



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

# **ATTACHMENT M**



July 14, 2015  
G5164A

TO: Erica Adams  
Planner III  
Planning and Building Department  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, California 94063

SUBJECT: **Supplemental Geologic and Geotechnical Peer Review**  
RE: Zmay Minor Subdivision and RMD Permit  
PLN: 2014-00410  
APN 038131110 (60.26 Acre Parcel)  
1551 Crystal Springs Road, San Mateo County, California

We have completed a supplemental geologic and geotechnical peer review of the application for site subdivision using:

- Geotechnical Plan Review - Zmay 4 Lot Subdivision (letter) prepared by Murray Engineers, Inc., dated June 3, 2015;
- Geotechnical Plan Review – Landslide repair (letter) prepared by Murray Engineers, Inc., dated May 28, 2015;
- Supplemental Evaluation & Response to Review Comments (letter-report) prepared by Murray Engineers, Inc., dated April 15, 2015;
- Grading and Drainage Plan for Slide Repair (Sheet C-1) prepared by MacLeod and Associates, with revision date of May 18, 2015;
- Vesting Tentative Parcel Map (2 sheets, various scales) prepared by MacLeod and Associates, with latest revision date of May 29, 2015; and
- Engineering Geologic & Geotechnical Investigation: 4-Lot Residential Development, Zmay Property (report) prepared by Murray Engineers, Inc., dated February 10, 2014.

In addition, we have reviewed pertinent technical maps, aerial photographs, and reports from our office files and completed a reconnaissance along Crystal Springs Road and adjoining slopes with the Project Geotechnical Consultant.

## DISCUSSION

The applicant proposes to subdivide the subject 60.26 acre parcel into four 0.73 acre lots with a 57.33 acre remainder parcel. Approximately 48.25 acres of the remainder is a proposed Conservation Easement/Open Space. Approximately 9.08 acres of the remainder parcel along Crystal Springs Road is to be excluded from the Conservation Easement and remain buildable. An existing residence is located on the subject 9.08 acres. In our previous project geologic and geotechnical peer review (dated December 4, 2014), we recommended that supplemental site investigation be undertaken to address the potential for adverse offsite impacts from slope failure within the remainder parcel. We also noted that very steep building site slopes within proposed Parcel 4 were not consistent with prevailing standards. We recommended that a specific repair plan be prepared for the active landslide located on the currently proposed Parcel 2.

Currently proposed Parcels 1, 2, 3, and 4 are located along the outboard side of Parrott Drive. We understand that septic effluent from the parcels would be pumped to the existing sanitary sewer beneath Parrott Drive. The locations of these 4 proposed parcels have been adjusted to avoid steeper slope conditions and the potential for slope instability within the previously proposed Parcel 4.

## RECENT GEOLOGIC AND GEOTECHNICAL EVALUATIONS

The Project Geotechnical Consultant has completed supplemental evaluations focused primarily on slope stability conditions within the proposed remainder parcel. The Consultant identified and addressed 26 specific landslide areas within the remainder parcel. The Consultant concluded that existing drainage and diversion wall improvements have historically mitigated significant landslide and debris flow hazards concerns to offsite areas. Gross slope conditions appear to be unchanged since 1943 aerial photographs. Two relatively small areas of shallow slope instability have been active along the eastern side of Crystal Springs Road. Periodic maintenance of storm drain culverts beneath this roadway has apparently prevented significant buildup of debris at culvert inlets.

The Consultant concludes that the potential for deep-seated landsliding within the remainder parcel to impact offsite improvements (including perimeter roadways) is relatively low. However, continued ongoing periodic maintenance will be required to address shallow movement of earth debris onto Crystal Springs Road. The Consultant concludes that the proposed subdivision is feasible from a geotechnical perspective and that submitted plans are in general conformance with presented design recommendations.

## CONCLUSIONS AND RECOMMENDED ACTION

We conclude that the Consultant has adequately demonstrated the geotechnical feasibility of residential development of Parcels 1 through 4 as long as the area of active landsliding within Parcel 2 is stabilized as a subdivision-level improvement. To prevent potential undermining of residential improvements on Parcels 1 and 3, it is important that landslide repair be completed within Parcel 2 prior to any individual lot residential construction. All subdrain alignments within the repair should be accurately surveyed during construction so that future pier-supported foundations do not interfere with constructed subdrain systems.

Residential development within the delineated building envelopes of Parcels 1 through 4 would occur across existing slopes in the range of 40 to 50 percent inclination. Local slopes are mantled by several feet of potentially unstable colluvium. Consequently, unsupported large cuts and fills should be avoided from a slope stability perspective. All significant future fills proposed across steep slopes should be keyed and benched into competent bedrock. Murray Engineers has recommended that new residences be supported by pier foundations with piers extending a minimum of 12 feet into bedrock. Our geotechnical approval of residential building envelopes on Parcels 1 through 4 is contingent on geotechnical design parameters not being less conservative than those presented in the referenced February 2014 Murray Engineers report. In addition, we recommend that the following conditions be attached to geotechnical approval of Vesting Tentative Parcel Map:

1. **Landslide Repair Parcel 2** – The landslide repair on Parcel 2 shall be completed as a subdivision-level improvement prior to the construction of any residential structures on any parcel. All fill material for the repair shall be keyed and benched into competent bedrock (not into soil as indicated on the referenced C-1). The fill slope for the repair exceeds 30 feet in height and consequently the final design shall include intermediate surface drainage control measures. A condition for preparation of a surveyed, as-built subdrain plan shall be added to the proposed repair plan. A modified design plan should be prepared, approval by the Project Geotechnical Consultant, and submitted to the County for approval prior to the initiation of grading repair work.
2. **Grading Restrictions** – No cut or fill exceeding 5 feet in vertical dimension shall be permitted on Parcels 1 through 4 unless supported by an engineered retaining wall. Grading and drainage plans for each lot shall be reviewed from a geotechnical

perspective by the County prior to approval of building or grading permits on Parcels 1 through 4. Foundation design on Parcel 2 shall be checked against the as-built subdrain plan for the landslide repair.

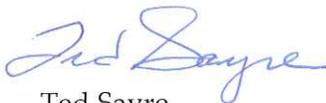
3. Geotechnical Design Parameters – Final geotechnical design parameters to be utilized for residential construction on Parcels 1 through 4 shall not be less conservative than design recommendations presented in the Engineering Geologic & Geotechnical Report by Murray Engineers, Inc., dated February 10, 2014.

### LIMITATIONS

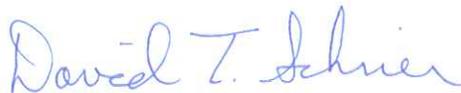
This supplemental geologic and geotechnical peer review has been performed to provide technical advice to assist the County with its discretionary permit decisions. Our services have been limited to review of the documents previously identified, and a visual review of the property. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,

**COTTON, SHIRES AND ASSOCIATES, INC.**  
COUNTY GEOLOGIC AND GEOTECHNICAL CONSULTANT



Ted Sayre  
Principal Engineering Geologist  
CEG 1795



David T. Schrier  
Principal Geotechnical Engineer  
GE 2334

TS:DTS:kc



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

# **ATTACHMENT N**

## GRANT OF CONSERVATION EASEMENT

This GRANT DEED OF CONSERVATION EASEMENT is made on July \_\_\_\_\_, 2021, by Z ENTERPRISES LP, having an address at 1551 Crystal Springs Road, Hillsborough, CA 94010 ("Grantor") in favor of the COUNTY OF SAN MATEO having an address at County Government Center, 400 County Center, Redwood City, CA 94063 ("Grantee" or "County").

### RECITALS

WHEREAS, Section 6317.A (Conservation Open Space Easement) of the San Mateo County Zoning Regulations (Zoning Regulations) requires, after any land division of lands zoned Resource Management (RM), that the applicant for the land division grant to the County (and that the County accept) a conservation easement, containing a covenant running with the land in perpetuity, which limits the use of the land covered by the easement to uses consistent with open space as defined in the California Open Space Lands Act of 1972 in January 1, 1980; and

WHEREAS, Grantor is the owner of lands located in the County of San Mateo, commonly referred to as the Lands of Zmay, the Vesting Tentative Parcel Map for which was approved by the San Mateo County Board of Supervisors on \_\_\_\_\_ ; and

WHEREAS, Grantor wishes to grant to Grantee a conservation easement over the property described in the attached Exhibit A (description for the designated area for the proposed conservation easement/open space- 48.234 acres per Vesting Tentative Parcel Map), which is incorporated herein by reference (the "Subject Property"), in fulfillment of the requirements of Section 6317.A of the Zoning Regulations.

NOW, THEREFORE, in consideration of the mutual covenants, terms, restrictions and conditions hereinafter set forth, Grantor hereby grants and conveys to Grantee and its successors, a conservation easement, in gross and in perpetuity, on the terms, and subject to the limitations set forth herein.

### Description of Property

1. Grantor is the sole owner of the Subject Property, located in the County of San Mateo, State of California and the Subject Property is the subject of this grant. The Subject Property is delineated on the Lands of Zmay Vesting Tentative Parcel Map and listed and described on Exhibit A, which is attached to and made part of this grant by reference.

## **Conservation Values**

2. The Subject Property possesses natural, scenic, open space, habitat preservation, and recreational values which will be conserved through prevention of any future large scale residential development. In particular,
  - a. The preservation of the Subject Property is consistent with the General Plan of the County; and
  - b. The preservation of the Subject Property is in the best interest of the County and specifically because:
    - (1) The land is essentially unimproved and if retained in its natural state or improved for the limited permitted uses consistent with Section 9.e. below, has scenic value to the public and this instrument contains appropriate covenants to that end; and
    - (2) It is in the public interest that the Subject Property be retained as Open Space or improved for the limited permitted uses consistent with Section 9.e. below, because such land will add to the amenities of living in neighboring urbanized areas.
  - c. The preservation of the Subject Property is consistent with the Grantor's primary goal to maintain eligibility under the California Land Conservation Act of 1965 (also commonly referred to as the "Williamson Act.")

## **Intention of Grantor**

3. It is the intention of Grantor to grant to Grantee a conservation easement on, over, across, and under the Subject Property pursuant to the Open Space Easement Act of 1974, appearing at Chapter 6.6 (commencing with Section 51070) of Part 1, Division 1, Title 5 of the California Government Code, and in fulfillment of the requirements of Section 6317.A of the San Mateo County Zoning Regulations whereby Grantor relinquishes certain rights and enters into certain covenants concerning the Subject Property, as more particularly set forth below. It is the intention of the Grantor that this grant meet all of the requirements of Section 170(h)(1) of the United States Internal Revenue Code, and meet all the requirements to maintain eligibility under the Williamson Act

### **Purpose of Easement**

4. The purpose of this grant of an open space easement in the Subject Property is to preserve the natural and scenic character of the Subject Property, subject to the restrictions set forth herein, and to prevent any future large scale residential development of the Subject Property that will impair or interfere with the conservation values of the Subject Property. Grantor intends that this Conservation Easement will confine the use of the Subject Property to activities and improvements for the limited permitted uses consistent with Section 9.e. below.

### **Description of Grantee**

5. Grantee is a political subdivision of the State of California, and is the entity designated under Section 6317.A of the San Mateo County Zoning Regulations to accept easements granted pursuant to that section.

### **Acceptance by Grantee**

6. By accepting this grant, Grantee agrees to honor the intentions of Grantor to act in a manner consistent with the purposes of this grant, and to preserve and protect in perpetuity the conservation values of the Subject Property. Grantee shall accept this grant in satisfaction of Condition \_\_\_\_ to the approval by the Board of Supervisors on \_\_\_\_\_ and other related conditions of approval regarding a conservation easement. The effective date of this grant shall be the date that this grant of easement is recorded. In the event that any Parcel Map or the Final Subdivision Map is invalidated as a result of a legal challenge, this easement shall cease to have any effect and the Grantee shall reconvey to Grantor all rights it may hold by virtue of this easement and shall promptly record a quitclaim of all such rights. This grant satisfies the requirements in the County's Resource Management Zoning District for a subdivision under the Resource Management Zoning District.

