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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: **Zaheidi/ Payrovi Single-Family Residence**, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN2022-00109

APPLICANT: James Gwise, 837 A Stannage Avenue, Albany, CA 94706

OWNERS: Omid Zaheidi and Susan Payrovi, 12400 Skyline Boulevard, Woodside, CA 94062.

CONTACT PERSON: Sonal Aggarwal, Project Planner, 650/363-1860, Saggarwal@smcgov.org

ASSESSOR'S PARCEL NO.: APN 067-250-030, 3.1 Acres

LOCATION: 12400 Skyline Boulevard, Woodside, CA 94062

PROJECT DESCRIPTION:

The proposed project (PLN2022-00109) includes a Resource Management Permit, Grading Permit, and Architectural Review Exemption for a new 7,534 sq. ft. three-story single-family residence including 4,463 sq. ft. of living space and 3,073 sq. ft. of basement and non-habitable space. Grading work involves 1,320-cu. yd. of cut and fill for the proposed new house, site work, and landscaping. The existing 824 sq. ft. three-car garage would be retained, the existing driveway would be widened to meet the fire truck turn-around radius, and the existing 1,099 sq. ft. residence would be converted into an Accessory Dwelling Unit (ADU). The site is located in the Skyline Boulevard State Scenic Corridor.

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, as mitigated, 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, as mitigated, will not have adverse impacts on traffic or land use.

5. In addition, the project, as mitigated, will not:

    a. Create impacts which have the potential to degrade the quality of the environment.

b. Create impacts which achieve short-term environmental goals 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 and identified by the Lead Agency 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: All proposed exterior lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for the exterior light fixtures shall be submitted for review and approval prior to the issuance of the building permit.

Mitigation Measure 2: Final finishes of all exterior materials and /or colors, including glass windows and/or panels, shall be non-reflective.

Mitigation Measure 3: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Inspection Section:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

4. All vehicle speeds on unpaved roads shall be limited to 15 mph.

5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

6. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

7. 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.

8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

9. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).

Mitigation Measure 4:

Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting) or similar material shall not be used.

Mitigation Measure 5:

The following mitigation measures are recommended to ensure that impacts would not be significant should unique archaeological resources or significant historical resources be accidently discovered during earth-moving-activities.

1) Prior to construction, all personnel directly involved in project-related ground disturbance shall be provided archaeological and cultural sensitivity training. The training shall be conducted by a qualified Archaeologist that meet the Secretary of the Interior's Standards for archaeology. The training shall take place at a day and time to be determined in conjunction with the project construction foreman, and prior to any scheduled ground disturbance. The training will include: a discussion of applicable laws and penalties; samples or visual aids of artifacts that could be encountered in the project vicinity, including what those artifacts and resources may look like partially buried, or wholly buried and freshly exposed; and instructions to halt work in the vicinity of any potential cultural resource discovery, and notify the archaeological or Native American monitor as necessary. If a handout is provided by the archaeologist, the foreman will keep a copy of it in his or her vehicle as a reference. Having reference material in the vehicle does not replace contacting an archaeologist or a Native American monitor should resources be uncovered.

2) In the event archaeological resources are encountered during ground disturbing activities, contractor shall temporarily halt or divert excavations within a 50 meter (165 feet) of the find until it can be evaluated. All potentially significant archaeological deposits shall be evaluated to demonstrate whether the resource is eligible for inclusion on the California Register of Historic Resources, even if discovered during construction. If archaeological deposits are encountered, they will be evaluated and mitigated simultaneously in the timeliest manner practicable, allowing for recovery of materials and data by standard archaeological procedures. For prehistoric archaeological sites, this data recovery involves the hand-excavated recovery and non-destructive analysis of a small sample of the deposit. Historic resources shall

also be sampled through hand excavation, though architectural features may require careful mechanical exposure and hand excavation.

3) Any previously undiscovered resources found during construction activities shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance by a qualified Archaeologist. Significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. If the resource is determined significant, a qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the site is significant in accordance with Section 15064.5 of the CEQA Guidelines. The archaeologist shall also perform appropriate technical analyses, prepare a comprehensive report complete with methods, results, and recommendations, and provide for the permanent curation of the recovered resources. Recommendations for permanent curation of recovered resources will not be applicable to prehistoric cultural resources materials or tribal cultural resources as such resources will be returned to the tribes. All significant prehistoric cultural materials and or tribal cultural resources recovered shall be, returned to Native American tribes traditionally and culturally affiliated with the area.

