CYPRESS POINT PROJECT
EXECUTIVE SUMMARY

1. INTRODUCTION AND BACKGROUND

The subject of this submittal is the proposed Cypress Point affordable housing project (proposed project), sponsored by MidPen Housing Corporation (MidPen), an affordable housing developer. San Mateo County will act as the applicant to the California Coastal Commission (Commission) in requesting an amendment to the San Mateo County Local Coastal Program (LCP) to accommodate the land uses requested in the proposed project application. The requested approvals include:

- Amend the LCP Implementation Plan and existing Planned Unit Development (PUD) for the site to reduce the number of units from 148 to 71;
- Amend LCP Land Use Plan and San Mateo County's General Plan to change the site's zoning designation from Medium-High Density Residential to Medium Density Residential; and
- Amend section 3.15(d) of the LCP to allow for 100% of units, apart from a resident manager's unit, to serve low- or moderate-income households.

Because the proposed project would require discretionary approvals by the Commission, the Commission must comply with the California Environmental Quality Act (CEQA) of 1970 (as amended) prior to making a decision on approval of the LCP amendment. Section 15251 of the CEQA Guidelines (CCR Title 14, Section 15000 et. seq) provides a special environmental compliance process for regulatory programs of state agencies that have been certified by the Secretary for Resources (CCR Title 14, Section 15250), including subsection (c) which lists "The regulatory program of the California Coastal Commission and the regional coastal commissions dealing with the consideration and granting of coastal development permits under the California Coastal Act of 1976, Division 20 (commencing with Section 30000) of the Public Resources Code."

Consistent with Section 15084(c) of the State CEQA Guidelines, this documentation is intended to provide environmental information for consideration by the Coastal Commission to complete its CEQA-equivalent certified regulatory program for the proposed San Mateo County LCP Amendment required for development of the proposed project. This Executive Summary describes the contents of the package of materials prepared for the County and California Coastal Commission's consideration, which are intended to provide information necessary for preparation of a functional equivalent of an Environmental Impact Report by the Coastal Commission.

As described in Section 15121(a) and 15362 of the CEQA Guidelines, an EIR is an informational document that will inform public agency decision makers and the general public of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to a project. An EIR functional equivalent focuses the discussion on potential effects of the proposed project on the environment to permit the lead agency to determine what effects are or may be significant. Pursuant to CEQA, feasible mitigation measures are identified, when applicable, that could reduce significant impacts to less-than-significant levels.

This documentation has been prepared for the consideration of the County and Coastal Commission, with the goal of providing information consistent with the requirements of Section 15151 of the CEQA Guidelines, which defines the standards for EIR adequacy as follows:

> An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR would summarize the main points of disagreement among the experts. The courts have looked not for perfection; but for adequacy, completeness, and a good faith effort at full disclosure.

2. SUMMARY OF THE PROPOSED PROJECT

2.1 PROJECT LOCATION

The proposed project is located on a 10.875-acre parcel adjacent to the northeast corner of Carlos Street and Sierra Street in the unincorporated community of Moss Beach, San Mateo County, California (see Figures 1 and 2). The property is bounded by vacant land to the southwest, towards State Route (SR) 1, residential properties along 16th Street to the northwest (in the community of Montara), and residential properties along Carlos, Sierra, and Lincoln Streets on the other two sides.

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Base Map Source: ESRI, 2017
Map Date: 10/05/2017

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Figure 1
Project Location
San Mateo County, CA

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Aerial Source: NAIP (2016)

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Figure 2
Project Vicinity
San Mateo County, CA

2.2 PROJECT OBJECTIVES

In proposing the Cypress Point project, MidPen is attempting to provide affordable housing on the MidCoast portion of San Mateo County to meet the following objectives:

1. Provide a significant number of low income affordable housing units in a vibrant, safe, well-designed community that respects the coastal character of the MidCoast region.
2. Provide affordable housing in the MidCoast region at cost effective densities that are competitive for financing.
3. Address housing needs of households, families and workers in the MidCoast region;
4. Provide housing for a diverse range of low income workers and families.
5. Improve the jobs/housing balance[1] and jobs/housing fit[2] in the MidCoast region by providing affordable dwelling units near MidCoast jobs.
6. Provide informal recreational opportunities for MidCoast residents and the general public by providing access to a trail on undeveloped portions of the site.
7. Be consistent with the character of the surrounding neighborhood by adhering to the existing development guidelines to the extent feasible.

2.3 CURRENT LAND USE DESIGNATIONS

The San Mateo County General Plan designates the project site for Medium-High Density Residential uses. This designation allows for development of multi-family residential uses at densities of between 8.8 and 17.4 housing units per acre. The existing zoning designation of PUD-124/CD traces back to 1986, and was assigned to a proposed Planned Unit Development (PUD) on the site called Farrallon Heights. The PUD zoning allows for a total of 148 units on the site, with a density of 13.6 units per acre. The site is designated as Medium-High Density Residential in the San Mateo County LCP, which allows for development at densities from 8.1 to 16.0 units per acre. The site is defined as infill in the LCP, and designated as a priority development site for affordable housing in the San Mateo County Local Coastal Program Policies document (San Mateo County Planning and Building Department 2013). The site is also designated as an affordable housing opportunity site by the San Mateo County General Plan Housing Element. (San Mateo County Planning and Building Department 2015)

1 The jobs/housing balance measures the extent to which a geographic area contains a relative balance between the number of houses available and the number of jobs; a balance between jobs and housing allows more people to live within the community and reduces the number of vehicle trips to/from outside the area.

2 The jobs/housing fit measures the extent to which the distribution of housing prices match the income distribution of workers, and thus whether workers in an area can find housing they can afford near to their jobs.