### **Grant of Easement**

7. In consideration of the above and the mutual covenants, terms, conditions, and restrictions contained in this grant deed, and pursuant to the Jaws of California and in particular to the Open Space Easement Act of 1974 and Section 6317.A of the San Mateo County Zoning Regulations, Grantor voluntarily grants to Grantee a conservation easement in gross in the Subject Property in perpetuity subject to the terms of this grant deed.

## Covenants

8. The Subject Property shall be used by Grantor and Grantor's successors in interest only for those purposes that will maintain the existing open space character of the Subject Property. Any uses of the Subject Property shall further be limited to uses consistent with open space as defined in the California Open Space Lands Act of 1972, on January 1, 1980, as set forth in Government Code Section 65560. However, Grantor and Grantor's successors in interest may improve the Subject Property consistent with Section 9.e. below.

Without limiting the generality of the foregoing, Grantor and Grantor's successors in interest hereby covenant that they will refrain, in perpetuity, from doing, causing, or permitting any of the following acts with respect to the Subject Property:

- a. Using or permitting the use of the Subject Property for any purpose except as is consistent with the stated purposes, terms, conditions, restrictions, and covenants of this easement, with the provisions of the Open Space Easement Act of 1974, and with the findings of the Board of Supervisors of the County of San Mateo pursuant to California Government Code Section 51084.
- b. Constructing improvements on the Subject Property. However, Grantor may construct and maintain existing utility, road and access easements or any such easements authorized or reserved by the Vesting Tentative Parcel Map for the Lands of Zmay approved by the Board of Supervisors of the County of San Mateo on \_\_\_\_\_, and make necessary improvements, including surfacing of the Subject Property, for the limited permitted uses consistent with Section 9.e. below, provided that any such construction and maintenance shall be carried out consistently with the conservation values that this Conservation Easement was intended to protect. This section is not intended to approve or otherwise legalize existing improvements constructed by any third person on the Subject Property, nor is to be construed as requiring that Grantor remove any such improvements that exist as of the effective date of this easement.
- c. Cutting or removing native timber or trees found or located on the Subject Property, except as may be required for fire prevention (but only as consistent with Section 9.b. below), thinning, elimination of diseased growth, or similar preventive measures in a manner compatible with the purposes of this grant, except as to the extent necessary for the limited permitted uses consistent with Section 9.e. below including harvest of planted trees.

- d. Cutting, uprooting, or removing natural growth found or located on the Subject Property, except as may be required for fire prevention (but only as consistent with Section 9.b. below), thinning, elimination of diseased growth, similar preventive measures in a manner compatible with the purposes of this grant, or to the extent necessary for the limited permitted uses consistent with Section 9.e. below including cleaning areas necessary for growing. Nothing in this Conservation Easement shall exempt Grantor from compliance with any regulations and/or permit requirements governing the removal of trees.
- e. Dividing or subdividing the Subject Property.
- f. If, during any time in which the Subject Property is owned by a public agency, and with respect to any activity that is otherwise permitted under the terms of this easement, this Section 8 shall not restrict Grantor from undertaking any such activity in any manner necessary in order to comply with the Americans With Disabilities Act, Section 504 of the Rehabilitation Act of 1973 or any analogous state or federal laws.

### **Reservation of Rights**

- 9. Grantor reserves the right to all uses and occupancy of, and ingress and egress to and from, the Subject Property in any manner consistent with the stated purposes, terms, conditions, restrictions, and covenants of this grant. Those uses include the following specific enumerated rights:
  - a. The right to remove hazardous substances, rubbish, diseased plants or trees and to correct dangerous conditions on the Subject Property.
  - b. The right to remove understory vegetation which, according to the County Fire Marshal, constitutes a fire hazard to the neighboring parcels. Nothing in this subsection of this Conservation Easement shall exempt the Grantor from compliance with regulations and/or permit requirements regarding the removal of trees.
  - c. The right to repair underground utility lines.
  - d. The right to post signs to deter trespass or to prevent, pursuant to Civil Code Section 1008, the creation of prescriptive easements, which signs shall be of no greater size than the minimum specified by law.
  - e. The right to develop and improve the Subject Property for the following limited permitted uses:

(i) Agricultural uses and limited accessory structures, temporary on-site sales of agricultural products.

~~(ii) Nurseries and greenhouses.~~

(iii) Livestock raising and grazing.

~~(iv) Wineries; provided that the annual storage capacity shall not exceed 10,000 gallons, the annual fermentation capacity shall not exceed 5,000 gallons, and the annual bottling shall not exceed 2,500 cases of wine; the only retail sales permitted will be those of wines produced on the premises.~~

~~(v) Breweries including hop growing, fermentation, and production~~

~~(vi) Animal fanciers.~~

~~(vii) timber harvesting and commercial woodlots of planted trees.~~

(viii) Solar Panels, when associated with an agricultural use.

Grantor's main goal is to maintain eligibility under the Williamson Act, therefore, any uses that would be interpreted by any governmental agency to be 1) prohibited by the Williamson Act or 2) increase the property tax due to the prohibition by the Williamson Act are excluded from the list of limited permitted uses above. No dumping, staging outdoor storage.

(f) The right to construct structures considered to be accessory to the above permitted uses listed in Section 9.e. Nothing in this Conservation Easement shall exempt Grantor from compliance with any regulations and/or permit requirements governing the development and/or construction of the structures considered to be accessory to the above permitted uses.

### **Grantee's Approval**

10. Whenever this grant deed requires Grantor to obtain the prior written approval or permission of the Grantee, the Grantor will notify the Grantee not less than fifteen (15) business days in advance of the date that Grantor intends to undertake the activity. The notice must describe the nature, scope, design, location, timetable, and any other material aspect of the proposed activity in sufficient detail to permit Grantee to make an informed judgment as to the consistency of the activity with the purpose of this grant. The Grantee shall grant or deny approval in writing within ten

(10) business days of receipt of Grantor's notice. Grantee may deny approval only on a reasonable determination that the proposed action would be inconsistent with the purpose of this grant. The provisions of this Section 10 shall not apply during any time in which the Subject Property is owned by a public agency.

### **Right to Prevent Prohibited Use**

11. Grantor grants to Grantee and Grantee's successors and assigns, for the duration of this grant, the right, but not the obligation, to prevent or prohibit any activity that is inconsistent with the stated purposes, terms, conditions, restrictions, or covenants of this grant and the right to enter the Subject Property for the purpose of removing any building, structure, improvement, or any material whatsoever constructed, placed, stored, deposited, or maintained on the Subject Property contrary to the stated purposes of this grant or to any term, condition, restriction, or covenant of this grant. By this grant, Grantor retains all rights to enforce the easement and any rights as an owner not inconsistent with this grant.

### **Enforcement**

12.
  - a. The purposes, terms, conditions, restrictions, and covenants in this grant may be specifically enforced or enjoined by proceedings in the Superior Court of the State of California, consistent with the terms of Section 51086 of the California Government Code.
  - b. It is understood and agreed that the enforcement proceedings provided in this section are not exclusive and that any action to enforce the terms and provisions of the Grant of Open Space Easement shall be at the discretion of Grantee and may be brought at law or in equity. Any forbearance on the part of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, or by Grantor's heirs, successors, personal representatives or assigns shall not be deemed or construed to be a waiver of Grantee's rights hereunder in the event of any subsequent breach.
  - c. In any action by Grantee to enjoin any violation of this easement, Grantor agrees that Grantee shall have no obligation to prove either actual damages or the inadequacy of otherwise available legal remedies. Grantor agrees that Grantee's remedies at law for any violation of this easement are inadequate and that Grantee shall be entitled to the injunctive relief described in this section, both prohibitive and mandatory, in addition to such other relief to which Grantee may be entitled, including specific performance of this Conservation Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies. Grantee's

remedies described in this section shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity. The failure of the Grantee to discover a violation shall not bar Grantee from taking action at a later time. The provisions of this Section 12.c. shall not apply during any time in which the Subject Property is owned by a public agency.

### **Acts Beyond Grantor's Control**

13. Nothing contained in this instrument may be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Subject Property resulting from causes that are beyond Grantor's control, including, but not limited to, third party actions, trespass, fire, flood, storm, earth movement, or any prudent or reasonable action undertaken by Grantor in an emergency situation to prevent or mitigate damage or injury to the Subject Property resulting from such causes, provided that the emergency situation does not result from, or is not related to, actions undertaken by the Grantor. Nothing herein shall relieve Grantor of the obligation to apply for and obtain any required permits or approvals for any such actions.

### **No Authorization for Public Trespass**

14. a. The granting of this Conservation Easement by this instrument and the acceptance of the easement by the Grantee do not, in themselves, authorize, and are not to be construed as authorizing, the public or any member of the public to enter, trespass on, or use all or any portion of the Subject Property, or as granting to the public or any member of the public any tangible rights in or to the Subject Property. It is understood that the purpose of this grant is solely to restrict the use of the Subject Property, so that it may be kept as near as possible in its natural state or the limited permitted uses consistent with Section 9.e.
- b. It is the intention of Grantor and Grantee that should the fee simple interest in the Subject Property be transferred to a public agency or qualified non-profit entity or the County of San Mateo, passive recreational uses that preserve the natural open space character of the land may be allowed, including, but not limited to, nature walks, day hiking, picnicking, bird watching and photography. Any such future use would be subject to the approval of such subsequent owner.

### **Condemnation**

15. As against the County of San Mateo, in its capacity as Grantee, the purposes of this Conservation Easement are presumed to be the highest and most necessary use of the Subject Property as defined at Section 1240.680 of the California Code of Civil Procedure notwithstanding Sections 1240.690 and 1240.700 of that Code. If an action in eminent domain for condemnation of any interest in the Subject Property is filed, or if the Subject Property is acquired for a public improvement by a public agency or person, these restrictions will be null and void as to the interest in the Subject Property actually condemned or acquired. However, all conditions, restrictions, and covenants of this grant will be in effect during the pendency of such an action; if such an action is abandoned before the recordation of a final order of condemnation, any portion of the Subject Property that is not actually acquired for public use will once again be subject to all of the terms, conditions, restrictions, and covenants of this grant. Grantor will be entitled to the amount of compensation as if the Subject Property had not been burdened by the conservation easement, consistent with Section 51095 of the California Government Code. Nothing in this section shall preclude consideration of zoning as reflected in the approved Final Parcel Map.

#### **Abandonment**

16. The easement granted by this instrument may not be abandoned, in whole or in part, and Sections 51093 and 51094 of the California Government Code shall be inapplicable to this Conservation Easement.

#### **Taxes and Assessments**

17. Grantor or Grantor's successor or assigns shall pay or cause to be paid all real property taxes and other assessments (general and special), fees, and charges of whatever description levied or assessed against the Subject Property. Grantee agrees to cooperate with Grantor in documenting the existence and property tax-related effect of the easement for the Assessor of San Mateo County. The provisions of this Section 17 shall not apply during any time in which the Subject Property is owned by a public agency.

#### **Maintenance**

18. The Grantee shall not be obligated to maintain, improve or otherwise expend any funds in connection with the use or enjoyment of Subject Property or any interest created by this Grant of Easement.

