

MINUTE ITEM

This Calendar Item No. C18
was approved as Minute Item
No. 18 by the State Lands
Commission by a vote of 3
0 at its 11-9-93
meeting.

CALENDAR ITEM

C18

A 21
S 11

11/09/93
W 24989
Lam
PRC 7723

APPROVAL OF A GENERAL LEASE - RIGHT OF WAY USE

APPLICANT:

Redwood Shores Properties
301 Island Parkway, Suite 101
Belmont, California 94002

AREA, TYPE LAND AND LOCATION:

A 0.32-acre parcel of tide and submerged land in Steinberger
Slough, City of Redwood City, San Mateo County.

LAND USE:

Construct a 30" diameter salt water discharge concrete pipe
to carry salt water from Redwood Shores Lagoon to San
Francisco Bay via Steinberger Slough.

PROPOSED LEASE TERMS:

Lease period:
Twenty-five (25) years beginning November 10, 1993.

Surety bond:
\$5,000.

Public liability insurance:
Combined single limit coverage of \$300,000.

CONSIDERATION:

\$175 per annum; with the State reserving the right to fix a
different rental on each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Code Regs. 2003.

APPLICANT STATUS:

Applicant is owner of upland.

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CALENDAR ITEM NO. C18 (CONT'D)

PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing fee and processing costs have been received.

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Code Regs.: Title 3, Div. 3; Title 14, Div. 6.

AB 884:

04/13/94

OTHER PERTINENT INFORMATION:

1. A Negative Declaration and Mitigation Monitoring Plan were prepared and adopted for this project by the City of Redwood City. The State Lands Commission's staff has reviewed such documents.
2. The impacts from the proposed project which would occur on or affect State-owned land have been identified in the City's Monitoring Plan as being the responsibility of the City of Redwood City and the Regional Water Quality Control Board.
3. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

APPROVALS OBTAINED:

United States Army Corps of Engineers.

FURTHER APPROVALS REQUIRED:

State Lands Commission; San Francisco Bay Conservation and Development Commission.

EXHIBITS:

- A. Location Map
- B. Land Description
- C. Negative Declaration
- D. Monitoring Plan

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CALENDAR ITEM NO. C18 (CONT'D)

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT A NEGATIVE DECLARATION AND A MITIGATION MONITORING PLAN WERE PREPARED AND ADOPTED FOR THIS PROJECT BY THE CITY OF REDWOOD CITY AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
2. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C 6370, ET SEQ.
3. AUTHORIZE ISSUANCE TO REDWOOD SHORES PROPERTIES OF A 25-YEAR GENERAL LEASE - RIGHT OF WAY USE BEGINNING NOVEMBER 10, 1993; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$175, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$5,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$300,000; FOR CONSTRUCTION OF A 30" DIAMETER SALT WATER DISCHARGE CONCRETE PIPE ON THE LAND DESCRIBED ON EXHIBIT "B" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

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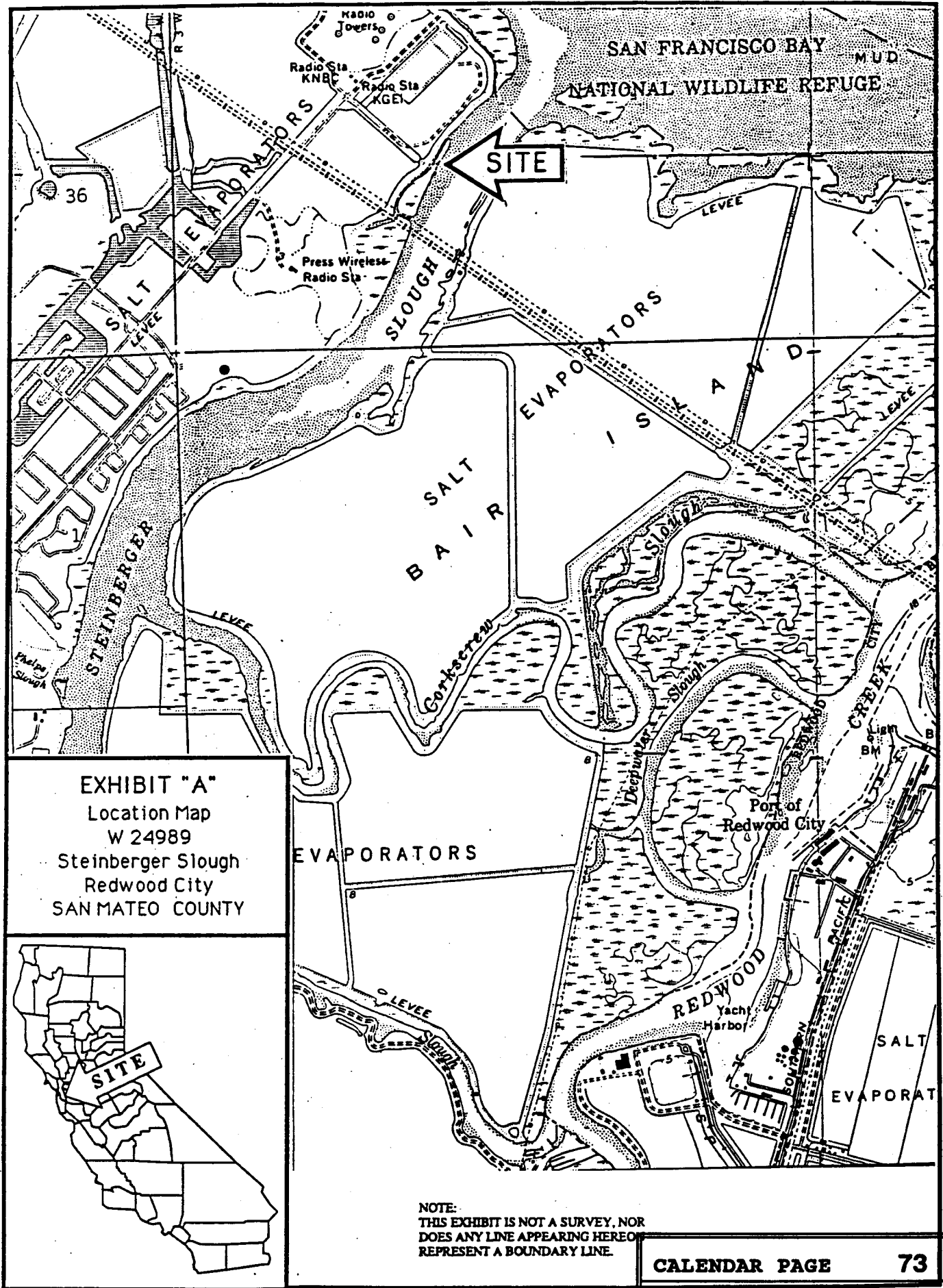


EXHIBIT "A"
 Location Map
 W 24989
 Steinberger Slough
 Redwood City
 SAN MATEO COUNTY



NOTE:
 THIS EXHIBIT IS NOT A SURVEY, NOR
 DOES ANY LINE APPEARING HEREOF
 REPRESENT A BOUNDARY LINE.