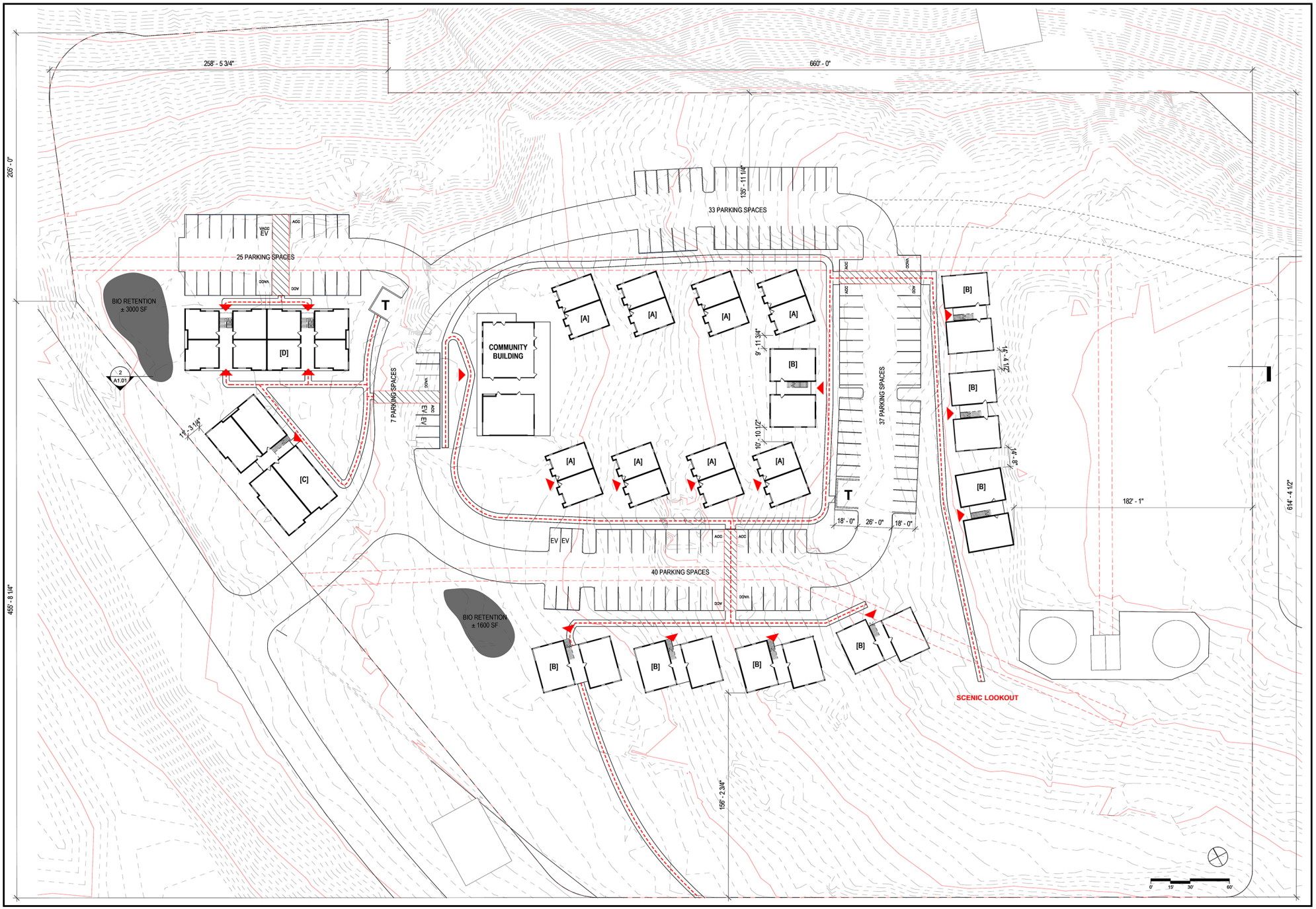
2.4 PROJECT FEATURES

MidPen proposes the development of 71 affordable housing units on the project site, consisting of 18 two-story buildings holding 2-4 units each (see Figure 3). The project would provide a mixture of 1, 2, and 3-bedroom units, including a combination of two-story townhouses and ADA-accessible single-level flats. In addition to the housing units, the development will include an approximately 3,200 square foot community building that will include the general office, the manager's office, a community room, kitchen, computer room, laundry, and maintenance and storage areas. The project plan also includes several outdoor amenities, including:

- Landscaping (see more below);
- A community garden;
- A children's play area;
- An upper and a lower green;
- BBQ areas; and
- A public walking trail through a portion of the site.

All of the units, except for the manager's apartment, will be affordable to households earning up to 80 percent of the Area Median Income (AMI). It is expected that the Cypress Point project will provide housing for approximately 213 people, including adults and children. The density is 6.5 units per acre, significantly below the maximum density allowed by the current General Plan designation, zoning, and LCP designation. MidPen has also clustered the development so as to retain the forested open space on the northern portion of the site. To the extent feasible, MidPen will retain the vegetation adjacent to Carlos Street and Sierra Street along the perimeter of the site or add vegetation to shelter the site visually from neighbors. Altogether, MidPen proposes to leave approximately half of the site undeveloped.

Because this project is intended to contribute to improving the jobs-housing balance and jobs-housing fit in coastal San Mateo County, preference for housing will be given to people who currently live or work in the region.



Source = MidPen Housing Corporation and Pyatok Architects, June 2018

Figure 3

Cypress Point Proposed Site Plan

San Mateo County, CA

Stevens Consulting

2.5 PUBLIC INVOLVEMENT

During the project's conceptual stage, MidPen conducted voluntary outreach to better understand the community's concerns prior to submitting a pre-application. MidPen held three community open houses in 2016, on March 16, July 11, and August 18. Information about the open houses was widely distributed and publicized in multiple local newspapers. More than 100 community members attended each open house. MidPen recorded all comments, which include translating comments submitted in Spanish, and provided responses on a project website and email list (MidPen 2018). In addition to the community open houses, MidPen created an email address specifically for communications regarding the project, shared project staff's direct contact information, offered additional outreach through small group meetings or one-on-one meetings, and maintained a project website with information available in both English and Spanish.

The County of San Mateo sponsored a public workshop on September 20, 2017 from 6 pm to 8 pm at the El Granada Elementary School in El Granada, California. Consistent with Section 6415.4 of the County of San Mateo Zoning Code, the purpose of the facilitated public workshop was to allow community members and public agency representatives the opportunity to provide project input on the pre-application and prior to the preparation of final development plans. The County of San Mateo and MidPen arranged for a lead facilitator and four co-facilitators/recorders from the Peninsula Conflict Resolution Center, several with the skills to translate between English and Spanish. The team asked if Spanish translation was needed as attendees entered the room, and the lead facilitator reiterated the availability of Spanish translation during the workshop. Members of the public also had an opportunity to provide public input on the project on September 27, 2017 at a meeting of the Midcoast Community Council (an elected advisory body representing the region where the project is located).

The public will also have the opportunity to provide input following the submission of the application package to San Mateo County. These opportunities will include public hearings at the County of San Mateo Planning Commission and Board of Supervisors, and the California State Coastal Commission as the application progresses through the process for amending the LCP.

3. CONTENTS OF THE ENVIRONMENTAL INFORMATION PACKAGE

In addition to this Executive Summary, this package of materials contains a number of reports on a range of technical and other CEQA-required subjects. This section lists the reports being provided, along with a short summary of the contents of each.