#### **Liability and Indemnification**

19. a. Grantor retains all responsibility and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Subject Property. Grantor agrees that the Grantee shall not have any duty or responsibility for the operation, upkeep, or maintenance of the Subject Property, or the protection of Grantor, the public or any other third parties from risks related to the condition of the Subject Property. Grantor shall remain solely responsible for obtaining any applicable governmental permits and approvals required for any activity or use by Grantor permitted by this easement, including permits and approvals required from Grantee acting in its regulatory capacity and any activity or use shall be undertaken in accordance with all applicable federal, state, local, and administrative agency laws, statutes, ordinances, rules, regulations, orders, and requirements. Acceptance of this Grant of Open Space Easement by Grantee is subject to the express condition that the Grantee and its officers, agents, members and employees are to be free from all liability and claim for damage by reason of any injury to any person or persons, including Grantor, or property of any kind whatsoever and to whomsoever belonging, including Grantor, resulting from any pre-existing condition(s) on the Subject Property, and any acts or omissions of the Grantor or Grantor's predecessors or successors in interest related to the Subject Property. Grantor, on its behalf and on behalf of its successors in interest, hereby covenants and agrees to indemnify and hold harmless the Grantee, and its directors, officers, employees, agents, contractors, and representatives, and their respective heirs, personal representatives, successors, and assigns (each, an "Indemnified Party") from and against any and all liabilities, penalties, costs, losses, damages, expenses (including, without limitation, reasonable attorney(s) fees and other litigation expenses), causes of actions, claims, demands, orders, liens, or judgments (each, a "Claim") on account of or arising out of any pre-existing condition(s) on the Subject Property and any acts or omissions of the Grantor or Grantor's predecessors or successors in interest related to the Subject Property, except that this indemnification obligation shall be inapplicable to any Claim determined to result solely from the negligence of Grantee or any of its agents.

If any action or proceeding is brought against any of the Indemnified Parties by reason of any such Claim, Grantor and its successors in interest shall, at the election of and upon written notice of any such Indemnified Party, defend such action or proceeding by counsel reasonably acceptable to the Grantee's Indemnified Party or reimburse such Indemnified Party for all charges incurred for services of any government attorney (including, but not limited, for example, to attorneys of the Office of the County Counsel) in defending the action or proceeding. Grantee agrees that, in the defense of any such

Claim, it will vigorously assert all existing and applicable immunities and defenses.

- b. The Grantee shall have no right of control over, nor duties and responsibilities with respect to, the Subject Property, which would subject the Grantee to liability occurring on the land, by virtue of the fact that the right of Grantee to enter the land is strictly limited to preventing uses inconsistent with the interests granted, and does not include the right or obligation to enter the land for the purposes of correcting any dangerous condition as defined by California Government Code Section 830.
- c. Grantor agrees to maintain bodily injury and property damage liability insurance as shall protect it from claims related to conditions on the Subject Property and to name the Indemnified Parties as additional insureds on such policies.
- d. The provisions of subsections 19.a. and 19.c. of this Section 19 shall not apply during any time in which the Subject Property is owned by a public agency.

### **Amendment**

- 20. This Conservation Easement may not be amended in whole or in part as to any term, condition, restriction, or covenant without the prior written consent of the Grantor and Grantee. During all times that the County of San Mateo remains owner of this easement, any non-clerical amendment to this easement that is proposed shall be presented at a duly-noticed public meeting of the San Mateo County Planning Commission for a recommendation of the Planning Commission before the proposed amendment is presented to the San Mateo County Board of Supervisors for action.

In the event that another public agency besides the County of San Mateo becomes the owner of this easement, that public agency shall convene a public hearing before its governing board to consider any proposed amendments to this easement before the governing board approves any such proposed amendments. Notwithstanding the foregoing, in no event shall any amendment to this Conservation Easement be permitted which violates the California Open Space Lands Act or which contradicts the perpetual nature of this easement.

### **Binding on Successors and Assigns**

21. This grant, and each and every term, condition, restriction, and covenant of this grant, is intended for the benefit of the public and is enforceable pursuant to the provisions of the Open Space Easement Act of 1974. This grant binds Grantor and Grantor's successors and assigns and constitutes a servitude on the Subject Property that runs with the land.

### **Liberal Construction**

22. This easement is to be liberally construed in favor of the grant in order to effectuate the purposes of the easement and the policy and purpose of the Open Space Act of 1974. If any provision in this grant is found to be ambiguous, an interpretation consistent with the purpose of this easement that would render the provision valid will be adopted over any interpretation that would render it invalid.

### **Severability**

23. If any provision of this grant is found to be invalid, or if the application of this easement to any person or circumstance is disallowed or found to be invalid, the remainder of the provisions of the grant, or the application of the grant to persons or circumstances other than those to which its application was disallowed or found invalid, will not be affected and will remain in full force and effect.

### **Controlling Law**

24. This grant of easement is to be interpreted, enforced, and performed in accordance with the laws of the State of California.

### **Entire Agreement**

25. This grant sets forth the entire agreement of the parties with respect to the conservation easement and supersedes all previous conversations, negotiations, understandings, settlements, or agreements related to the conservation easement.

### **Captions**

26. The captions in this grant have been inserted solely for the purpose of convenience of reference and are not to be construed as part of this instrument and do not affect the construction or interpretation of the grant.

**Enforceable Restriction**

27. This easement is intended to constitute an enforceable restriction pursuant to the provisions of California Constitution, Article XIII, Section 8, and Sections 402.1 and 421 through 423.3 of the California Revenue and Taxation Code.

**Counterparts**

28. The parties may execute this instrument in two or more counterparts, which shall, collectively, be signed by all parties. Each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity between the counterparts produced, the recorded counterpart controls.

**Recording**

29. Grantee shall record this Conservation Easement in the Office of the County Recorder of the County of San Mateo and may re-record it at any time that Grantee deems it necessary in order to preserve its rights in this easement.

**Merger**

30. It is the intent of the Grantor and the Grantee that the doctrine of merger not operate to extinguish this Conservation Easement if the same person or entity comes to own both the easement and the Subject Property. If, despite this stated intention, the doctrine of merger is determined to have extinguished this Conservation Easement, then a replacement conservation easement or restrictive covenant containing the same material protections embodied in this Conservation Easement shall be prepared and recorded against the Subject Property.

IN WITNESS WHEREOF, Grantor has executed this Conservation Easement Deed the day and year first written above.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Z ENTERPRISES LP GRANTOR  
By: Steve Zmay

**ACCEPTANCE OF CONSERVATION EASEMENT**

Pursuant to the provisions of the Open Space Easement Act of 1974, appearing at Chapter 6.6 of Part 1, Division 1, Title 5 of the California Government Code (commencing with Section 51070}, the County of San Mateo accepts this grant of a conservation easement.

Dated: \_\_\_\_\_

\_\_\_\_\_  
COUNTY OF SAN MATEO

By: \_\_\_\_\_



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

# **ATTACHMENT O**

# **CULTURAL RESOURCES SURVEY REPORT**

**1551 Crystal Springs Road**

**Hillsborough, San Mateo County**

**APN 038-131-110**

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Prepared for  
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USGS San Mateo 7.5' Quadrangle

August 10, 2015

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## **EXECUTIVE SUMMARY**

Nick and Steve Zmay propose to subdivide four lots measuring a total of 3 acres from their 60-acre property at 1551 Crystal Springs Road, unincorporated San Mateo County, California. To secure a negative declaration under CEQA, San Mateo County has requested a cultural resources evaluation of the area proposed for subdivision.

Daniel Shoup of Archaeological/Historical Consultants (A/HC) conducted an archaeological field survey on July 28, 2015. Dr. Shoup is a Registered Professional Archaeologist, holds a Ph.D. in Archaeology and a Masters of Urban Planning, and has over 5 years of experience in California archaeology. He meets the Secretary of the Interior's Standards for Archaeology.

No prehistoric or historic cultural resources were discovered during the survey.

## PROJECT LOCATION AND DESCRIPTION

The proposed project involves subdivision of four lots measuring approximately 0.75 acres each from the existing 60-acre parcel at 1551 Crystal Springs Road (APN 038-131-110). The four lots, which total 3 acres, front on Parrott Drive and will be the locations of new single-family residences (see Maps 1 and 2).

The Area of Potential Effects for the project includes the four lots and a small area (0.25 acres) of slope repair, totaling 3.25 acres more or less. The remaining 57 acres of APN 038-131-110 remain outside the scope of the current study.