Brian Kanyas Fork

January 7, 1992
Job No. RR0604.10

EXHIBIT "B"

LEGAL DESCRIPTION for DRAINAGE AND WATER CIRCULATION EASEMENT

Consulting Engineers
540 Puez Avenue
Redwood City, CA 94063
415/365-0412
FAX 415/365-1260

SITUATE In the City of Redwood City, County of San Mateo, State of California and described as follows:

BEING a strip of land of uniform width of 100.00 feet by perpendicular measurement, said strip being a portion of land lying within Steinberger Slough the perimeter of said portion being more particularly described as follows:

COMMENCING at a point on that certain northwesterly line of the Lands of the State of California as said Lands are described in the Grant Deed recorded February 4, 1974 in Volume 6557 of Official Records at Page 633, San Mateo County Records lying distant North 46° 27' 18" East 122.13 feet from the most southeasterly corner of Lot 5 as said lot is shown on that certain map entitled "LAKESIDE SUBDIVISION UNIT NO. 2" filed October 14, 1990 in Book 122 of Maps at Pages 1 through 6 inclusive in the Office of the Recorder of San Mateo County, State of California;

THENCE South 60° 00' 00" East 315.52 feet leaving said POINT OF COMMENCEMENT and line to a point in the southeasterly line of said Grant Deed, said point being the POINT OF BEGINNING of the easement described herein;

THENCE from said POINT OF BEGINNING and leaving said line South 60° 00' 00" East 142.85 feet along the southeasterly prolongation of last called course having a bearing and distance of South 60° 00' 00" East 315.52 feet;

THENCE South 30° 00' 00" West 100.00 feet;

THENCE North 60° 00' 00" West 135.00 feet to a point in the southeasterly line of said Grant Deed;

THENCE along said line North 25° 00' 44" East 95.15 feet and North 34° 40' 13" East 5.23 feet returning to the POINT OF BEGINNING and containing 13,934 square feet of land more or less.

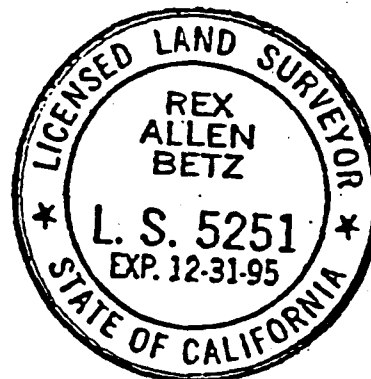
Description Prepared by:

Rex A. Betz, L.S. 5251
License Expires 12/31/95

Signed Rex A. Betz

Dated Jan 7, 1992

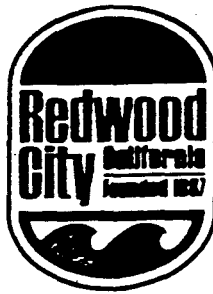
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REVIEWED SEPTEMBER, 1993
CTG, SFBCC

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Community Development Department
Planning Division



JAN 11 1993
1017 Middlefield Road
P.O. Box 391 PLANNING & DESIGN
Redwood City, California 94064
Telephone (415) 780-7234

January 6, 1993

Mr. Mike Gibson
301 Island Parkway, Suite 101
Belmont, CA 94002

Dear Mike:

At its meeting of January 5, 1993, the Planning Commission certified a Negative Declaration for a pump station and a pipeline at the southeast tip of the Redwood Shores Peninsula.

The Planning Commission certified the Negative Declaration dated November 17, 1992, with the following amendments.

- 1) Amend Mitigation Measure 1(b) to read: "All construction work outboard of the levee during the breeding season of the California clapper rail (February 1 through August 31) shall be prohibited.
- 2) Amend Mitigation Measure 1(d) to read: Tidal marsh construction shall be accomplished from the levee top. If this is not possible, low pressure equipment will be used. Use of a crawler excavator on pads will not be permitted.
- 3) Add the following Mitigation Measure:

The construction area shall be trapped for salt marsh harvest mice immediately prior to construction and all mice shall be removed from the construction area to nearby suitable habitat. A qualified biologist having the necessary permit will conduct the trapping. Any mice trapped shall be relocated to suitable habitat at least 100 meters from the pipeline alignment.

- 4) Add the following sentence to Mitigation Measure (e): The lagoon management plan shall be reviewed and approved by the Regional Water Quality Control Board.

If you have any questions feel free to give me a call.

Sincerely,

Tom Passanisi
Senior Planner

TP:eh

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Project Title: Redwood Shores Pump Station and Discharge Facility
Lead Agency: City of Redwood City
Street Address: 1017 Middlefield Road
City: Redwood City Zip: 94002
Contact Person: Tom Passanisi
Phone: (415) 780-7237
County: San Mateo

Project Location
County: San Mateo County City/Nearest Community: Redwood City
Cross Street: Eastern end of Redwood Shores Parkway Total Acres:
Assessor's Parcel No.: 095-012-300 Section: Top Range: Base:
Within 2 Miles: State Hwy #: 101 Waterways: Steinberger Slough
Airports: San Carlos Railways: Schools:

Document Type
CEQA: NOP Supplement/Subsequent NEPA: NOI Other: Joint Document
 Early Cons EIR (Prior SCH No.) EA Final Document
 Neg Dec Other Draft EIS Other
 Draft EIR FONSI

Local Action Type
 General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, Parcel Map, Tract Map, etc.) Other Infrastructure Improvement

Development Type
 Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq. Ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq. Ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq. Ft. _____ Acres _____ Employees _____ Power: Type _____ Watts _____
 Educational _____ Waste Treatment: Type _____
 Recreational _____ Hazardous Waste: Type _____
 Other: Infrastructure Improvement

Project Issues Discussed in Document
 Aesthetic/Visual Flood Plain/Flooding Schools/Universities Water Quality
 Agricultural Land Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Air Quality Geologic/Seismic Sewer Capacity Wetland/Riparian
 Archeological/Historical Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Landuse
 Economic/Job Public Services/Facilities Traffic/Circulation Cumulative Effects
 Fiscal Recreation/Parks Vegetation Other

Present Land Use/Zoning/General Plan Use
Site is vacant. Zoned "TP" (Tidal Plain). Designated as Urban Reserve in General Plan

Project Description
The construction of a pump station and pipeline from an interior lagoon to an outfall in Steinberger Slough.