- **Introduction and Project Description** – Describes the approvals being sought by MidPen for the proposed project; lists the project participants; describes the project location; describes existing land use designations for the project site; lists the project objectives, describes project features; and lists the environmental commitments being made by MidPen for this project.

- **Aesthetics and Visual Resources** – Describes the existing visual resources on and near the project site, from neighboring public viewing locations, and from scenic corridors; evaluates the impacts of the project on these visual resources.
- **Air Quality and Greenhouse Gas Emissions** – Evaluates the emissions of criteria pollutants during both the construction and operations phases of the proposed project. Also evaluates the emissions of greenhouse gases during the construction and operations phases of the proposed project.
- **Biological Resources** – Describes biological resources, including species and habitats, currently present on the project site, evaluates the impacts of the proposed project on those resources, and proposes mitigation for significant impacts.
- **Cultural Resources Evaluation** – Describes the paleontological, archaeological, and historical resources on and around the project site, evaluates the impacts of the proposed project on those resources, and proposes mitigation for significant impacts.
- **Environmental Justice** – Evaluates the presence of communities pertinent to Environmental Justice concerns in the project neighborhood, based on a number of demographic and socio-economic factors; and evaluates the extent to which the proposed project would expose any such communities to disproportionate environmental impacts.
- **Geotechnical** – Evaluates existing site seismic and soil conditions, evaluates the risks these conditions pose for the construction and occupation of project structures, and proposes measures to mitigate these risks.
- **Hazardous Materials** – Summarizes the results of a Phase I Environmental Site Assessment (ESA) completed for the project site, and a Phase II Investigation Report that quantifies the presence of lead and asbestos on the project site resulting from prior uses. It also summarizes a Groundwater Sampling and Well Destruction Report that presents the results of groundwater sampling taken at an unused well on the project site, and provides recommendations for the proper destruction of the well. The results of groundwater sampling and the destruction of the well was documented in a separate report.
- **Hydrology** – Provides an evaluation of changes to the quantity and quality of site stormwater runoff projected to occur after project development, and proposes mitigation to comply with the San Mateo County Municipal Regional National Pollutant Discharge Elimination System permit.
- **Noise** – Describes existing sources of noise on and near the project site, evaluates the impacts of noise generated by the construction and operation of the proposed project on neighbors and site residents, and recommends mitigation measures for significant impacts.
- **Public Services, and Utilities and Service Systems** – Describes the public services and utilities that would serve the proposed project and the providers of these services; evaluates the impacts of development of the proposed project on these providers and recommends mitigation measures for significant impacts.
- **Traffic and Transportation** – Describes existing transportation facilities and services in the vicinity of the project site; evaluates the impacts of the proposed project on intersection

operations, transit service, and pedestrians, and recommends mitigation measures for significant impacts on these facilities and services.

- **Policy Consistency Evaluation** – Evaluates the consistency of the proposed project with policies from the San Mateo County General Plan, the San Mateo County Local Coastal Program, and other pertinent local planning documents.
- **Alternatives Analysis** – Describes the process by which a reasonable range of alternatives was developed, evaluates the feasibility of each alternative, and evaluates the environmental impacts of each of the feasible alternatives compared to the impacts of the proposed project. Also identifies an Environmentally Superior Alternative. (See also the summary of the impacts of the alternatives below).
- **Cumulative Impacts** – Presents a list of reasonably foreseeable projects, provided by the cities of Pacifica and Half Moon Bay, and by the County of San Mateo, and summarizes the findings of the EIR prepared for Plan Bay Area 2040. Also evaluates for each resource topic area the contribution of the proposed project to cumulative impacts created by past, present, and reasonably foreseeable projects.
- **Preliminary Environmental Evaluation Report** – Provides information on the impacts of the proposed project for resource topic areas and questions not addressed in a separate technical report.

4. SUMMARY OF ALTERNATIVES TO THE PROPOSED PROJECT

CEQA Section 21080.5(d)(3)(A) and Sections 15252 and 15253 of the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387) require the prevention or avoidance of avoidable significant impacts to the environment by requiring changes to a project through the use of feasible alternatives or mitigation measures.

Under Section 15126.6 of the CEQA Guidelines, an EIR is required to include an analysis of a reasonable range of alternatives that:

- Attain most of the basic objectives of the proposed project;
- Substantially reduce one or more of the environmental impacts of the proposed project; and
- Are feasible.

Further, an EIR must include the following analyses related to alternatives:

- Analysis of a No-Project alternative, which describes the environmental effects of not undertaking the proposed project. This should not be confused with the CEQA baseline, since the No Project Alternative may be evaluated at some future time, while the baseline normally represents existing conditions;
- A meaningful evaluation and analysis of a reasonable range of feasible alternatives, including a comparison of the impacts of the alternatives to those of the proposed project; and
- A description of the alternatives that were considered but rejected.

Six alternatives to the proposed project were evaluated, and the following four were found to be feasible:

- No Project Alternative
- Medium Density Development Alternative
- Reduced Number of Units Alternative
- Existing PUD Zoning Alternative

Two off-site alternatives (South Moss Beach Site and El Granada Site) were evaluated and found to be infeasible, because neither site is available to MidPen, and because significant slopes make development of either site difficult.

The results of the analysis of the three feasible action alternatives is summarized in Table 1. Of the four feasible alternatives, the No Project Alternative was found to be the most effective in reducing or avoiding the environmental effects of the proposed project. However, based on a comparative evaluation of all the action alternatives, the Reduced Number of Units Alternative would reduce the magnitude of the most environmental impacts because it would result in the least land and the fewest units developed. This alternative would be the environmentally superior alternative. However, the Reduced Number of Units Alternative would fail to meet all of the project objectives, and would meet others to a lesser extent than the proposed project. It would not meet Objectives #1 and #3 to the same extent as the proposed project, because it would provide fewer affordable housing units. It would not meet Objective #2, in that the much lower number of units to be developed would make it less cost effective and less competitive for financing. It would, however, meet Objective #6 to a greater degree than the proposed project by leaving a larger proportion of the project site as open space.

