

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

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

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: Verde Road Horse Riding Arena, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN2021-00417

OWNER: PALMER KEVIN JAMES TR

APPLICANT: Kevin Palmer

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

ASSESSOR'S PARCEL NO.: 066-320-170

LOCATION: 321 Verde Road, Half Moon Bay

PROJECT DESCRIPTION

The applicant is seeking a Coastal Development Permit (CDP), Planned Agricultural District (PAD) Permit and Architectural Review for the construction of a 22,950-square-foot covered horse-riding arena with a height of 20 feet. The arena will be utilized for horse training, during approved events, and storage of agricultural equipment and feed. The arena is located on the southwest portion of the parcel. Minimal grading and no tree removal is proposed.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.
3. The project will not degrade the aesthetic quality of the area.
4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project will not:
 - a. Create impacts which have the potential to degrade the quality of the environment.

- b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.
- c. Create impacts for a project which are individually limited, but cumulatively considerable.
- d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

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

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

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Mitigation Measure 1: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

- a. Water all active construction areas at least twice daily.
- b. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- c. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
- e. 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.
- 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 the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

Mitigation Measure 2: All water from the roof to be installed over the horse arena shall be captured in gutters and discharged via a drainpipe into nearby grassland habitat to prevent erosion and rilling, and to ensure that additional runoff from the adjacent existing access road is not discharged directly into nearby riparian habitat

Mitigation Measure 3: Best management practices should be employed to prevent discharge or spilling of materials or liquids into the adjacent waterway or riparian habitat area. Staging and stockpiling shall be placed outside the 30-foot setback away from sensitive riparian habitat. Refueling of any vehicles or machinery shall be performed at least 100 feet away from the edge of riparian habitat.

Mitigation Measure 4: No work should be performed within 48 hours of any rain event resulting in greater than one quarter inches of precipitation to avoid periods when California Red Legged Frog may be dispersing into nearby upland habitats.

Mitigation Measure 5: No work should be performed within 30 minutes of sunrise or sunset, which is the period when the California Red Legged Frog is most active.

Mitigation Measure 6: At least 14 days prior to the commencement of construction-related activities, California Red Legged Frog exclusion fencing with exit funnels shall be installed around the perimeter of the Project Area under the direction of a qualified biologist. Exit funnels should be installed approximately every 100 meters to allow for trapped individuals to leave the area on their own. Following installation, the fence should be inspected by a qualified biologist periodically throughout the duration of the Project.

Mitigation Measure 7: 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), rolled erosion control products, or similar material should not be used. Acceptable substitutes include coconut coir matting or tackified hydroseeding compounds.

Mitigation Measure 8: Any trenches and holes left unfilled at the end of each day should be covered and inspected daily for stranded animals. Trenches and holes deeper than one-foot should contain escape ramps at a maximum slope of 2:1 to allow trapped animals to escape.

Mitigation Measure 9: Environmental awareness training should be provided to all construction crew prior to the start of work. Training will include a description of all biological resources that may be found on or near the Project Area, the laws and regulations that protect those resources, the consequences of non-compliance with those laws and regulations, instructions for inspecting equipment each morning prior to activities, and a contact person if protected biological resources are discovered on the Project Area.

Mitigation Measure 10: If proposed activities occur during the nesting season between February 1 through August 31, a pre-construction nesting bird survey should be performed in all areas of construction within 500 feet of riparian habitat. If nests are found, an appropriately sized no-disturbance buffer should be placed around the nest at the direction of the qualified biologist conducting the survey. Buffers should remain in place until all young have fledged, or the biologist has confirmed that the nest has been naturally predated. Alternatively, work may be performed during the non-nesting season to avoid impacts to nesting birds.

Mitigation Measure 11: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 50 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 50-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and are satisfactorily implemented.

Mitigation Measure 12: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98 for the naming of a Most Likely Descendant and the recommendations for disposition. Additionally, the State Native American

Heritage Commission may need to be notified to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed.

Mitigation Measure 13: During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site by:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
- c. Controlling and preventing 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.
- d. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- e. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
- f. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- g. Performing clearing and earth-moving activities only during dry weather.
- h. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- i. Limiting construction access routes and stabilizing designated access points.
- j. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- k. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction Best Management Practices.

Mitigation Measure 14: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 15: In the event that tribal cultural resources are inadvertently discovered during project implementation, consultation with the affiliated Native American tribe shall be made prior to continuing any work associated with the project to ensure the resource is 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.

RESPONSIBLE AGENCY CONSULTATION

None

INITIAL STUDY

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

REVIEW PERIOD: 09/15/2025 to 10/07/2025

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m.**, October 7th, 2025

CONTACT PERSON

Kanoa Kelley
Project Planner, 628-222-3163
kkelley@smcgov.org



Kanoa Kelley, Project Planner

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RESPONSIBLE AGENCY CONSULTATION

None

INITIAL STUDY

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CONTACT PERSON

Kanoa Kelley
Project Planner, 628-222-3163
kkelley@smcgov.org



Kanoa Kelley, Project Planner

County of San Mateo
Planning and Building Department

**INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST**
(To Be Completed by Planning Department)

1. **Project Title:** Verde Road Horse Riding Arena
2. **County File Number:** PLN2021-00417
3. **Lead Agency Name and Address:**
County of San Mateo
Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
4. **Contact Person and Phone Number:** Kanoa Kelley, Project Planner, (628) 222-3163
5. **Project Location:** 321 Verde Road, San Gregorio
6. **Assessor's Parcel Number and Size of Parcel:** 066-320-170; 50 acres
7. **Project Sponsor's Name and Address:**
Kevin Palmer
P O BOX 266
Half Moon Bay CA 94019
8. **General Plan Designation:** General Plan: Agriculture; Local Coastal Plan Designation:
Agriculture
9. **Zoning:** Planned Agriculture District /Coastal Development (PAD/CD)
10. **Description of the Project:** The applicant is seeking a Coastal Development Permit (CDP), Planned Agricultural District (PAD) Permit and Architectural Review for the construction of a 22,950-square-foot covered horse-riding arena with a height of 20 feet. The arena will be utilized for horse training, during approved events, and storage of agricultural equipment and feed. The arena is located on the southwest portion of the parcel. Minimal grading and no tree removal is proposed.
11. **Surrounding Land Uses and Setting:** The 43.8-acre parcel is located approximately 6.8 miles south of Half Moon Bay, east of Cabrillo Highway (Highway 1), at 321 Verde Road in San Gregorio. The site is developed with many structures including a museum, three single-family residences, and horse barns. The farm is approved to hold up to 12 private farm-related events per year under a separate Agritourism Permit. The property is adjacent to Lobitos Creek, a perennial creek to the east, and Schoohouse Creek to the south,. The site is surrounded by residential parcels on acreage and Arata's Pumpkin Farm to the west.
12. **Other Public Agencies Whose Approval is Required:** None