CLEARINGHOUSE CONTACT: MICHAEL CHIARIATTI
(916) 445-0613

STATE REVIEW BEGAN: 10-7-92
DEPT REV TO AGENCY: 10-30
AGENCY REV TO SCH: 11-4
SCH COMPLIANCE: 11-6

CMT SMT
Resources
Conservation
Fish & Game 3
DWR
Inp. Transp. Equip.
Caltrans 4
Trans. Planning
State/Consumer Svcs
General Services
SWRCB:--Wtr Quality
SWRCB:--Wtr Rights
Reg. WQCB 1 2
Yrb/Adlt. Corrections
State Lands Comm.
Water Plan

PLEASE NOTE SCH NUMBER ON ALL COMMENTS
PLEASE FORWARD LATE COMMENTS DIRECTLY TO THE LEAD AGENCY ONLY

AQMD/APCD: 2 (Resources: 10/10)

(*S* = sent by lead / ** = sent by SCH)

NEGATIVE DECLARATION

REDWOOD CITY, SAN MATEO COUNTY, CALIFORNIA

RECEIVED

FEB 18 19-

PLANNING & DESIGN

PROJECT DESCRIPTION

1. Developer. Redwood Shores Properties, 3 Twin Dolphin Drive, Suite 200, Redwood City, CA 94065
2. Property Description and Location. The project will be located at the southeast tip of the Redwood Shores Peninsula, south-westerly of the South Bayside System Authority sewer plant and adjacent to Radio Road
3. Proposed Action. The construction of a pump station and a pipeline from an interior lagoon to an outfall in Steinberger Slough.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Planning Division has reviewed the initial study for the project and finds the following:

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;
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 staff has, therefore, determined that the potential environmental impact of the project is insignificant.

NEGATIVE DECLARATION

Page--2

MITIGATION MEASURES

1. That all the mitigation measures described in the attached document entitled "Redwood Shores Pump Station: Mitigation Plan" be included as part of the mitigation measures for this Negative Declaration. These mitigation measures shall include but not be limited to the following:
 - a) Upon installation of the pipeline, the tidal marsh and the nontidal salt panne area shall be returned to their pre-construction contours with replacement of the surface vegetation and soils. To verify that the tidal marsh vegetation has regrown, the project will be checked every other month for the first 6 months, then semi-annually for two more years. If growth has not regrown at the end of three years, then a replanting program shall commence.
 - b) If possible, all construction work outboard of the levee during the breeding season of the California Clapper Rail (mid-March through mid-July) shall be prohibited. However, if work needs to be done during the breeding season, then the applicant shall conduct a California Clapper Rail survey prior to construction.
 - c) A professional ecologist monitor shall be present at all times that work is occurring within the endangered species habitat. The monitor will inform the construction crews of the area's ecological sensitivity and ensure that all mitigation measures are carried forth.
 - d) If possible, all or most of the construction work shall be conducted from the top of the levee. If not possible, then special construction equipment shall be used to minimize the impact on the marsh.
 - e) A lagoon management plan shall be developed to control and monitor any water quality degradation resulting from the discharge. At a minimum, the lagoon management plan shall include the following:
 - 1) storm water runoff pollution control
 - 2) algae control
 - 3) a water quality monitoring program designed to demonstrate the effectiveness of the lagoon management plan
2. Dust control measures shall be implemented during grading and construction.
3. All visible pump station equipment, including meters, vaults, and fencing or walls shall be painted an earthtone color to blend in with

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the natural surroundings. The colors of the equipment and fencing/wall shall be submitted to the Planning Division for review and approval.

4. That the applicant obtain the necessary approvals from all the regulatory agencies which oversee construction projects near San Francisco Bay and its environs.

RESPONSIBLE AGENCY CONSULTATION

INITIAL STUDY

The Redwood City Planning Division has reviewed the Environmental Evaluation of this project and has found that the probable impacts are potentially insignificant. A copy of the initial study is attached.

REVIEW PERIOD

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the Redwood City Planning Division, 1017 Middlefield Road, Redwood City, no later than 5:00 p.m., November 17, 1992.

CONTACT PERSON:

Tom Passanisi
Senior Planner



Planning Director

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REDWOOD CITY INITIAL STUDY

EA NO. 10906-2

ENVIRONMENTAL IMPACTS

Yes Maybe No Source

1. EARTH. Will the Proposal result in:

- | | | | | |
|--|---|---|---|---------|
| a. Unstable earth conditions or in changes in geologic substructure? | — | — | X | A, H, S |
| b. Disruptions, displacements, compaction or overcovering of the soil? | — | X | — | A, H, S |
| c. Change in topography or ground surface relief features? | X | — | — | A, H, S |
| d. The destruction, covering or modification of any unique geologic or physical features? | — | — | X | A, H, S |
| e. Any increase in wind or water erosion of soils, either on or off the site? | — | — | X | A, H, S |
| f. Changes in deposition or erosion of beach sands or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? | — | — | X | A, H, S |
| g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? | — | — | X | A, H, S |

The project consists of constructing a pump station and pipeline from an interior lagoon to an outfall in Steinberger Slough. Please refer to the attached plan and details. The purpose of the facility is to pump water out of the lagoon (as needed) and into Steinberger Slough.

Currently, the lagoon serves as one part of a large storm retention system for existing residential and commercial uses in Redwood Shores. The existing lagoon system is fed by tidal water from Belmont Slough and then is emptied into Belmont and Steinberger Sloughs. The system is designed so as to completely circulate the water every seven days.

Because of the need to expand the lagoon for the proposed and existing development, an additional discharge facility is required. Indeed, the Redwood City Engineering Division has required that the facility be completed by September, 1993, as part of the Final Map requirements for Lakeside Subdivision No. 2. The facility consists of an intake structure to draw in the water from the lagoon, and a pump to force the water over an existing sewer main and through an outfall pipe

which carries the	
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REDWOOD CITY INITIAL STUDY

EA NO. 10906-2

ENVIRONMENTAL IMPACTS

Yes Maybe No Source

water into the slough. The pipe will transverse an existing levee.

Because of the location and sensitive habitat of the project, the applicant will need to obtain numerous government approvals prior to construction. Please refer to the addendum entitled: Approvals By Regulatory Agencies for further information.

The construction of the pump station and outfall pipe will require some importing of fill, grading, and excavation of bay mud. A 15-foot wide maintenance road will be constructed with 3:1 perimeter slopes. An adjacent 60-foot by 40-foot pad for service equipment will also be constructed. In each case, the contractor will have to import fill and properly cut and fill the slope.

Approximately 248 cubic yards of material will have to initially be excavated in order to create a long trench for the outfall pipe. Twenty-five cubic yards of bedding material, and 126 yards of backfill will be returned to the trench. At the pipeline's entrance to Steinberger Slough, a pit or "sump" will be excavated and about six cubic yards of riprap placed for bank erosion protection.