Table 1 Summary Comparison of the Impact of Feasible Alternatives*				
Resource	**Significant Impacts of Proposed Project (before mitigation)**	**Medium Density Development Alternative**	**Reduced Number of Units Alternative**	**Existing PUD Zoning Alternative**
Aesthetics and Visual Resources	Creation of new light and glare sources; potential conflict with Design Review policies.	Potential impacts would be greater than for the proposed project. Impact conclusions and mitigation requirements would be the same.	Potential impacts would be less than for the proposed project. Impact conclusions and mitigation requirements would be the same.	Potential impacts would be greater than for the proposed project. Additional visual resource impacts could occur. For identified impacts, conclusions and mitigation requirements could be modified.
Air Quality	Impact related to project construction.	Emissions would be the same as proposed project. Impact conclusions and mitigation requirements would be the same.	Emissions would be less than proposed project. Impact conclusions and mitigation requirements would be the same.	Emissions would be greater than proposed project. Impact conclusions and mitigation requirements would be the same.
Biological Resources	Potential disturbance of nesting raptors due to project construction.	Same as proposed project, but additional potential impacts to nesting raptors due to removal of trees.	Same as proposed project.	Same as proposed project, but additional potential impacts to nesting raptors due to the removal of trees.
Cultural Resources	Impact to identified midden site; potential disturbance of previously unidentified subsurface cultural resources, and human remains.	Same as proposed project.	Same as proposed project.	Same as proposed project.
Environmental Justice	No impacts.	Same as proposed project.	Same as proposed project.	Same as proposed project.
Geology and Soils	Exposure to seismic activity, unknown subsurface conditions, and water erosion hazards.	Same as proposed project, but with additional risks associated with development of steep slopes and increased areas exposed to erosion.	Same as proposed project.	Same as proposed project, but with additional risks associated with development of steep slopes and increased areas exposed to erosion.

Table 1 Summary Comparison of the Impact of Feasible Alternatives*				
Resource	**Significant Impacts of Proposed Project (before mitigation)**	**Medium Density Development Alternative**	**Reduced Number of Units Alternative**	**Existing PUD Zoning Alternative**
Greenhouse Gas Emissions	GHG emissions below BAAQMD screening criteria. Project is consistent with Plan Bay Area 2040.	Same as proposed project.	Emissions would be less than proposed project. Consist with Plan Bay Area, but to a lesser extent.	GHG emissions greater than proposed project. Exceed BAAQMD screening criteria, so detailed GHG emissions estimate required. Would provide some affordable housing, so would be consistent with Plan Bay Area 2040.
Hazards and Hazardous Materials	No impacts.	No impacts.	No impacts.	No impacts.
Hydrology and Water Quality	Mitigation required for impact related to increase in stormwater runoff.	Greater impact than proposed project because more land would be converted to impermeable surface.	Slightly less impact than proposed project because less land would be converted to impermeable surface.	Greater impact than proposed project because more land would be converted to impermeable surface.
Land Use	No impacts.	No impacts.	No impacts.	No impacts.
Noise and Vibration	Mitigation required for impacts related to construction noise.	Construction noise greater than proposed project due to additional area of site grading; same contribution to traffic noise; possibly significant impact related to vibration, if structures constructed closer to neighboring houses.	Construction noise similar to proposed project; less contribution to traffic noise; possibly significant impact related to vibration, if structures constructed closer to neighboring houses.	Construction noise greater than proposed project due to additional area of site grading; greater contribution to traffic noise; possibly significant impact related to vibration, if structures constructed closer to neighboring houses.
Population and Housing	No impacts.	No impacts.	No impacts.	No impacts.

Table 1 Summary Comparison of the Impact of Feasible Alternatives*				
Resource	**Significant Impacts of Proposed Project (before mitigation)**	**Medium Density Development Alternative**	**Reduced Number of Units Alternative**	**Existing PUD Zoning Alternative**
Public Services and Utilities	No impacts.	Same as proposed project.	Same as proposed project.	Impacts on services and utilities would be more intense than proposed project; no guarantee of adequate water supply or wastewater treatment capacity.
Transportation and Traffic	Impacts to three intersections, to pedestrians, and to transit. Mitigation proposed where feasible.	Same as proposed project.	Same as proposed project, but trip generation would be less.	Same as proposed project, but trip generation would be more.
Tribal Cultural Resources	No impact.	No impact.	No impact.	No impact.

5. AREAS OF CONTROVERSY

The concerns expressed in person and in writing from the public during the forums described above in Section 2.5 that are related to environmental resources, include the project's impacts related to:

- Traffic, transit and pedestrian safety, and parking;
- The potential for hazardous materials to be present in the soils on the project property due to its prior use as a military facility;
- Capacity and adequacy of storm drainage and sewer systems;
- The use of water and impacts on water quality; and
- The scale of the project in relation to the neighborhood and Moss Beach as a whole.

6. SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT

Section 126.6 of the CEQA Guidelines states that "An EIR shall identify and focus on the significant environmental effects of the proposed project." Table 2 summarizes all of the environmental impacts of the proposed project, including the significance of each, any recommended mitigation, and the significance with the adoption of recommended mitigation measures.

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Aesthetics					
Impact: Have a substantial adverse effect on a scenic vista?	LS				
Impact: Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	LS				
Impact: Significantly degrade the existing visual character of the site and its surroundings, including significant changes in topography, or ground surface relief features, and/or development on a ridgeline?	LS				
Impact: Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		S	**Mitigation Measure VIS-1: Submit detailed Lighting Plan to San Mateo County for approval.** Prior to the approval of final project plans, a detailed lighting plan shall be submitted to San Mateo County for review and approval, consistent with their requirements. The lighting plan shall prohibit light spillover across property lines and limit lighting to the minimum necessary for security and exterior lighting purposes, as determined by the Community Development Director. All lighting shall be designed to be compatible with surrounding development. The project shall not propose light sources that are atypical of the surrounding environment. Reflective glass or other glaring building materials shall be discouraged. The exterior of the proposed building shall be constructed of non-reflective materials such as, but not limited to high-performance tinted non-reflective glass, metal panel, and pre-cast concrete or cast in-place or fabricated wall surfaces. The proposed materials shall be reviewed and approved by the Community Development Director prior to approval of the Coastal Development Permit.	LS	

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?	LS				
Impact: If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?		S	**Mitigation Measure VIS-2**: **Submit detailed Design Plans to San Mateo County for review and approval.** Prior to the approval of a Coastal Development Permit, detailed design, materials, and landscaping plans shall be submitted to San Mateo County for review and approval by the Community Development Director, consistent with County requirements. The plans shall address design standards (a) through (o) set forth in Section 6565.17 of the Zoning Code, as well as all other applicable County design standards. The project shall be constructed consistent with the approved plans.	LS	
Impact: Visually intrude into an area having natural scenic qualities?	LS				
Agriculture and Forestry Resources					
Impact: For lands outside the Coastal Zone, would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? Would the project conflict with existing zoning for agricultural use, an Open Space Easement, or a Williamson Act contract?	NI				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	NI				
Impact: For lands within the Coastal Zone, would the project convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?	NI				
Impact: Would the project result in damage to soil capability or loss of agricultural land**?**	NI				
Impact: Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined in Public Resources Code section 51104(g))?	NI				
Air Quality and Greenhouse Gas Emissions					
Impact: Conflict with or obstruct implementation of the applicable air quality plan?	LS				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable State or federal ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		S	**Mitigation Measure AQ-1: Include basic measures to control dust and exhaust during construction.** During any construction period ground disturbance, the applicant shall ensure that the project contractor implements measures to control dust and exhaust. MidPen will include terms in all construction contracts related to the Cypress Point project that require contractors to implement the following best management practices: 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph). 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.	LS	