13. **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, has consultation begun?:** This project is subject to California Public Resources Code 21080.3.1 which requires a tribal consultation request be sent within 14 days of determining that an application has been deemed complete or a public agency decides to undertake a project. The County of San Mateo has received a request for formal notification from the Tamien Nation of the greater Santa Clara County. A notice for consultation was sent to the Tamien Nation on January 1, 2025. California Native American Tribes have 30 days from the date the tribal consultation notice was received to request consultation. The notice for consultation was received by the Tamien Nation on March 3, 2025, and formal request to the County for consultation was received on March 31, 2025. On April 30, 2025, the Tamien Nation determined that consultation would not be necessary which concluded the consultation request.

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 |
| X | Air Quality | X | Hydrology/Water Quality | | Transportation |
| X | Biological Resources | | Land Use/Planning | X | Tribal Cultural Resources |
| X | Climate Change | | Mineral Resources | | Utilities/Service Systems |
| X | Cultural Resources | | Noise | | Wildfire |
| X | Geology/Soils | | Population/Housing | X | Mandatory Findings of Significance |

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 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 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.

| | | | | |
|---|--|-------------------------------------|-------------------------------------|------------------|
| 1. AESTHETICS. Would the project: | | | | |
| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads? | | | | X |
| Discussion: The site is located approximately 1,400 feet east of Cabrillo Highway. The farm itself cannot be seen from the Highway due to many trees and brush that lines Verde Road and the riparian zone along Lobitos/Schoolhouse Creek. The farm is located downslope from the highway and the adjacent Lobitos Creek Road which allows all views from the road to be preserved. The | | | | |

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|--|---|--|--|---|---|
| <p>horse arena will not exceed 20 feet in height and will be located on a relatively flat area of the property. Scenic views from the public roadway will not be adversely impacted.</p> <p>Source: Project Plans, Google Earth</p> | | | | | |
| 1.b. | Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | | | | X |
| <p>Discussion: No rock outcroppings will be disturbed, and no State or Federal historic buildings are present within the parcel.</p> <p>Source: Project Plans, Planning GIS Planning Map Viewer Scenic Corridors Layer, National Park Service National Register of Historic Places, Google Earth</p> | | | | | |
| 1.c. | Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline? | | | | X |
| <p>Discussion: Construction of the arena does not require significant modifications to the topography and will not be located on a ridgeline. No significant grading is proposed as the project is located on a relatively flat area.</p> <p>Source: Project Plans, Google Earth</p> | | | | | |
| 1.d. | Create a new source of significant light or glare that would adversely affect day or nighttime views in the area? | | | | X |
| <p>Discussion: No lighting is proposed.</p> <p>Source: Project Scope, Project Plans.</p> | | | | | |
| 1.e. | Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor? | | | X | |
| <p>Discussion: The project site is located within the Cabrillo Highway State Scenic Corridor. Given the location, topography, and existing vegetation, no impact is expected to the scenic corridor. See staff response to Question 1.a. for further discussion.</p> <p>Source: Project Plans, Planning GIS Planning Map Viewer Scenic Corridors Layer, Google Earth</p> | | | | | |
| 1.f. | If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions? | | | | X |
| <p>Discussion: The project is not located within a Design Review district.</p> <p>Source: Project Location, San Mateo County GIS</p> | | | | | |

| | | | | |
|--|--|--|--|---|
| 1.g. Visually intrude into an area having natural scenic qualities? | | | | X |
| <p>Discussion: The parcel is located within the rural surroundings of the San Gregorio area. Typically found within the vicinity of the project are agricultural fields and related development, vegetated watercourses, a mix of steep hillsides and flatlands, and low-density residential development. Construction of the arena will not impact the rural scenic qualities found in the vicinity of the project site due to the arena's location nestled below public roads. No vegetation removal is proposed.</p> <p>Source: Project Plans, Google Earth</p> | | | | |

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|---|--|-------------------------------------|-------------------------------------|------------------|
| <p>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 forestland, 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:</p> | | | | |
| | <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 |
| <p>Discussion: The project is not located outside the Coastal Zone.</p> <p>Source: Project Location</p> | | | | |
| 2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract? | | | | X |
| <p>Discussion: The parcel is not encumbered by a Williamson Act contract or Open Space Easement. The parcel is zoned Planned Agricultural District/Coastal Zone. Zoned for agricultural use, the parcel supports a variety of uses including horse breeding and orchards. The equestrian facility/accessory structure for storage of farm equipment is consistent with the allowed uses in this zone.</p> <p>Source: San Mateo County GIS</p> | | | | |

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| <p>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?</p> | | | X | |
| <p>Discussion: According to the Department of Conservation Farmland Mapping and Monitoring Program California Important Farmland Finder the parcel is classified as “other land”, which is a general term that includes all other categories of unmapped agricultural land such as vacant non-agricultural land and riparian areas not suitable for livestock grazing.</p> <p>The USDA Department of Agriculture soil map shows that there are no prime soils in the project area.</p> <p>According to aerial photos and review of the Department of Conservation Farmland Mapping and Monitoring Program Time Series, the area of the proposed arena site has never been farmed.</p> <p>Construction of the covered arena will not convert any potential prime soils and will be located outside of any active agricultural field.</p> <p>Source: Department of Conservation Farmland Mapping and Monitoring Program California Important Farmland Finder, USDA Web Soil Survey, Google Earth</p> | | | | |
| <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?</p> | | | X | |
| <p>Discussion: Soils in the proposed arena area do not have an Irrigated Land Capability Classification. The Natural Resources Conservation Service Web Soil Survey classifies the land as Gazos loam, very steep, eroded (GbF2) and Lobitos loam, deep, sloping, eroded (LdC2) both rated very poor to fair for artichokes or brussels. Land capability classification takes into consideration landscape location, slope of the field, depth, texture, and reaction of the soil. The project area is not identified on the San Mateo County General Plan Productive Soil Resources with Agricultural Capability Map. Construction of the covered arena will not convert any rated soils.</p> <p>Source: Natural Resources Conservation Service Web Soil Survey, General Plan Productive Soil Resources with Agricultural Capability Map</p> | | | | |
| <p>2.e. Result in damage to soil capability or loss of agricultural land?</p> | | | X | |
| <p>Discussion: The site is not located on prime soil or important farmland. The 20,000-square-foot arena will remain mostly open and the structure itself will not prevent future owners from converting the area into agricultural land if desired.</p> <p>Source: Project Plans</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),</p> | | | | X |

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| <p>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> | | | | |
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Discussion: Construction of the horse arena does not conflict with the current Planned Agricultural District zoning district nor are there trees present on the parcel meeting the definition of forestland (land that supports 10% native tree cover of any species and that allows for management of one or more forest resources) or timberland (land capable of growing a crop of trees of a commercial species used to produce lumber and other forest products).