2. AIR. Will the proposal result in:

- a. Substantial air emissions or deterioration of ambient air quality? X H
- b. The creation of objectionable odors? X H
- c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally? X H

Construction and grading activities are expected to create some dust particulates which could temporarily reduce ambient air quality within the immediate vicinity of the project site. Dust control measures shall be implemented during construction in order to mitigate the anticipated air quality impacts.

Auto emissions which could affect air quality will not increase due to the project.

3. WATER. Will the proposal result in:

- a. Changes in currents, or the course or direction of water movements, in either marine or fresh water? X H, I
- b. Changes in absorption rates, drainage

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REDWOOD CITY INITIAL STUDY

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ENVIRONMENTAL IMPACTS

Yes Maybe No Source

patterns or the rates and amount of surface water runoff?	—	—	X	H, I
c. Alterations to the course or flow of flood waters?	—	—	X	H, I
d. Change in the amount of surface water in any water body?	—	—	X	H, I
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	X	—	—	H, I
f. Alteration of the direction or rate of flow of ground waters?	—	—	X	H, I
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	—	—	X	H, I
h. Substantial reduction in the amount of water otherwise available for public water supplies?	—	—	X	H, I
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	—	—	X	H, I

The project will increase the storm water discharge into Steinberger Slough. There is a real concern that pesticides, surface runoff such as oil and other pollutants, would also be discharged in the lagoon and ultimately into downstream receiving waters. Some of these substances can promote excessive algae growth.

According to the Water Quality Control Plan for San Francisco Bay Basin (Basin Plan), local agencies and special districts which are responsible for the operation and maintenance of storm drain systems must implement measures to prevent the increase in pollutants in discharges from these systems. An operations and maintenance program for the lagoon must be developed.

The California Regional Water Quality Control Board has stated that the lagoon management plan should have strategies which address the following:

- 1) Storm water runoff pollution control

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REDWOOD CITY INITIAL STUDY

EA NO. 10906-2

ENVIRONMENTAL IMPACTS

Yes Maybe No Source

2) Algae control

3) Water Quality monitoring program.

The applicant will have to develop and implement such a plan as a mitigation measure prior to operation of the facility.

4. PLANT LIFE. Will the proposal result in:

- a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, microflora and aquatic plants)? — X — A,S
- b. Reduction of the numbers of any unique, rare or endangered species of plants? — X — A,S
- c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species? — — X A,S
- d. Reduction in acreage of any agricultural crop? — — X A,S

The proposed pump station project's outfall pipe will impact mudflat, low tidal marsh, and high tidal marsh. The mudflat at the project site occurs from mean lower low water (MLLW) to mean tidal level (MTL). Tidal marsh occurs from MTL to mean high water (MHW). The dominant vegetation in this site in the low marsh is pacific cordgrass.

Pickleweed is dominant in the high marsh with growth from MHW to higher elevations. At this site, pickleweed has spread into the upper ranges of the pacific cordgrass wetland. It also grows in areas without tidal influence at Redwood Shores on the interior side of the levee.

Many other plant species are associated with the high marsh. At the Redwood Shores site, the other species form patches with the pickleweed marsh and also form the upland boundary of the marsh. Gum plant and salt grass are found on the natural rises within the high marsh and along the upland edge of the marsh. Also, alkali heath and salt bush are present within the marsh. Dodder is a parasitic plant which appears as bright orange threads intertwining among the pickleweed in the wetland.

Portions of the project which are inland of the dike contain seasonal and salt panne wetlands. Seasonal wetlands are also in several locations within interiors of diked areas and in low spots. These wetlands are considered seasonal as they receive only rainfall for their hydrological support. The remnant soil's high salinity content

REDWOOD CITY INITIAL STUDY

EA NO. 10906-2

ENVIRONMENTAL IMPACTS

Yes Maybe No Source

other salt tolerant vegetation's growth. Salt panne wetlands are flat, unvegetated areas which tend to pond water.

Impacts upon the above vegetation will be temporary in nature and will primarily occur due to the placing of the outfall pipe into the non-tidal salt panne and tidal marsh area. As mitigation for these wetland impacts, the site must be brought back to its original contours with the replacement of the surface vegetation and soils. Monitoring shall occur for three years to verify that the tidal marsh vegetation has regrown. If, at the end of these three years, regrowth has not occurred, then a replanting program shall commence using wetlands plants.

In order to minimize impacts in the tidal marsh during construction, work will be from the top of the levee, if at all possible. If not possible, special equipment, such as a crane with pontoon tracks, shall be used so as not to crush marsh vegetation. Another option may be to use a crawler crane with wooden mats.

5. ANIMAL LIFE. Will the proposal result in:

- | | | | | |
|---|---|---|---|-------|
| a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)? | — | — | X | A,G,S |
| b. Reduction of the numbers of any unique, or rare or endangered species of animals? | — | — | X | A,G,S |
| c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? | — | — | X | A,G,S |
| d. Deterioration to existing fish or wild-life habitat? | — | — | X | A,G,S |

1. Avifauna

The San Francisco Bay and its marshes are an important portion of the Pacific Flyway. Most of the birds, primarily shorebirds, that use tidal marshes are migratory and do not breed in this area. Most of these shorebirds are migratory and usually are found on adjacent mudflats and salt ponds. Only the American avocet, black-necked stilt, and snowy plover, establish nests and breed in tidal marshes.

California State Department of Fish and Game and the U.S. Fish and Wildlife Service have determined that the outboard marsh is potential habitat for the California Clapper Rail, an endangered species. This bird

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REDWOOD CITY INITIAL STUDY

EA NO. 10906-2

ENVIRONMENTAL IMPACTS

Yes Maybe No Source

typically likes small tidal sloughs as foraging habitat and rests in either Pacific cordgrass or pickleweed. They prefer pacific cordgrass because of its isolation from predators, refuge from raptors, and nearness to feeding areas.

The agency has also stated that it does not anticipate any adverse impacts to the California Clapper Rail or Salt Harvest Mouse provided that the mitigation plan entitled: "Redwood Shores Pump Station: Mitigation Plan" is carried out. A copy of that report is attached.

2. Salt Marsh Harvest Mouse

The Salt Marsh Harvest Mouse frequents both salt and brackish water habitats, and both diked and non-diked areas. It prefers pickleweed marsh where it feeds on green vegetation and seeds. The Salt Marsh Harvest Mouse is also able to assimilate salt water. Ideal mouse habitat is 100% plant cover of which at least 60% is pickleweed which is approximately 12 to 20 inches high. The proposed pump station's outfall pipe location on the outboard side of the levee is believed by wildlife agencies to be the habitat for the Salt Marsh Harvest Mouse.