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
			8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.		
Impact: Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		S	**Mitigation Measure AQ-1:** Include basic measures to control dust and exhaust during construction.	LS	
Impact: Expose sensitive receptors to substantial pollutant concentrations?	LS				
Impact: Impacts on project residents from Existing Sources?	LS				
Impact: Impacts on existing sensitive receptors from project construction activity?		S	**Mitigation Measure AQ-1:** Include basic measures to control dust and exhaust during construction. **Mitigation Measure AQ-2:** Use construction equipment that has low diesel particulate matter exhaust emissions. Prior to initiating any construction activities, MidPen or their contractors shall develop a plan demonstrating that the off-road equipment used to on-site to construct the project would achieve a fleet-wide average of at least 84 percent reduction in DPM emissions compared to the emissions calculated for the project without mitigation (570 pounds of DPM emissions). One feasible plan to achieve this reduction would include the following:	LS	

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
			• All mobile diesel-powered off-road equipment larger than 25 hp and operating on the site for more than two days shall meet, at a minimum, U.S. EPA particulate matter emissions standards for Tier 4 engines or equivalent. Note that the construction contractor could use other measures to minimize construction period DPM emission to reduce the estimated cancer risk below the thresholds. The use of equipment that meets U.S. EPA Tier 2 standards and includes CARB-certified Level 3 Diesel Particulate Filters or alternatively-fueled equipment (i.e., non-diesel) would meet this requirement. Other measures may be the use of added exhaust devices, or a combination of measures, provided that these measures are approved by the County and demonstrated to reduce community risk impacts to less than significant.		
Impact: Create objectionable odors affecting a substantial number of people?	LS				
Impact: Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?		S	**Mitigation Measure AQ-1:** Include basic measures to control dust and exhaust during construction.	LS	
Biological Resources					
Impact: Direct or indirect effects on candidate, sensitive, or special-status species including their habitat or movement corridors?		S	**Mitigation Measure BIO-1**: MidPen or its contractors shall install orange construction barrier fencing to define the northern edge of the project site, in order to minimize disturbance to the Monterey cypress/Monterey pine forested area. Before construction, the contractor shall work with the project engineer and a qualified biologist to identify the locations for the barrier fencing, and will place stakes around these areas to prevent disturbance. The fencing will be installed before construction activities are initiated and will be maintained throughout the construction period.	LS	

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
			Temporary fences around the areas to be preserved will be installed as the first order of work. Temporary fences will be furnished, constructed, maintained, and removed, and as directed by the project engineer. The fencing will be commercial-quality woven polypropylene (Tensar Polygrid or equivalent, orange in color, and at least 4 feet high). The fencing will be tightly strung on posts with a maximum 10-foot spacing. **Mitigation Measure BIO-2**: MidPen shall hire a qualified biologist to conduct preconstruction surveys for nesting raptors within two weeks prior to initiating any project construction activity during the raptor nesting season (March 1 through September 5). This shall apply to each construction phase. Survey results shall be provided to the San Mateo County Planning and Building Department in a written report, within 30 days of commencement of construction activities. If nesting raptors are found, the qualified biologist shall consult with CDFW to determine if construction activities could cause reproductive failure (nest abandonment and loss of eggs and/or young). If, in the course of consultation with the CDFW, a determination is made that the construction activities could cause reproductive failure (nest abandonment and loss of eggs and/or young), an appropriate buffer shall be established by a qualified biologist in coordination with the CDFW until the young have fledged, or the adults are no longer nesting. Any work that must occur within established buffers shall be approved by CDFW and monitored by a qualified biologist. If adverse effects due to project activities within the buffer are observed (including but not limited to the potential to compromise the nest), work within the no-disturbance buffer shall halt until the nest occupants have fledged.		

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	NI				
Impact: Potential to have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	NI				
Impact: Potential to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	LS				
Impact: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant tree Ordinance)?	LS				
Impact: Potential for conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	LS				
Impact: Be located inside or within 200 feet of a marine or wildlife preserve?	LS				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Result in the loss of oak woodlands or other non-timber woodlands?	LS				
Cultural Resources and Tribal Cultural Resources					
Impact: Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	LS				
Impact: Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		S	**Mitigation Measure CUL-1: Additional Site Excavation.** An archaeological salvage program will take place prior to the commencement of construction earthmoving activities and will consist of four hand excavated 1x1 meter mitigation units. Placement of the units will be based on available archival background data, field observations, and proposed project plans. Hand excavation will be conducted using standard archaeological techniques with trowels, picks, and shovels at arbitrary levels and dry screened through 1/4 inch mesh. All identified artifactual material will be collected from each level. Collected material will be placed in level bags and each level will be recorded using level forms. Artifacts, soil type, color and stratigraphy, and features present will be recorded. All artifactual material from this process will then be placed within its appropriate level bag during the field process. **Mitigation Measure CUL-2: Archaeological Monitoring**. Considering that cultural resources frequently exist below the surface, their location is often not visible. Field archaeologists therefore monitor earthmoving activities to observe whether artifactual remains, soil changes indicating cultural use, and/or other indicators of human activity are present within a project area. Monitoring consists of a qualified archaeological field technician present and observing ground-disturbing activities in native soil.	LS	

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
			Archaeological monitoring will be conducted during all earthmoving activities involved with the project in accordance with the schedule coordinated between the general contractor and project Archaeologist. This will consist of full time monitoring during all earth moving activities within 50 feet of CA-SMA-341. Archaeological spot check monitoring, consisting of periodic monitoring of the project site during ground disturbing activities, including during demolition of the existing concrete foundations, will take place for the remainder of the project. The timing and frequency of these spot checks will be determined throughout the course of earthmoving activities for the proposed project based upon the construction schedule and the nature of any cultural materials encountered. Per the schedule, the archeologist will inspect the site and will subsequently provide an archaeological monitoring report. This report will document all cultural materials encountered, and will be submitted to project representatives within 40 working days of the completion of earth moving activities for the project. **Mitigation Measure CUL-3: Unanticipated findings during construction.** If any individual artifacts (prehistoric or historic), features, potential midden soils, or other indicators of cultural use are noted by the archaeological monitor during the course of earthmoving activities, work within 50 feet of the find will be stopped until appropriate measures are formulated by the Project Archaeologist and accepted by the County and the project representative. If the project archaeologist is not present on the site, the County, Owner and Project Archaeologist shall be notified by telephone and the project archaeologist will examine the materials encountered within 24 hours. Any archaeological materials found at the site will be collected and stored for further analysis.		

