REMOVAL OF EXISTING PIPES, AND HANDLING OF VARIOUS EXISTING MACHINERY/PUMPS. DUMPSTERS THAT CONTAIN HAZARDOUS OR POTENTIALLY HAZARDOUS MATERIALS, SUCH AS OLD MACHINERY THAT MAY HAVE PETROLEUM PRODUCTS ON OR IN THEM, SHALL BE COVERED PRIOR TO ANY ANTICIPATED PRECIPITATION. DUMPSTERS THAT ARE NOT WATER TIGHT AND MAY CONTAIN PETROLEUM PRODUCTS OR HAZARDOUS WASTE SHALL BE PLACED WITHIN SECONDARY CONTAINMENT. THIS MANAGEMENT PRACTICE WILL LIKELY NEED TO BE INCORPORATED AT OTHER LOCATIONS IN ADDITION TO THOSE SHOWN ON THIS PLAN SHEET. INCORPORATE METHODS IN WM-1, WM-3, WM-4, AND NS-9.



1243 Alpine Road, Ste. 108, Walnut Creek, CA 94596  
PHONE 925.941.0017

Purisima Uplands Property  
San Mateo County, California

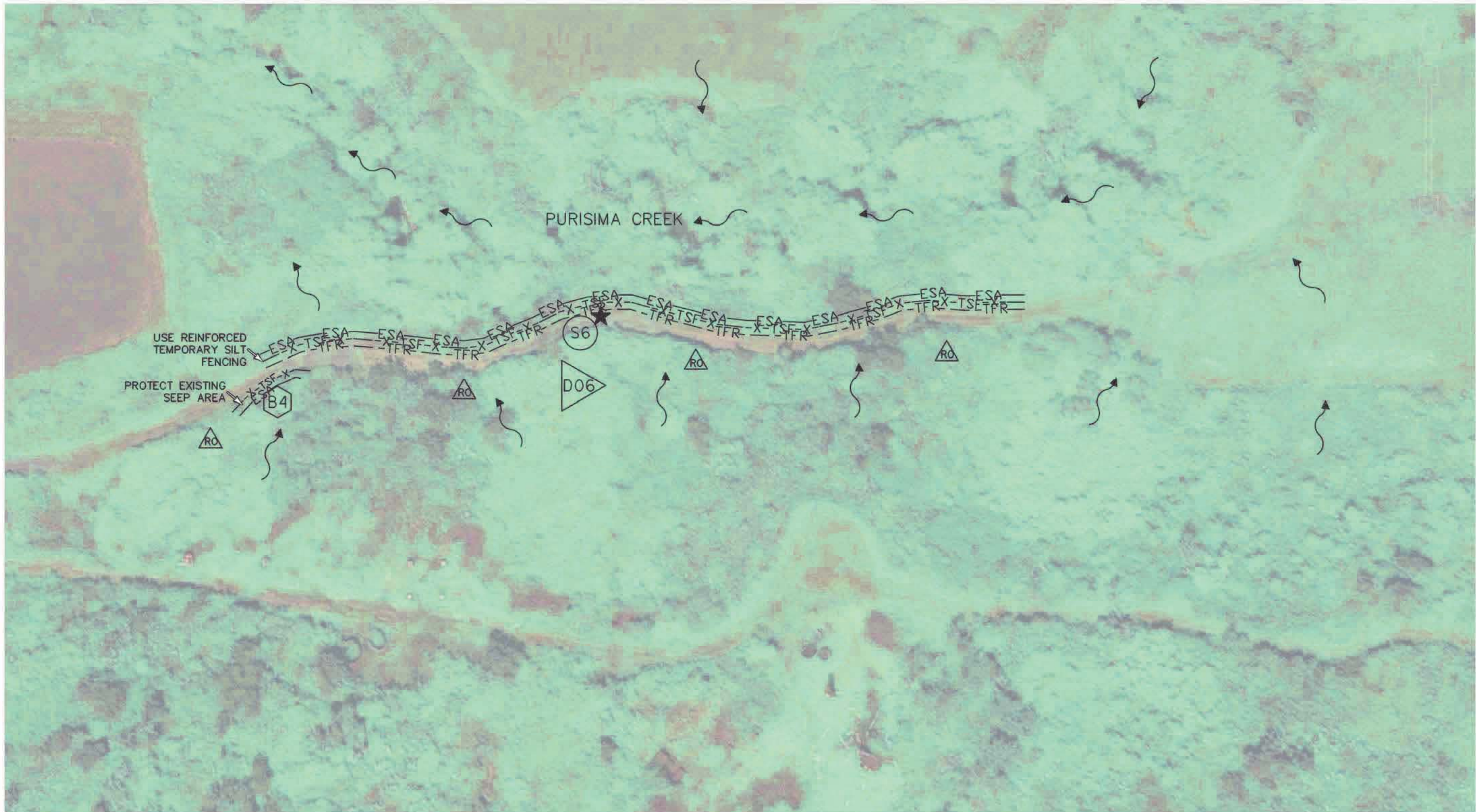
Site Layout - Area B, C, AND D

June 2019	WPCD-2
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0 50

Scale in Feet

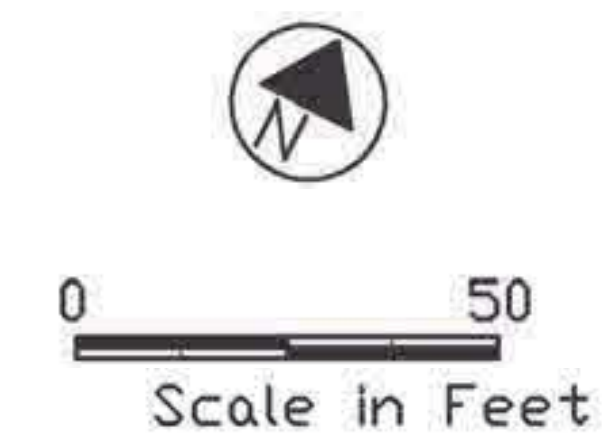


**NOTES:**

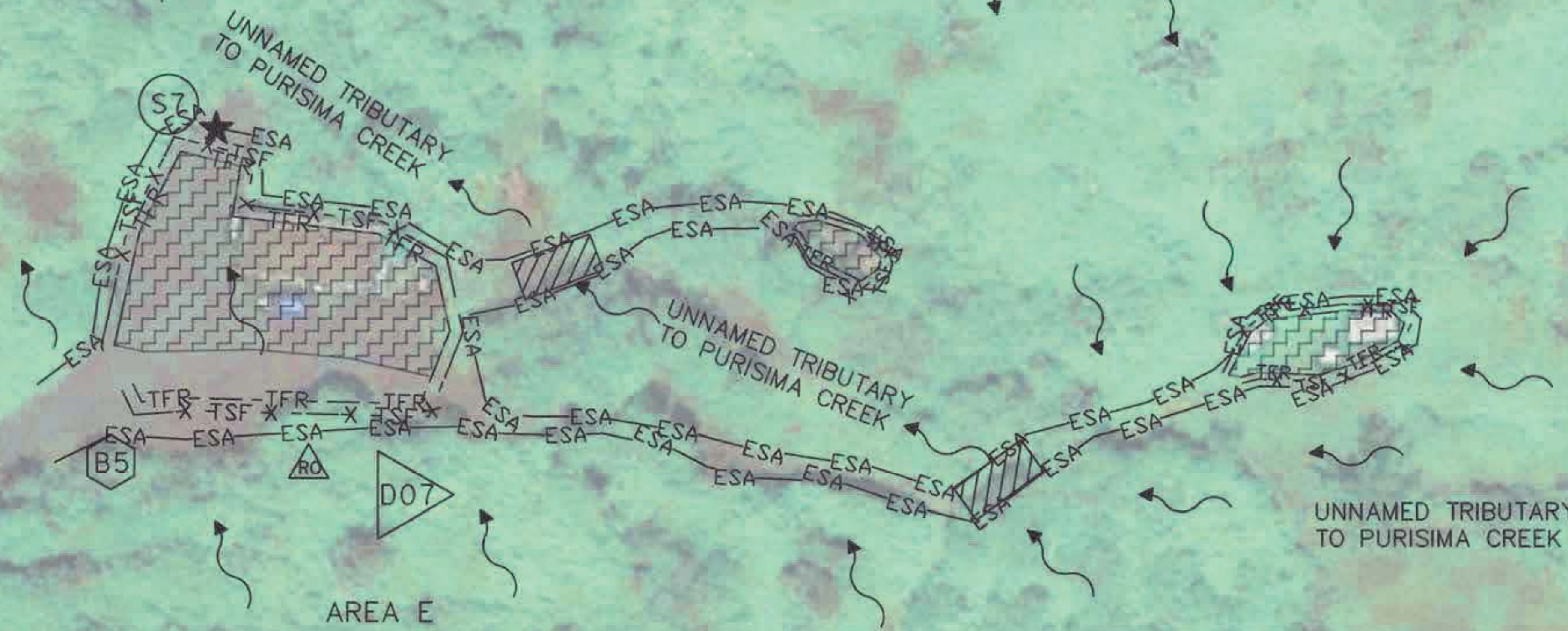
1. PLACE REINFORCED SILT FENCING TO PROTECT SENSITIVE CREEK CORRIDOR.

