

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

**NOTICE OF INTENT TO ADOPT  
MITIGATED NEGATIVE DECLARATION**

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: San Mateo County History Museum Addition, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: MNA2020-00019

OWNER: San Mateo County

APPLICANT: San Mateo County History Museum

NAME OF PERSON UNDERTAKING THE PROJECT OR RECEIVING THE PROJECT APPROVAL (IF DIFFERENT FROM APPLICANT): Same as Applicant

ASSESSOR'S PARCEL NO.: APN 052-367-010

LOCATION: 2200 Broadway Street, Redwood City, CA 94063

**PROJECT DESCRIPTION**

The County intends to adopt and implement the San Mateo County History Museum Taube Family Carriage House Addition Project which would construct a 3-story, 14,000 square foot addition to the San Mateo County Courthouse Museum (History Museum) located at 2200 Broadway Avenue in downtown Redwood City. The new Carriage House addition will be located at the rear of the County Courthouse building, behind an annex structure that was added to the Courthouse building in 1941. The Courthouse building (not including the annex) is a historic structure on the National Register of Historic Places. The addition would be located in a paved parking area on the northeast corner of the existing Courthouse building near the intersection of Marshall Street and Middlefield Road. The parking area currently provides 11 permit parking spaces used by County staff or History Museum staff.

The County Courthouse Museum is owned by San Mateo County but is leased to the San Mateo County Historical Association to operate the history museum. A lease agreement ("Old Courthouse Agreement") between the Historical Association and the San Mateo County Board of Supervisors was amended on October 22, 2019 to allow the utilization of the proposed project site for the new Carriage House addition. The addition and associated improvements are intended as part of a single cultural attraction (Museum Block) containing the Courthouse Square, History Museum including the new Carriage House addition, and Lathrop House. The Courthouse building and Lathrop House are both on the National Register of Historic Places.

## FINDINGS AND BASIS FOR A MITIGATED NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.
3. The project will not degrade the aesthetic quality of the area.
4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project will not:
  - a. Create impacts which have the potential to degrade the quality of the environment.
  - b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.
  - c. Create impacts for a project which are individually limited, but cumulatively considerable.
  - d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

**Mitigation Measure AIR-1:** To reduce fugitive dust that would be generated during project construction activities, the County and/or its designated contractors, contractor's representatives, or other appropriate personnel to implement the following BAAQMD basic dust control measures.

- Water all exposed surfaces (e.g., staging areas, soil piles, graded areas, and unpaved access roads) two times per day during construction and adequately wet demolition surfaces to limit visible dust emissions.
- Cover all haul trucks transporting soil, sand, or other loose materials off the project site.
- Use wet power vacuum street sweepers at least once per day to remove all visible mud or dirt track-out onto adjacent public roads (dry power sweeping is prohibited) during construction of the proposed project.
- Vehicle speeds on unpaved roads/areas shall not exceed 15 miles per hour.
- Complete all areas to be paved as soon as possible and lay building pads as soon as possible after grading unless seeding or soil binders are used.

- Minimize idling time of diesel-powered construction equipment to five minutes and post signs reminding workers of this idling restriction at access points and equipment staging areas during construction of the proposed project
- Maintain and properly tune all construction equipment in accordance with manufacturer's specifications and have a CARB-certified visible emissions evaluator check equipment prior to use at the site.
- Post a publicly visible sign with the name and telephone number of the construction contractor and County staff person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours. The publicly visible sign shall also include the contact phone number for the Bay Area Air Quality Management District to ensure compliance with applicable regulations.

**Mitigation Measure BIO-1a:** *Nesting Bird Survey.* To avoid impacts to nesting birds and violation of state and federal laws pertaining to birds, all construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) should occur outside the avian nesting season (generally prior to February 1 or after August 31). If construction and construction noise occurs within the avian nesting season (from February 1 to August 31 or according to local requirements), all suitable habitats located within the project's area of disturbance including staging and storage areas plus a 250-foot buffer (passerines), 500-foot buffer (small raptors, such as accipiters), and 1,000-foot buffer (large raptors, such as buteos) around these areas shall be thoroughly surveyed, as feasible, for the presence of active nests by a qualified biologist no more than five days before commencement of any site disturbance activities and equipment mobilization. The bird survey buffer radius may be modified in consultation with CDFW. If project activities are delayed by more than five days, an additional nesting bird survey shall be performed. Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. The results of the surveys shall be documented. If it is determined that birds are actively nesting within the survey area, Mitigation Measure BIO-1b shall apply. Conversely, if the survey area is found to be absent of nesting birds, Mitigation Measure BIO-1b shall not be required.