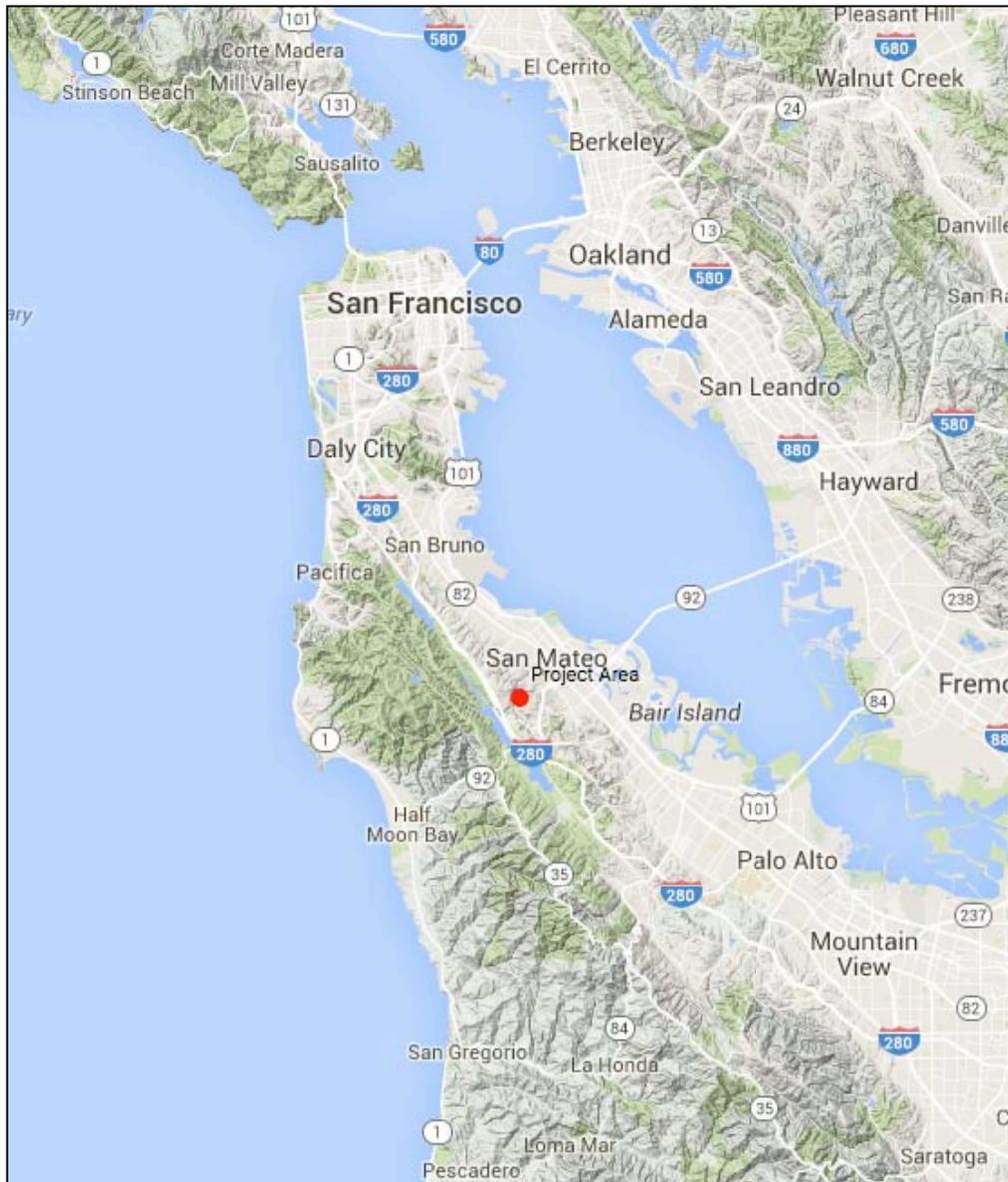


Figure 1: Project Location

Imagery Google

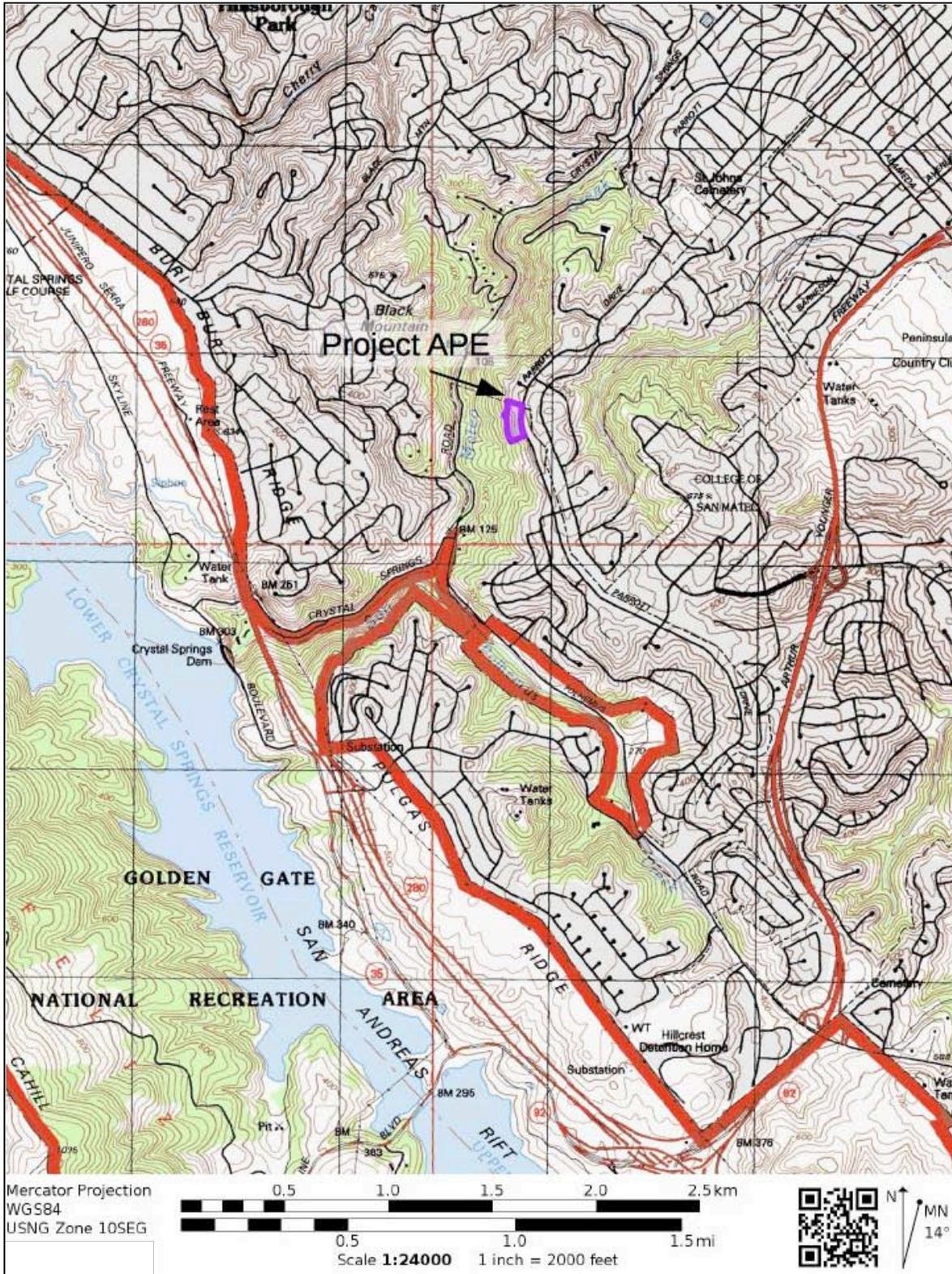


Figure 2: Project Vicinity, showing APE

Imagery USGS/CalTopo

## **SOURCES CONSULTED**

### **Previous Studies and Archival Research**

In July 2015 a record search for previously recorded cultural resources in the project area and within a half-mile radius was conducted at the Northwest Information Center, California Historical Resources Information System (NWIC File #14-1853). No cultural resources are recorded within the project area. Two previous reports discuss the project area in a general way but did not include field survey of the current project APE (see Appendix A).

A/HC staff also reviewed the National Register of Historic Places, the California Register of Historic Resources, California Historical Landmarks, and the California Inventory of Historical Resources to determine whether any previously recorded cultural resources exist within the project area. In the scope of that review, none were found. Archival research was conducted at the Earth Sciences and Map Library, University of California Berkeley, historic City Directories and newspaper archives for San Mateo County, and at the Online Archive of California. For a full list of sources consulted, see the attached bibliography.

### **Native American Consultation**

On July 27, 2015 the California Native American Heritage Commission (NAHC) in Sacramento was contacted to determine whether it had any information about archaeological sites or traditional cultural properties of concern to Native Americans in the project area. No response had been received by August 10, 2015.

Letters to the eight individuals and organizations on the NAHC contact list for San Mateo County were sent on July 27, 2015 via email and U.S. Mail.

Michelle Zimmer of the Amah Mutsun Tribal Band replied on July 28, 2015, noting that Native American human remains had been recently found near the project area during trenching for the El Cerrito Sewer Project on Crystal Springs Road. She offered three recommendations:

- That all excavation crews, including landscapers, receive cultural sensitivity training for Native American cultural resources;
- That a California-trained Archaeological Monitor with field experience be present for all earth movement including landscaping; and
- That a qualified and trained Native American Monitor be present for all earth-moving activities, including landscaping.

No other replies were received by August 10, 2015.

See Appendix B for correspondence with NWIC, NAHC, and Native American contacts.

## BACKGROUND

### Environment

The project area lies between approximately 400' and 500' in elevation on steep, north-facing slopes above San Mateo Creek, which drains eastward into San Francisco Bay. Site soils are tan silty clays or clayey silts with large chunks of decomposed bedrock. The underlying geology of the ridge is Franciscan Complex *mélange*, composed of mixed volcanic, metamorphic, and sedimentary rock and dating to the Eocene, Paleocene, or late Cretaceous periods (Graymer et al. 2006). The property is located within a mile of the San Andreas Rift Zone. The vegetation community on the property is a mix of California chaparral and oak woodland, including Coast Live oak, scrub oak, manzanita, chamise, sage, tule, Poison Oak and *Ceanothus*.

### Prehistory

Early archaeological research in the San Francisco Bay area focused on the largest and most visible remnants of prehistoric settlements, the hundreds of shellmounds ringing the Bay (Nelson 1909). The implementation of CEQA and NEPA regulations in the 1970s, however, led to dramatic increases in archaeological research throughout the Bay Area (Moratto 1984:227; Milliken et al. 2007:106) Based on evidence from mortuary practices in the Sacramento Delta and San Francisco Bay areas, the Central California Taxonomic System (CCTS) was developed, dividing the prehistory of the region into Early, Middle, and Late periods. While other systems have sought to add subtlety to the CCTS (e.g. Fredrickson 1974), most South Bay archaeologists use a version of the CCTS. Here we present a summary of Hylkema's (2002) and Milliken *et al.*'s (2007) adaptations of the Early-Middle-Late system.

Little evidence of Upper and Lower Archaic (pre-6000 years BP) settlement is known from the San Francisco Bay Area; in other parts of California this period is characterized by mobile foragers using wide-stemmed and leaf-shaped projectile points and large milling slabs (Milliken *et al.* 2007:112). Given the rise in sea levels in the Middle Holocene, the relatively recent formation of San Francisco Bay, and the presence of constant alluviation in the low-lying areas of the Bay Area, most evidence of the earliest human habitation in the area is likely to be underwater or deeply buried. However, deep deposits from the Coyote Narrows (CA-SCI-178) in Morgan Hill have yielded radiocarbon dates of 10000-8500 years BP associated with flaked tools of local Franciscan chert (Jones et al. 2007:130).

The Early (or Windmill) pattern (4000-2500 BP) is characterized by large stemmed and concave-base obsidian projectile points, rectangular *Olivella* beads, charmstones, extended burials facing toward the west, and the replacement of milling slabs with mortars and pestles. Semi-sedentary land use, shell mound development, and evidence of regional trade are typical in some areas of the Bay. This cultural pattern appears earlier in the San Joaquin and Sacramento valleys, suggesting an influx of traditions or people from those areas into the Bay Area.

Within the Middle Period (or Berkeley Pattern, 2500-1300 BP), upper and lower subphases can be distinguished. The Lower Middle Period 2500-1700 BP is marked by major cultural disruptions, such as the disappearance of the square *Olivella* bead tradition and the introduction of new bead types, much lower frequency of projectile points, introduction of flexed burials, and introduction of decorative objects that may represent religious or cosmological beliefs. In the

Upper Middle Period (1700-1300 BP), another major cultural shift seems to have taken place, with the collapse of trade networks, site abandonment, and the introduction of new bead forms. In the South Bay, a distinct local tradition known as the Meganos culture emerged during the Middle Period, possibly marking a population movement from the San Joaquin Valley.

The last millennium before contact with the Spanish is characterized as the Augustine Pattern (1300-250 BP), divided by Hylkema (2002) into three subphases: the Middle/Late Transition period and Late Period Phases 1 and 2. The Middle/Late transition saw the emergence of a wider range of social stratification. In the Late periods, significant social transformations seem to have occurred, with an increase in social complexity, increased sedentism, and the unification of ceremonial systems around the Bay Area. The introduction of the bow and arrow led to the production of new types of arrow-sized projectile points, cremation of high status individuals reappeared, and new forms of ornamentation such as the *Haliotis* ‘banjo’ effigy ornaments became more popular. The last two centuries before Spanish contact saw a series of changes in shell bead types, mortuary wealth distribution, and the introduction of new technology types such as the hopper mortar in parts of the Bay Area, though some of these innovations were slow to arrive in San Mateo County (Milliken *et al.* 2007:117).

## **Ethnography**

Prior to 1770, the San Francisco peninsula, was inhabited by speakers of the Ohlone/Costanoan group of languages, which despite significant dialectical differences (Levy 1978) were likely mutually intelligible (Milliken 1995:26). Ohlone/Costanoan, which is closely related to the Miwok languages, is a branch of the Yok-Utian subfamily of the Penutian languages, which are spoken in Central California and along the Pacific Coast as far as southeast Alaska. Penutian speakers likely entered central California from the northern Great Basin around 4000-4500 years ago and arrived in the San Francisco Bay Area about 1500 years ago, displacing speakers of Hokan languages (Golla 2007:74). This movement may be correlated with the spread of the Windmill pattern of material culture into the Coast Ranges and San Francisco Bay area (Moratto 1984:553; Levy 1978:486).

Ohlone/Costanoan society was organized in independent tribelets of 200-400 people, living in several semi-permanent villages, that controlled fixed territories averaging 10 to 12 miles in diameter (Milliken *et al.* 2007). Shoup and Milliken (1999:8) note that “tribelets were clusters of unrelated family groups that formed cooperative communities for ceremonial festivals, for group harvesting efforts, and – most importantly – for interfamily conflict resolution.” Hereditary village leaders, who could be male or female, played an important role in conflict resolution, receiving guests, directing ceremonies, organizing food-gathering expeditions, and leading war parties but did not otherwise exercise direct authority (Levy 1978:487). Despite their autonomy, intermarriage between Costanoan tribelets appears to have been frequent (Milliken 1995:22-24).

