

County of San Mateo  
Planning and Building Department

**INITIAL STUDY  
ENVIRONMENTAL EVALUATION CHECKLIST**

1. **Project Title:** *Patterson Single-Family Residence (Cedar Street, Montara)*
2. **County File Number:** PLN2019-00362
3. **Lead Agency Name and Address:** Planning & Building Department  
San Mateo County  
455 County Center, 2nd Floor  
Redwood City, CA 94063
4. **Contact Person and Phone Number:** Camille Leung, Senior Planner  
[cleung@smcgov.org](mailto:cleung@smcgov.org)  
650/363-1826
5. **Project Location:** Cedar Street at Drake Street, Montara
6. **Assessor's Parcel Number and Size of Parcel:** APN 036-132-210 (6,975 sq. ft.); portion of the Caltrans-owned Devil's Slide Bypass Lands immediately east of the project site
7. **Project Sponsor's Name and Address:** Tim Patterson  
3550 Carter Drive, Unit 32  
South San Francisco, CA 94080
8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** N/A
9. **General Plan Designation:** Very Low Density Residential (0.0 – 0.2 dwelling units/net acre); Urban
10. **Zoning:** RM-CZ/DR/CD (Resource Management-Coastal Zone/Design Review/Coastal Development)
11. **Description of the Project:** *(Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)*

Construction of a 2,429 sq. ft., two-story single-family residence with an attached two-car, 471 sq. ft. garage on a 6,975 sq. ft. undeveloped, legal parcel (PLN2016-00222), associated with a staff-level Resource Management (RM) Permit, Coastal Development Permit (CDP) and a Variance, due to the triangular shape of the parcel. The CDP is not appealable to the CA Coastal Commission. The project includes minor grading, the proposed removal of 2 protected trees, and an easement over Caltrans right-of-way for access. The underlying lot of record was truncated when the State of California acquired the Devil's Slide Bypass Lands in the 1960s. Because of the resulting shape of the project parcel, the applicant is requesting a

variance to obtain relief from the required setbacks of the RM-CZ zoning district as shown below:

Setback	Required	Proposed
<b>Front:</b>	50 feet	46 feet
<b>Right Side:</b>	20 feet	9 feet
<b>Left Side:</b>	20 feet	12 feet
<i>Note: Proposed rear setback conforms to the required 20 feet minimum setback</i>		

12. **Surrounding Land Uses and Setting:** The surrounding parcels are also located within the RM-CZ/DR/CD zoning district, primarily developed, and consist of comparable-size (although conventionally-shaped) parcels to the south, larger parcels to the west, and Caltrans-owned Devil’s Slide Bypass Lands to the north and east. The project site has an average slope of 14%. The property is located in a forested area of Eucalyptus and Monterey Cypress trees; the owner has recently removed Eucalyptus trees at the site to minimize fire risk.
13. **Other Public Agencies Whose Approval is Required:** Caltrans.
14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?:** *The Tamien Nation has requested consultation pursuant to Public Resources Code Section 21080.3.1. In addition, Planning staff has consulted with the following tribes, as identified by the Native American Heritage Commission (NAHC): Amah Mutsun Tribal Band of Mission San Juan Bautista; Costanoan Rumsen Carmel Tribe; Indian Canyon Mutsun Band of Costanoan; Indian Canyon Mutsun Band of Costanoan; Muwekma Ohlone Indian Tribe of the SF Bay Area; The Ohlone Indian Tribe; The Ohlone Indian Tribe; and Wuksache Indian Tribe/Eshom Valley Band. On October 18, 2022, a letter was sent to each of the contact persons provided by the NAHC regarding the subject project requesting comment by November 18, 2022. No comments were received to date*

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Significant Unless Mitigated” as indicated by the checklist on the following pages.

	Aesthetics		Energy		Public Services
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Recreation
	Air Quality		Hydrology/Water Quality		Transportation
X	Biological Resources		Land Use/Planning		Tribal Cultural Resources
	Climate Change		Mineral Resources		Utilities/Service Systems
X	Cultural Resources		Noise		Wildfire

	Geology/Soils		Population/Housing	X	Mandatory Findings of Significance
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**EVALUATION OF ENVIRONMENTAL IMPACTS**

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are “Less Than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a

previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

<b>1. AESTHETICS.</b> Except as provided in Public Resources Code Section 21099, would the project:				
	<i><b>Potentially Significant Impacts</b></i>	<i><b>Significant Unless Mitigated</b></i>	<i><b>Less Than Significant Impact</b></i>	<i><b>No Impact</b></i>
1.a. Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
<p><b>Discussion:</b> The project site is not located in a scenic vista or scenic corridor. While the site is visible from the Caltrans-owned Devil's Slide Bypass Lands to the north and east, the lands are not intended for recreational use. The site is generally not visible from public trails of the McNee Ranch State Park (located to approximately 600 feet to the west) due to intervening forested areas, but is minimally visible from Pedro Mountain Road on the eastern boundary of the park which abuts privately-owned developed properties. The site is not visible the Pacific Ocean, as it is located approximately 4,000 feet inland. The site is visible from adjoining areas within the urban, residential area it is located and surrounding rural areas.</p> <p><b>Source:</b> Site Visit, Project Plans</p>				
1.b. Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
<p><b>Discussion:</b> The project parcel does not contain and is not located in close proximity to any rock outcroppings or any historic buildings within a state scenic highway. The site is nor located with a State of County scenic corridor. The property is located in a forested area of Eucalyptus and Monterey Cypress trees; the owner has recently removed Eucalyptus trees at the site to minimize fire risk. Two (2) protected trees (trees with a diameter at breast height (DBH) of 17.5 inches or more in the RM-CZ Zoning District) are proposed for removal. These trees consist of two (2) Monterey Cypress trees (23.1" and 16.8 " diameter at breast height (d.b.h.), both with fair vigor and poor form due to past topping, according to a Kielty Arborist Services report, dated March 15, 2022. The 23.1" d.b.h. Monterey Cypress tree is located in the footprint of the proposed driveway. The 16.8" d.b.h. Monterey Cypress tree is located in close proximity of the proposed residence. The applicant proposes to replace the trees with nine (9) new trees, including Crepe Myrtle, California Buckeye, Catalina Ironwood, an olive tree, and 2 citrus trees. The applicant is required to comply with the County's standard tree protection measures during project grading and construction, as required by Mitigation Measure 7 in Section 7.b.</p> <p><b>Source:</b> Kielty Arborist Services report, dated March 15, 2022; County GIS Maps.</p>				

