COUNTY OF SAN MATEO
PLANNING AND BUILDING

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July 6, 2026

Kent Bourquin
Middleton Community Road Corporation
266 Portola State Park Road
La Honda, CA 94020

Dear Ken:

SUBJECT: Resource Management Permit
99 Slate Creek Road, La Honda
APNs: 085-070-040 and 085-013-020; County File No. PLN2025-00070

Staff has completed its review of your application for a Resource Management (RM) Permit to demolish an existing wooden bridge and replace it with a new 66-feet in length prefabricated steel bridge within the same footprint. The new bridge, supported by concrete abutments, will span Peter's Creek to maintain vehicular access to the Middleton Tract community. The existing bridge, originally constructed around 1940 and reinforced in the 1980s, has endured over 80 years of weather exposure, leading to gradual deterioration, and settling. The replacement steel bridge will be installed using an all-bolt construction method, with no welding required. The project involves minor grading (10 cubic yards) and does not require vegetation or tree removal. The site is located at 99 Slate Creek Road, La Honda, CA 94020 (APNs: 085-070-040 and 085-013-020).

A temporary steel ramp will be placed 100 feet downstream at the original creek crossing location, predating the construction of the existing bridge. Existing access roads will be used, with no additional grading, compacting, or graveling. This temporary ramp will facilitate the movement of a drilling rig across the creek, provide emergency vehicle access, and maintain access to the Middleton Tract community during construction. The construction period is estimated to last eight weeks. Equipment and materials will be staged in Crocker's Curve Meadow, adjacent to and north of 1800 Portola State Park Road, on APN 085-060-120.

On June 23, 2026, property owners within 300 feet of the project site were notified of the RM Permit application. The public comment period remained open until July 3, 2026. No comments were received during this time.

The project, as proposed and conditioned, has been reviewed and found to comply with the Development Review Criteria outlined in Chapter 8.292 of the County Zoning Regulations. Project referrals were sent to the County Fire Department, Geotechnical Section, Drainage Section, and the California Department of Fish and Wildlife, all of which reviewed the proposal and granted conditional approval.

Based on the foregoing, staff hereby approves your application for an RM Permit, subject to the following findings and conditions of approval.

FINDINGS

For the Environmental Review, staff found that:

1. The project is statutorily exempt from environmental review under the California Environmental Quality Act (CEQA) Guidelines, Section 15269(b) (Emergency Projects), which applies to emergency repairs to publicly or privately owned service facilities necessary to maintain service essential to the public health, safety or welfare. Emergency repairs include those that require a reasonable amount of planning to address an anticipated emergency; and

2. The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) Guidelines, Section 15302 (Class 2 - Replacement or Reconstruction), which applies to the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

For the Resource Management Permit, staff found that:

3. The project, as proposed and conditioned, has been reviewed and determined to comply with the Development Review Criteria outlined in Chapter 8.292 of the County Zoning Regulations. Compliance with the applicable criteria is discussed below:

    a. Environmental Quality Criteria

    The proposal complies with all applicable criteria and standards of Chapter 8.292, as well as regulations from local, state, and federal agencies. As required by Condition 15, it must obtain all required permits, including a Lake or Streambed Alteration Agreement (LSAA) (Section 1600 Permit), and Section 404 and Section 401 permits from the U.S. Army Corps of Engineers (USACE), as applicable. The project will not result in significant adverse environmental impacts on primary wildlife or marine resources and has

demonstrated compatibility with, and minimal impact on, wildlife habitat areas.

b. Site Design Criteria

The new bridge will be installed within the footprint of the existing bridge, maintaining subordination to the site's pre-existing character and surroundings. As proposed and conditioned, it will not exceed the height of the forest canopy, no tree removal is proposed, and the project would not significantly negatively impact Peter's Creek or its associated riparian habitat, as any impacts would be identified and mitigated to the extent required by CDFW. Per Chapter 8.292, vegetation removed during construction shall be replaced with plants compatible with surrounding vegetation.

c. Utilities

The bridge does not require public utilities; instead, it functions as a public utility structure. It will be installed within the footprint of the existing bridge, designed with minimal bulk and height, ensuring it remains subordinate to the surrounding environment.