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
			Preservation in place is the preferred treatment of an archeological resource (CEQA Section 21083.2(b); CEQA Guidelines Section 15126.4(b)(3)(a)). If preservation in place of an archeological resource is not feasible, data recovery, in accord with the approved data recovery plan will be implemented, prior to any soils disturbance (CEQA Guidelines Section 15126.4(b)(3)(C)). The recovery program shall include controlled excavation of the entirety, or a representative sample, of the cultural materials, analysis of the recovered material, and written documentation. The data recovery program shall specify the methods to be used for curation of scientifically significant data in an appropriate curation facility that is compliant with the OHP's Guidelines for the Curation of Archaeological Collections (1993). Scientific analysis will be performed on the resources recovered from the archaeological monitoring for this project, following basic laboratory operations. Any artifacts and archaeological features found during construction shall be removed, cleaned, stabilized/conserved, and catalogued in accordance with professional curation and archaeological practice. Native American burials, if discovered, will be analyzed in accordance with recommendations from the MLD designated by the NAHC and Mitigation Measure CUL-4. Recovered materials will be documented in a written report prepared by the Project Archaeologist. The report and recovered material will be submitted to the Owner for storage, curation, or onsite interpretive display. The final report shall be produced documenting and synthesizing all data collected from the above-mentioned measures. The report will include recording and analysis of materials recovered, conclusions, and any additional recommendations. Copies of the archaeological report prepared in conjunction with this project will be filed with the California Historical Resources File System, Northwest Information Center (CHRIS/NWIC) at Sonoma State University, as well as the County of San Mateo.		

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		S	**Mitigation Measure CUL-4: Pedestrian paleontological surveys.** Prior to initiating any earth-moving activities associated with the proposed project, the project proponent shall retain the services of a paleontologist with the qualifications listed by the Society of Vertebrate Paleontology (SVP 2010). The paleontologist shall be provided with construction plans and design a paleontological resource monitoring plan to be approved by the County of San Mateo. This plan will address monitoring of all disturbance of previously undisturbed sediments during demolition and construction, sediment sampling and testing, specimen preparation, identification, reporting, and curation. Once the plan has been approved, the paleontologist shall execute a pedestrian survey of the project footprint for paleontological resources and geologic indicators pertinent to these resources. Should any resources be discovered, the paleontologist will follow the procedures in the plan.	LS	
Impact: Disturb any human remains, including those interred outside of formal cemeteries?		S	**Mitigation Measure CUL-3: Discovery of human remains.** **Mitigation Measure CUL-5: Procedures for discovery and treatment of human remains.** If human remains are found during excavation or construction, work will be halted at a minimum of 50 feet from the find, the area will be staked off, and the Owner, the County of San Mateo, and Project Archaeologist will be notified. The owner shall contact the San Mateo County Coroner, and no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner determines that no investigation of the cause of death is required.	LS	

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
			If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission within 24 hours of this determination. The Native American Heritage Commission (NAHC) shall identify the person or persons it believes to be the Most Likely Descendent (MLD) of the deceased Native American. The MLD may then make recommendations to the Owner and execute an agreement for the means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods, as provided in Public Resources Code Section 5097.98. If required, re-internment of human remains will be performed according to California law for Native American burials (Chapter 1492, Statutes of 1982). The intent of the California state law is to protect Native American burials, isolated and disarticulated human remains, and associated cultural materials found during the course of an undertaking. It also serves to insure proper analysis prior to their final disposition. The location and procedures of this undertaking will be recorded by the project archaeologist. Re-internment will take place with all due speed upon completion of all necessary analysis. This information will be included in the final report prepared by the Project Archaeologist, or if necessary, as an addendum to the report. The Owner shall rebury the Native American human remains and associated grave goods with the appropriate dignity on the property in a location not subject to further disturbance if: a. The NAHC is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission. b. The descendent identified by the NAHC fails to make a recommendation for burial, and mediation by the Native American Heritage Commission fails to provide measures acceptable to the Owner.		

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
			Any associated grave goods and soil samples from the burial site will be analyzed per the agreement between the Owner and the MLD. Dependent upon the nature of this agreement, diagnostic artifacts such as projectile points, shell beads and ground stone artifacts may be studied and illustrated in the final report to be prepared by the Project Archaeologist Radiocarbon dating and obsidian hydration and sourcing may be undertaken in order to provide a chronology for newly identified features.		
Geology and Soils					
Impact: Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, strong seismic ground shaking strong seismic-related ground shaking, seismic-related ground failure, or landslides?		S	**Mitigation Measure GEO-1**: Follow all recommendations of the Geotechnical Investigation report prepared for the Cypress Point Project (Rockridge Geotechnical 2017).	LS	
Impact: Would the project result in coastal cliff/bluff instability or erosion?		S	**Mitigation Measure GEO-2:** Comply with all requirements and implement all BMPs associated with the SWRCB Construction General Permit Order 2009-0009-DWQ.	LS	
Impact: Result in substantial soil erosion or the loss of topsoil?		S	**See Mitigation Measure GEO-2, above.**	LS	
Impact: Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		S	**See Mitigation Measure GEO-1, above.**	LS	