1.c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
<p><b>Discussion:</b> The site is located within an urban, residential area. The project site is not located on a ridgeline. The project includes minor grading involving 245 c.y. of excavation for the house foundation and the new driveway. See further discussion in Sections 1.a and 1.b, above.</p> <p><b>Source:</b> Site visit; County GIS Maps</p>				
1.d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?			X	
<p><b>Discussion:</b> The project does not involve the introduction of significant light sources that would adversely affect day or nighttime views in the area, as the project involves the construction of a residence within an existing residential area. Additionally, design review standards of the Design Review (DR) District require downward-directed exterior light fixtures.</p> <p><b>Source:</b> Project plans</p>				
1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
<p><b>Discussion:</b> The project site is not adjacent or within the boundaries of a designated State or County Scenic Highway or Corridor.</p> <p><b>Source:</b> County GIS Maps</p>				
1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?			X	
<p><b>Discussion:</b> Discussion: The site is located in a Design Review District. The project will require a Design Review Permit and is required to comply with applicable design review standards. The project has been reviewed and recommended for approval by the Coastside Design Review Committee for compliance with applicable design review standards (Attachment F).</p> <p>Source: County GIS Maps; County Zoning Regulations</p> <p><b>Source:</b></p>				
1.g. Visually intrude into an area having natural scenic qualities?			X	

**Discussion:** See Sections 1.a, 1.b, and 1.c, above.

**Source:** Site visit; County GIS Maps

**2. AGRICULTURAL AND FOREST RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a. For lands outside the Coastal Zone, 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?				X

**Discussion:** The project site is in an area utilized for residential use within the Coastal Zone, on a site designated by the General Plan for Very Low Density Residential use. The project site does not contain lands within an Agricultural Zoning District, lands under a Williamson Act contract, or agricultural lands as the property is not farmed. The site abuts a parcel at 825 San Pedro Mountain Road to the west with potential nursery and greenhouses uses, but the residential project would not impact these uses. The project would not 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, as there are no prime soils at the site, nor does the site abut areas of prime soil. There is no project impact to farmland, forestland or timberland.

**Source:** Site visit; County GIS Maps

2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
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**Discussion:** See Section 2.a.

**Source:** Site visit; County GIS Maps

2.c. 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 forestland to non-forest use?				X
<p><b>Discussion:</b> See Section 2.a.  <b>Source:</b> Project Plans; County GIS Maps</p>				
2.d. For lands within the Coastal Zone, 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?				X
<p><b>Discussion:</b> See Section 2.a.  <b>Source:</b> Project Plans; County GIS Maps</p>				
2.e. Result in damage to soil capability or loss of agricultural land?				X
<p><b>Discussion:</b> See Section 2.a.  <b>Source:</b> Project Plans; County GIS Maps</p>				
<p>2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?</p> <p><i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i></p>				X
<p><b>Discussion:</b> See Section 2.a. While the surrounding area is forested, the area is dominated by Eucalyptus and Cypress trees, which are not commercially forested tree species. The site does not contain or abut any area of forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)).</p> <p><b>Source:</b> Project Plans; Site Visit; County GIS Maps</p>				

**3. AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
3.a. Conflict with or obstruct implementation of the applicable air quality plan?			X	

**Discussion:** The project involves tree removal, minor grading, and construction activities associated with house and driveway construction. While the project may result in dust and odors associated with the grading and construction process, these impacts would be temporary and would not affect a significant number of people due to required mitigation measures and intervening trees and the distance of the project site from dense areas of development.

The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance for construction emissions and operational emissions. As described in the BAAQMD's 2017 California Environmental Quality Act (CEQA) Guidelines, the BAAQMD does not require quantification of construction emissions due to the number of variables that can impact the calculation of construction emissions. Instead, the BAAQMD emphasizes implementation of all control measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures, All Basic Construction Mitigation Measures, and other criteria, that, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. Mitigation Measure 1 requires the applicant to comply with BAAQMD's All Basic Construction Mitigation Measures. Other applicable BAAQMD criteria requires that construction-related activities exclude the below listed activities (followed by staff's evaluation of project compliance):

- a. Demolition: N/A. The project site is undeveloped and would not require demolition of any existing buildings.
- b. Simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously): Staff has added this as Mitigation Measure 1 to require compliance with this criteria.
- c. Simultaneous construction of more than one land use type (e.g., project would develop residential and commercial uses on the same site) (not applicable to high density infill development): N/A. The project only involves the construction of a single-family residential use.
- d. Extensive site preparation (i.e., greater than default assumptions used by the Urban Land Use Emissions Model [URBEMIS] for grading, cut/fill, or earth movement): N/A. The project will not require extensive site preparation, and would disturb less than 7,000 sq. ft.
- e. Extensive material transport (e.g., greater than 10,000 cubic yards of soil import/export) requiring a considerable amount of haul truck activity: N/A. The project will not extensive material transport requiring off haul of approximately 245 cubic yards (c.y.) of cut.

These standard BAAQMD measures and compliance with criteria b. above are required by the mitigation measure provided below.

**Mitigation Measure 1:** Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

- c. 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.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. 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.
- f. 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.
- g. 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.
- h. 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.
- i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).

Source: Project Plans; Bay Area Air Quality Management District

3.b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?			X	
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**Discussion:** As of December 2012, San Mateo County is a non-attainment area for PM-2.5. On January 9, 2013, the Environmental Protection Agency (EPA) issued a final rule to determine that the Bay Area attains the 24-hour PM-2.5 national standard. However, the Bay Area will continue to be designated as "non-attainment" for the national 24-hour PM-2.5 standard until the BAAQMD submits a "re-designation request" and a "maintenance plan" to the EPA and the proposed redesignation is approved by the Environmental Protection Agency. A temporary increase in PM-2.5 in the project area is anticipated during construction since these PM-2.5 particles are a typical vehicle emission. The temporary nature of the proposed construction and California Air Resources Board vehicle regulations reduce the potential effects to a less than significant impact.