   California Health and Safety Code Section 7050.5 and the CEQA Guidelines Section 15064.5(e) contain the mandated procedures of conduct following the discovery of human remains. According to the provisions in CEQA, if human remains are encountered at the site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be taken. The San Mateo County Coroner shall be notified immediately. The coroner shall then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours, who would, in turn, notify the person the Native American Heritage Commission identifies as the Most Likely Descendant of any human remains.

4) Further actions shall be determined, in part, by the desires of the Most Likely Descendant. The Most Likely Descendant has 48 hours to make recommendations regarding the disposition of the remains following notification from the Native American Heritage Commission of the discovery. If the Most Likely Descendant does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the Most Likely Descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.

5) A Native American monitor of the Costanoan Rumsen Carmel Tribe should be contacted and present for any ground disturbing activities.

Mitigation Measure 6:

At the time of building permit application, the applicant shall submit for review and approval, erosion and drainage control plans that show how the transport and discharge of soil and pollutants from and within the project site will be minimized. The plans shall be designed to minimize potential sources of sediment, control the amount of runoff and its

ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plans shall include measures that limit the application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

a) Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

b) Minimize the area of bare soil exposed at one time (phased grading).

c) Clear only areas essential for construction.

d) Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.

e) Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.

f) Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

g) Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 ft., or to the extent feasible, from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.

h) Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.

i) Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.

j) Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 ft. of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 of fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.

k) Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

l) Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.

m) Control fuels and other hazardous materials, spills, and litter during construction.

n) Preserve existing vegetation whenever feasible.

Mitigation Measure 7:

No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

Mitigation Measure 8:

An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and/or building permit to ensure that the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.

Mitigation Measure 9:

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

RESPONSIBLE AGENCY: None

REVIEW PERIOD: **Friday, March 3, 2023 – Thursday, March 23, 2023.**

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the contact person listed here, no later than **5:00 p.m., on Thursday, March 23, 2023**.

SCHEDULED PUBLIC MEETING OR HEARING:
The Hearing Level public meeting with the Planning Commission will be scheduled after the end of the notice period.

ADDRESS OF AVAILABLE DOCUMENTS FOR REVIEW: Documents are available at County of San Mateo Planning and Building Department, 455 County Center, Second Floor, Redwood City, CA 94063. Please contact Sonal Aggarwal, Planner III, at Saggarwal@smcgov.org to view the documents.

The Mitigated Negative Declaration and all documents incorporated by reference are available at: https://planning.smcgov.org/ceqa-docs

County of San Mateo
Planning and Building Department

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST

1. **Project Title:** Zaheidi/ Payrovi Single-Family Residence (Skyline Boulevard, Woodside).

2. **County File Number:** PLN2022-00109

3. **Lead Agency Name and Address:** San Mateo County Planning and Building Department, 455 County Center, 2nd Floor, Redwood City, CA 94063

4. **Contact Person and Phone Number:** Sonal Aggarwal, Project Planner, 650-363/1860, SAgggarwal@smcgov.org.

5. **Project Location:** 12400 Skyline Boulevard, Woodside CA 94062

6. **Assessor's Parcel Number and Size of Parcel:** 067-250-030, 3.1 Acres

7. **Project Sponsor's Name and Address:** Omid Zaheidi and Susan Payrovi, 12400 Skyline Boulevard, Woodside, CA 94062.

8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** James Gwise, 837 A Stannage Avenue, Albany, CA 94706

9. **General Plan Designation:** Open Space

10. **Zoning:** Resource Management (RM)

11. **Description of the Project:** The proposed project (PLN2022-00109), includes a Resource Management Permit, Grading Permit, and Architectural Review Exemption for a new 7,534 sq. ft. three-story single-family residence including 4,463 sq. ft. of living space and 3,073 sq. ft. of basement and non-habitable space. Grading work involves 1,320-cu. yd. of cut and fill for the proposed new house, site work, and landscaping. The existing 824 sq. ft. three-car garage would be retained, the existing driveway would be widened to meet the fire truck turn-around radius, and the existing 1,099 sq. ft. residence would be converted into an Accessory Dwelling Unit (ADU). The site is located in the Skyline Boulevard State Scenic Corridor.

12. **Surrounding Land Uses and Setting:** The subject parcel is a 3.1-acre lot located on Skyline Boulevard in Woodside, Unincorporated County of San Mateo. The site is developed with a 1,099 sq. ft. residence, an 824 sq. ft. attached three-car garage, and a septic system. It is accessed through a private road, Misty Ridge Road that connects to Skyline Boulevard. The subject parcel is surrounded by Skyline Boulevard to the east, Misty Ridge Road to the south and west, single-family homes to the north and southeast, and undeveloped lands to the west and south.