**Mitigation Measure BIO-1b:** If pre-construction nesting bird surveys result in the location of active nests, no site disturbance or mobilization of heavy equipment (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, fence installation, demolition, and grading), shall take place within 250 feet of non-raptor nests, 500-feet of small raptor nests, and 1,000 feet of large raptor nests, or as determined by a qualified biologist in consultation with CDFW, until the chicks have fledged. Monitoring shall be required to ensure compliance with the MBTA and relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented.

**Mitigation Measure BIO-2:** To avoid impacting breeding, roosting, or hibernating bats protected by CDFW, pre-construction surveys of potential bat roost habitat will be performed in all trees and buildings subject to removal or demolition and within a 50-foot buffer for evidence of maternal or colony bat roosts (e.g., guano accumulation, acoustic, or visual detections) within 48 hours of project disturbance. If an occupied maternity or colony roost is detected or evidence of bat occupancy is found, CDFW will be consulted to determine the appropriate mitigation measures, which may include exclusion prior to removal if the roost cannot be avoided, a buffer zone, seasonal restrictions on construction work, and/or construction noise reduction measures.

**Mitigation Measure CUL-1:** Prior to the start of project construction, the construction contractor shall place temporary construction fencing around the Lathrop House to protect it from accidental damage from construction equipment or materials. The fencing shall be of suitable strength to provide protection from vehicle damage and placed in a location to prevent damage from occurring.

**Mitigation Measure CUL-2A:** Due to the moderate to high potential of historic and prehistoric archaeological remains existing at the project site, Archaeological Sensitivity shall be carried out prior to ground moving activity by a qualified archaeologist for all construction personnel who will engage in or supervise ground disturbing activities on the site.

**Mitigation Measure CUL-2B:** In the event archaeological remains from either a historic or prehistoric period are discovered (or have been suspected to have been discovered) during project construction, all ground disturbing work within a 100' radius buffer of the discovery will cease. An archaeologist who meets the Secretary of the Interior's Standards for Archaeology will be brought in to assess the discovery before any additional ground disturbing work within the 100' buffer will be allowed to continue. No further ground disturbing work will be allowed to continue until the archaeologist has fully evaluated the find and permits work to continue. Dependent on the evaluation by the archaeologist, archaeological excavation and recordation may be required before construction can continue. Archaeological monitoring will be enacted on the site at the discretion of the archaeologist.

Should the newly discovered artifacts be determined to be Native American in origin, Native American Tribes/Representatives will be contacted and consulted as directed by the NAHC and Native American construction monitoring will be initiated. All Native American artifacts and finds suspected to be Native American in nature are to be considered as significant tribal cultural resources until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative(s) as directed by the NAHC. In the event of an archaeological discovery, the County shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis. An archaeological report will be written detailing all archaeological finds and submitted to the County and the Northwest Information Center.

## RESPONSIBLE AGENCY CONSULTATION

Redwood City

## INITIAL STUDY

The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

**REVIEW PERIOD:** A 30-day public review period for the IS/MND will commence **September 23, 2020** and continue through **October 22, 2020**. All comments regarding the correctness,

completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., October 22, 2020**. Please send your comments to:

Kanoa Kelley, Planner II  
San Mateo County Planning and Building Department  
455 County Center, Redwood City, CA 94063  
Email: [kkelley@smcgov.org](mailto:kkelley@smcgov.org)

**Document Availability:** Copies of the IS/MND and all documents referenced in the IS/MND are available to view and download on the County's website: <https://planning.smcgov.org/ceqa-docs>



---

Kanoa Kelley, Project Planner