**Source:** Bay Area Air Quality Management District (BAAQMD), 2017. Bay Area 2017 Clean Air Plan. Project Plans

3.c. Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?			X	
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**Discussion:** As proposed and mitigated, potential project-related air quality impacts to sensitive receptors (occupants of the surrounding homes) would be reduced to a less than-significant level. See discussion in Section 3.a.

Source: Project Plans; Bay Area Air Quality Management District.					
3.d.	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
<p><b>Discussion:</b> The proposed project is the construction of a single-family residence in a lower density residential area of the urban Midcoast. Once constructed, there is no evidence to suggest that the daily use of the residence will create objectionable odors. The proposed project has the potential to generate odors associated with construction activities. However, any such odors would be temporary and are expected to be minimal.</p> <p><b>Source:</b> Project Plans</p>					

<b>4. BIOLOGICAL RESOURCES.</b> Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?			X	
<p>Discussion: The site is not adjacent to a creek or known wetland. No protected animal or plant species have been identified by the California Natural Diversity Database (CNDDDB) in the immediate project area. However, as the site is adjacent to the Caltrans-owned Devil's Slide Bypass Lands, which could be used as a wildlife corridor, staff has added the following mitigation measures, which are standard protection measures:</p> <p><b>Mitigation Measure 2:</b> Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting) or similar material shall not be used. The applicant shall demonstrate compliance with this requirement in plans submitted at the time of building permit application.</p> <p><b>Mitigation Measure 3:</b> A pre-construction survey of protected species (e.g., dusky-footed woodrat, San Francisco garter snake, migratory bird nesting) shall be conducted prior to any proposed grading- or construction-related activities. If, for any reason, grading/construction activities do not commence within 10 days of completion of the survey, the survey shall be repeated and results reported to the County. If active migratory bird nests or other evidence of other special species are discovered, no construction-related activities, including grading and tree removal, are allowed until the applicant has consulted a biologist, recommended measures to protect such species have been shared with County staff, and recommended measures have been</p>					

fully implemented, to the satisfaction of the project biologist and Community Development Director.				
Sources: Standard biological mitigation measures; County GIS Map				
4.b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?			X	
<b>Discussion:</b> See Section 4.a, above				
<b>Source:</b> Project Plans, County GIS Maps, Site Visit.				
4.c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
<b>Discussion:</b> The site has an average slope of 14%, sloping downward towards Cedar Street. Due to the site's downward and evenly sloped topography, there are no areas on-site or within the impacted area of the Caltrans-owned Devil's Slide Bypass Lands for water to pond. Therefore, there are no wetlands on the property.				
<b>Source:</b> Project Plans, County GIS Maps, Site Visit.				
4.d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
<b>Discussion:</b> See Section 4.a, above				
<b>Source:</b> Project Plans, County GIS Maps, Site Visit.				
4.e. 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 Ordinances)?			X	
<b>Discussion:</b> See Section 1.b, above.				
<b>Source:</b> Project Plans; County Zoning Regulations				

4.f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X
<p><b>Discussion:</b> The project site is not within the boundaries of an adopted HCP or other such conservation plans.</p> <p><b>Source:</b> County GIS Maps</p>					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
<p><b>Discussion:</b> The project site is not located within 200 feet of a marine or wildlife reserve.</p> <p><b>Source:</b> County GIS Maps</p>					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
<p><b>Discussion:</b> Vegetation in the immediate area is largely dominated by a dense stand of non-native eucalyptus trees. There are no oak woodlands identified on the project site.</p> <p><b>Source:</b> Site visit, Project Plans</p>					

<b>5. CULTURAL RESOURCES.</b> Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a.	Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?			X	
<p><b>Discussion:</b> There are no identified or suspected historical resources on the project parcel. The site is undeveloped. The project involves earth-moving and construction impacts that could adversely affect archaeological resources should any exist in areas impacted by this project. The project was referred to the California Historical Resources Information System (CHRIS). In a letter dated August 8, 2022 (Attachment E), CHRIS staff stated that, it has no record of any previous cultural resource field survey for the proposed project area conducted by a professional archaeologist or architectural historian, adding that the proposed project area has the possibility of containing unrecorded archaeological site(s). CHRIS staff stated that a study by a qualified professional archaeologist is recommended prior to commencement of project activities.</p> <p>The applicant has submitted an archeology report prepared by Jennifer Ho (MS) &amp; Molly Fierer-Donaldson (RPA) Archaeological/ Historical Consultants, dated November 2022. No Native American or historic-era resources were identified in this study. The archaeological sensitivity assessment suggests that the project area has low sensitivity for buried Native American and historic-era archaeological resources. However, since the Native American Heritage Commission (NAHC) Sacred lands File search was positive, the study recommended that the County of San</p>					

Mateo contact the Native American tribes listed in Appendix 2 (NAHC Native American Contact List) to determine whether they have further information.

In addition, Planning staff has consulted with the following tribes, as identified in the NAHC Native American Contact List: Amah Mutsun Tribal Band of Mission San Juan Bautista; Costanoan Rumsen Carmel Tribe; Indian Canyon Mutsun Band of Costanoan; Indian Canyon Mutsun Band of Costanoan; Muwekma Ohlone Indian Tribe of the SF Bay Area; The Ohlone Indian Tribe; The Ohlone Indian Tribe; and Wuksache Indian Tribe/Eshom Valley Band. Staff also consulted with The Tamien Nation, as it has requested consultation pursuant to Public Resources Code Section 21080.3.1. On October 18, 2022, a letter was sent to each of the contact persons provided by the NAHC regarding the subject project requesting comment by November 18, 2022. No comments were received to date. Although no cultural resources were found on the subject property, previously unknown archaeological materials may be encountered during grading or construction. Staff has added Mitigation Measures 4 and 5, which are standard protection measures, to address potential inadvertent discovery of cultural resources.

**Mitigation Measure 4:** Although no cultural resources were found on the subject property, previously unknown archaeological materials may be encountered during grading or construction. In the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

**Mitigation Measure 5:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

**Source:** Letter from California Historical Resources Information System (CHRIS), dated August 8, 2022; Jennifer Ho (MS) & Molly Fierer-Donaldson (RPA) Archaeological/ Historical Consultants, dated November 2022.

5.b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?			X	
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**Discussion:** See discussion in Section 5.a, above.