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?		S	**See Mitigation Measure GEO-1, above.**	LS	
Impact: Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	NI				
Climate Change					
Impact: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	LS				
Impact: Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	LS				
Impact: Result in the loss of forest land or conversion of forest land to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?	LS				
Impact: Expose new or existing structures and/or infrastructure (e.g. leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?	LS				
Impact: Expose people or structures to a significant risk or loss, injury, or death involving seal level rise?	LS				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Place structures with an **anticipated** 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	LS				
Impact: Place within an **anticipated** 100-year flood hazard area structures that would impede or redirect flows?	LS				
Hazards and Hazardous Materials					
Impact: Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, or other toxic substances, or radioactive material)? Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		S	**Mitigation Measure HAZ-1:** MidPen will prepare a Site Management Plan for the project site prior to submitting an application for a Coastal Development Permit for the proposed project, and will comply with all requirements and implement all BMPs contained in the plan during construction of the project.	LS	
Impact: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	NI				
Impact: Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	NI				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	LS				
Impact: For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	NI				
Impact: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	NI				
Impact: Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	LS				
Impact: Would the project place housing within an existing 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	NI				
Impact: Place within an existing 100-year flood hazard area structures which would impede or redirect flood flows?	NI				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	NI				
Impact: Inundation by seiche, tsunami, or mudflow?	NI				
Hydrology, Water Quality, and Soil Erosion					
Impact: Would the project violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants, e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)? Would the project significantly degrade water quality?	LS				
Impact: Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	LS				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	LS				
Impact: Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	LS				
Impact: Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	LS				
Impact: Otherwise substantially degrade water quality?	LS				
Impact: Result in increased impervious surfaces and associated runoff?	LS				
Impact: Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	NI				
Impact: Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	NI				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	NI				
Impact: Inundation by seiche, tsunami, or mudflow?	NI				
Land Use and Planning					
Impact: Physically divide an established community?	NI				
Impact: Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	LS				
Impact: Conflict with any applicable habitat conservation plan or natural community conservation plan?	NI				
Impact: Result in the congregating of more than 50 people on a regular basis?	LS				
Impact: Result in the introduction of activities not currently found within the community?	NI				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Serve to encourage off-site development of presently undeveloped areas or increase the development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities, or recreation activities)?	LS				
Impact: Create a significant new demand for housing?	NI				
Mineral Resources					
Impact: Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	NI				
Noise					
Impact: Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	LS				
Impact: Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	LS				
Impact: A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	LS				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		S	**Mitigation Measure NOISE-1: Reduce construction noise.** Construction activities will be conducted in accordance with the provisions of Section 4.88.360 of the San Mateo County Code of Ordinances, which limits construction work to the hours of 7:00 a.m. and 6:00 p.m. on weekdays and 9:00 a.m. and 5:00 p.m. on Saturdays. No construction shall occur at any time on Sundays, Thanksgiving, and Christmas. The noise impacts of construction equipment may be minimized through modification of the equipment, the placement of equipment on the site, and by imposing constraints on equipment operations. Construction equipment should be well-maintained and used judiciously to be as quiet as possible. The project proponent shall include the following best management practices in all contracts related to project construction activities near sensitive land uses: • Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment. • Unnecessary idling of internal combustion engines should be strictly prohibited. • Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors. • Utilize "quiet" air compressors and other stationary noise sources where technology exists.	LS	

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
			• Establish construction staging areas at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. • Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors. • Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site. • Notify all adjacent business, residences, and other noise-sensitive land uses of the construction schedule, in writing, and provide a written schedule of "noisy" construction activities to the adjacent land uses and nearby residences. • Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.		
Impact: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	NI				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	NI				
Population and Housing					
Impact: Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other Infrastructure)?	LS				
Impact: Displace existing housing (including low- or moderate-income housing) in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?	LS				
Public Services					
Impact PUB-1: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
Police protection?	LS				
Fire protection?	LS				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Schools?	LS				
Parks and Recreation?	LS				
Libraries?	LS				
Hospitals?	LS				
Recreation					
Impact: Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	LS				
Impact: Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	LS				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Transportation and Traffic					
Impact: Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		S	**Mitigation Measure TRAF-1A:** San Mateo County will work with Caltrans to convert the intersection control from two-way stop control into a roundabout or signalized intersection. The exact intersection control will be determined at the conclusion of an Intersection Control Evaluation (ICE) study as required by Caltrans. The ICE study would be performed as part of the design phase for changing the intersection control. **Mitigation Measure TRAF-1B:** Develop a Transportation Demand Management (TDM) plan for review and approval by San Mateo County which may include: • Local live-work preference for residents • One or more dedicated car share parking space(s) • Free or discounted SamTrans transit passes • Provide public transit information and education for residents – maps and schedules for residents, brochures about environmental and health benefits • Provide a pedestrian trunk (grocery cart) to eliminate driving to local market • Provide both short and long-term secure bicycle parking • Support for active transportation through provision of bicycle and pedestrian-supportive infrastructure, streets, etc. within the Project • Additional measures that may become available as technology evolves.		SU

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
			Mitigation Measure TRAF-3B: Since this intersection does not meet the peak hour signal warrant (Appendix 2), this requires that the County should restrict eastbound and westbound approaches to Etheldore Street and highway 1 to be right turn only during the peak periods, with all left turns reassigned to the intersection of California Avenue/Wienke Way and Highway 1. **Mitigation Measure TRAF-3C** Restrict eastbound and westbound movements at the intersection of Highway 1 and 16th Street to right turns only during the PM peak period.		
Impact: Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		S	**See Mitigation Measure TRAF-1A, above.** **See Mitigation Measure TRAF-1B, above.**		SU
Impact: Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	LS				
Impact: Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		S	**Mitigation Measure TRAF-2B:** Close Carlos Street north of the Project entrance to all vehicles except emergency services. The closure removes all vehicle turn movements to and from the eastern leg of the intersection of Carlos Street and Highway 1, requiring both the Project traffic and the existing traffic under the No Project condition to access Highway 1 at either Etheldore Street (or California Avenue.		SU

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Result in inadequate emergency access?	LS				
Impact: Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?		S	**Mitigation Measure TRAF-5A:** Construct a sidewalk that connects the Project entrance on Carlos Street to the sidewalk located on the north side of Sierra Street. This includes land both on and adjacent to the proposed Project property. **Mitigation Measure TRAF-5B:** San Mateo County will work with SamTrans to identify whether the bus that uses this stop can be permanently rerouted. This route, SamTrans #17, only serves the bus stop for part of the day. During the rest of the day, the route turns left at 7th Street and travels through the neighborhood stopping in Moss Beach at Etheldore Street and Vermont Avenue near the Project. By following this neighborhood route at all times of the day, project residents and other riders would be able to access a bus stop without crossing Highway 1, which would increase safety while maintaining the service of SamTrans route #17.		
Utilities and Service Systems					
Impact: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	LS				
Impact: Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	LS				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	LS				
Impact: Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	LS				
Impact: Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	LS				
Impact: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	LS				
Impact: Comply with federal, state, and local statutes and regulations related to solid waste?	LS				
Impact: Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?	LS				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Generate any demands that will cause a public facility or utility to reach or exceed its capacity?	LS				
Tribal Cultural Resources					
Impact: Cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the CRHR or in a local register of historic resources, as defined in Public Resources Code Section 5020.1(k)?	LS				
Impact: Cause a substantial adverse change in the significance of a tribal cultural resource that is a resource determined by the lead agency to be significant pursuant to criteria set forth in subdivision (c) of Public resources Code Section 5024.1?	LS				
Other CEQA Findings					
Growth Inducement and Secondary Effects	LS				
Irreversible Commitment of Resources	LS				
Cumulative Impacts					
Aesthetics	LS				
Agriculture and Forestry Resources	LS				
Air Quality	LS				
Biological Resources	LS				
Cultural Resources	LS				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Geology and Soils	LS				
Climate Change	LS				
Hazards and Hazardous Materials	LS				
Hydrology and Water Quality	LS				
Land Use and Planning	LS				
Mineral Resources	LS				
Noise	LS				
Population and Housing	LS				
Public Services	LS				
Recreation	LS				
Transportation and Traffic		S	**See Mitigation Measure TRAF-1A, above.** **See Mitigation Measure TRAF-1B, above.** **See Mitigation Measure TRAF-2B, above.** **See Mitigation Measure TRAF-3B, above.** **See Mitigation Measure TRAF-3C, above.** **See Mitigation Measure TRAF-5A, above.** **See Mitigation Measure TRAF-5B, above.**		
Tribal Cultural Resources	LS				
Utilities and Service Systems	LS				