Several steps must be taken to mitigate the impacts on wildlife. First, an Ecological Monitor shall be present to assure that special care is taken to limit disturbance to the important habitat. The Ecological Monitor will conduct pre-construction meetings with work crews and be present at all times work occurs within the endangered species habit.

Second, the most effective way to minimize harm to the California Clapper Rail is to schedule construction activities during peirods when the birds are not breeding (mid-July through mid-March). Construction work outboard of the levee during that breeding season will be prohibited.

6. NOISE. Will the proposal result in:

a. Increase in existing noise levels? ___ ___ X A,H

b. Exposure of people to severe noise levels? ___ ___ X A,H

Temporary noise will be generated during construction of the project. This will not be a significant impact since the project is located in an isolated, open area predominantly occupied by wetlands. There are no residences or commercial uses in the immediate area.

7. LIGHT AND GLARE. Will the proposal produce new light or glare?

___ ___ X A,H

The project will not generate any significant amount of glare.

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REDWOOD CITY INITIAL STUDY

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ENVIRONMENTAL IMPACTS

Yes Maybe No Source

- 8. LAND USE. Will the proposal result in a substantial alteration of the present or planned land use of an area?

— — X B

The site is zoned "TP" (Tidal Plain) and has a General Plan designation of "Open Space". The proposed pump station and outfall pipe are simply infrastructure improvements that are generally permitted in all land-use classifications. It will not directly alter the present or planned land use of an area.

- 9. NATURAL RESOURCES. Will the proposal result in:

- a. Increase in the rate of use of any natural resources?

— — X A,H

- b. Substantial depletion of any non-renewable natural resource?

— — X A,H

The project will not impact the rate of use or deplete any natural resource.

- 10. RISK OF UPSET. Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?

— — X H,M

The project will not involve the risk of upset.

- 11. POPULATION: Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?

— — X H,M

The project should not alter the population of the area.

- 12. HOUSING. Will the proposal affect existing housing, or create a demand for additional housing?

— — X H,M

The project will not add to nor subtract from the housing supply.

- 13. TRANSPORTATION/CIRCULATION. Will the proposal result in:

- a. Generation of substantial additional vehicular movement?

— — X H

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REDWOOD CITY INITIAL STUDY

EA NO. 10906-2

ENVIRONMENTAL IMPACTS

Yes Maybe No Source

- b. Effects on existing parking facilities, or demand for new parking? — — X A,H
- c. Substantial impact upon existing transportation systems? — — X A,H
- d. Alterations to present patterns of circulation or movement of people and/or goods? — — X A,H
- e. Alterations to waterborne, rail or air traffic? — — X A,H
- f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? — — X A,H

The proposal will not generate a substantial amount of traffic nor will it impact the existing Radio Road, which will be the main access. Only City maintenance vehicles will need to visit the facility.

14. PUBLIC SERVICES. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the the following areas:

- a. Fire Protection? — — X H
- b. Police Protection? — — X H
- c. Schools? — — X H
- d. Parks or other recreational facilities? — — X H
- e. Maintenance of public facilities, including roads? — — X H
- f. Other governmental services? — — X H

The proposal will not result in the need for new and altered governmental services. The facility will operate automatically and be periodically maintained by City crews.

15. ENERGY. Will the proposal result in:

- a. Use of substantial amounts of fuel or energy? — — X H, M
- b. Substantial increase in demand upon existing sources of energy, or require

REDWOOD CITY INITIAL STUDY

EA NO. 10906-2

ENVIRONMENTAL IMPACTS

Yes Maybe No Source

the development of new sources of energy? — — X H,M

The proposal should not substantially impact energy resources.

16. UTILITIES. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:

- a. Power or natural gas? — — X H,M
- b. Communications systems? — — X H,M
- c. Water? — — X H,M
- d. Sewer or septic tanks? — — X H,M
- e. Storm water drainage? — — X H,M
- f. Solid waste and disposal? — — X H,M

The pump facility will not result in new utilities or substantially alter the existing facilities. Electrical service will be accessed from an existing power pole.

17. HUMAN HEALTH. Will the proposal result in:

- a. Creation of any health hazard or potential health hazard (excluding mental health)? — — X H,M
- b. Exposure of people to potential health hazards? — — X H,M

The proposal should not result in significant health risks or hazards.

18. AESTHETICS. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?

— X — H

The pump station structure, adjacent meters, and vaults will be visible due to the very flat surrounding terrain. Consequently, the applicant should paint the facilities a dark earthtone color to blend in with the surroundings. Any fencing or wall enclosing the facility should also be painted an earthtone color. A detail showing the colors and fencing shall be submitted to the Planning Division for review and approval.

19. RECREATION. Will the proposal result in an

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EA NO. 10906-2

ENVIRONMENTAL IMPACTS

Yes Maybe No Source

impact upon the quality or quantity of existing recreational opportunities?

— — X H

The proposal should not impact existing recreational opportunities. All the wetland areas along the levee will still be accessible.

- 20. ARCHAEOLOGICAL/HISTORICAL. Will the proposal result in an alteration of a significant archaeological or historical site, structure, object or building?

— — X A,H

The proposal should not impact historical or architectural sites, structures, or objects. This area was once part of San Francisco Bay and adjacent tidal flats. It was formed by placing fill material over what were once tidal flats.

However, if archaeological items are found during site work, then the contractor must immediately stop construction and immediately notify the City. Staff will then contact the necessary authorities to investigate the discovery.

MANDATORY FINDINGS OF SIGNIFICANCE

- 1. Does the project have the potential to degrade the quality of the environment, substantially 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 A,H,M,S

- 2. Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

— — X A,H,M

- 3. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the

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ENVIRONMENTAL IMPACTS

Yes Maybe No Source

total of those impacts on the environment is significant.)

— — X A,H,M

4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

— — X A,H

5. Does the project have the potential to be controversial?

— — X A,H,M

DISCUSSION OF ENVIRONMENTAL EVALUATION

DETERMINATION

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.