**Source:** Letter from California Historical Resources Information System (CHRIS), dated August 8, 2022; Jennifer Ho (MS) & Molly Fierer-Donaldson (RPA) Archaeological/ Historical Consultants, dated November 2022.

5.c. Disturb any human remains, including those interred outside of formal cemeteries?				X
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**Discussion:** To minimize potential impacts to human remains, the property owner shall implement the following standard mitigation measure:

**Mitigation Measure 4:** The applicants and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

**Source:** Letter from California Historical Resources Information System (CHRIS), dated August 8, 2022.

6. ENERGY. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
6.a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X

**Discussion:** Energy conservation standards for new residential and nonresidential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the California Energy Commission) in June 1977 and are updated every 3 years (Title 24, Part 6, of the California Code of Regulations). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods. The proposed house will have to demonstrate compliance with the Title 24 requirements in effect at the time that the building permit application is submitted. The project would also be required adhere to the provisions of CALGreen and GreenPoints, which establishes planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants.

Construction

The construction of the project will require the consumption of nonrenewable energy resources, primarily in the form of fossil fuels (e.g., fuel oil, natural gas, and gasoline) for automobiles (transportation) and construction equipment. Transportation energy use during construction will come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that will use diesel fuel and/or gasoline. The use of energy resources by these vehicles will fluctuate according to the phase of construction and will be temporary and not require expanded energy supplies or the construction of new infrastructure. Most construction equipment during demolition and grading will be gas or diesel powered, and the later construction phases will require electric-powered equipment.

Operation

During operations, project energy consumption will be associated with resident and visitor vehicle trips and delivery trucks. Pacific Gas and Electric (PG&E) provides electricity to the project area. Project implementation will result in a permanent increase in electrical usage over existing conditions. However, such an increase to serve a single-family residence represents an insignificant percent increase compared to overall demand in PG&E's service area. The nominal increased demand is expected to be adequately served by the existing PG&E electrical facilities and the projected electrical demand would not significantly impact PG&E's level of service. It is expected that nonrenewable energy resources will be used efficiently during operation and construction of the project given the financial implication of the inefficient use of such resources. As such, the proposed project will not result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts are less than significant, and no mitigation is required.

**Source:** California Building Code, California Energy Commission, Project Plans

6.b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X
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**Discussion:** See discussion under Section 6.a, above.

**Source:** California Building Code, California Energy Commission, Project Plans

**7. GEOLOGY AND SOILS.** Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?  <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>			X	

**Discussion:** The nearest identified earthquake fault zone is located approximately two miles southwest of the project location. There is no additional evidence to conclude that the Project site is subject to fault rupture. The County Planning and Building Department's Geotechnical Section has reviewed the project and has added a standard condition of approval to require a geotechnical report at the time of building permit application, in which the geotechnical consultant of record shall review

and approve the grading plans, drainage plan(s) related to the geotechnical aspects, and foundation plans.

**Source:** Alquist-Priolo Earthquake Fault Zoning Map (Half Moon Bay Quad) – Calif. Dept. of Conservation

ii. Strong seismic ground shaking?			X	
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**Discussion:** See Section 7.a.i, above.

**Source:** Alquist-Priolo Earthquake Fault Zoning Map (Half Moon Bay Quad) – Calif. Dept. of Conservation; Project Plans

iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
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**Discussion:** See Section 7.a.i, above.

**Source:** Alquist-Priolo Earthquake Fault Zoning Map (Half Moon Bay Quad) – Calif. Dept. of Conservation; Project Plans

iv. Landslides?			X	
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**Discussion:** See Section 7.a.i, above.

**Source:** Alquist-Priolo Earthquake Fault Zoning Map (Half Moon Bay Quad) – Calif. Dept. of Conservation; Project Plans

v. Coastal cliff/bluff instability or erosion?  <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>				X
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**Discussion:** The Project site is over a mile from the nearest coastal bluff. There is no evidence to suggest that instability of this bluff will have any impact upon the project site.

**Source:** County GIS Maps

7.b. Result in substantial soil erosion or the loss of topsoil?			X	
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**Discussion:** As the project site is moderately sloped at 14%, there is the potential for sedimentation in areas downslope from the project area should there be any precipitation during project grading or construction.

The project involves a minor amount of grading, involving 245 cubic yards (c.y.) of excavation. The project involves an estimated maximum area of land disturbance of approximately 7,000 sq. ft., including the 6,000 sq. ft. of the subject parcel and 1,000 sq. ft. of the Caltrans right-of-way for the construction of the driveway to the proposed house.

The applicant proposes an Erosion Control Plan, included on page C-2 of Attachment B, which includes measures that would contain and slow run-off, while allowing for natural infiltration. Due to the potential for erosion and sedimentation during land disturbing and earth-moving activities, the

following standard mitigation measures have been included. Mitigation Measure 6 requires compliance with the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines.” Mitigation Measure 7 requires implementation and monitoring of erosion control measures throughout the term of the building permit.

**Mitigation Measure 6:** The applicant shall adhere to the San Mateo County-wide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including, but not limited to, the following:

- a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- c. Performing clearing and earth moving activities only during dry weather.
- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.
- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving site shall be clear and running slowly at all times.

**Mitigation Measure 7:** Erosion and Sediment Control Measures and Tree Protection Measures (for on-site trees and off-site trees adjoining the site), as approved by the County, shall be installed prior to beginning any site work and maintained throughout the term of grading and construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Building Inspection Section.