Source: Project Site

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management 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 Bay Area Air Quality Management District (District) 2017 Clean Air Plan (CAP) is the applicable plan for San Mateo County. The District outlines Criteria Air Pollutants and Precursors for Construction-Related Impacts in its CEQA Guidelines for use by Lead Agencies in preliminarily identifying whether such pollutants and/or precursors will exceed the District's Thresholds of Significance (Screening Criteria). The Screening Criteria references Table 3-1 of the District's CEQA Guidelines which identifies land use types of a large scale (e.g., office parks, hospitals, warehouses, manufacturing). These uses are beyond the current project scope. The Screening Criteria also provides for the inclusion of basic construction mitigation measures to reduce potential impacts to less than significant levels. As mitigated, the project will not conflict or obstruct implementation of the 2017 CAP.

Mitigation Measure 1: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

- a. Water all active construction areas at least twice daily.
- b. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- c. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
- e. 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.

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| <p>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 the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</p> <p>Source: Bay Area Air Quality Management District 2017 Clean Air Plan, Bay Area Air Quality Management District CEQA Guidelines May 2022</p> | | | | |
| <p>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?</p> | | X | | |
| <p>Discussion: The Bay Area Air Quality Management District (District) monitors and regulates air pollution within the nine counties surrounding the San Francisco Bay. According to the District Facility Data Map, no regulated facilities are present within the project vicinity nor is the San Gregorio area identified as an Impacted Community (areas with high concentration of air pollution and populations most vulnerable to air pollution’s health impacts). The State has met (attainment) pursuant to the U.S. Environmental Protection Agency standards for carbon monoxide, nitrogen dioxide, sulfur dioxide, and sulfates. However, the State status for particulate matter (PM10) and particulate matter-fine (PM2.5) is non-attainment.</p> <p>The Screening Criteria referenced in Table 4-1 of the District’s CEQA Guidelines contain operational screening criteria for various land uses. The project will not exceed operational or construction square footage for recreational uses. The project will serve an existing farm operation authorized for up to 12 farm events per year under separate agritourism permit. The construction of a covered arena will not increase traffic to the farm or permit additional events.</p> <p>No operational emissions are expected. Mitigation measure 1 will ensure potential significant construction impacts are minimized.</p> <p>Source: Bay Area Air Quality Management District</p> | | | | |
| <p>3.c. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?</p> | | | | X |
| <p>Discussion: Sensitive receptors include, but are not limited to, hospitals, schools, daycare facilities, elderly housing and convalescent facilities. There are no sensitive receptors near the subject parcel and pollutants are limited to that of construction vehicles and are not expected to continue once arena construction is completed.</p> <p>Source: Bay Area Air Quality Management District, San Mateo County GIS</p> | | | | |
| <p>3.d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?</p> | | | X | |
| <p>Discussion: No objectionable odors are expected during operation of the horse arena. Odors resulting from construction vehicles may occur during construction (e.g., gasoline and diesel-fueled construction equipment), however these odors would be temporary in nature and due to the low-density rural setting impact to neighbors will be minimal.</p> <p>Source: Project Scope</p> | | | | |

| 4. BIOLOGICAL RESOURCES. 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 significant 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? | | X | | |
| <p>Discussion: A Biological Resources Technical Report was prepared by Sol Ecology, dated January 18, 2023. The report shows that the project site contains riparian habitat adjacent to Schoolhouse Creek which is located south of the arena site and contains suitable habitat for California Red Legged Frog, though none were observed on site during the inspection.</p> <p>Due to the potential for special-status animals on the site, the avoidance and mitigation measures as recommended by the consulting biologist are recommended below to reduce the impact of the project on local flora and fauna to less than significant levels. A 30-foot buffer from riparian vegetation has been established as part of the project where no development shall occur.</p> <p>Mitigation Measure 2: All water from the roof to be installed over the horse arena shall be captured in gutters and discharged via a drainpipe into nearby grassland habitat to prevent erosion and rilling, and to ensure that additional runoff from the adjacent existing access road is not discharged directly into nearby riparian habitat</p> <p>Mitigation Measure 3: Best management practices should be employed to prevent discharge or spilling of materials or liquids into the adjacent waterway or riparian habitat area. Staging and stockpiling shall be placed outside the 30-foot setback away from sensitive riparian habitat. Refueling of any vehicles or machinery shall be performed at least 100 feet away from the edge of riparian habitat.</p> <p>Mitigation Measure 4: No work should be performed within 48 hours of any rain event resulting in greater than one quarter inches of precipitation to avoid periods when California Red Legged Frog may be dispersing into nearby upland habitats.</p> <p>Mitigation Measure 5: No work should be performed within 30 minutes of sunrise or sunset, which is the period when the California Red Legged Frog is most active.</p> <p>Mitigation Measure 6: At least 14 days prior to the commencement of construction-related activities, California Red Legged Frog exclusion fencing with exit funnels shall be installed around the perimeter of the Project Area under the direction of a qualified biologist. Exit funnels should be installed approximately every 100 meters to allow for trapped individuals to leave the area on their own. Following installation, the fence should be inspected by a qualified biologist periodically throughout the duration of the Project.</p> | | | | |

Mitigation Measure 7: 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), rolled erosion control products, or similar material should not be used. Acceptable substitutes include coconut coir matting or tackified hydroseeding compounds.

Mitigation Measure 8: Any trenches and holes left unfilled at the end of each day should be covered and inspected daily for stranded animals. Trenches and holes deeper than one-foot should contain escape ramps at a maximum slope of 2:1 to allow trapped animals to escape.