7. OTHER CEQA CONCLUSIONS

7.1 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Section 15126.2(c) of the CEQA Guidelines requires a discussion of any potential significant irreversible environmental changes that could be caused by the proposed project. Section 15126.2(c) states:

> Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible, since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as [a] highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irreversible commitments of resources should be evaluated to assure that such current consumption is justified.

This section of the EIR evaluates whether the project would result in the irretrievable commitment of resources, or would cause irreversible changes in the environment. It also identifies any irreversible damage that could result from environmental accidents associated with the proposed project. Typical examples of irreversible environmental changes are:

- Use of nonrenewable resources during the initial and continued phases of a project;
- Physical changes, such as a highway improvement, that provides access to a previously inaccessible area that commits future generations to similar uses; and
- Irreversible damage that can result from environmental accidents or other impacts.

The CEQA Guidelines also suggest that irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

7.2 IRREVERSIBLE COMMITMENT OF RESOURCES

Implementation of the proposed project would result in the construction of an affordable housing project, which would require both direct and indirect expenditures of energy. Indirect energy would be consumed by the use of construction materials for the project (e.g., energy resource exploration, power generation, mining and refining of raw materials into construction materials used, including placement). Direct energy impacts would result from the total fuel consumed in vehicle propulsion (e.g., construction vehicles, heavy equipment, and other vehicles using the facility). Additional energy resource demands would be used for the heating and cooling of buildings, transportation of people and goods, and lighting and other associated energy needs.

Construction and operation of the proposed project would contribute to the incremental depletion of resources, including renewable and non-renewable resources. Resources such as lumber and other forest products are generally considered renewable resources and would be replenished over the lifetime of the project. For example, lumber supplies are increased as seedlings mature into trees. Therefore, the development of the project would not result in the

irreversible commitment of renewable resources. Nevertheless, there would be an incremental increase in the demand for these resources over the life of the project.

Non-renewable resources, such as natural gas, petroleum products, asphalt, petrochemical construction materials, steel, copper and other metals, and sand and gravel are considered to be commodities that are available in a finite supply. The processes that created these resources occur over a long period of time. Therefore, the replacement of these resources would not occur over the life of the project. To varying degrees, these materials are all readily available and some materials, such as asphalt or sand and gravel, are abundant. Other commodities, such as metals, natural gas, and petroleum products, are also readily available, but they are finite in supply given the length of time required by natural processes to create them.

The demand for all such resources is expected to increase regardless of whether or not the project is developed. As discussed in the Plan Bay Area 2040, housing is in short supply in the Bay Area, and new housing will be constructed to meet this demand. Therefore, if not consumed by this project, these resources would likely be committed to other projects in the region intended to meet this anticipated growth. The investment of additional resources in the project would be typical of the level of investment normally required for residential developments of this scale. Environmental Commitments and mitigation measures have been included in this EIR to reduce and minimize the impact to renewable and non-renewable resources.

7.3 Irreversible Environmental Changes

Irreversible long-term environmental changes associated with the proposed project would include an increase in operational air emissions and greenhouse gases and loss of biological resources, among others. However, no special-status species or Environmentally Sensitive Habitat Areas were identified on the project site. Further, design features have been incorporated into the proposed project and mitigation measures have been included in this EIR to minimize the effects of the environmental changes associated with the development of the project and reduce these impacts to a less-than-significant level. The project would result in significant and unavoidable impacts only related to traffic, as listed in Table 2. Mitigation is available for all of these traffic impacts, but they have been deemed significant and unavoidable because implementation of these measures is not entirely within the jurisdiction of San Mateo County (as the applicant) and the Coastal Commission (as the CEQA Lead Agency).

7.4 Potential Environmental Damage from Accidents

Potential impacts and irreversible damage that could result from environmental accidents associated with the project are evaluated under Hazards and Hazardous Materials in the *Preliminary Environmental Evaluation Report*. The project proposes no uniquely hazardous uses, and its operation would not be expected to cause environmental accidents that would affect other areas.

7.5 GROWTH INDUCING IMPACTS OF THE PROPOSED PROJECT

The project site is identified for development of affordable housing. Further, the proposed project would result in a decrease in the number of permitted residential dwellings on the project site, compared to the growth that would be allowed under the San Mateo County General Plan and Zoning Ordinance, as well as the Local Coastal Plan, so it falls within the growth planned for under these documents.

While there would be some increase in employment both during the construction phase and during project operation, the number of employees would be small in relation to the overall workforce in the county, the construction jobs would be temporary, and the local labor pool could accommodate this need for additional construction and operation phase employees. Further, the project is intended to improve the jobs/housing balance and jobs/housing fit in the Midcoast area by providing housing affordable to low-income people in the area.

Implementation of the project would not result in overall increases in the capacity of any offsite public services or utilities beyond modifications and upgrades necessary to serve the proposed Cypress Point project, which as noted above and throughout the impacts analysis, includes lesser density than is currently planned for the site. (For more information, see the *Public Services and Utilities* report). The project does not include or would it result in the construction of any large-scale infrastructure improvements that would increase capacity and facilitate growth in other parts of the County. Therefore, the proposed project would not induce substantial growth in Moss Beach or other areas of San Mateo County. The impact would be less than significant.

8. REFERENCES

MidPen, 2018. Response to County Summary of Public Comments Received on Cypress Point Pre-Application. July 2018.

San Mateo, County of. 2015. Planning and Building Department. San Mateo County 2014-2022 Housing Element. Revised December 2015.

_____ . 2013. Planning and Building Department. Local Coastal Program Policies. June 2013.