**Source:** Project Plans

7.c. 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, severe erosion, liquefaction or collapse?			X	
<p><b>Discussion:</b> See discussion under Section 7.a, above.</p> <p><b>Source:</b> Alquist-Priolo Earthquake Fault Zoning Map (Half Moon Bay Quad) – Calif. Dept. of Conservation; Project Plans</p>				
7.d. Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?			X	
<p><b>Discussion:</b> See discussion under Section 7.a, above.</p> <p><b>Source:</b> Alquist-Priolo Earthquake Fault Zoning Map (Half Moon Bay Quad) – Calif. Dept. of Conservation; Project Plans</p>				
7.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
<p><b>Discussion:</b> The applicant proposes to connect to the Montara Water and Sanitary District's system. A sewer line is available in Cedar Street.</p> <p><b>Source:</b> Project plans</p>				
7.f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
<p><b>Discussion:</b> See discussion in Sections 5.a and 5.c, above. There are no unique geologic feature at the subject site.</p> <p><b>Source:</b> County GIS Maps</p>				

<p><b>8. CLIMATE CHANGE.</b> Would the project:</p>				
	<p><i>Potentially Significant Impacts</i></p>	<p><i>Significant Unless Mitigated</i></p>	<p><i>Less Than Significant Impact</i></p>	<p><i>No Impact</i></p>

8.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X	
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**Discussion:** Greenhouse Gas Emissions (GHG) include hydrocarbon (carbon monoxide; CO2) air emissions from vehicles and machines that are fueled by gasoline. Project-related grading and construction of the proposed residence will result in the temporary generation of GHG emissions along travel routes and at the project site. In general, construction involves GHG emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and personal vehicles of construction workers). Even assuming construction vehicles and workers are based in and traveling from urban areas, the potential project GHG emission levels from construction would be considered minimal. Although the project scope for the project is not likely to generate significant amounts of greenhouse gases, the mitigation measure provided in Section 3.a would ensure that any impacts are less than significant. Construction of the proposed house will include approximately 245 cubic yards of grading to prepare the site. Given this comparatively limited amount of grading there is insufficient evidence to suggest that this activity will exceed the screening threshold for GHG emission established by the Bay Area Air Quality Management District. The District’s CEQA Threshold of Significance Guidance states that any stationary source that generates more than 10,000 Metric Tons of GHG emissions per year is considered a significant impact. The average U.S. Household is estimated to generate 7.5 tons of GHG emissions per year.

To ensure new development projects are compliant with the County’s Energy Efficiency Climate Action Plan (EECAP), the County provides the EECAP Development Checklist. According to the Applicant-completed EECAP Development Checklist (Attachment H), the project incorporates several EECAP measures, including tree plantings to provide shade, non-propane heating, CALGreen Tier 1 efficiency standards, use of “cool” exterior surfaces, energy-efficient equipment, use of 15% recycled materials for construction, use of smart water meters, compliance of construction equipment with BAAQMD guidance for idling, and electrification of outdoor household equipment. The project would be required to comply with the California Green Building Standards Code (CALGreen).

While the above described measures would reduce GHG emissions associated with project construction and operation, the BAAQMD encourages lead agencies to incorporate Best Management Practices (BMPs) to reduce GHG emissions during construction, including, but are not limited to: using alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent; and recycling or reusing at least 50 percent of construction waste or demolition materials. These Best Management Practices have been included in Mitigation Measure 8 in order to further reduce project-related GHG emissions.

Compliance with and/or consideration of EECAP and BAAQMD measures is required in order to reduce project-related GHG emissions.

**Mitigation Measure 8:** At the time of building permit application, the applicant shall demonstrate compliance with the measures indicated on the applicant-completed EECAP Development Checklist (Attachment H) or equivalent measures, as well as Best Management Practices (BMPs) to reduce GHG emissions during construction, to the extent feasible, including, but are not limited to: using alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent; and recycling or reusing at least 50 percent of construction waste or demolition materials. Such measures shall be shown on building plans.

<b>Source:</b> BAAQMD CEQA Thresholds of Significance Guidelines; CCFPD Fact Sheet					
8.b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
<p><b>Discussion:</b> As discussed above, the BAAQMD has determined that a project that generates GHG emissions above the 1,100 metric ton threshold would be in violation of the District's Clean Air Plan. Given that the proposed use is a single-family dwelling (which generate on average 7.5 tons of GHG emissions per year), there is insufficient evidence to support a conclusion that future development of this parcel will conflict with applicable climate action plans.</p> <p><b>Source:</b> Bay Area Air Quality Management District (BAAQMD), 2017. Bay Area 2017 Clean Air Plan; Project Plans</p>					
8.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
<p><b>Discussion:</b> As discussed in Section 2.a and 2.f, above, the site does not contain forestland. The two (2) protected trees that would be removed would be replaced with nine (9) new trees.</p> <p><b>Source:</b> County GIS Maps; Project plans</p>					
8.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
<p><b>Discussion:</b> The nearest coastal bluff is over one mile to the west of the Project site. There is insufficient evidence to suggest that sea level rise or bluff erosion will be severe enough to impact the Project site.</p> <p><b>Source:</b> County GIS Maps</p>					
8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p><b>Discussion:</b> See Section 8.d.</p> <p><b>Source:</b> County GIS Maps</p>					
8.f.	Place structures within 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?				X

<b>Discussion:</b> The site is located in Zone X, an area of minimal flood hazard.					
<b>Source:</b> County GIS Maps; Federal Flood Hazard Boundary or Flood Insurance Rate Map					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<b>Discussion:</b> See Section 8.f, above.					
<b>Source:</b> County GIS Maps					

<b>9. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
<b>Discussion:</b> The project does not involve the routine use, transport, or disposal of hazardous materials. The project involves the construction and operation of a single-family residence. No hazardous materials are known to exist on the site nor are any needed to develop the project parcel.					
<b>Source:</b> Project Plans					
9.b.	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?				X
<b>Discussion:</b> See Section 9.a, above					
<b>Source:</b> Project Plans					
9.c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
<b>Discussion:</b> See Section 9.a, above					
<b>Source:</b> Project Plans					

9.d. 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?				X
<p><b>Discussion:</b> See discussion under Section 9.a. The project site is not on any known list of hazardous materials sites.</p> <p><b>Source:</b> County GIS Map, California Department of Toxic Substances Control</p>				
9.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X
<p><b>Discussion:</b> The project site is over two miles away from Half Moon Bay airport. The project site is outside the designated safety zone for the airport.</p> <p><b>Source:</b> County GIS Maps; HMB Airport Land Use Compatibility Plan</p>				
9.f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p><b>Discussion:</b> The project has been reviewed by the Coastside Fire Protection District. There is no evidence to suggest that the project will interfere with any emergency response plan. There is no work proposed as part of the construction of the single-family dwelling that will permanently impede or close a public road.</p> <p><b>Source:</b> Project Plans; Site visit; County GIS Map</p>				
9.g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X
<p><b>Discussion:</b> The project site is not located in a mapped fire hazard area.</p> <p><b>Source:</b> County GIS database</p>				
9.h. 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?				X
<p><b>Discussion:</b> The project site is not within the boundaries of a mapped flood hazard area.</p>				