Mitigation Measure 9: Environmental awareness training should be provided to all construction crew prior to the start of work. Training will include a description of all biological resources that may be found on or near the Project Area, the laws and regulations that protect those resources, the consequences of non-compliance with those laws and regulations, instructions for inspecting equipment each morning prior to activities, and a contact person if protected biological resources are discovered on the Project Area.

Mitigation Measure 10: If proposed activities occur during the nesting season between February 1 through August 31, a pre-construction nesting bird survey should be performed in all areas of construction within 500 feet of riparian habitat. If nests are found, an appropriately sized no-disturbance buffer should be placed around the nest at the direction of the qualified biologist conducting the survey. Buffers should remain in place until all young have fledged, or the biologist has confirmed that the nest has been naturally predated. Alternatively, work may be performed during the non-nesting season to avoid impacts to nesting birds.

Source: Biological Resources Technical Report, Sol Ecology, January 18, 2023

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| 4.b. Have a significant 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? | | X | | |
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Discussion: Refer to Question 4.a.

Source: Biological Resources Technical Report, Sol Ecology, January 18, 2023

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| 4.c. Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | | | X |
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Discussion: There are no wetlands identified on or near the project area. The closest mapped wetland is approximately 450 feet northwest along Lobitos Creek.

Source: Biological Resources Technical Report, Sol Ecology, January 18, 2023; Project Scope, Google Earth, National Wetland Inventory

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| 4.d. Interfere significantly 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 | | |
| <p>Discussion: No wildlife corridor was identified in the Biological Assessment; however, special-status species may utilize the project site area. Refer to Question 4.a. for mitigations.</p> <p>Source: Biological Resources Technical Report, Sol Ecology, January 18, 2023</p> | | | | |
| 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 |
| <p>Discussion: No trees are located in the project area and not trees have been proposed for removal.</p> <p>Source: Project Plans</p> | | | | |
| 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>Discussion: The project site is not located in an area with an adopted conservation plan.</p> <p>Source: Project Location</p> | | | | |
| 4.g. Be located inside or within 200 feet of a marine or wildlife reserve? | | | | X |
| <p>Discussion: The project is not located within or adjacent to a marine or wildlife reserve.</p> <p>Source: Project Location</p> | | | | |
| 4.h. Result in loss of oak woodlands or other non-timber woodlands? | | | | X |
| <p>Discussion: No oak woodlands or other non-timber woodlands are present on the parcel.</p> <p>Source: Project Plans</p> | | | | |

| 5. 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> |
| 5.a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Section 15064.5? | | | | X |
| <p>Discussion: According to a search of the California Historical Resources Information System and the California Office of Historic Preservation, the project site does not contain any historical resources.</p> <p>Source: Project Plans, Project Location, California Office of Historic Preservation, Northwestern Information Center</p> | | | | |
| 5.b. Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5? | | X | | |
| <p>Discussion: A referral of the project was sent to the California Historical Resources Information System Northwest Information Center (NWIC). The NWIC identified a study covering portions of the proposed project area. The study identified no cultural resources within the study area. However, the database is not comprehensive and the discovery of subsurface archaeological materials during grading or construction work is always a possibility, therefore, the following mitigation measure is recommended:</p> <p>Mitigation Measure 11: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 50 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 50-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and are satisfactorily implemented.</p> <p>Source: Project Plans, Project Location, California Office of Historic Preservation, Northwestern Information Center</p> | | | | |
| 5.c. Disturb any human remains, including those interred outside of formal cemeteries? | | X | | |
| <p>Discussion: In the inadvertent event that human remains are discovered during ground disturbance and/or construction related activities, the following mitigation measure is recommended:</p> <p>Mitigation Measure 12: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98 for the naming of a Most Likely Descendant and the recommendations for disposition. Additionally, the State Native American Heritage Commission may</p> | | | | |

need to be notified to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed.

Source: Project Plans, Project Location

| 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 | |
| <p>Discussion:</p> <p><i>Construction</i></p> <p>The project would 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 would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would be temporary and minimal given the nature of the project scope and short duration for construction activity associated with the arena. The project would not require expanded energy supplies or the construction of new infrastructure.</p> <p><i>Operation</i></p> <p>The proposed arena would support existing horse breeding and agritourism operations off of Cabrillo Highway served by existing road infrastructure. As the arena is not energized, energy consumption would not increase. Pacific Gas and Electric (PG&E) provides electricity to the project area. Any future development would be required to conform with all applicable energy and utility service standards to support the development density proposed at that time. It is expected that nonrenewable energy resources would 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 would not result in wasteful, inefficient, or unnecessary consumption of energy resources.</p> <p>Source: Project Plans, Project Location.</p> | | | | |
| 6.b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency. | | | X | |
| <p>Discussion: The proposed project is not expected to conflict with or obstruct any state or local plan for renewable energy or energy efficiency and the development is not expected to cause inefficient, wasteful, and/or unnecessary energy consumption. Furthermore, the project would be required to comply with all State and local building energy efficiency standards, appliance efficiency regulations, and green building standards.</p> | | | | |

Source: 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 significant 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 | |
| <p>Discussion: The project site is located in the coastal San Gregorio area, an area of high seismicity. The closest active fault is the San Gregorio Fault located 4 kilometers east of the parcel. According to County GIS, the site is not located in an Alquist-Priolo special studies area or zone where fault rupture is considered likely. Therefore, active faults are not believed to exist beneath the site, and the potential for fault rupture to occur at the site is low.</p> <p>Source: Project Location; San Mateo County GIS, Association of Bay Area Governments Resilience Program Map</p> | | | | |
| ii. Strong seismic ground shaking? | | | X | |
| <p>Discussion: The project site is subject to violent shaking as it is in an active seismic area given its location with the San Francisco Bay Area. The project is limited to a single-story covered arena that will be used occasionally for events and training, therefore no mitigation is required.</p> <p>Source: San Mateo County Earthquake Shaking Fault Maps (San Andreas Fault)</p> | | | | |
| iii. Seismic-related ground failure, including liquefaction and differential settling? | | | X | |
| <p>Discussion: Liquefaction susceptibility mapping estimates the amount of shaking needed to trigger liquefaction. USGS mapping places the project site within a mapped Low Susceptibility for liquefaction.</p> <p>Source: Association of Bay Area Governments Resilience Program Liquefaction Susceptibility,</p> | | | | |

USGS Liquefaction Susceptibility Maps

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| iv. Landslides? | | | | X |
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Discussion: A review of the project for location within mapped landslide areas included the following sources: Association of Bay Area Governments (ABAG) Resilience Program Landslide GIS, San Mateo County General Plan Natural Hazards Map, Local Coastal Program Hazard Map, and the United States Geological Survey Landslide Susceptibility in San Mateo County (1972).