d. Water Resources Criteria

Once installed, the project will not produce solid or liquid waste discharge. Minimal grading of approximately 10 cubic yards will be required for the abutments, and the existing landforms will be preserved to the greatest extent possible. Site preparation and construction phasing will be carefully managed to minimize erosion and soil exposure.

e. Cultural Resources Criteria

Per Condition 14, if an archaeological or paleontological site is discovered during construction, all work that could potentially damage the site will be halted until a site investigation is conducted by qualified professionals.

f. Hazards to Public Safety Criteria

During construction, access to properties served by the existing bridge will be maintained via a temporary steel bridge installed approximately 100 feet downstream at the historic Slate Creek Road crossing. The temporary bridge will provide a single-lane crossing for residents, construction vehicles, service providers, and emergency response vehicles throughout the anticipated eight-week construction period. Existing access roads to the

temporary bridge will be utilized, minimizing the need for grading or roadway improvements. Construction equipment, including the drilling rig, will use the temporary crossing to access both sides of the creek while the existing bridge is replaced. Coordination with the local fire department will ensure emergency access is maintained at all times. Because traffic volumes are limited to local residential, construction, service, and emergency vehicles, no substantial traffic congestion or disruption to the surrounding roadway network is anticipated during construction.

g. Primary Scenic Resources Criteria

The project site is located at the outer edge of the State Highway 84/La Honda Road County scenic corridor. The project will not impact public views or significantly obscure, detract from, or negatively affect the quality of these views, nor will it be so located and designed as to minimize interference with ridgeline silhouettes. No tree removal, clear-cutting, or vegetation removal from rights-of-way is proposed.

h. Slope Instability Criteria

The project site is located within a landslide zone. The applicant has submitted a geologic investigation report, prepared by Butano Geotechnical Engineering, Inc. (May 2023), which includes a detailed subsurface evaluation concerning the replacement of the distressed bridge and preliminary design parameters and recommendations for the proposed replacement bridge. The County's Geotechnical Section has reviewed the submitted reports and has conditionally approved the project. No structures intended for human occupancy are proposed. The bridge replacement is not expected to contribute to land instability, and the project, including excavation, is designed to adequately address soils and other subsurface conditions.

i. Other Supplementary Review Criteria for Primary Resources and Special Hazard Areas

Regarding impacts to a primary fish and wildlife habitat area, the project has been reviewed by the California Department of Fish and Wildlife and required permits from resource agencies are required prior to start of work per Condition 15. The project site is not within a primary agricultural resource area, primary water resource area, ocean shoreline, primary mineral resource area, primary natural vegetative area, designated floodway, tsunami inundation area, or seismic fault/fracture area.

CONDITIONS OF APPROVAL

Current Planning Section

1. The project shall be constructed in compliance with the plans approved by the Director of Planning and Building. Any changes or revisions to the approved plans shall be submitted for review by the Director of Planning and Building to determine if they are in substantial compliance with the approved plans, prior to being incorporated into the building plans. Minor revisions or modifications may be approved by the Director of Planning and Building if they are consistent with the intent of and in substantial conformance with this approval.

2. This permit shall be valid for one (1) year from the date of final approval in which time a valid building permit shall be obtained, and a completed inspection (to the satisfaction of the Building Inspection Section) shall have occurred within 180 days of its issuance. Any extension of the permits shall require submittal of an application for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

3. No tree removal has been requested or approved. Any tree removal shall require a tree removal permit, as applicable.

4. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:

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

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

    c. Performing clearing and earth-moving activities only during dry weather.

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

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

    f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals,

wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

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

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

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

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

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

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

m. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

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

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

5. The following Best Management Practices shall be implemented:

a. The contractor shall only use the approved access routes shown on the plans. No persons, equipment, or material shall be allowed outside the designated limits of disturbance.

b. The stockpile areas shall be fully enclosed with silt fence and boundary fence. The engineer shall direct fence placement to avoid existing, native vegetation.

c. All equipment shall be stored, maintained, and refueled in a designated portion of the stockpile area. The contractor shall adhere to a spill prevention plan, to be prepared by the contractor and submitted for review by the engineer.

d. The contractor shall immediately stop all operations and devote all on-site personnel to the containment and clean-up of any fuel, fluid, or oil spill, to the satisfaction of the engineer.

e. All excess soil shall be disposed of off-site or at locations designated on plans and approved by the County of San Mateo.

f. Stationary equipment such as motors, pumps, generators, compressors, and welders, located adjacent to the creek, shall be positioned over drip-pans.

g. Any equipment or vehicles driven and/or operated adjacent to the creek areas shall be checked and maintained daily to prevent leaks of materials that if introduced to water could be deleterious to aquatic life, wildlife, or riparian habitat. Vehicles must be moved away from the stream prior to refueling and lubrication.

h. Any hazardous or toxic materials that could be deleterious to aquatic life that could be washed into State waters or its tributaries shall be contained in water tight containers or removed from the project site.