<b>Source:</b> County GIS database					
9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<b>Discussion:</b> See Sections 8.f and 9.h, above. <b>Source:</b> County GIS Maps					
9.j.	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?				X
<b>Discussion:</b> See Sections 8.f and 9.h, above. <b>Source:</b> County GIS Maps					
9.k.	Inundation by seiche, tsunami, or mudflow?				X
<b>Discussion:</b> See Sections 8.f and 9.h, above. <b>Source:</b> County GIS Maps					

<b>10. HYDROLOGY AND WATER QUALITY.</b> Would the project:					
		<b>Potentially Significant Impacts</b>	<b>Significant Unless Mitigated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
10.a.	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (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))?			X	
<b>Discussion:</b> Regarding the potential impact of construction-related erosion and sedimentation to water quality, please see discussion in Section 7.b, above. Regarding post-construction, the project involves the construction of a new single-family residence. The project would obtain sanitary sewer service from the Montara Water and Sanitary District. Therefore, the project is not anticipated to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.					

<b>Source:</b> Project Plans, Project Location, San Mateo Countywide Stormwater Pollution Prevention Program.				
10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
<p><b>Discussion:</b> The proposed house will receive water via the Montara Water and Sanitary district. No well or other form of groundwater extraction is proposed. While the project will result in a moderate increase in impervious surfaces in the vicinity, this will be addressed by the required drainage improvements, which will allow for groundwater infiltration. There is no evidence to suggest that the project will impede groundwater recharge in the area.</p> <p><b>Source:</b> Project Plans</p>				
10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i. Result in substantial erosion or siltation on- or off-site;			X	
<p><b>Discussion:</b> See discussion under Section 7.b.</p> <p><b>Source:</b> Project Plans, Project Location, San Mateo Countywide Stormwater Pollution Prevention Program.</p>				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	

**Discussion:** The proposed project has the potential to generate additional stormwater runoff above existing conditions. The project is required to comply with the County’s Drainage Policy requiring post-construction stormwater flows to be at, or below, pre-construction flow rates. A drainage report was prepared by Sigma Prime Geosciences, Inc., dated September 1, 2020, detailing the proposed drainage system (Attachment B). The drainage report states that the proposed detention system is designed such that post-development runoff will not exceed pre-development runoff, and no runoff would be diverted from one drainage area to another. The reports state that there will be no appreciable downstream impacts and that current drainage patterns indicate minimal runoff from adjacent impervious surfaces onto the subject property.

The proposed project, including the discussed drainage report and plans, were reviewed and conditionally approved by the Building Inspection Section’s Drainage Section for compliance with County drainage standards. Based on the drainage report and review by the County’s Drainage Section, the project is not expected to violate any water quality standards or waste discharge requirements. Based on these findings, the project impact would be less than significant.

**Source:** Project Plans, Sigma Prime Geosciences, Inc. Drainage Report (dated September 1, 2020), County Drainage Section.

iii. 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; or			X	
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**Discussion:** See discussion under Section 10(c)(ii).

**Source:** Project Plans, Sigma Prime Geosciences, Inc. Drainage Report (dated September 1, 2020), County Drainage Section.

iv. Impede or redirect flood flows?				X
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**Discussion:** See discussion under Section 10(c)(ii). Additionally, as stated previously, the project site is not within a flood zone.

**Source:** Project Plans, Sigma Prime Geosciences, Inc. Drainage Report (dated September 1, 2020), County Drainage Section.

10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
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**Discussion:** See discussion under Section 10(c)(ii). Additionally, the project site is not within any flood hazard, tsunami, or seiche zones.

**Source:** Project Plans, Sigma Prime Geosciences, Inc. Drainage Report (dated September 1, 2020), County Drainage Section.

10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
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**Discussion:** The Sustainable Groundwater Management Act (SGMA) of 2015 requires local regions to create groundwater sustainability agencies (GSA's) and to adopt groundwater management plans for identified medium and high priority groundwater basins. San Mateo County has nine identified water basins. These basins have been identified as low-priority, are not subject to the SGMA, and there is no current groundwater management agency or plan that oversees these basins. Also, see discussion in Section 10.b.

The project includes an on-site drainage system that complies with the San Mateo County Water Pollution Prevention Program (SMCWPPP) which enforces the State requirements for stormwater quality control.

**Source:** Project Plans; San Mateo County Office of Sustainability, Groundwater Website <https://www.smcsustainability.org/energy-water/groundwater/>

10.f. Significantly degrade surface or ground-water water quality?				X
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**Discussion:** See discussion under Sections 10(a) and (b).

**Source:** Project Plans, Sigma Prime Geosciences, Inc. Drainage Report (dated September 1, 2020), County Drainage Section.

10.g. Result in increased impervious surfaces and associated increased runoff?			X	
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**Discussion:** See discussion under Sections 10(a) and (b).

**Source:** Project Plans, Sigma Prime Geosciences, Inc. Drainage Report (dated September 1, 2020), County Drainage Section.

**11. LAND USE AND PLANNING.** Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Physically divide an established community?				X

**Discussion:** There is no development proposed that would result in the division of an established community. The proposed project is located on a vacant parcel and is surrounded by properties with low to medium density residential development. The project, which includes the construction of a single-family residence, does not require the construction of new road infrastructure (only a driveway), and would not result in the division of an established community.

**Source:** Project Plans, Site Visit

11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
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**Discussion:** There is no evidence to suggest that the project as proposed and conditioned will conflict with any adopted plans or regulations. The project has been reviewed for conformance and found to be in conformance with applicable policies of the County's LCP and RM-CZ Zoning Regulations including the District's Development Review Criteria. Proposed site disturbance has been minimized to just that which is needed to build the proposed house, and there are no identified biotic resources on or immediately adjacent to the project site.

**Source:** Project Plans, County General Plan, LCP, Zoning Regulation

11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
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**Discussion:** Development density in the RM-CZ zoning district is controlled through the allocation of Density Credits. The amount of density credits a parcel has is determined by the parcel's size, topography, and the presence of mapped hazards. Every legal parcel in the RM-CZ Zoning District has at least one density credit. In this instance, because the subject parcel is under 40 acres in size, it has only one density credit which allows for a maximum development of one single-family residential home. As all development in this area is controlled by the density credit program, the development of the proposed project would not increase the development density of the surrounding area.