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 the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

— I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date October 7, 1992

Thomas M. Pamanen
Signature

Senior Planner
Title

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SOURCES

- A. Field Inspection
- B. City General Plan and Zoning
- C. USGS Basic Data Contribution #43 - Landslide susceptibility
- D. USGS Basic Data Contribution #44 - Active Faults
- E. USGS Basic Data Contribution #50 - High Water Table
- F. USGS Quadrangle Maps - San Mateo County 1970 Series
- G. San Mateo County Rare and Endangered Species Maps
- H. Project Plans
- I. Environmental Standards
 - Federal -
 - Water Quality Standards 40 CFR 120
 - Low-Noise Emission Standards 40 CFR 203
 - General Effluent Guidelines & Standards 40 CFR 401
 - National Primary & Secondary Ambient Air Quality Standards 40 CFR 50
 - State-
 - Ambient Air Quality Standards
 - Noise Levels for Construction Equipment
- J. Composite Flood Hazard Areas - HUD National Flood Insurance Program
- L. Airport Land Use Committee Plans
- M. Experience with other projects of this size and nature
- N. Aerial Photography - Real Estate Data, Inc. 5-75
- O. Williamson Act Maps
- P. Soils Report
- Q. Bay Area Air Pollution Control District air Pollution Isopleth Maps
- R. California Natural Areas Coordinating Council Maps
- S. "Redwood Shores Pump Station: Mitigation Plan, March 1992," Zetner and Zetner Land Planning and Restoration Consultants".

ADDENDUM

Approvals by Regulatory Agencies

There are numerous approvals which are required by various State and Regional regulatory agencies. The agencies and the status of their review are listed below:

The U.S. Army Corps of Engineers: The Corps of Engineers regulates fill and work in the waters of the United States and adjacent wetlands. The Corps has granted a Nationwide Permit for the work only upon approval by the Regional Water Quality Control Board and the San Francisco Bay Conservation and Development Commission. See letter dated 7/6/92.

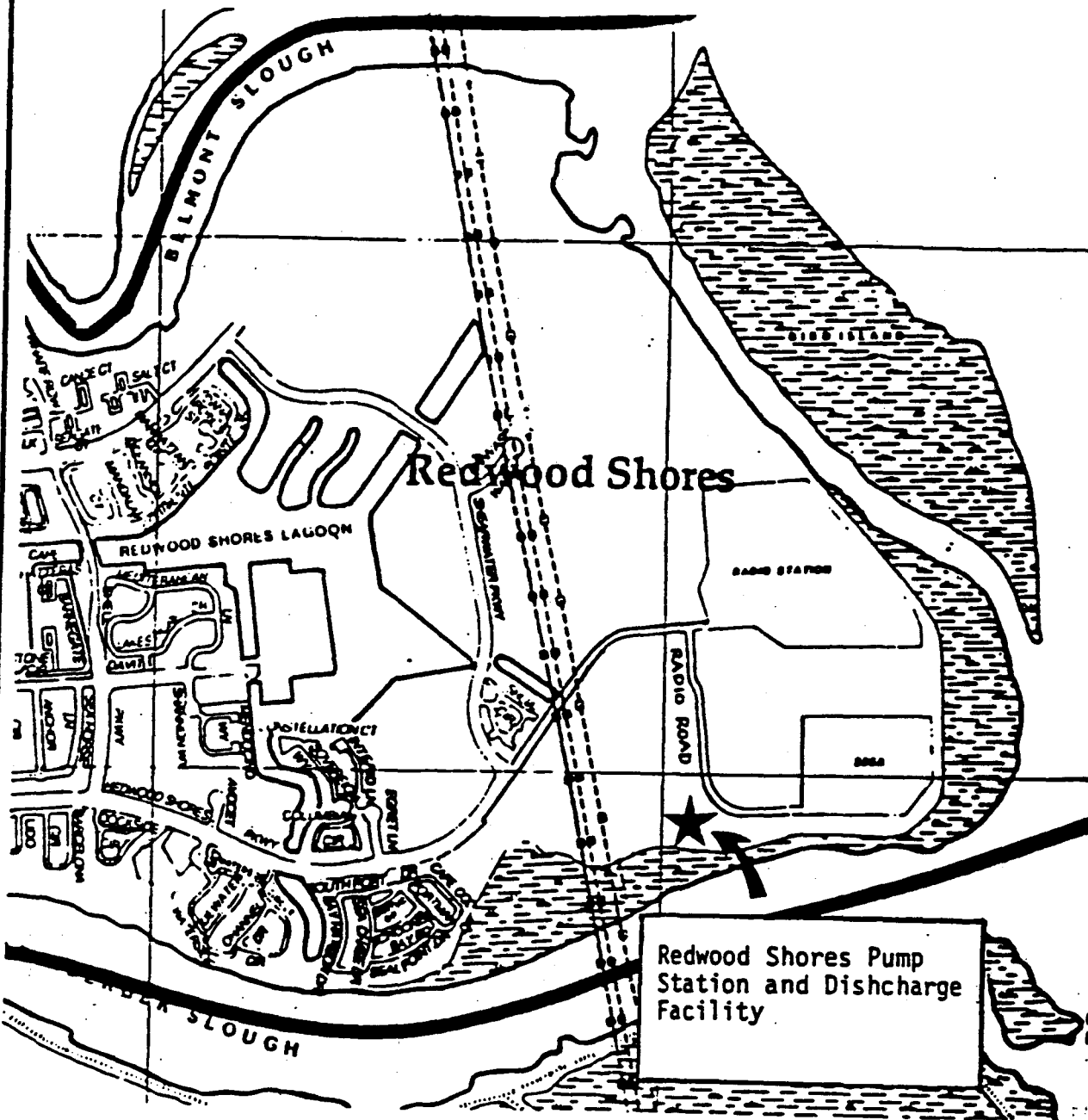
United States Department of the Interior (Fish and Wildlife Service): The Fish and Wildlife Service evaluates whether there will be any impact on endangered species (Section 7 Consultation). It has stated that there would not be any adverse impacts to the California Clapper Rail or the salt marsh harvest mouse as a result of the construction of the outfall pipeline as long as certain mitigation measures are undertaken. See letter dated 9/5/91.

California Regional Water Quality Control Board: The California Regional Water Quality Control Board requires that discharges into the waters of the State have permits and that any discharge is consistent with State guidelines. It is requiring that a lagoon management plan must be submitted prior to the use of the proposed facility. The plan should examine pollution control, algae control, and a water quality monitoring program. See letter dated 8/21/92.

San Francisco Bay Conservation and Development Commission: The San Francisco Bay Conservation and Development Commission has jurisdiction for any work within the bay and sloughs and 100 feet inland from the line of highest tidal action. The commission's staff will need to review the project and, if approved, will issue a minor permit. See correspondence dated 11/12/91, 8/6/91, 6/5/91. The applicant has already relocated the outfall pipe beyond the wetland vegetation as requested by the Commission.

State Lands Commission: The State Lands Commission owns land within the alignment of the outfall pipeline. This land is leased to the California Department of Fish and Game, and is used as a Ecological Reserve. The State lands Commission will require permits for any work performed on their land. In addition, the agency will look at the impacts of the pipeline on the existing marsh and wetland.