ABAG. The project site is not located in a mapped Existing Landslide Distribution, Earthquake Induced Landslide Study Zone, or Rainfall Induced Landslide Area. ABAG defines the landslide areas as: (1) Existing Landslide Distribution – the distribution of landslides evident in the landscape (e.g., slumps, translational slides) that have occurred in the past, (2) Rainfall induced landslides – are principal areas that are likely to produce debris flows (mudslides), and (3) Earthquake induced landslides – areas where site specific studies are required prior to new construction.

San Mateo County General Plan and Local Coastal Program Hazard Map. The project site is not located in a mapped Area of High Landslide Susceptibility as identified on the General Plan Natural Hazards Map.

United States Geological Survey (USGS). The project site is located in Map Unit I, which is defined as areas least susceptible to landslide.

The arena will not be located in mapped landslide areas nor will the arena itself expose people or structures to landslides.

Source: Association of Bay Area Governments Resilience Program Landslide Geographic Information System, San Mateo County General Plan Natural Hazards Map and Local Coastal Program Hazard Map, USGS Landslide Susceptibility in San Mateo County Map (1972), Local Coastal Program Hazard Map

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| <p>v. Coastal cliff/bluff instability or erosion?</p> <p><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></p> | | | | X |
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Discussion: The project is not located near a cliff or bluff.

Source: Project Location

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| 7.b. Result in significant soil erosion or the loss of topsoil? | | X | | |
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Discussion: Construction of the arena is anticipated outside of the wet season, October 1st through April 30th. The following mitigation measures are recommended to reduce potential impacts to less than significant levels.

Mitigation Measure 13: During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site by:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of coir netting, and passive measures, such as revegetating disturbed areas

with plants propagated from seed collected in the immediate area.

- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
- c. Controlling and preventing 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.
- d. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- e. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
- f. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- g. Performing clearing and earth-moving activities only during dry weather.
- h. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- i. Limiting construction access routes and stabilizing designated access points.
- j. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- k. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction Best Management Practices.

Source: Project Scope

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| 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 |
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Discussion: There are no known fault traces or liquefaction on the project site, it is not expected that this project would result in unstable soils, both on- and off-site.

Source: United States Geological Survey Geologic Maps National Geologic Database Map Viewer

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| 7.d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property? | | | | X |
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Discussion: It is not expected that the project site contains expansive soils; however, construction of the arena is subject to the issuance of a building permit by the San Mateo County Building Division. A soils report is required for review under building permit application to ensure compliance with the building code.

Source: Project Scope

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| 7.e. Have soils incapable of adequately supporting the use of septic tanks or | | | | X |
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| alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | | | | |
| <p>Discussion: The project does not include construction or use of a septic or other disposal system. Source: Project Scope</p> | | | | |
| 7.f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | | X |
| <p>Discussion: The site does not contain known paleontological resources and no geologic features will be impacted with the installation of the arena. Source: Project Scope, Project Plans</p> | | | | |

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| <p>8. CLIMATE CHANGE. Would the project:</p> | | | | |
| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 8.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment? | | X | | |
| <p>Discussion: The San Mateo County Energy Efficiency Climate Action Plan Development Checklist identifies measures for construction equipment for new development to comply with best management practices from Bay Area Air Quality Management District guidance. Implementation of Mitigation Measure 1 will ensure GHG emissions are reduced to less than significant levels. Source: San Mateo County Energy Efficiency Climate Action Plan</p> | | | | |
| 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>Discussion: The San Mateo County Energy Efficiency Climate Action Plan Development Checklist identifies measures for construction equipment for new development to comply with best management practices from Bay Area Air Quality Management District guidance. Implementation of Mitigation Measure 1 will reduce GHG emissions to less than significant levels. Source: San Mateo County Energy Efficiency Climate Action Plan</p> | | | | |
| 8.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release signifi- | | | | X |

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| cant amounts of GHG emissions, or significantly reduce GHG sequestering? | | | | |
| <p>Discussion: The project does not include the removal of any trees.</p> <p>Source: Project Location, Project Scope</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>Discussion: The arena is located approximately .7 miles from a coastal cliff or bluff. No other structures, leach fields, septic systems, or other infrastructure have been installed or is proposed.</p> <p>Source: Project Location, Project Scope</p> | | | | |
| 8.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise? | | | | X |
| <p>Discussion: The project sites are located over .7 miles from a bluff and the project does not involve habitable space and will therefore not expose people or structures to significant risk of loss, injury, or death resulting from sea level rise.</p> <p>Source: Project Location, Project Scope</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 |
| <p>Discussion: The project is located in Flood Zone X (area of minimal flooding) as identified on FEMA Flood Insurance Rate Maps.</p> <p>Source: FEMA FIRM Panel 06081C0269F, effective August 2, 2017</p> | | | | |
| 8.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows? | | | | X |
| <p>Discussion: The project site is located in Flood Zone X (area of minimal flooding) as identified on FEMA Flood Insurance Rate Maps.</p> <p>Source: FEMA FIRM Panel 06081C0269F, effective August 2, 2017</p> | | | | |

| 9. HAZARDS AND HAZARDOUS MATERIALS. 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 |
| Discussion: No use or transport of hazardous materials is proposed. Source: Project Scope | | | | |
| 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 |
| Discussion: No use of hazardous materials is proposed. Source: Project Scope | | | | |
| 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 |
| Discussion: There are no schools located within a quarter mile of the project. No hazardous emissions, materials, substances, use or storage of waste are proposed. Source: Project Scope | | | | |
| 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 |
| Discussion: No hazardous sites or facilities were identified within the parcel vicinity. Source: CalEPA Regulated Sites | | | | |

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| 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 for people residing or working in the project area? | | | | X |
| <p>Discussion: The parcel is not located within an airport land use plan area or within 2 miles of a public airport.</p> <p>Source: Project Location</p> | | | | |
| 9.f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | | X |
| <p>Discussion: The site is not designated or part of an emergency response plan. Construction of the arena will not interfere with any regional response plans nor impede access to a tsunami evacuation route.</p> <p>Source: Project Location</p> | | | | |
| 9.g. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | | | | X |
| <p>Discussion: The parcel is located in a moderate fire severity area, however the arena is not habitable. The construction of the building will follow all building code requirements for non-habitable structures in these areas.</p> <p>Source: San Mateo County GIS SRA-LRA Layer</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>Discussion: No housing is proposed. The project is located in flood zone X, an area of minimal flood hazard.</p> <p>Source: FEMA FIRM Panel 06081C0269F, effective August 2, 2017</p> | | | | |
| 9.i. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows? | | | | X |
| <p>Discussion: The arena is located in Flood Zone X (area of minimal flooding) as identified on FEMA Flood Insurance Rate Maps.</p> | | | | |