6. To prevent debris from falling into the creek during demolition of the existing bridge or installation of the new bridge, the contractor will install and maintain a continuous, impermeable tarp under the bridge. The tarp shall extend beyond the bridge deck a minimum of 5 feet on each side and conform to the abutments on each side of the creek. The tarp shall be positioned and maintained to prevent all debris from falling into the creek. Care shall be taken during removal of the tarp to prevent caught debris from entering the creek.

7. To prevent sediment or debris from falling into the creek demolition of the existing bridge or installation of the new bridge, the contractor shall install temporary silt fences. The silt fences shall run parallel to the channel and be installed outside of flowing water, above ordinary high water. The silt fences shall be periodically inspected, and sediment shall be hauled off, by hand, to maintain their effectiveness. The silt fences shall be removed, by hand, following construction.

8. At the time of building permit application, the applicant shall include an erosion and sediment control plan in the plan set which complies with the County’s Erosion Control Guidelines. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction.

9. No site disturbance shall occur, including any demolition, land disturbance, or vegetation removal, until a building permit has been issued.

10. Erosion and sediment control during the course of this grading work shall be installed and maintained according to a plan prepared and signed by the Engineer of record and approved by the County.

11. It shall be the responsibility of the applicant's engineer to regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected.

12. The provision of the San Mateo County Grading Ordinance shall govern all grading activities. Per San Mateo County Ordinance Section 9296.5, all equipment used in grading operations shall meet spark arrester and firefighting tool requirements, as specified in the California Public Resources Code.

13. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo County Ordinance Code Section 4.88.360).

14. If an archaeological or paleontological site is discovered during construction, all work which could damage the site shall be suspended pending site investigation by qualified professionals.

15. Prior to building permit issuance, the applicant shall coordinate with all state agencies to obtain applicable jurisdictional permits for the project, including the California Department of Fish and Wildlife (CDFW) to obtain a Streambed Alteration Agreement (SAA) and the Regional Water Quality Control Board (RWQCB) to obtain a 401 Water Quality Certification. Prior to the issuance of a building permit for this project, the applicant shall submit evidence of a SAA and a 401 Water Quality Certification to the Current Planning Section, if required.

16. Prior to final of the building permit, the applicant shall demonstrate compliance with Chapter 8.292, in that vegetation removed during construction at the subject location and staging location at Crocker's Curve Meadow, shall be replaced. Vegetation for the stabilization of graded areas or for replacement of existing vegetation shall be selected and located to be compatible with surrounding vegetation, and should recognize climatic, soil and ecological characteristics of the region.

Building Inspection Section

17. No demolition, grading, or construction activity shall commence until a valid building permit is issued for such work.

18. Prior to the issuance of a building permit, the applicant shall comply with all Building Inspection Section requirements.

County Geotechnical Section

19. At building permit application, the Geotechnical Engineer shall provide an updated report that includes any updates to the site conditions, foundation recommendations, and grading recommendations related to the specific subject project.

20. At building permit application, the Geotechnical engineer shall provide a “plan review” that confirms that the recommendations made in the geotechnical report are carried through in the structural plans, grading plans, calculations, and any other permit documents.

21. Due to the difficulty in ensuring that drilled piers are constructed correctly, the Geotechnical Section recommends that the project geotechnical consultant provide skin friction values to use for drilled shaft support rather than relying on end bearing resistance.

22. Include the Project File Number, PLN2023-00244 and Geotechnical File Number, GP2025-009-09 in all correspondence (e.g.: email and report titles) with the Geotechnical Section of the Planning and Building Department.