Like most California peoples, acorns were a staple of Ohlone/Costanoan diet. They were supplemented with other plant foods such as berries, onions and other root vegetables, and herbs. For animal resources people looked both to the Bay for fish, shellfish, waterfowl, and sea mammals, and to the plains and hills for larger animals such as deer and elk (Milliken *et al.* 2007:105-106).

At the time of Spanish contact, the Ssalon tribelet occupied land between the San Andreas Valley and the bay shore. Mission records list the villages of Altagmu, Aleitac, and Uturbe as located

along branches of San Mateo Creek, though their exact locations are unknown. The Ssalon were a small- to medium-sized tribelet: a total of 173 Ssalon people were baptized at mission Dolores, most of them between 1780 and 1793 (Milliken 1995:255, Milliken et al. 2009:313).

## **History**

The Crystal Springs area is significant for its role as an early route used by Spanish explorers and colonists in their efforts to establish control over coastal California and the San Francisco Bay Area. In 1769, the first overland expedition by Europeans reached the San Francisco Peninsula. Led by Gaspar de Portola, who had been appointed Governor of the new province of California, the expedition was intended to assert Spanish control over upper California by establishing a Presidio at Monterey Bay. The expedition consisted of 64 men, including 27 soldiers, two priests, and fifteen Native American Christians from the missions of lower California (Eldredge 1909:29).

Portola's expedition departed San Diego on July 14, 1769. Confused by the rugged terrain, the party passed Monterey Bay and proceeded into the Santa Cruz Mountains, reaching the San Francisco Peninsula in late October. As they reached the San Pedro Valley, the party spotted the Farallon Islands and realized that they had come too far north. After men dispatched to hunt game reported the presence of a giant estuary to the east, the entire expedition climbed Sweeney Ridge on November 4, marking the European discovery of San Francisco Bay. Miguel Constanso, the party's engineer, reported that that evening the party descended the ridge into the valley below, now beneath the San Andreas Reservoir (Babal 1990:8-9). On November 6, the Portola expedition moved south-southeast along the valley into the project area. Crespí describes the area now covered by Crystal Springs Reservoir:

We traveled in a southerly direction along the edge of the estuary (San Francisco Bay), but without seeing it, as we were prevented by the hills of the valley which we were following. On the right hand we had delightful mountains, with many groves of live oaks and redwoods. We... halted near a lake formed by an arroyo of good water with unlimited pasture and numberless geese in the same valley, in which there have been seen many tracks of large animals (Bolton 1927:232).

Their campsite the night of November 6, 1769 was about two miles south of the project area, near the current alignment of Upper Crystal Springs Dam and Highway 92. A party of scouts spent four days exploring the east shore of the Bay before returning to San Diego in January 1770 (Babal 1990:11).

### *Mission San Francisco (1776-1833)*

In 1776, Juan Bautista de Anza led a group of settlers to establish the mission at San Francisco. His advance party of soldiers, led by José Moraga, camped along San Mateo Creek, just north of the project area (Babal 1990:12). The establishment of a mission system by Franciscan priests in Alta California was part of a strategic effort to extend Spanish power to Alta California against an ongoing Russian advance down the Pacific Coast. The missions, supported with small military detachments, were to convert local Native Americans and establish agricultural plantations using their labor (Shoup and Milliken 1999:17).

After the establishment of Mission San Francisco in 1776, the lands of the San Francisco Peninsula came under control of the church. In the San Pedro Valley, west of the project area, an agricultural and ranching outpost was established in 1786 on a former indigenous village site.

Such enterprises were operated by Native American “neophytes”, who were brought to the missions through a mixture of choice, persuasion, and force. Missionized Indians received instruction in Christianity and were compelled to work at agricultural tasks that must have appeared strange to them; more difficult was the loss of personal freedoms, physical brutality, and imposition of Catholic sexual mores (Milliken 1995:88). The resulting mission system was a combination of feudal religious commune and slavery. European diseases ran rampant, with death tolls reaching 8% per year, higher among women and children, and Mission livestock grazing began to degrade the local environment, impacting the availability of traditional food resources for those Native Americans who remained outside the Mission system; by 1810 traditional cultures were collapsing throughout coastal and central California (Milliken 1995:221).

Poor working conditions and lack of resistance to European diseases led to frequent epidemics, which struck the San Pedro settlement in 1791 and led to its abandonment soon thereafter. A new outpost was built on San Mateo Creek, north the of project area, in 1793. It is likely that throughout the Mission period, the project area was used primarily for pasturing the large herds of cattle and sheep owned by the Presidio and the Mission, which were tended by Missionized Ohlone and other Native Americans (Hynding 1982:19, 22).

#### *Land Grants in the Mexican Period (1822-1848)*

After independence from Spain in 1821, the Mission system went into terminal decline. In a climate of increasing immigration from Mexico and increasing population of Mexican *Californios*, the missions were secularized and much of their land confiscated between 1834 and 1837 (Shoup and Milliken 1999:109). In turn, large land grants were distributed to prominent to Mexican citizens. Four of these were located in the Crystal Springs area: Ranchos Feliz and Cañada Raymundo to the west, and Ranchos San Mateo, Buri Buri and Las Pulgas to the east (Beck and Haase 1988:30).

Rancho de las Pulgas, where the project APE is located, was the largest and oldest of these. A 1795 verbal grant to Jose Arguello, a former commander of the San Francisco Presidio, was confirmed to his heirs in 1820, making it the only grant in the area conferred under Spanish Rule. The 35,000 acre rancho stretched from the Bay estuary to the Crystal Springs Reservoir Valley, and from San Mateo Creek in the north to the Santa Clara county line in the south (Stanger 1938:40). The Arguello family was prominent in the government of California up to the American takeover, and lived mostly in San Francisco and Monterey. For this reason, and because they had large landholdings elsewhere, few improvements were made to Las Pulgas beyond a few huts for shepherds (Hynding 1982:36). In the Mexican period it is likely that the project area continued to be used as grazing land.

#### *The Early American Period (1849-1870s)*

The trickle of Anglo-American immigrants to California during the mid-1840s became a flood after the two key events in early 1848. These were the Treaty of Guadalupe Hidalgo, which ceded California to the United States, and John Marshall’s discovery of gold on the South Fork of the American River. The subsequent gold rush of 1849 brought tens of thousands of people, mostly men, to the Bay Area. Many who did not find success in the gold fields decided to appropriate what they saw as empty land on ranchos around the Bay (ESA 1994:6-11). On Rancho de las Pulgas, for instance, at least twenty-three squatters were occupying land in 1853 (Hynding 1984:37). Mexican landowners such as the Arguellos were faced with a new legal

system that took an average of seventeen years to resolve claims. During the long legal process, many landowners were forced to sell off portions of their land to pay legal fees. Only one Mexican landowner, Domingo Feliz, was able to retain property in the mid-peninsula area (Babal 1990:44, 58).

From the 1850s to the 1887 beginning of the construction of Lower Crystal Springs Dam, the Crystal Springs Valley and its surroundings were home to a community of farmers, loggers, tradesmen that also contained summer homes owned by wealthy urbanites. Homesteads in the area spread out along the north-south road from San Andreas to Cañada Raymundo (the earlier name for the southern end of Crystal Springs Valley, now under the Upper Crystal Springs Dam). Logging of oak and redwood in the Peninsula began as early as the 1830s, and accelerated after 1849, when dozens of small water or steam-powered sawmills were established along peninsula creeks. The valley of San Mateo Creek, just below the project area, was an early transportation corridor in the area: the predecessor to today's Crystal Springs Road was graded through the canyon by the mid-1850s, connecting Burlingame and Half Moon Bay.

A frequent visitor described the Cañada del Raymundo in the 1860s:

To the north were fine farms and country estates... To the south was a long stretch of hayfields and pastures in which dairy herds grazed... Twice a day the stage rattled in, changed horses, and rattled out again, once on its way to Half Moon Bay and again on the return to San Mateo. It was a restful, hospitable, shut-in sort of place, beautiful in its setting among the hills (Burke 1926).

As the quote above suggests the Cañada Raymundo was primarily occupied by dairy farms. On the east shore of Laguna Grande, the small lake along Laguna Creek now under the Upper Crystal Springs Reservoir, Christian Bollinger established a dairy farm after his arrival in San Mateo County in 1854. He owned 628 acres in 1868, but expanded enough that he could sell 1,100 acres to Spring Valley Water Company in 1874. Bollinger's dairy products were sold in San Francisco, most notably to the Palace Hotel (Babal 1990:60).

The rustic setting of the Crystal Springs Valley, home of country homes and profitable ranches, was short-lived. By the mid-1860s, the Spring Valley Water Company had begun to acquire land on a large scale, a development that would soon replace the pastoral character of the area with large reservoirs.

### *Spring Valley Water Company*

As the population of San Francisco grew, reliable water supply to the arid city became an important concern. Reliance on groundwater, the small local creeks, and imports of water in barrels from Marin County proved inadequate by the late 1850s. In 1858, a group of San Francisco businessmen formed Spring Valley Water Company and began acquiring land to build reservoirs in the steep valleys of northern San Mateo County (ESA 1994:6-15). Spring Valley's first dams, constructed before 1870, were at Pilarcitos Creek and the San Andreas Valley (Babal 1990:30).

Spring Valley Water was aware of the Crystal Springs Valley's potential as a reservoir site as early as the 1860s, when the Company purchased the Crystal Springs Hotel to secure its land and the water rights to San Mateo Creek. Through the 1860s and early 1870s, agents of the company began to acquire the whole of Crystal Springs Canyon and the upper reaches of San Mateo Creek, often under their own names to mask company involvement. To assemble the final

parcels needed for the construction of the dams, Spring Valley also persuaded the San Mateo Board of Supervisors to use their power of condemnation (Hynding 1982:75). By the mid-1870s, Spring Valley had acquired enough land – including the project APE – to begin construction of the Upper Crystal Springs Dam, which was 70 feet high and 520 feet wide when completed in 1876 and stretched across the valley along the current alignment of Highway 92 (Babal 1990:91).

Continuing growth in San Francisco's demand for water led engineer Hermann Schussler to design a second dam in the valley, this one to stretch across San Mateo Creek at the point where it turned east and flowed down out of the Crystal Springs/San Andreas Valley. The Lower Crystal Springs Dam was architecturally innovative: at 145 feet high, it was the largest concrete dam in the United States at the time (Shoup 1989:5). When completed in 1890, the dam impounded 22 billion gallons of water over 1,483 acres. The water was pumped to San Francisco via a 44-inch pipeline that followed the Bay shore (Shoup 1989:9; Babal 1990:95). Since the new dam flooded the San Mateo-Half Moon Bay highway that had passed through Crystal Springs, the level of Upper Crystal Springs Dam was later raised 20 feet to serve as a replacement bed for the county road.

The construction of Lower Crystal Springs Dam was a stirring success from Spring Valley Water Company's point of view, but did not solve its growing problems with the City of San Francisco which resented Spring Valley's monopoly control of its water supply. The city filed a series of suits over water rates, and adopted a city charter that allowed for municipal ownership of the water system (Babal 1990:42, Stanger 1938:185). A city commission turned to the Sierra Nevada for potential reservoir sites, and identified the Hetch Hetchy Valley on the Tuolumne River as their preferred site. After the passage of the 1913 Raker act over the objections of environmentalists, San Francisco was allowed to begin planning the Hetchy Hetchy reservoir (Babal 1990:42).