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| Source: FEMA FIRM Panel 06081C0269F, effective August 2, 2017 | | | | | |
| 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 |
| <p>Discussion: The proposed project is a non-habitable structure and is not located within a mapped dam failure inundation area.</p> <p>Source: Project Location and Project Scope, San Mateo County General Plan Natural Hazards Map, San Mateo County Local Coastal Program Hazards Map</p> | | | | | |
| 9.k. | Inundation by seiche, tsunami, or mudflow? | | | | X |
| <p>Discussion: The parcel is not located in any such mapped areas.</p> <p>Source: San Mateo County Geotechnical Hazard Synthesis Map, San Mateo County General Plan Natural Hazards Map, San Mateo County Local Coastal Program Hazards Map</p> | | | | | |

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| 10. HYDROLOGY AND WATER QUALITY. Would the project: | | | | | |
| | | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
| 10.a. | Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))? | | X | | |
| <p>Discussion: No work will be carried out within a watercourse. No industrial or other waste will be discharged into any local bodies of water. During construction there may be increased risk of waste or other discharge, however, the required implementation of a county approved erosion control plan and the implementation of Mitigation Measure 13 will reduce potential impacts to less than significant levels.</p> <p>Source: Project Scope, Project Location</p> | | | | | |
| 10.b. | Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a | Project Planner | | | X |

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| level which would not support existing land uses or planned uses for which permits have been granted)? | | | | |
| <p>Discussion: The project scope is limited to the construction of a covered arena. No additional water usage or fixtures have been proposed that would put strain on existing water supplies or inhibit groundwater recharge.</p> <p>Source: Project Scope, Drainage Report (Sigma Prime, 2023)</p> | | | | |
| 10.c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site? | | | X | |
| <p>Discussion: Minor alteration of the project site area is expected for construction of the covered arena. As shown in the project plans all water runoff generated from the new roof is required to be contained on site using detention basins and then directed into a bioswale. The runoff will dissipate into the soil prior to reaching the creek. All flow rates will be equal to pre-construction conditions. No significant alteration of the existing drainage is anticipated.</p> <p>Source: Project Location and Project Scope, Project Plans, Drainage Report (Sigma Prime, 2023)</p> | | | | |
| 10.d. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | | | | X |
| <p>Discussion: The nearby creek (Schoolhouse Creek) will not be altered. With the proposed drainage systems the surface runoff will not be increased. See also staff's response to Question 10.c.</p> <p>Source: Project Location and Scope, Project Plans, Drainage Report (Sigma Prime, 2023)</p> | | | | |
| 10.e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff? | | | | X |
| <p>Discussion: Construction of the covered arena with the proposed drainage systems will not significantly increase stormwater runoff. No other discharge is proposed. See also staff's response to Question 10.c.</p> <p>Source: Project Location and Project Scope, Project Plans, Drainage Report (Sigma Prime, 2023)</p> | | | | |
| 10.f. Significantly degrade surface or ground-water water quality? | | | | X |

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| <p>Discussion: The construction of the arena will not discharge any toxic chemicals or industrial waste. No pollutants or pesticides will be used or stored on site. The project therefore will not contribute to groundwater or surface water degradation.</p> <p>Source: Project Scope, Project Plans</p> | | | | |
| 10.g. Result in increased impervious surfaces and associated increased runoff? | | | X | |
| <p>Discussion: An increase in impervious surfaces is proposed due to the covered arena (20,000 square feet). As discussed in staff's response to Question 10.c., the project proposes drainage systems that will reduce runoff to pre-construction levels.</p> <p>Source: Project Location and Project Scope, Project Plans, Drainage Report (Sigma Prime, 2023)</p> | | | | |

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| <p>11. LAND USE AND PLANNING. Would the project:</p> | | | | |
| | <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 |
| <p>Discussion: The Project will not physically divide an established community.</p> <p>Source: Project Scope</p> | | | | |
| 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 |
| <p>Discussion: The arena is an allowed use subject to permitting requirements and will not conflict with the San Mateo County General Plan or Local Coastal Program.</p> <p>Source: San Mateo County General Plan, Local Coastal Program, and Zoning Regulations</p> | | | | |
| 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, | | | X | |
| <p>Discussion: The construction of the arena is for personal use and for temporary events associated with an agritourism permit. The arena will not introduce significant employment opportunities and will not encourage new development or other services.</p> <p>Source: Project Scope</p> | | | | |

| 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 |
| <p>Discussion: No known mineral resources are located on the parcel.</p> <p>Source: Project Location, General Plan Mineral Resources Map</p> | | | | |
| 12.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | | | | X |
| <p>Discussion: No mapped mineral resource recovery sites are located on the parcel.</p> <p>Source: Project Location, General Plan Mineral Resources Map</p> | | | | |

| 13. NOISE. 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>Discussion: Some construction-related noise is anticipated. Due to the size of the parcel and its isolated rural location construction is not anticipated to generate significant noise levels to the area. All noise-generating activities will be temporary in nature.</p> <p>Source: Project Scope</p> | | | | |
| 13.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? | | | X | |
| <p>Discussion: Some construction-related vibrations are anticipated. However, due to the size of the parcel and its isolated rural location people will not be exposed to excessive vibration.</p> | | | | |

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| Source: Project Scope | | | | | |
| 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 |
| Discussion: The project area is located approximately 11.4 miles from the closest airport, Half Moon Bay Airport. | | | | | |
| Source: Project Location, Google Earth | | | | | |

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|---|---|--|-------------------------------------|-------------------------------------|------------------|
| 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 significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | | | | X |
| Discussion: No new homes or businesses are proposed with this project. | | | | | |
| Source: Project Scope | | | | | |
| 14.b. | Displace existing housing (including low- or moderate-income housing), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere? | | | | X |
| Discussion: No construction of housing or demolition/conversion of existing housing is proposed. | | | | | |
| Source: Project Location | | | | | |

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| 15. PUBLIC SERVICES. Would the project result in significant 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 |

Discussion: There will be no adverse impacts to the above public services resulting from the proposed horse arena.