Located adjacent to existing developed parcels, the construction and habitation of a single-family residence on the subject parcel is not expected to encourage off-site development. Though new utility lines will be installed to serve the proposed house these would be private lines/connections, would not be available (or permitted) for other parcels to use, and would be contained on the project parcel (e.g., will not cross parcel boundaries).

**Source:** Project Plans, Site visit

**12. MINERAL RESOURCES.** Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X

**Discussion:** There are no identified mineral resources on the project site.

**Source:** SMC General Plan

12.b. Result in the loss of availability of a locally important mineral resource				X
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recovery site delineated on a local general plan, specific plan or other land use plan?				
<p><b>Discussion:</b> The project site is not designated as a mineral resource recovery site.</p> <p><b>Source:</b> SMC General Plan</p>				

<b>13. NOISE.</b> Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
<p><b>Discussion:</b> The proposed project would not produce any long-term significant noise source. However, the project would generate short-term noise associated with grading and construction activities. The short-term noise during grading and construction activities would be temporary, where volume and hours are regulated by Section 4.88.360 (<i>Exemptions</i>) of the San Mateo County Ordinance Code for Noise Control. No mitigation measures required.</p> <p><i>Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360). Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.</i></p> <p><b>Source:</b> Project Plans, County GIS database, County Noise Ordinance</p>				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?				X
<p><b>Discussion:</b> See discussion under Section 13(a). No pile driving is proposed.</p> <p><b>Source:</b> Project plans.</p>				
13.c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
<p><b>Discussion:</b> The project site is not within 2 miles of the nearest airport (HMB airport). Additionally, this airport has relatively short runways which limit the size of aircraft that can take off or land there.</p>				

Consequently, this airport is used primarily by hobby aviationist flying generally small single engine aircraft.

**Source:** County GIS database

**14. POPULATION AND HOUSING.** Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Induce substantial unplanned 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)?				X

**Discussion:** As discussed in Section 11.c, intensity of development in this area of San Mateo County is controlled through the allocation of density credits and is parcel specific. It was determined that the project parcel has one available density credit which allows a maximum development of one main residence. The additional population created by those who would live in the proposed single-family residence is not significant nor is the project expected to induce any significant population growth. The project is located adjacent to developed parcels and would not require the construction of significant additional new road infrastructure or the expansion of public utilities. All improvements associated with the project are only sufficient to serve the proposed single-family residence, would not be available for use by other parcels, and would not extend beyond parcel boundaries.

**Source:** Project plans, County Zoning Regulations

14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
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**Discussion:** The project parcel is vacant land. Therefore, there will be no displacement.

**Source:** Site Visit, Project Plans

**15. PUBLIC SERVICES.** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the 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:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

15.a. Fire protection?				X
15.b. Police protection?				X
15.c. Schools?				X
15.d. Parks?				X
15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X
<p><b>Discussion:</b> The proposed project is to construct a single-family residence in an area which adjoins other single-family residential uses. The proposed project does not involve and is not associated with the provision of new or physically altered government facilities, nor will it generate a need for an increase in any such facilities. Per the review of the Coastside Fire Protection District, the project will not disrupt acceptable service ratios, response times or performance objectives of fire, police, schools, parks, or any other public facilities or energy supply systems. The payment of development fees, such as school fees, user fees, and additional property taxes generated, will allow the maintenance of the existing service levels. Therefore, the project poses no impact.</p> <p><b>Source:</b> Project Plans, Project Location, Coastside Fire Protection District</p>				

<b>16. RECREATION.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
<p><b>Discussion:</b> There is no evidence to suggest that the project will significantly increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility will occur or be accelerated.</p> <p><b>Source:</b> Project Plans</p>				
16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<p><b>Discussion:</b> The project does not include any recreational facilities as proposed development is limited to a single-family residential use.</p> <p><b>Source:</b> Project Plans</p>				

17. TRANSPORTATION. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?				X
<p><b>Discussion:</b> The County LCP (Policy 2.52) exempts the development of single-family dwellings from the development and implementation of a traffic impact analysis and mitigation plan. The project involves the construction of a single-family residence within an urban area, and would result in a temporary increase in traffic levels during construction and a negligible permanent increase in traffic levels after construction. Therefore, the project does not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.</p> <p><b>Source:</b> Project Plans</p>				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts</i> ?  <i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i>			X	
<p><b>Discussion:</b> The project does not involve a change of use and therefore will not have an impact on vehicle miles travelled. The future development of one additional single-family residence is not anticipated to generate a significant impact. Any new traffic related to future construction on the resulting parcel is anticipated to be with in the norms for a single-family dwelling.</p> <p><b>Source:</b> Project Plans</p>				
17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
<p><b>Discussion:</b> The new driveway for the single-family residence has been reviewed and preliminarily approved by the Caltrans, Department of Public Works, and the Coastside Fire Protection District. An encroachment permit is required from Caltrans.</p> <p><b>Source:</b> Project Plans</p>				
17.d. Result in inadequate emergency access?				X

**Discussion:** The project has been reviewed by the Coastside Fire Protection District which did not identify any aspect of the project that would reduce emergency access to the project site.

**Source:** Project Plans

18. TRIBAL CULTURAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X
<p><b>Discussion:</b> There are no structures at the site. See Section 5.a for a discussion of potential project impacts to cultural resources.</p> <p><b>Source:</b> Letter from California Historical Resources Information System (CHRIS), dated August 8, 2022; Jennifer Ho (MS) &amp; Molly Fierer-Donaldson (RPA) Archaeological/ Historical Consultants, dated November 2022.</p>				
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)			X	
<p><b>Discussion:</b> See Section 5.a for a discussion of potential project impacts to cultural resources.</p>				

**Source:** Letter from California Historical Resources Information System (CHRIS), dated August 8, 2022; Jennifer Ho (MS) & Molly Fierer-Donaldson (RPA) Archaeological/ Historical Consultants, dated November 2022.