**LEGEND:**

- BACKGROUND SAMPLE
- SAMPLING LOCATION
- DISCHARGE LOCATION
- ENVIRONMENTALLY SENSITIVE AREA
- TEMPORARY SILT FENCE
- TEMPORARY FIBER ROLL
- RUN-ON LOCATION
- FLOW DIRECTION
- DRAINAGE AREA NUMBER



1243 Alpine Road, Ste. 108, Walnut Creek, CA 94596 PHONE 925.941.0017	
Purisima Uplands Property San Mateo County, California	
Site Layout - Access Road	
June 2019	WPCD-3



**LEGEND:**

- BACKGROUND SAMPLE
- SAMPLING LOCATION
- DISCHARGE LOCATION
- DRAINAGE AREA NUMBER
- ENVIRONMENTALLY SENSITIVE AREA
- TEMPORARY SILT FENCE
- TEMPORARY FIBER ROLL
- RUN-ON LOCATION
- TEMPORARY STREAM CROSSING
- FLOW DIRECTION
- TEMPORARY COVER AND TEMPORARY HYDRAULIC MULCH

**NOTES:**

1. PLACE REINFORCED SILT FENCING TO PROTECT SENSITIVE CREEK CORRIDOR.



0 50  
Scale in Feet



1243 Alpine Road, Ste. 108, Walnut Creek, CA 94596  
PHONE 925.941.0017

Purisima Uplands Property  
San Mateo County, California

Site Layout - Area E

June 2019

WPCD-4





**County of San Mateo - Planning and Building Department**

# **ATTACHMENT D**

## Attachment B.2: NR Service Request Response

### **NR Service Request Response**

Purisima Uplands Site Clean Up and Soil Remediation Assessment

July 9, 2019

Natural Resources Representative (Primary author): Matthew Sharp Chaney

#### Project Background

CEQA document status:

- Filed as Categorically Exempt on 5/23/2019.

Project Description:

Demolish and remove all structures, equipment, and materials related to previous oil well production, and perform site cleanup and restoration. Demolish and remove 800 square foot wood framed cabin and associated concrete foundations. Perform site cleanup and restoration of cabin site. As needed, minor farm road improvements to access cleanup sites. Project Phase (pick one):

- Pre-Construction

Project Documents reviewed by NR:

- Purisima Upland Farm Roads A & B, 05/15/2019

#### Sensitive Status Species:

CNDDDB and Midpen SSS database accessed on 05/31/2019. 1 mi buffer searched

- Listed Species:
  - Monarch butterfly overwintering population, (Candidate for federal listing)
  - California red-legged frog , suitable habitat and nearby observations (Federally Threatened)
  - American badger, suitable habitat and nearby observations (California State Species of Special Concern)
  - California steelhead (Federally Threatened)
- Critical habitat: Yes
  - California steelhead, Lobitos Creek
  - California red-legged frog, Critical habitat outside of work site but within 1 mile radius
- Migratory birds: Yes, nesting bird surveys will be needed prior to mowing and demolition work.

#### Vegetation Review provided by Tom Reyes:

Prior to this project, there are no known plant surveys of the area. This site has been added to the IPM Work Plan

A vegetation survey was conducted on June 12, 2019 by Tom Reyes and Lewis Reed. Areas likely to be mowed around all structures were surveyed for rare and invasive vegetation.

#### Rare Plants

- California bottlebrush (*Elymus californicus*)- California Rare Plant Rank 4.3 - No California bottlebrush grass were observed during this survey, and no suitable habitat for this species was observed in the vicinity of the oil facilities. Limited habitat occurs near the hunting cabin, but no plants were observed.
- Choris' popcorn flower (*Plagiobothrus chorisianus*) – California Rare Plant Rank 1B.2 – Suitable habitat for this species does occur at the project site. An unidentified popcorn flower was observed along the access road and sparingly in scattered low wet areas in the project site. Mature fruit, which are required for positive identification were not available at the time of survey, so a revisit in July is warranted. Due to the low-growing stature of the plants, they are unlikely to be damaged by mowing, but could be damaged from driving along the road and trampling from mowing and disturbance related to demolition.
- Coast Indian Paintbrush (*Castilleja latifolia*)- California Rare Plant Rank 4.3 - two historic herbarium specimens were collected in “Tunitas”, but the exact locations are unknown. Suitable coastal scrub habitat does occur at the site, but this species is typically found more on the immediate coast. No *Castilleja* were observed during this survey.

#### Invasive plants

- BMPs for invasive plant prevention should be followed during all work
  - All tools and heavy equipment must be cleaned prior to entering and leaving the site.
  - Staff and contractors should “arrive clean, leave clean” by cleaning all mud and plant debris off of themselves and their gear prior to leaving the site.
- Numerous low-priority non-native plants are present in the area, but do not require special considerations
- Poison Hemlock (*Conium maculatum*) is present throughout the demolition site. Disturbed areas around some structures have a high density of over 50% cover.
  - Mowing may reduce seed production, but hemlock is likely to thrive in disturbed soils following demolition
  - Follow-up treatment for hemlock in all areas should continue for 3-5 years
- Jubata grass (*Cortaderia jubata*) – a single plant was observed adjacent to a building slated for demolition. This plant will inevitably be removed as a part of demolition, but the site should be monitored in future years.