Source: Project Scope

16. RECREATION. 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 significant physical deterioration of the facility would occur or be accelerated? | | | | X |

Discussion: No neighborhood or regional parks are located in the parcel vicinity. The horse arena will not impact population growth or increase utilization of existing parks.

Source: Project Location

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|---|--|--|--|---|
| 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 |
|---|--|--|--|---|

Discussion: No new recreational facilities are proposed nor are existing recreational facilities proposed for expansion.

Source: Project Scope

17. TRANSPORTATION. Would the project:

| | <i>Potentially Significant Impacts</i> | <i>Significant Unless Mitigated</i> | <i>Less Than Significant Impact</i> | <i>No Impact</i> |
|---|--|-------------------------------------|-------------------------------------|------------------|
| 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>Discussion: The construction of a covered arena will not increase traffic to the farm or permit additional events.</p> <p>Source: Project Scope</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> ? | | | | X |
| <p>Discussion: According to the 2023 Congestion Management Program, Highway 1 is a monitored route. Minor vehicle trips consisting of construction vehicles are anticipated over the course of the arena construction. The arena will serve an existing horse breeding operation and continued agritourism for up to 12 events a year and will not generate additional trips. Given the anticipated number of vehicles and trips, the project will not conflict with the 2023 Congestion Management Program and the small rural project presents no evidence indicating a potentially significant level of vehicle miles traveled would result from the project.</p> <p>Source: City/County Association of Governments of San Mateo County 2023 Congestion Management Program for San Mateo County, Project Scope</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>Discussion: The arena is located on private property, which is not a typical path of travel for general public vehicles or pedestrians. No changes to existing access are proposed. No incompatible uses would be introduced with the approval of a Coastal Development Permit for a horse arena.</p> <p>Source: Project Plans</p> | | | | |
| 17.d. Result in inadequate emergency access? | | | | X |
| <p>Discussion: This project will not result in inadequate emergency access. No changes or interference with existing access has been proposed.</p> <p>Source: Project Scope</p> | | | | |

| 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>Discussion: The project site is not listed or eligible for listing in the California Register of Historical Resources or local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k).</p> <p>Source: Project Location; State Parks, Office of Historic Preservation, Listed California Historical Resources; County General Plan, Background, Historical and Archaeological Resources Appendices</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 | | |

Discussion: A Sacred Lands File and Native American Contacts List Request was sent to the Native American Heritage Commission (NAHC). A record search of the NAHC Sacred Lands File was completed and the results were negative. A request for a search of the California Historic Resources Information System (CHRIS) was made to the Northwest Information Center and a response was provided. The Northwest Information Center found a record of a previous study that covered a portion of the subject property. The report concluded that there were no cultural resources present in the study area.

This project is subject to California Public Resources Code 21080.3.1 which requires a tribal consultation request be sent within 14 days of determining that an application has been deemed complete or a public agency decides to undertake a project. The County of San Mateo has received a request for formal notification from the Tamien Nation of the greater Santa Clara County. A notice for consultation was sent to the Tamien Nation on January 1, 2025. California Native American Tribes have 30 days from the date the tribal consultation notice was received to request consultation. The notice for consultation was received by the Tamien Nation on March 3, 2025, and formal request for consultation was received by the County on March 31, 2025. On April 30, 2025, the Tamien Nation determined that consultation would not be necessary and concluded the consultation request completed. However, in following the NAHC's recommended best practices, the following mitigation measures 14 and 15 are recommended to minimize any potential significant impacts to unknown tribal cultural resources.

Mitigation Measure 14: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 15: In the event that tribal cultural resources are inadvertently discovered during project implementation, consultation with the affiliated Native American tribe shall be made prior to continuing any work associated with the project to ensure the resource is 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: Project Plans; Project Location; Native American Heritage Commission, California Assembly Bill 52, California Historical Resources Information System

| 19. UTILITIES AND SERVICE SYSTEMS. 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. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | | | | X |
| Discussion: The project does not include nor necessitate wastewater treatment. Source: Project Scope | | | | |
| 19.b. Require or result in the construction | | | | X |

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| of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | | |
| <p>Discussion: The project does not include or necessitate new water wells or wastewater treatment.</p> <p>Source: Project Scope</p> | | | | |
| 19.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | X | |
| <p>Discussion: Two detention basins are proposed on both sides of the arena which drain into a bioswale adjacent to existing development. The size and locations of these stormwater measures are located outside of any water bodies or sensitive habitats. The measures will prevent untreated water from draining directly into Schoolhouse Creek just south of the project.</p> <p>Source: Project Scope, Biological Resources Technical Report, Sol Ecology, January 18, 2023</p> | | | | |
| 19.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | | | | X |
| <p>Discussion: No water supply is required to serve the arena structure.</p> <p>Source: Project Scope</p> | | | | |
| 19.e. 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>Discussion: No wastewater treatment providers exist in the area. This project does not require wastewater treatment.</p> <p>Source: Project Scope</p> | | | | |
| 19.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs? | | | | X |
| <p>Discussion: No additional solid waste will be generated by this project above the existing conditions.</p> <p>Source: Project Scope</p> | | | | |

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| 19.g. Comply with Federal, State, and local statutes and regulations related to solid waste? | | | | X |
| Discussion: No additional solid waste will be generated by this project. Source: Project Scope | | | | |
| 19.h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources? | | | | X |
| Discussion: This project does not include electrification or light fixtures and will not consume energy. Source: Project Scope | | | | |
| 19.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity? | | | | X |
| Discussion: No public utilities would serve the arena structure. Source: Project Location, Project Scope | | | | |