LOCATION MAP



REDWOOD CITY PLANNING DIVISION

Redwood Shores Pump Station
and Discharge Facility

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CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION
2101 WEBSTER STREET, SUITE 500
OAKLAND, CA 94612

Phone: (510) 464-1255
FAX: (510) 464-1290



Date: August 21, 1992
File: 1538.07 (WBH)

Mr. Tom Passanisi
Planning Department
City of Redwood City
Redwood City, California 94064

Subject: Redwood Shores Development Project - Lagoon Management

Dear Mr. Passanisi:

This letter serves as a followup to our recent telephone conversation regarding operation and maintenance of the lagoon component of the Redwood Shores Development Project.

The Water Quality Control Plan for the San Francisco Bay Basin, (Basin Plan) adopted by the Board in December 1991, stipulates that local agencies and special districts, responsible for operation and maintenance of storm drain systems, develop and implement measures to prevent the increase in pollutants in discharges from these systems. The Basin Plan states that areas that are in the process of development or redevelopment offer the greatest potential for utilizing the full range of structural and non-structural control measures to limit increases in pollutant loads.

Of particular concern with respect to lagoon ecosystems similar to the one proposed at Redwood Shores, is the discharge of herbicides, pesticides, and biostimulatory substances into the lagoon and ultimately into down stream receiving waters. Biostimulatory substances, such as fertilizers, promote excessive aquatic growth that can adversely affect beneficial uses. The Basin Plan indicates that concentrations of chlorophyll a in excess of 25 ug/l can be indicative of problematic conditions requiring further investigation, source control measures and/or treatment.

To prevent down stream receiving water quality degradation, it is imperative that the Redwood Shores lagoon system be aggressively managed. Accordingly, an operations and maintenance program for the lagoon must be developed. This lagoon management plan should include at a minimum, strategies which address the following:

- 1) storm water runoff pollution control;
- 2) algae control;
- 3) a water quality monitoring program designed to demonstrate the effectiveness of the lagoon management plan.

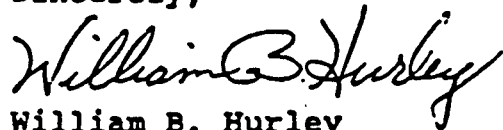
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Furthermore, if the monitoring program indicates that discharges from the lagoon pose a threat to the beneficial uses of down stream receiving waters, a NPDES permit and/or treatment of the lagoon water may be required.

In a letter dated August 12, 1992, to Lt. Colonel Leonard Cardoza of the Army Corps of Engineers, our Executive Officer conditionally waived Water Quality Certification for this project providing that the applicant submit an acceptable lagoon management plan that addresses the above mentioned issues. The August 12, 1992, letter states that this lagoon management plan must be submitted prior to use of the proposed facility.

If you have any questions or comments, please call me at (510) 464-0903.

Sincerely,



William B. Hurley
Associate Water Resource
Control Engineer

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CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION
2101 WEBSTER STREET, SUITE 900
OAKLAND, CA 94612
(510) 464-1233

RECEIVED

AUG 12 1992



PLANNING & DESIGN

August 12, 1992
File No. 2178.07(RHW)ont

Lt. Colonel Leonard E. Cardoza
District Engineer
U.S. Army Corps of Engineers
211 Main Street
San Francisco, CA 94105-1905

Attention: Mr. Rob Lawrence, Regulatory Branch

Subject: Redwood Shores Lagoon Discharge Facility, Redwood City,
San Mateo County (COE File No. 17212S49)

Dear Lt. Colonel Cardoza:

We have reviewed the proposal to construct a pump station and pipeline from an interior lagoon to Steinberger Slough at the eastern end of Redwood Shores in Redwood City.

Your staff has determined that the proposed project is considered permitted under a Department of the Army nationwide permit [33 CFR Part 330, Appendix A, (B), (12), pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344).

Water Quality Certification is waived for this project within the 60 day review period as required by 33 CFR 325.2(b)(ii) providing the applicant, prior to use of the proposed facility, submits to the Regional Water Quality Control Board a lagoon management plan that addresses (1) storm water runoff pollution control (2) algae control and (3) a monitoring program agreed upon by the Regional Water Quality Control Board to protect water quality and beneficial uses of waters of the State.

If you have any questions, please contact Richard Whitsel at (510) 464-1329.

Sincerely,


STEVEN R. RITCHIE
Executive Officer

cc: Nadell Gayou, DWR
Mr. Mike Gibson
Director, Planning and Design
Redwood Shores Properties

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SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION

THIRTY VAN NESS AVENUE, SUITE 2011
SAN FRANCISCO, CA 94102-6080
PHONE: (415) 357-3686



November 12, 1991

Michael A. Gibson
Director of Planning and Design
Redwood Shores Properties
3 Twin Dolphin Drive, Suite 200
Redwood City, California 94102

SUBJECT: BCDC Permit Application No. M91-32; Redwood Shores Pump Station

Dear Mr. Gibson:

Thank you for submitting the maps and plans showing the extent of the wetland vegetation in the area of the proposed outfall. Staff has reviewed the information and believes that the placement of the outfall pipe in the proposed location may result in scouring and erosion of wetland vegetation. As such, staff believes that the outfall pipe should be placed beyond the limits of the existing wetland vegetation.

It is my understanding that the floating easement provided in the Phelps Slough Boundary Agreement would not be adequate to extend the outfall pipe beyond the existing wetland vegetation, and that additional property rights must be secured from the State Lands Commission. As part of the permit application, staff would need verification of State Lands approval for the extension.

Should you have an alternative design that would avoid the potential erosion impacts to the wetland vegetation, please feel free to submit them for staff's review.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff G. Jensen", written over a horizontal line.

JEFF G. JENSEN
Permit Analyst

JGJ/qjg

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SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION

THIRTY VAN NESS AVENUE, SUITE 2011
SAN FRANCISCO, CA 94107-6020
PHONE: (415) 557-3684

October 26, 1992



Tom Passanisi
Community Development Department
City of Redwood City
P.O. Box 391
Redwood City, California 94064

11/6
Ⓢ

SUBJECT: Draft Mitigated Negative Declaration; Redwood Shores Pump Station;
BCDC Inquiry File No. SH.BI.7303.2; BCDC Permit No. M91-32

Dear Mr. Passanisi:

Thank you for the opportunity to comment on the above noted environmental document for the proposed pump station at Redwood Shores in Redwood City. Since the Commission itself has not had an opportunity to review the Draft Mitigated Negative Declaration, the following are staff comments only based on the McAteer-Petris Act and the San Francisco Bay Plan.

Although we generally concur that a draft Mitigated Negative Declaration is the appropriate level of environmental review for this project and recommend adoption of all the identified mitigation measures, we do share a similar concern as that expressed by the U.S. Fish and Wildlife Service.