#### Seasonal restrictions

- Schedule mowing and demolition outside of bird nesting season (Feb 16 through August 15). Otherwise requires one or more nesting bird surveys (if work starts and stops) which results in project delays (especially) if nesting is observed or added costs if work is not continuous (multiple surveys).
- Bat surveys will determine if bat species are present

#### Erosion control specification and sourcing

- Ensure that erosion control is wildlife friendly and/or dual purpose (silt fence can be used as exclusion or directional to prevent or direct wildlife movement away from worksites). Use weed-free straw.

#### Limitations and time-sensitivity of the above opinion

- Absent a special status plant survey, avoidance of the habitats is difficult to assess.

#### Wildlife Review provided by Matthew Sharp Chaney

##### Site reconnaissance

- To be completed by on-call consultants. Bat and woodrat surveys scheduled for June. Additional surveys may be necessary depending on the timing of the project and results from preliminary surveys.

##### Seasonal restrictions

- Nesting bird season pre-surveys are required beginning February 15 for raptors and beginning March 15 for smaller bird species; survey period ends August 30. If active nests are found, species specific work buffers will be required until young have fully fledged.
- SFGS/CRLF/CGS/WPT/SCBS- presurveys required. Biological monitors may be required based on: results of presurveys, proximity to past occurrence/habitat, and/or proposed methods.
- Bats surveys should take place during the roosting season from April 15 to August 31. If special status bats species bats are present demolition work should be scheduled outside of this time period or may require a bat monitor or use of exclusion and/or acoustic deterrents installed prior to roosting season.
- Removal of SFDFW nests may not occur from Apr 1 to July 15 each year.
- If burrowing owl burrows are detected, buffers (minimum of 656 feet) will be established and no work from Feb 1 to August 31 may occur within the area. Outside of this season passive owl relocation, monitoring, and mitigation (1:1 new burrow creation) will be required.
- Work within and around critical habitat for steelhead shall be limited to June 15 to October 31.

##### Pre-project seasonal surveys

- Preconstruction surveys will be required for most if not all other CNDDDB species listed above. CDFW will require species specific preconstruction training and may require species specific biological monitors during construction based on: results of presurveys, proximity to past occurrence/habitat, and/or proposed methods. Biological monitors will also be watching out for subsurface pre-historic cultural resources/remains. SFDFW nests that cannot be avoided must be mapped and trapping must occur from mid-July to March 31 prior to nest removal or relocation.

##### Pre-construction and construction surveys

- See seasonal restriction and pre-project seasonal surveys sections above.

#### Species permits and regulatory review

- Notice under our Routine Maintenance Agreement with CDFW.
- State level permitting (CDFW) will be focused on impacts within the drip line of riparian vegetation. Quantification of temporary and permanent impacts to habitat within this area will be required to determine and negotiate mitigation requirements. Number and location of SFDFW nests to be impacted will also be required. Location and species of bat roosts potentially impacted will also be required, as will any impacts to nesting bird species.

#### Limitations and time-sensitivity of the above opinion

- Keep NR informed as project progresses in the event new species are listed, found or new occurrence of existing species is documented.

#### Physical Science Review provided by Aaron Hebert:

##### Site reconnaissance

- Aaron visited this site in the past few years.

##### Cultural Resources (Matt B.)

- No known cultural resource issues. Ensure that the biological monitor, and crew will be looking out for pre-historic cultural resources.

**Bat and Woodrat Structural Surveys  
June 2019**

SITES	Survey Locations	High Level Summary 6-30-2019	
		BATS*	WOODRATS
Purisima Uplands Surveys			
Areas A to D Surveys	Area A - shed and tanks	No bats or signs of bats observed.	Five woodrat nests observed
	Area B - Tanks 1-2	Distillation column and dilapidated shed provides potential bat habitat although bats or signs of bats were not	Large woodrat nest structures observed in series of iron gates, inside and behind the dilapidated shed
	Area C - Tanks 3-7	Tank 3-6 do not provide suitable bat habitat. Tank 7 has potential habitat but no signs of bats observed.	One woodrat nest observed near Tank 6, one nest observed near Tank 3
	Area D - Tanks 8-12	Tanks 8-12 have suboptimal habitat. No bats or signs of bats observed.	One nest inside Tank 11, two smaller nests surrounding the tank
	Area E - hunting cabin	Three bats observed emerging from cabin. Assume maternity roost.	One large woodrat nest behind the cabin

\*Note: one or two surveys cannot confirm absence. Additional preconstruction surveys and avoidance measures may still be recommended.