The completion of the Hetchy Hetchy Dam in 1924 took away not just Spring Valley's monopoly power, but its only market. As a result, in 1930 the City of San Francisco purchased Spring Valley's watershed lands, including the project APE, and placed them under the administration of the newly formed San Francisco Water Department. Crystal Springs Reservoir was selected to be the terminus of the pipeline system that brought water from the Sierra Nevada, across the central valley, and under San Francisco Bay. The first Hetchy Hetchy water began flowing into Crystal Springs Reservoir on October 24, 1934 (ESA 1994: 6-15). To memorialize the event, a Classically-inspired temple was constructed in 1938. Sixty feet high and 25 feet in diameter, the Pulgas Water Temple stands above a weir that was the original terminus of the Hetch Hetchy Aqueduct (Babal 1990:107). This terminus is no longer in use, as Hetchy Hetchy water now flows directly to San Francisco without entering the Crystal Springs Reservoirs.

### **Land Use in the Project Area**

Though the canyon of San Mateo Creek was long used a transportation and resource corridor by Native Americans, it was not until 1860 that a portion of the County Road connecting San Mateo to Half Moon Bay was constructed through the canyon (ESA 1994:6-14). West of the project area, this road intersected a local route that passed north-south through Crystal Springs valley. Daily stagecoach service on the County Road was provided by 1865 by the San Mateo, Pescadero, and Santa Cruz Stage Company, which stopped at Crystal Springs, San Feliz Station,

and Brynes Store, all within two miles of the project vicinity. The road was improved in 1866 by local contractor Bowman and a crew of Chinese-American workers (Babal 1990:25).

The project area was part of lands acquired by Spring Valley Water Company in the late 1860s and early 1870s; the project area was at the eastern boundary of SVWC's property in San Mateo Creek canyon. In 1894, the project area was bounded to the north by the lands of A.M. Parrott (for whom Parrott Road is named) and to the east by the lands of W.S. Hobart (Bromfield 1894). The project area was owned by SVWC until at least 1927 (Kneese 1927).

Parrott Drive began as a dirt road, which is shown as such on USGS maps from 1939 to 1949. The road was paved around 1950, followed by the creation of the Baywood Park subdivision in 1952. The five houses east of the project area across Parrott Road were all constructed in 1952. The homes north of the project area along the west side of Parrott Road were constructed in the mid-1980s (San Mateo County 2015).

After acquisition of SVWC by the City and County of San Francisco in 1930, the project area passed into private hands. The Zmay family purchased the property around 1975 and continues to own it today.

## **FIELD METHODS AND FINDINGS**

### **Survey Methods and Constraints**

The four parcels proposed for subdivision are located on a north-facing ridge descending from 500' elevation at Parrott Road to approximately 400' elevation. The average slope across the APE is 40%. Visible soils are tan to dark tan sandy clay with 2-20cm angular cobbles 10% by volume. In several locations small outcrops of metamorphosed sedimentary bedrock are visible. The APE is vegetated in low grass, mature coast live oak, and dense thickets of chamise, Ceanothus, scrub oak, poison oak, and tule, in some areas reaching heights of 8 feet.

Dr. Daniel Shoup of Archaeological/Historical Consultants carried out a pedestrian archaeological survey of the APE on July 28, 2015. Dr. Shoup meets the Secretary of the Interior's Standards for archaeology. All open areas were inspected for cultural evidence such as historic structures, artifacts, and features; and indicators of prehistoric archaeological deposits like midden soil, flaked lithics, groundstone, and shell.

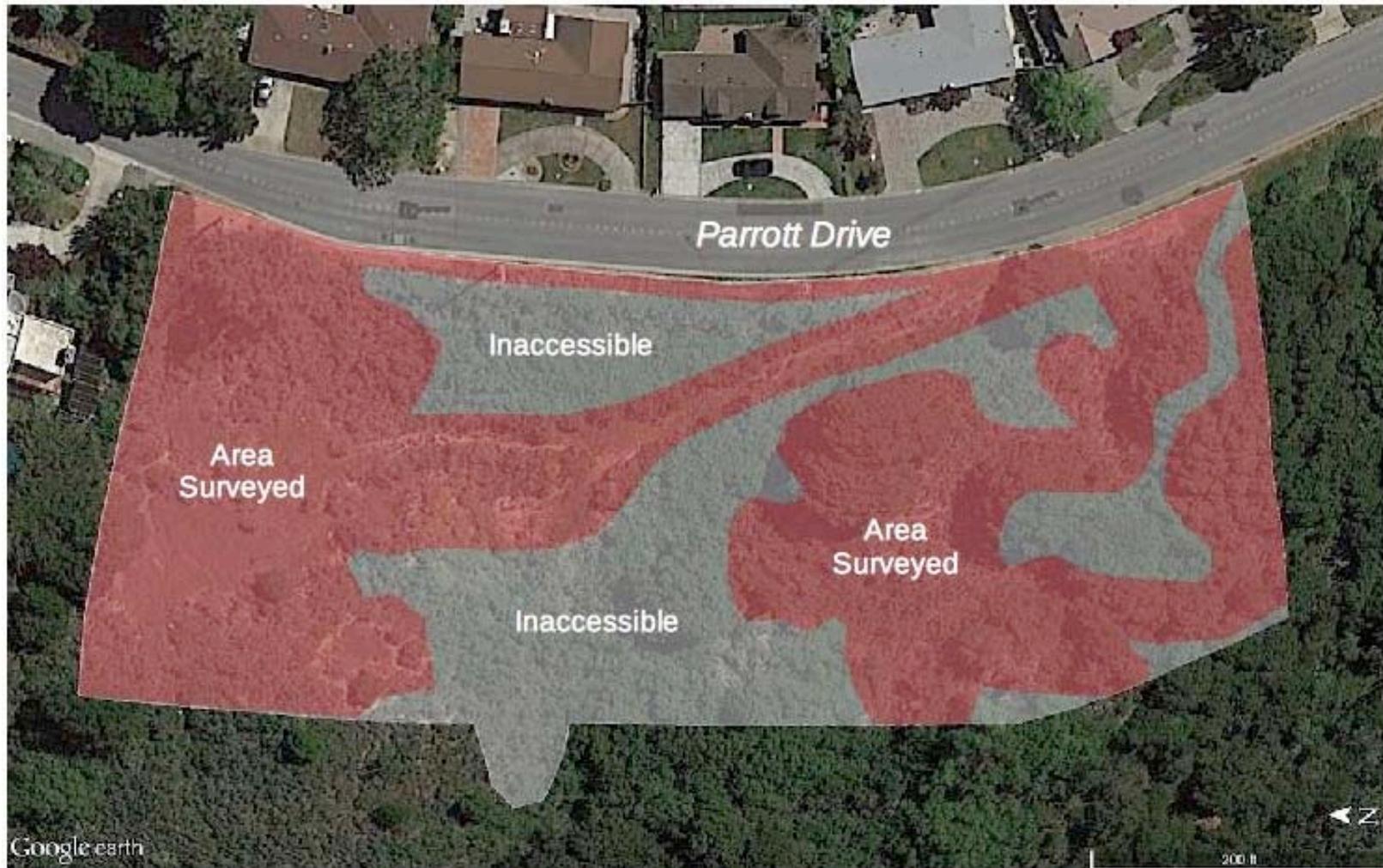
Given the irregular nature of the terrain and presence of dense vegetation, opportunistic transects were used, spaced roughly 10m apart. Certain areas of the APE were impassible: the upper parts of Lots 2 and 3 due to brush, the lower portions of Lot 2 due to tule thickets reaching 8' high, and portions of Lots 3 and 4 due to slopes exceeding 60% or poison oak thickets 6'-8' in height. Areas surveyed are indicated on Figure 3 and total 2 acres of the 3.1 acre APE (65%). Approximately 90% of Lot 1, 40% of Lot 2, 75% of Lot 3, and 60% of Lot 4 were surveyed in at least 10m transects.

### **Survey Results: Archaeological Resources**

No prehistoric archaeological resources were discovered in the course of the survey. Some recent debris including beer bottles, terra cotta pipe, plastic, and a couch were visible within the APE. Most were located near Parrott Road, suggesting they were products of dumping from the road. No artifacts that appeared over 45 years of age were observed.

### **Survey Results: Built Environment Resources**

No built environment resources were discovered in the course of the survey.



**Figure 3: Area of Potential Effect, showing area surveyed**

Imagery Google

## **SIGNIFICANCE EVALUATION AND CONCLUSIONS**

### **Framework for Evaluation**

Under CEQA, local agencies must consider whether projects will cause a substantial adverse change in the significance of a historical resource, which is considered to be a significant effect on the environment (CEQA §21084.1). A “historical resource” is a resource determined eligible for the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), or local registers by a lead agency (CEQA §15064.5), while a “substantial adverse change” can include physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings” that impairs the significance of an historical resource in such a way as to impair its eligibility for Federal, State, or local registers. In most cases, whenever a project adversely impacts historic resources, a mitigated Negative Declaration or EIR is required under CEQA §15064.

The NRHP consists of properties that meet one of four significance criteria:

- A. Association with events that have made a significant contribution to the broad patterns of our history;
- B. Association with the lives of persons significant in our past;
- C. Embodiment of the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Has yielded, or is likely to yield, information important to prehistory or history.

A property that meets one or more of these significance criteria must also possess sufficient integrity to convey that significance. Seven aspects of integrity are used in National Register evaluations: location, design, setting, materials, workmanship, feeling, and association. Integrity is based on a property’s significance within a specific historic context, and can only be evaluated after its significance has been established.

Evaluation for the CRHR is broadly similar to the Federal process, though evaluation should primarily consider the significance of the property in State and local contexts. The CRHR also uses four criteria, namely:

- 1) association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
- 2) association with the lives of persons important to local, California, or national history; or
- 3) embodiment of the distinctive characteristics of a type, period, or method of construction, represents the work of a master, or possesses high artistic values; or
- 4) potential to yield, information important to prehistory or history of the local area, California, or the nation.

Resources determined eligible for the NRHP are automatically listed on the CRHR. In addition, historic landmark designations by cities and counties are also presumptively eligible for CRHR.

Under the San Mateo County Historic Preservation Ordinance, historic resources surveys required by the County use the CRHR criteria to evaluate a property’s eligibility for listing as a County Landmark by the Board of Supervisors.

### **Significance Evaluation and Recommendations**

Though it was part of the Spring Valley Water Company watershed lands from approximately 1870-1930, the APE is not associated with any of the water storage or conveyance facilities that give the Crystal Springs area historical significance. Neither is the APE associated with individuals important in local, California, or national history. No historic structures or visible archaeological deposits were discovered in the survey, making it unlikely to contain information important to the history or prehistory of the area. The study area therefore does not appear to contain historical resources as defined in CEQA §15064.5.

Though the archaeological sensitivity of the area is low due to the steep topography of the project site, discovery of subsurface archaeological materials during grading or construction is always possible. If previously unidentified cultural materials are unearthed, work should be halted in that area until a qualified archaeologist can assess the significance of the find.

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San Mateo County

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1939 San Mateo 15' Quadrangle. U.S. Government Printing Office, Washington, D.C.