<b>19. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
<p><b>Discussion:</b> The project is required to demonstrate compliance with the County's Drainage Policy and Provision C.3.i of the San Francisco Bay Region Municipal Regional Permit, which require the construction of new site design measures to reduce stormwater runoff and associated negative environmental impacts. The project proposes to connect to the Montara Water and Sanitary District (MWSD) for sewer services. MWSD has reviewed the project plans and the project will be subject to MWSD permitting requirements. Therefore, the project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.</p> <p><b>Source:</b> Project Plans</p>				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
<p><b>Discussion:</b> : The project includes proposes to connect to the Montara Water and Sanitary District (MWSD) for domestic water services. MWSD has reviewed the project plans and the project will be subject to permitting requirements.</p> <p><b>Source:</b> Project Plans</p>				
19.c. 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?				X
<p><b>Discussion:</b> Please see discussion in Section 19.a, above.</p> <p><b>Source:</b> Project Plans</p>				

19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
<p><b>Discussion:</b> The project involves the construction of one single-family residence and would result in a negligible increase in solid waste disposal needs.</p> <p><b>Source:</b> Project Plans</p>				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
<p><b>Discussion:</b> The project involves the construction of one single-family residence and would result in a negligible increase in solid waste disposal needs.</p> <p><b>Source:</b> Project Plans</p>				

<p><b>20. WILDFIRE.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
<p><b>Discussion:</b> The project site is not located within a designated State Responsibility Area (SRA) or Local Responsibility Area (LRA) fire hazard zone or Wildland Urban Interface Zone.</p> <p><b>Source:</b> County GIS Map</p>				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
<p><b>Discussion:</b> The site is relatively flat. Many Eucalyptus trees have been cleared from the site to reduce combustible materials at the site. It is unanticipated that such factors would exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.</p> <p><b>Source:</b> Project Plans, County GIS</p>				
20.c. Require the installation or maintenance of associated infrastructure (such as				X

roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				
<p><b>Discussion:</b> Please see discussion in Sections 20.a and 20.b.</p> <p><b>Source:</b> County GIS Map</p>				
20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	
<p><b>Discussion:</b> The site is relatively flat. Please see discussion in Sections 20.a and 20.b.</p> <p><b>Source:</b> County GIS Map</p>				

<b>21. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
21.a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
<p><b>Discussion:</b> Yes, as discussed in this document, the project has the potential to result in environmental impacts. Implementation of mitigation measures included in this document would adequately reduce project impacts to a less than significant level.</p> <p><b>Source:</b> Subject Document</p>				
21.b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current			X	

projects, and the effects of probable future projects.)				
<p><b>Discussion:</b> The project involves the construction and operation of a single-family residence within an existing residential neighborhood. Therefore, the project would not likely result in a cumulatively considerable impact when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.</p> <p><b>Source:</b> Subject Document</p>				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
<p><b>Discussion:</b> As discussed in this document, the project could result in environmental impacts that could both directly and indirectly cause impacts on human beings. However, implementation of mitigation measures included in this document would adequately reduce project impacts to less than significant levels.</p> <p><b>Source:</b> Subject Document.</p>				

**RESPONSIBLE AGENCIES.** Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District			
Caltrans	X		Encroachment Permit
City			
California Coastal Commission			
County Airport Land Use Commission (ALUC)			
Other: _____			
National Marine Fisheries Service			
Regional Water Quality Control Board			
San Francisco Bay Conservation and Development Commission (BCDC)			
Sewer/Water District:			
State Department of Fish and Wildlife			
State Department of Public Health			
State Water Resources Control Board			
U.S. Army Corps of Engineers (CE)			

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Environmental Protection Agency (EPA)			
U.S. Fish and Wildlife Service			

<b><u>MITIGATION MEASURES</u></b>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p><b><u>Mitigation Measure 1:</u></b> Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:</p> <ol style="list-style-type: none"> <li>a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</li> <li>b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>c. 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.</li> <li>d. All vehicle speeds on unpaved roads shall be limited to 15 mph.</li> <li>e. 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.</li> <li>f. 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.</li> <li>g. 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.</li> <li>h. 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.</li> <li>i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).</li> </ol> <p><b><u>Mitigation Measure 2:</u></b> Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting) or similar material shall not be used. The applicant</p>		

shall demonstrate compliance with this requirement in plans submitted at the time of building permit application.

**Mitigation Measure 3:** A pre-construction survey of protected species (e.g., dusky-footed woodrat, San Francisco garter snake, migratory bird nesting) shall be conducted prior to any proposed grading- or construction-related activities. If, for any reason, grading/construction activities do not commence within 10 days of completion of the survey, the survey shall be repeated and results reported to the County. If active migratory bird nests or other evidence of other special species are discovered, no construction-related activities, including grading and tree removal, are allowed until the applicant has consulted a biologist, recommended measures to protect such species have been shared with County staff, and recommended measures have been fully implemented, to the satisfaction of the project biologist and Community Development Director.

**Mitigation Measure 4:** Although no cultural resources were found on the subject property, previously unknown archaeological materials may be encountered during grading or construction. In the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

**Mitigation Measure 5:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

**Mitigation Measure 6:** The applicant shall adhere to the San Mateo County-wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

- a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- c. Performing clearing and earth moving activities only during dry weather.
- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.

- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving site shall be clear and running slowly at all times.

**Mitigation Measure 7:** Erosion and Sediment Control Measures and Tree Protection Measures (for on-site trees and off-site trees adjoining the site), as approved by the County, shall be installed prior to beginning any site work and maintained throughout the term of grading and construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Building Inspection Section.

**Mitigation Measure 8:** At the time of building permit application, the applicant shall demonstrate compliance with the measures indicated on the applicant-completed EECAP Development Checklist (Attachment H) or equivalent measures, as well as Best Management Practices (BMPs) to reduce GHG emissions during construction, to the extent feasible, including, but are not limited to: using alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent; and recycling or reusing at least 50 percent of construction waste or demolition materials. Such measures shall be shown on building plans.

**DETERMINATION** (to be completed by the Lead Agency).

On the basis of this initial evaluation:

I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.

X I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

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Camille Leung



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Prepared By

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(Signature)

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11/18/22

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Senior Planner

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Date

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(Title)

**ATTACHMENTS**

- A. Vicinity Map
- B. Project Plans
- C. EECAP Checklist
- D. Archeology Report, prepared by Jennifer Ho (MS) & Molly Fierer-Donaldson (RPA) Archaeological/ Historical Consultants, dated November 2022.
- E. California Historical Resources Information Services letter, dated August 8, 2022.
- F. Coastside Design Review Committee recommendation letter, dated August 9, 2022.