Namely, a number of significant and interrelated projects, such as the Lido Neighborhood and the Redwood City Levee Improvement Project, are being considered for the Redwood Shores area which may result in cumulative impacts to wildlife resources. In addition, it is still unclear why the City has chosen not to include the Redwood Shores Pump Station in the draft Environmental Impact Report for the Lido Neighborhood even though the pump station is intended to serve existing and proposed development. These substantive and procedural issues should be addressed in the final Mitigated Negative Declaration.

Should you have any questions, please feel free to call.

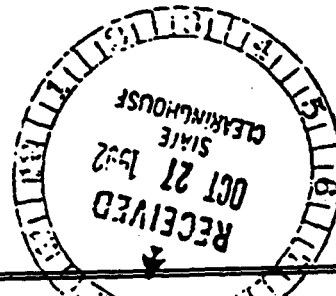
Sincerely,

JEFF G. JENSEN
Permit Analyst II

Enc.

JGJ/qg

cc: Resources Agency, Attn: Nadell Gayou
State Clearinghouse SH # 92102015



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SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION

THIRTY VAN NESS AVENUE, SUITE 2011

SAN FRANCISCO, CA 94107-6080

PHONE: (415) 337-3686



file

August 6, 1991

Joyce Minjiras, Project Manager
Zenter and Zenter
925 Ygnacio Valley Rd., Suite 250
Walnut Creek, California 94956

SUBJECT: BCDC Permit Application No. M91-32; Redwood Shores Pump Station

Dear Ms. Minjiras:

BCDC staff has reviewed the information you submitted to complete your permit application. However, some items were not included in your submittal as requested in my letter of June 5, 1991. Before the application can be filed for Commission action, the following items must be submitted:

1. Environmental Document. Please provide a copy of the final approved environmental document that assesses the environmental impacts of this project.
2. Regional Board Approval. Please provide verification that the San Francisco Regional Water Quality Control Board has approved the outfall pipe. BCDC's regulations require such approval in order for an outfall pipe to be considered as a minor permit.
3. Excavation. Please indicate the volume of material to be excavated from the Bay during trenching activities and where it will be disposed.

Once this information is submitted, staff can complete its review. Should you have any questions please feel free to call.

Sincerely,

JEFF G. JENSEN

Permit Analyst

JGJ

CC: Redwood Shores Property, Attn: Don Warren
Mike Gibson

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SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION

THIRTY VAN NESS AVENUE, SUITE 2011

SAN FRANCISCO, CA 94102-6080

PHONE: (415) 357-3686



June 5, 1991

Joyce Minjiras, Project Manager
Zentner and Zentner
925 Ygnacio Valley Rd., Suite 250
Walnut Creek, California 94596

SUBJECT: BCDC Permit Application No. M91-32; Redwood Shores Pump Station

Dear Ms. Minjiras:

BCDC has reviewed the permit application you submitted on behalf of Redwood Shores for the construction of a pump station and outfall pipe along Steinberger Slough. However, before BCDC can consider the application complete and ready to file for Commission action, the following information and revised exhibits must be submitted:

1. Proof of Legal Interest. The application indicates that the State Lands Commission is the owner and lessor of the property. Please provide a copy of a property map and the lease agreement or other document indicating that Redwood Shores has a valid property interest to carry out the proposed improvements. Because the project involves fill in the Bay, the documentation must not be more than two years old (see BCDC Application Instructions pg. 3).
2. Revised Site Plan. Please submit a revised site plan that clearly provides all of the information requested in the permit application (see BCDC Application Instructions pg. 5). Of particular importance is that the plans clearly mark the line of highest tidal action (LHTA), approximately 6.7 feet above mean sea level NGVD Datum, and the 100-foot shoreline band. The LHTA should be surveyed and certified by a registered engineer. The LHTA and the 100-foot shoreline band should be provided on all revised plans as it indicates the extent of the Commission's permitting authority. Please include both the large scale site plan and high quality copies of an 8-1/2"x11" reduction.
3. Local Government Approvals. Please provide verification that all local discretionary approvals have been obtained from the City of Redwood City and/or other local permitting agencies. If no discretionary approvals are required, please submit a letter from the City verifying so (see BCDC Application Instructions pg. 11).

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MITIGATION MEASURE MONITORING CHECKLIST REDWOOD SHORES PUMP STATION AND DISCHARGE FACILITY

Mit/ Cond. No.	Mitigation Measure	Verification: Monitoring and Reporting Process	Monitoring Milestone	Responsible Party	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
A.	Upon installation, return tidal marsh to pre-construction contours with replacement of surface vegetation and soils.	Field check every other month for 6 months. Then semi-annually for two years.	First field check	Ecologist Monitor/City			
B.	No construction work shall be conducted during the breeding season of the clapper rail (Feb. 1 - Aug. 31)	Review of grading plans and work schedule	Approval by Community Dev.	Redwood Shores/City			
C.	Professional Ecologist/Biologist shall monitor construction work within the endangered series habitat	Hiring of Ecologist/Biologist	First progress report submitted by consultant	Redwood Shores/City			
D.	Tidal marsh construction shall be conducted from the levee top. If not possible, then low pressure equipment shall be used.	Site inspection by Ecologist/City	Construction startup with proper equipment	Ecologist Monitor/City			
E.	A lagoon management plan shall be prepared to control and monitor any water quality degradation. It shall be reviewed and approved by the Regional Water Quality Control Board	Periodic reports from Ecologist	Submittal of report to agency	Regional Water Quality Control Board			
	The construction area shall be trapped for salt marsh harvest mice immediately prior to construction and all mice shall be removed from the construction area to a nearby habitat. A qualified ecologist/biologist with the necessary permits shall perform the work. Any mice trapped shall be relocated to a suitable habitat at least 100 meters from the pipeline alignment	Periodic reports from Ecologist	Submittal of report to City	Ecologist Monitor/City			

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EXHIBIT "D"

**MITIGATION MEASURE MONITORING CHECKLIST
REDWOOD SHORES PUMP STATION AND DISCHARGE FACILITY**

Mit/ Cond. No.	Mitigation Measure	Verification: Monitoring and Reporting Process	Monitoring Milestone	Responsible Party	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
G.	Dust control measures shall be implemented during grading and construction.	Review of Grading Plan	Approval by Community Dev.	City			
H.	All visible pump station equipment, including meters, vaults and fencing or walls shall be painted an earthtone color to blend in with the natural surroundings.	Review of paint colors	Approval by Planning Division	Redwood Shores/City			
I.	The applicant shall obtain all the necessary approvals from the various regulatory agencies which oversee construction projects near San Francisco Bay and its environs.	Copies of all permits submitted to City	Final approvals by all responsible agencies	Redwood Shores			

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