1947 San Mateo 7.5' Quadrangle. U.S. Government Printing Office, Washington, D.C.

1956 San Mateo 7.5' Quadrangle. U.S. Government Printing Office, Washington, D.C.

1968 San Mateo 7.5' Quadrangle. U.S. Government Printing Office, Washington, D.C.

**Appendix A**  
**Record Search Results**  
**Northwest Information Center**

CALIFORNIA  
HISTORICAL  
RESOURCES  
INFORMATION  
SYSTEM



ALAMEDA  
COLUSA  
CONTRA COSTA  
DEL NORTE

HUMBOLDT  
LAKE  
MARIN  
MENDOCINO  
MONTEREY  
NAPA  
SAN BENITO

SAN FRANCISCO  
SAN MATEO  
SANTA CLATA  
SANTA CRUZ  
SOLANO  
SONOMA  
YOLO

**Northwest Information Center**  
Sonoma State University  
150 Professional Center Drive, Suite E  
Rohnert Park, California 94928-3609  
Tel: 707.588.8455  
nwic@sonoma.edu  
<http://www.sonoma.edu/nwic>

July 8, 2015

File No.: 14-1853

Erica Adams, Project Planner  
San Mateo County Planning and Building Division  
455 County Center  
Redwood City, CA 94063

re: PLN2014-00410 / 1551 Crystal Springs Rd, APN 038131110 / Zmay

Dear Ms. Adams:

Records at this office were reviewed to determine if this project could adversely affect cultural resources. **Please note that use of the term cultural resources includes both archaeological sites and historical buildings and/or structures. The review for possible historic-era building/structures, however, was limited to references currently in our office and should not be considered comprehensive.**

**Previous Studies:**

XX This office has record of two previous archaeological resources studies, S-6425 (Dietz 1983) and S-39125 (Clark 2012), that include the proposed project area in a general nature, but do not appear to have included any field survey of the proposed project area (*see recommendation below*).

**Archaeological and Native American Resources Recommendations:**

XX The proposed project area has the possibility of containing unrecorded archaeological site(s). A study is recommended prior to commencement of project activities.

XX We recommend you contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

     The proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended.

**Built Environment Recommendations:**

XX Since the Office of Historic Preservation has determined that any building or structure 45 years or older may be of historical value, if the project area contains such properties, it is recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of Sonoma County conduct a formal CEQA evaluation.

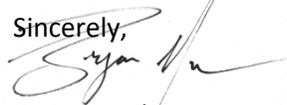
Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource

information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

For your reference, a list of qualified professionals in California that meet the Secretary of the Interior's Standards can be found at <http://www.chrisinfo.org>. If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 588-8455.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Much", with a long, sweeping horizontal stroke extending to the right.

Bryan Much  
Coordinator

**Appendix B**  
**Native American Consultation**



## ARCHAEOLOGICAL/HISTORICAL CONSULTANTS

---

609 Aileen Street  
Oakland, CA 94609  
(510) 654-8635  
info@ahc-heritage.com  
www.ahc-heritage.com

Native American Heritage Commission  
1550 Harbor Blvd, Suite 100  
West Sacramento, CA 95691

July 27, 2015

### **RE: Subdivision at 1551 Crystal Springs Road, San Mateo County**

Dear Sir or Madam,

Archaeological/Historical Consultants would like to request a search of the Sacred Lands file and an updated contact list for a project in Hillsborough, San Mateo County. Please see the enclosed request form and map for more detail.

Thanks in advance for your assistance.

Yours truly,

A handwritten signature in cursive script that reads "Suzanne Baker".

Suzanne Baker

Archaeological/Historical Consultants  
suzannebaker@ahc-heritage.com  
tel/fax (510) 654-8635



## ARCHAEOLOGICAL/HISTORICAL CONSULTANTS

609 Aileen Street  
Oakland, CA 94609  
(510) 654-8635  
info@ahc-heritage.com  
www.ahc-heritage.com

### Sacred Lands File & Native American Contacts List Request

#### NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd, Suite 100  
West Sacramento, CA 95691  
(916) 373-3710  
(916) 373-5471 – Fax  
nahc@nahc.ca.gov

*Information Below is Required for a Sacred Lands File Search*

Project: 1551 Crystal Springs Drive Subdivision

County: San Mateo

USGS Quadrangle

Name San Mateo **7.5'**

Township **4S** Range **4W** Unsectioned – Rancho de las Pulgas **MDBM**

Company/Firm/Agency:

#### **Archaeological/Historical Consultants**

Contact Person:

Suzanne Baker  
609 Aileen Street  
Oakland, CA 94609  
Phone and Fax : 510-654-8635  
suzannebaker@ahc-heritage.com

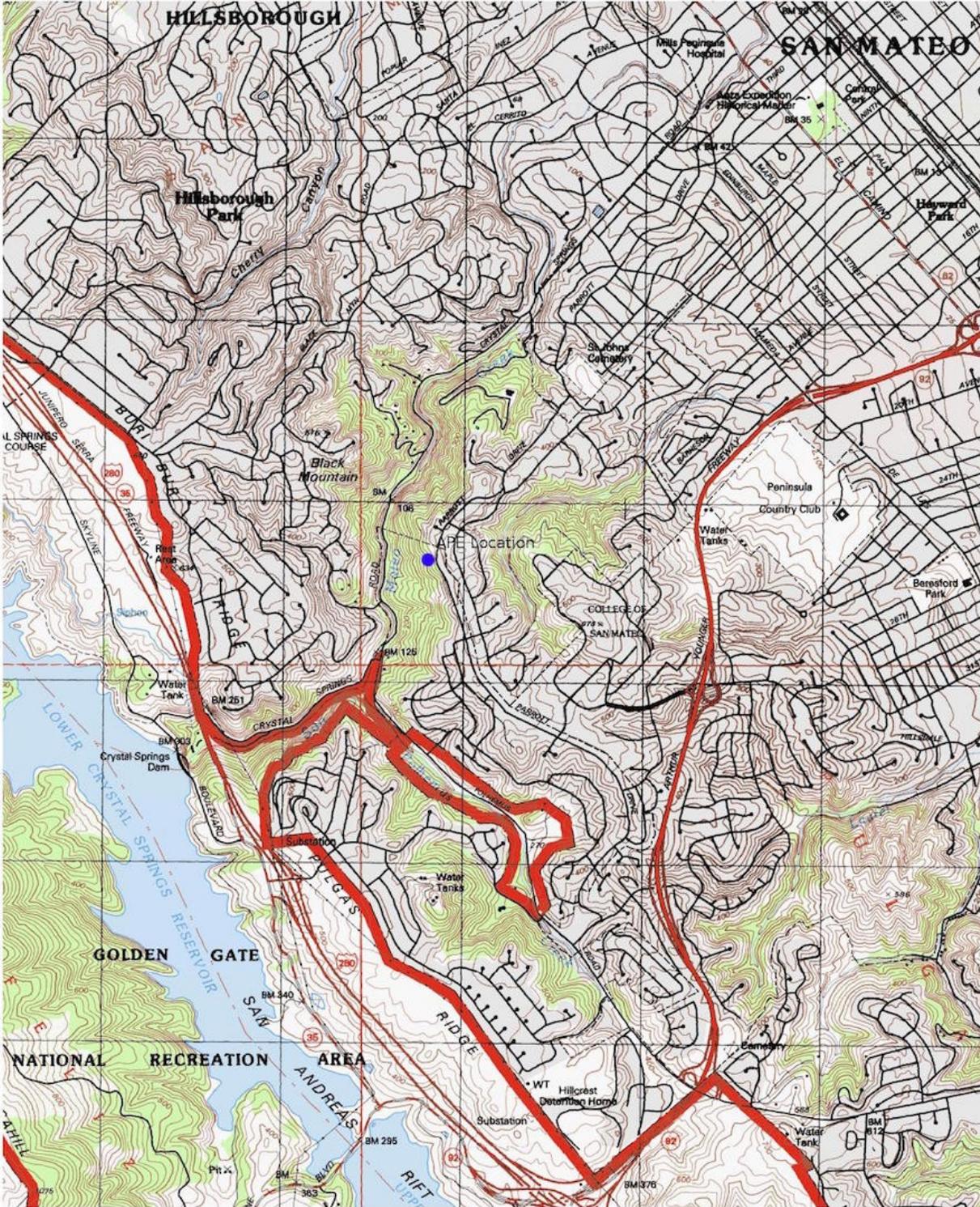
Project Description:

The proposed project involves subdivision of four lots measuring approximately 0.75 acres each from the existing 60-acre parcel at 1551 Crystal Springs Road (APN 038-131-110). The four lots, which total 3 acres, front on Parrott Drive and will be the locations of new single-family residences. The Area of Potential Effects for the project includes the four lots and a small area (0.25 acres) of slope repair, totaling 3.25 acres more or less. The remaining 57 acres of APN 038-131-110 remain outside the scope of the current study.

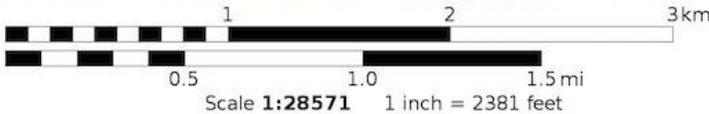


# ARCHAEOLOGICAL/HISTORICAL CONSULTANTS

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www.ahc-heritage.com



Mercator Projection  
WGS84  
USNG Zone 10SEG  
CalTopo.com





## ARCHAEOLOGICAL/HISTORICAL CONSULTANTS

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609 Aileen Street  
Oakland, CA 94609  
(510) 654-8635  
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www.ahc-heritage.com

July 27, 2015

Tony Cerda  
Costanoan Rumsen Carmel Tribe Chairperson  
240 E. 1<sup>st</sup> St.  
Pomona, CA 91766

### **RE: Development at 1551 Crystal Springs Road, Hillsborough**

Dear Mr. Cerda:

This letter is to request consultation with the Costanoan Rumsen Carmel Tribe about a proposed development in Hillsborough, San Mateo County. A private developer plans to subdivide four lots measuring approximately 0.75 acres each from an existing 60-acre parcel at 1551 Crystal Springs Road (APN 038-131-110). The four lots, which total 3 acres, front on Parrott Drive and will be the locations of new single-family residences (see attached map).

We would welcome any information that you or members of the Costanoan Rumsen Carmel Tribe have regarding sacred sites or other cultural resources in or near the project area. Likewise, we would be happy to respond to any questions or concerns you might have regarding the project.

Thank you in advance for your assistance.