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|---|--|-------------------------------------|-------------------------------------|------------------|
| 20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | | | | |
| | <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 | |
| Discussion: No revisions to the County adopted Emergency Operations Plan would be required as a result of the proposed project. The nearest public fire service is the Coastside Fire District Station 40 located approximately 5.3 miles north of the project site and would not be impacted because primary access to all major roads would be maintained during construction of the arena. The project therefore would not impair or physically interfere with an adopted emergency response or evacuation plan. The impacts would be less than significant, and no mitigation is required. Source: Project Plans, Project Location | | | | |
| 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 | | | X | |

| | | | | |
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| the uncontrolled spread of a wildfire? | | | | |
| <p>Discussion: The project is located in a Very High Fire Hazard Severity Zone, State Responsibility Area, as identified by the County's GIS maps. Due to the proximity of the project site to Coastside Fire Protection District Fire Station 40 and the very short response time to reported fires, the likelihood of injuries or pollutant emissions due to wildfire is minimal. The project is not a habitable structure that would add new occupants therefore the proposed project would not exacerbate wildfire risks or expose occupants to pollutant concentrations from a wildfire, or to the uncontrolled spread of wildfire.</p> <p>Source: Project Plans, Project Location, San Mateo County GIS</p> | | | | |
| 20.c. Require the installation or maintenance of associated infrastructure (such as 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? | | | X | |
| <p>Discussion: The project site adjoins other rural agricultural and residential development and does not require the installation of new roads, fuel breaks, or power lines.</p> <p>Source: Project Plans</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>Discussion: Overall, the project site is relatively flat. The project would not introduce any structures rated for occupancy or expose the structure to significant risk from flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.</p> <p>Source: Project Plans</p> | | | | |

| 21. MANDATORY FINDINGS OF SIGNIFICANCE. | | | | |
|---|--|-------------------------------------|-------------------------------------|------------------|
| | <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 degrade the quality of the environment, significantly 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, 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>Discussion: Without implementation of the identified mitigation measures, the project could generate impacts on air quality, biological resources, cultural resources, geological, hydrology, tribal, and climate. Implementation of the recommended mitigation measures will ensure that potential adverse impacts are reduced to less than significant levels.</p> <p>Source: Project Scope, Subject Document</p> | | | | |
| 19.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 projects, and the effects of probable future projects.) | | | | X |
| <p>Discussion: There are no pending projects on this parcel or near the project site; therefore, the project is not expected to generate cumulative impacts.</p> <p>Source: Project Scope</p> | | | | |
| 19.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly? | | X | | |
| <p>Discussion: Given the limited project scope, the fact that the arena is a non-habitable structure, and implementation of mitigation measures, the project will not result in significant impacts.</p> <p>Source: Project Scope</p> | | | | |

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

| AGENCY | YES | NO | TYPE OF APPROVAL |
|--|-----|----|----------------------|
| U.S. Army Corps of Engineers (CE) | | | |
| State Water Resources Control Board | | | |
| Regional Water Quality Control Board | | | |
| State Department of Public Health | | | |
| San Francisco Bay Conservation and Development Commission (BCDC) | | | |
| U.S. Environmental Protection Agency (EPA) | | | |
| County Airport Land Use Commission (ALUC) | | | |
| Caltrans | | | |
| Bay Area Air Quality Management District | | | |
| U.S. Fish and Wildlife Service | | | |
| Coastal Commission | X | | Appeals jurisdiction |
| City | | | |
| Sewer/Water District: | | | |
| Other: County Environmental Health Services | | | |

| <u>MITIGATION MEASURES</u> | | |
|--|------------|-----------|
| | <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>Mitigation Measure 1: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District’s Basic Construction Mitigation Measures, listed below:</p> <ol style="list-style-type: none"> a. Water all active construction areas at least twice daily. b. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas. c. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them. | | |

- d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
- e. 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.
- 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 the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

Mitigation Measure 2: All water from the roof to be installed over the horse arena shall be captured in gutters and discharged via a drainpipe into nearby grassland habitat to prevent erosion and rilling, and to ensure that additional runoff from the adjacent existing access road is not discharged directly into nearby riparian habitat

Mitigation Measure 3: Best management practices should be employed to prevent discharge or spilling of materials or liquids into the adjacent waterway or riparian habitat area. Staging and stockpiling shall be placed outside the 30-foot setback away from sensitive riparian habitat. Refueling of any vehicles or machinery shall be performed at least 100 feet away from the edge of riparian habitat.

Mitigation Measure 4: No work should be performed within 48 hours of any rain event resulting in greater than one quarter inches of precipitation to avoid periods when California Red Legged Frog may be dispersing into nearby upland habitats.

Mitigation Measure 5: No work should be performed within 30 minutes of sunrise or sunset, which is the period when the California Red Legged Frog is most active.

Mitigation Measure 6: At least 14 days prior to the commencement of construction-related activities, California Red Legged Frog exclusion fencing with exit funnels shall be installed around the perimeter of the Project Area under the direction of a qualified biologist. Exit funnels should be installed approximately every 100 meters to allow for trapped individuals to leave the area on their own. Following installation, the fence should be inspected by a qualified biologist periodically throughout the duration of the Project.

Mitigation Measure 7: 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), rolled erosion control products, or similar material should not be used. Acceptable substitutes include coconut coir matting or tackified hydroseeding compounds.

Mitigation Measure 8: Any trenches and holes left unfilled at the end of each day should be covered and inspected daily for stranded animals. Trenches and holes deeper than one-foot should contain escape ramps at a maximum slope of 2:1 to allow trapped animals to escape.

Mitigation Measure 9: Environmental awareness training should be provided to all construction crew prior to the start of work. Training will include a description of all biological resources that may be found on or near the Project Area, the laws and regulations that protect those resources, the consequences of non-compliance with those laws and regulations, instructions for inspecting equipment each morning prior to activities, and a contact person if protected biological resources are discovered on the Project Area.

Mitigation Measure 10: If proposed activities occur during the nesting season between February 1 through August 31, a pre-construction nesting bird survey should be performed in all areas of construction within 500 feet of riparian habitat. If nests are found, an appropriately sized no-disturbance buffer should be placed around the nest at the direction of the qualified biologist conducting the survey. Buffers should remain in place until all young have fledged, or the biologist has confirmed that the nest has been naturally predated. Alternatively, work may be performed during the non-nesting season to avoid impacts to nesting birds.

Mitigation Measure 11: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 50 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 50-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and are satisfactorily implemented.

Mitigation Measure 12: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98 for the naming of a Most Likely Descendant and the recommendations for disposition. Additionally, the State Native American Heritage Commission may need to be notified to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed.

Mitigation Measure 13: During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site by:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
- c. Controlling and preventing 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.
- d. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- e. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
- f. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- g. Performing clearing and earth-moving activities only during dry weather.
- h. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- i. Limiting construction access routes and stabilizing designated access points.

- j. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- k. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction Best Management Practices.

Mitigation Measure 14: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 15: In the event that tribal cultural resources are inadvertently discovered during project implementation, consultation with the affiliated Native American tribe shall be made prior to continuing any work associated with the project to ensure the resource is 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.

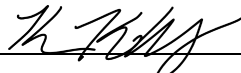
DETERMINATION (to be completed by the Lead Agency).

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.

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.

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


 (Signature)

09/08/2025

Date

Project Planner

(Title)