County Drainage Section

23. Project shall comply with County drainage policy to prevent stormwater from flowing across property lines. For projects that trigger size and/or slope thresholds, prior to the issuance of the building permit or planning permit for new residential development, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Planning and Building Department for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works and Planning and Building Department for review and

approval.

24. A final C.3 and C.6 Development Review Checklist, drainage analysis/drainage report/prescriptive sizing handout (prescriptive design measure fact sheet), and drainage plan prepared by a registered Civil Engineer shall be provided at the time of building permit submittal.

25. During the building permit phase, an updated plan set of the proposed design of the bridge shall be submitted. If the spacing between boards for the bridge is less than ¼", then the bridge is considered an impervious surface. If the spacing between boards for the bridge is a minimum of ¼", then the bridge is considered a pervious surface. A final determination of whether the bridge is impervious and pervious will be determined during the building permit phase.

26. Stormwater runoff from the bridge should not directly runoff into the creek. If draining to the creek, please note you will need to provide an environmental and biology study at the time of building permit application.

27. Advisory Comment: Based on the information received, this project doesn't appear to be adding and/or replacing any new impervious surface on-site. It is possible that new or additional information provided upon the next submittal could advance the project where stormwater runoff from the bridge will need to be collected if the bridge is considered an impervious surface. To avoid delays or additional plan review cycles, please reference the San Mateo County Drainage Manual (SMCDM) online at: https://planning.smcgov.org/drainage-manual.

County Fire Department

28. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HS-20. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits, certified by an engineer, shall be posted at both entrances to bridges. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained. The Fire Marshal may allow the width to be reduced for a bridge providing access to R-3 and/or U occupancies and lands used primarily for agricultural purposes or recreation.

29. The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus. Grading must comply with San Mateo County Fire Standard CFS-07.

California Department of Fish and Wildlife (CDFW)

30. Provide a biological impact report to assess potential significant impacts of the project on species and resources in the project vicinity. Particularly, the report should include a Marbled Murrelet (MAMU) breeding habitat assessment within and adjacent (within 200 feet) to the project area. Please utilize the 2024 Marbled Murrelet Inland Survey Protocol description of suitable habitat characteristics when evaluating the project area and adjacent area for breeding habitat (https://www.fws.gov/story/2024-04/revised-marbled-murrelet-inland-survey-protocol).

31. Given that MAMU are highly sensitive to noise disturbance, CDFW also requests the applicant provide an analysis of predicted project-related noise. Please reference the memorandum prepared by the U.S. Fish and Wildlife Service titled "Revised Transmittal of Guidance: Estimating the Effects of Auditory and Visual Disturbance to Northern Spotted Owls and Marbled Murrelets in Northwestern California", dated October 28, 2020, to aid in accurate quantification of potential noise levels.

32. Prior to the commencement of any grading, construction, or other ground-disturbing activities, the applicant shall notify the California Department of Fish and Wildlife (CDFW) pursuant to California Fish and Game Code Section 1602 and obtain a Lake and Streambed Alteration (LSA) Agreement, if determined necessary by CDFW. The applicant shall provide the County with documentation demonstrating compliance with CDFW requirements, including a copy of the executed LSA Agreement or written documentation from CDFW stating that an LSA Agreement is not required, prior to issuance of grading or construction permits for work subject to Fish and Game Code Section 1602. The applicant shall comply with all terms and conditions of the executed LSA Agreement throughout project construction and operation.

The approval of the Resource Management Permit and any conditions of the approval may be appealed within ten (10) working days of the date of this letter. An appeal form accompanied by the applicable filing fee must be **submitted by 5:00 p.m., on July 17, 2026**. To file an appeal, a completed appeal form shall be emailed to the project planner (contact information below) who will coordinate with the appellant regarding payment of the filing fee.

You will be notified if an appeal is made.

Further information may be obtained by contacting Luis Topete, at 650/383-4683 or by email at ltopete@smcgov.org.

To provide feedback, please visit the Department's Customer Survey at the following link: https://www.smcgov.org/planning/webforms/san-mateo-county-planning-and-building-engagement-survey.

Sincerely,

FOR STEVE MONOWITZ
DIRECTOR OF PLANNING AND BUILDING, By:

_____
Camille Leung, Senior Planner

cc: Deanna Pierce, Property Owner
Crocker Curve Mutual Water Company, Property Owner
Interested Parties