Yours truly,

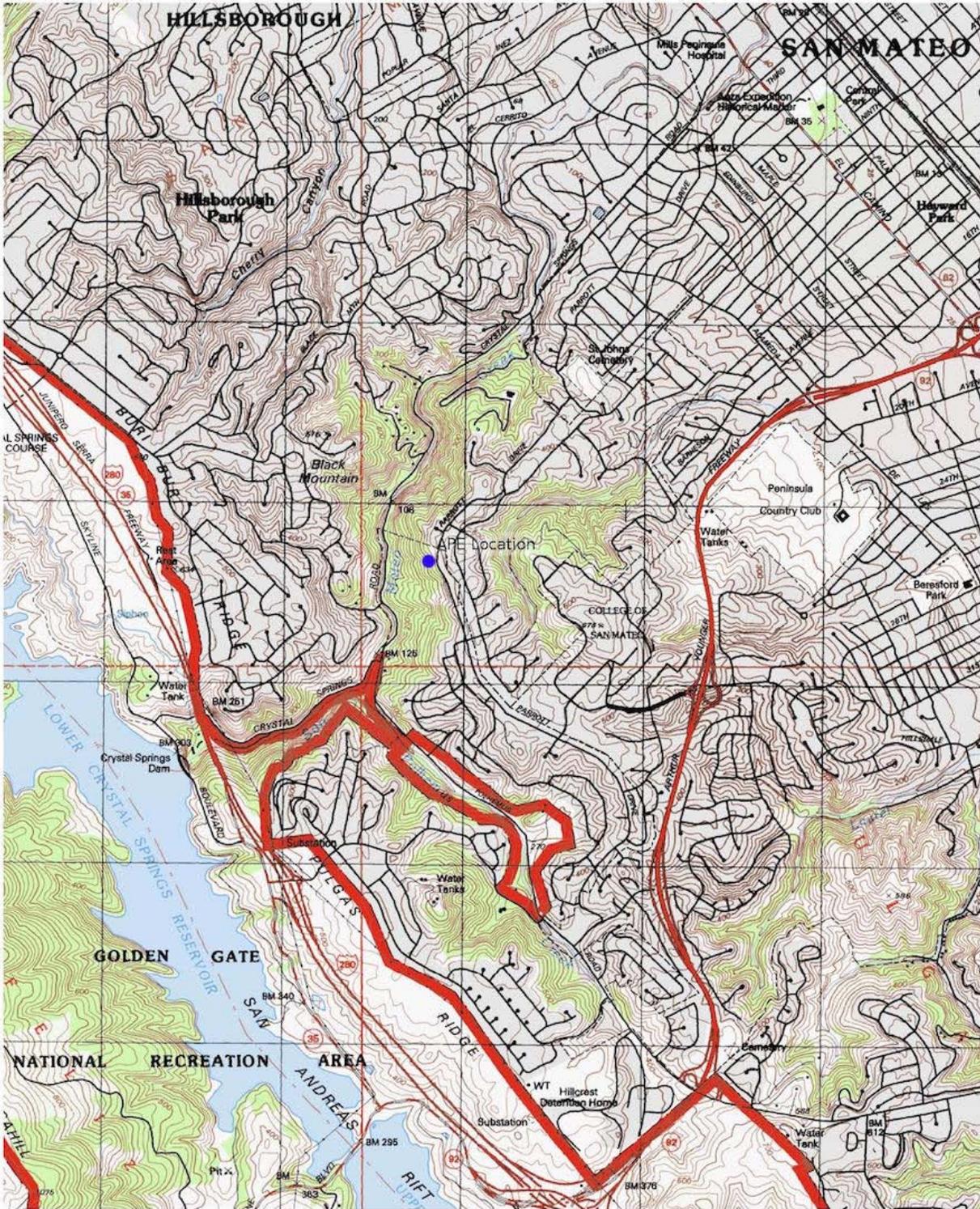
Suzanne Baker

Archaeological/Historical Consultants  
suzannebaker@ahc-heritage.com  
tel/fax (510) 654-8635

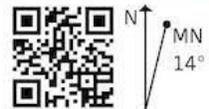
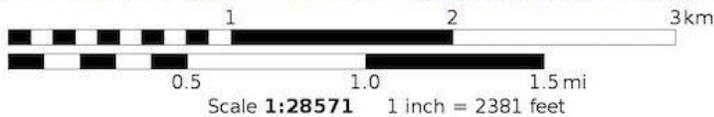


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USNG Zone 10SEG  
CalTopo.com





## ARCHAEOLOGICAL/HISTORICAL CONSULTANTS

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609 Aileen Street  
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www.ahc-heritage.com

July 27, 2015

Andrew Galvan  
The Ohlone Indian Tribe  
P.O. Box 3152  
Fremont, CA 94539

### **RE: Development at 1551 Crystal Springs Road, Hillsborough**

Dear Andy:

This letter is to request consultation with the Ohlone Indian Tribe about a proposed development in Hillsborough, San Mateo County. A private developer plans to subdivide four lots measuring approximately 0.75 acres each from an existing 60-acre parcel at 1551 Crystal Springs Road (APN 038-131-110). The four lots, which total 3 acres, front on Parrott Drive and will be the locations of new single-family residences (see attached map).

We would welcome any information that you or members of the Ohlone Indian Tribe have regarding sacred sites or other cultural resources in or near the project area. Likewise, we would be happy to respond to any questions or concerns you might have regarding the project.

Thank you in advance for your assistance.

Yours truly,

Suzanne Baker

Archaeological/Historical Consultants  
suzannebaker@ahc-heritage.com  
tel/fax (510) 654-8635



## ARCHAEOLOGICAL/HISTORICAL CONSULTANTS

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609 Aileen Street  
Oakland, CA 94609  
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www.ahc-heritage.com

July 27, 2015

Ramona Garibay, Representative  
Trina Marine Ruano Family  
30940 Watkins St.  
Union City, CA 94587

### **RE: Development at 1551 Crystal Springs Road, Hillsborough**

Dear Ms Garibay:

This letter is to request consultation about a proposed development in Hillsborough, San Mateo County. A private developer plans to subdivide four lots measuring approximately 0.75 acres each from an existing 60-acre parcel at 1551 Crystal Springs Road (APN 038-131-110). The four lots, which total 3 acres, front on Parrott Drive and will be the locations of new single-family residences (see attached map).

We would welcome any information that you or members of your family may have regarding sacred sites or other cultural resources in or near the project area. Likewise, we would be happy to respond to any questions or concerns you might have regarding the project.

Thank you in advance for your assistance.

Yours truly,

Suzanne Baker

Archaeological/Historical Consultants  
suzannebaker@ahc-heritage.com  
tel/fax (510) 654-8635



## ARCHAEOLOGICAL/HISTORICAL CONSULTANTS

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609 Aileen Street  
Oakland, CA 94609  
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info@ahc-heritage.com  
www.ahc-heritage.com

July 27, 2015

Jakki Kehl  
720 North 2<sup>nd</sup> St.  
Patterson, CA 95363

### **RE: Development at 1551 Crystal Springs Road, Hillsborough**

Dear Ms. Kehl,

This letter is to request consultation about a proposed development in Hillsborough, San Mateo County. A private developer plans to subdivide four lots measuring approximately 0.75 acres each from an existing 60-acre parcel at 1551 Crystal Springs Road (APN 038-131-110). The four lots, which total 3 acres, front on Parrott Drive and will be the locations of new single-family residences (see attached map).

We would welcome any information that you or members of your family may have regarding sacred sites or other cultural resources in or near the project area. Likewise, we would be happy to respond to any questions or concerns you might have regarding the project.

Thank you in advance for your assistance.

Yours truly,

A handwritten signature in dark ink that reads "Suzanne Baker". The signature is fluid and cursive, with a large initial 'S'.

Suzanne Baker

Archaeological/Historical Consultants  
suzannebaker@ahc-heritage.com  
tel/fax (510) 654-8635



## ARCHAEOLOGICAL/HISTORICAL CONSULTANTS

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609 Aileen Street  
Oakland, CA 94609  
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www.ahc-heritage.com

July 27, 2015

Muwekma Ohlone Indian Tribe of the SF Bay Area  
P.O. Box 360791  
Milpitas, CA 95036

### **RE: Development at 1551 Crystal Springs Road, Hillsborough**

To Whom It May Concern:

This letter is to request consultation with the Muwekma Ohlone Indian Tribe about a proposed development in Hillsborough, San Mateo County. A private developer plans to subdivide four lots measuring approximately 0.75 acres each from an existing 60-acre parcel at 1551 Crystal Springs Road (APN 038-131-110). The four lots, which total 3 acres, front on Parrott Drive and will be the locations of new single-family residences (see attached map).

We would welcome any information that you or members of the Muwekma Ohlone Indian Tribe have regarding sacred sites or other cultural resources in or near the project area. Likewise, we would be happy to respond to any questions or concerns you might have regarding the project.

Thank you in advance for your assistance.

Yours truly,

Suzanne Baker

Archaeological/Historical Consultants  
suzannebaker@ahc-heritage.com  
tel/fax (510) 654-8635



## ARCHAEOLOGICAL/HISTORICAL CONSULTANTS

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609 Aileen Street  
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www.ahc-heritage.com

July 27, 2015

Ann Marie Sayers, Chairperson  
Indian Canyon Mutsun Band of Costanoan Indians  
P.O. Box 28  
Hollister, CA 95024

### **RE: Development at 1551 Crystal Springs Road, Hillsborough**

Dear Ms. Sayers:

This letter is to request consultation with the Indian Canyon Mutsun Band about a proposed development in Hillsborough, San Mateo County. A private developer plans to subdivide four lots measuring approximately 0.75 acres each from an existing 60-acre parcel at 1551 Crystal Springs Road (APN 038-131-110). The four lots, which total 3 acres, front on Parrott Drive and will be the locations of new single-family residences (see attached map).

We would welcome any information that you or members of the Indian Canyon Mutsun Band may have regarding sacred sites or other cultural resources in or near the project area. Likewise, we would be happy to respond to any questions or concerns you might have regarding the project.

Thank you in advance for your assistance.

Yours truly,

Suzanne Baker

Archaeological/Historical Consultants  
suzannebaker@ahc-heritage.com  
tel/fax (510) 654-8635



## ARCHAEOLOGICAL/HISTORICAL CONSULTANTS

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609 Aileen Street  
Oakland, CA 94609  
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info@ahc-heritage.com  
www.ahc-heritage.com

July 27, 2015

Linda G. Yamane  
1585 Mira Mar Ave.  
Seaside, CA 93955

### **RE: Development at 1551 Crystal Springs Road, Hillsborough**

Dear Ms. Yamane:

This letter is to request consultation about a proposed development in Hillsborough, San Mateo County. A private developer plans to subdivide four lots measuring approximately 0.75 acres each from an existing 60-acre parcel at 1551 Crystal Springs Road (APN 038-131-110). The four lots, which total 3 acres, front on Parrott Drive and will be the locations of new single-family residences (see attached map).

We would welcome any information that you or members of your family may have regarding sacred sites or other cultural resources in or near the project area. Likewise, we would be happy to respond to any questions or concerns you might have regarding the project.

Thank you in advance for your assistance.

Yours truly,

Suzanne Baker

Archaeological/Historical Consultants  
suzannebaker@ahc-heritage.com  
tel/fax (510) 654-8635



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July 27, 2015

Irene Zwierlein, Chairperson, and Michelle Zimmer  
Amah Mutsum Tribal Band of Mission San Juan Bautista  
789 Canada Road  
Woodside, CA 94062

### **RE: Development at 1551 Crystal Springs Road, Hillsborough**

Dear Ms. Zwierlein and Ms. Zimmer:

This letter is to request consultation about a proposed development in Hillsborough, San Mateo County. A private developer plans to subdivide four lots measuring approximately 0.75 acres each from an existing 60-acre parcel at 1551 Crystal Springs Road (APN 038-131-110). The four lots, which total 3 acres, front on Parrott Drive and will be the locations of new single-family residences (see attached map).

We would welcome any information that you or members of the Amah Mutsum Tribal Band may have regarding sacred sites or other cultural resources in or near the project area. Likewise, we would be happy to respond to any questions or concerns you might have regarding the project.

Thank you in advance for your assistance.

Yours truly,

Suzanne Baker

Archaeological/Historical Consultants  
suzannebaker@ahc-heritage.com  
tel/fax (510) 654-8635

Subject: Re: Consultation Request, Project in Hillsborough  
From: Amah Mutsun <amahmutsuntribal@gmail.com>  
Date: Tue, 28 Jul 2015 17:22:00 +0000  
To: Daniel Shoup <daniel.shoup@ahc-heritage.com>

We are currently working on the El Cerrito Sewer project in Hillsborough, part of it is on Crystal Springs Road. There are two known archaeological sites in the area of your project. We have recently found Native American human remains in several locations of the area.

Our recommendations are:

All crews involved with this project that dig including landscapers be Cultural Sensitivity Trained.

That a California Trained Archaeological Monitor with field experience be present for all earth movement including landscaping.

That a Qualified and Trained Native American Monitor be present for all earth movement including landscaping.

Thank you  
Michelle Zimmer

On Tue, Jul 28, 2015, 10:03 AM Daniel Shoup <[daniel.shoup@ahc-heritage.com](mailto:daniel.shoup@ahc-heritage.com)> wrote:

Dear Ms Zwierlein or Ms. Zimmer,

Please find a consultation request attached for a project in Hillsborough, San Mateo County.

Thanks as always,

Daniel Shoup  
Associate Principal  
Archaeological/Historical Consultants

--

Sent from [Postbox](#)