13. **Other Public Agencies Whose Approval is Required:** None

14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

    This project is subject to Assembly Bill 52. The County of San Mateo has received a request for formal notification from the Tamien Nation of the greater Santa Clara County. Additionally, a list of local tribes was obtained from the Native American Heritage Commission (NAHC). A request for consultation was sent to the Tamien Nation and all tribes on the list provided by NAHC on October 17, 2022. As of the date of this report, no tribes have contacted the County requesting formal consultation on this project.

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.

X	Aesthetics		Energy		Public Services
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Recreation
	Air Quality		Hydrology/Water Quality		Transportation
	Biological Resources		Land Use/Planning	X	Tribal Cultural Resources
	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 Environmental Impact Report (EIR) is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

   a. Earlier Analysis Used. Identify and state where they are available for review.

   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

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

1.	**AESTHETICS**. Except as provided in Public Resources Code Section 21099, would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
1.a.	Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
Discussion: The project site is an irregular shaped lot located in the Unincorporated Woodside, County of San Mateo. The site is located in Skyline Boulevard State Scenic Corridor and is already developed with a 1,099 sq. ft. residence and an 824 sq. ft. attached three-car garage. The existing residence would be retained and converted into an Accessory Dwelling Unit (ADU). The proposed					

project includes building a new 7,534 sq. ft. single-family residence including 4,463 sq. ft. of living space, 3,073 sq. ft. of basement and non-habitable space; and 2,347 sq. ft. uncovered circular terrace on the ground floor. The existing three-car garage would be retained, and the existing driveway would be widened to 20 feet to meet the required fire truck turnaround. The site is accessible from a private road Misty Ridge Road that runs at an angle from Skyline Boulevard. Due to the irregular shape of the lot, and the location of the new building behind the existing residence, the proposed new house would not be visible from Skyline Boulevard. The house may be visible to adjacent neighbors and from Misty Ridge Road in a few places, but most of the views would be blocked due to tall trees and vegetation in between. The proposed new residence may be visible from the private road, Cypress Ridge Road running through the State Park to the South (Burleigh H. Murray State Park, APN 067-300-010), but given the subdued grey color of the exterior façade, distance from this road, and existing vegetation in between, the house would be less visible and would blend well with the surroundings. The site is also not located near any water body; hence, the project would have less than significant impact, and would not adversely impact views from a scenic vista.

Source: County GIS Maps, Site Visit, Project Plans.

1.b.	Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	

Discussion: The site is shielded by tall trees in the front, which helps in reducing view impacts from Skyline Boulevard. These trees are either Monterey Pines or Douglas Firs. A total of nineteen (19) significant trees were surveyed around the construction area. Out of these nineteen trees, two (2) Monterey Pines (#34 and #36) were removed from the site under the County's Hazardous Tree Exemption that is effective until July 1, 2023. As these trees were removed under the Hazardous Tree Exemption they were not required to be replanted on the site. Due to the presence of several existing trees and angular location of the site from Misty Ridge Road, the proposed single-family home would not be visible from Skyline Boulevard. The project parcel does not contain and is not located in close proximity to any rock outcroppings or any historic buildings. Additionally, due to the location of the proposed residence behind the existing house and heavy vegetation in between the proposed project would have less than significant impact on any scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

Source: Project Plans, Project Location, Permit Exemptions for Hazardous Trees- Extended to July 1, 2013, Arborist Report by SBCA Tree Consulting, dated November 14, 2022.

1.c.	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	

Discussion: The project is located in a non-urbanized area and zoned as RM (Resource Management). It is surrounded by single-family residences, open spaces, and lands owned by state and regional agencies. The site is covered by tall trees and vegetation which further shields the views from Skyline Boulevard. The existing house is not visible from Skyline Boulevard, and the proposed new house would also not be visible due to its angular location and tall trees and vegetation in between. The proposed house may be visible from the private road Cypress Ridge Road running through the State Park to the South (Burleigh H. Murray State Park, APN 067-300-010), but the views would be substantially shielded due to the distance and existing vegetation in between. Moreover, this private road is not open to the public, and given the earth-tone colors of the house, the proposed house would blend well with the surroundings. The project would also not create significant change in topography or ground relief features and is not on a ridgeline. The project complies with the applicable zoning and other development regulations governing the scenic quality of the site, and hence for these reasons, the project will have less than a significant impact.

Source: Project Plans, San Mateo County Zoning Regulations, San Mateo County General Plan.

1.d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?		X		

Discussion: The proposed project uses non-reflective materials such as lime cement plaster finish on the exterior walls, standing seam metal roof, and glass windows and doors. The roof and walls will be painted in natural shades of grey. Due to the natural color and tone of the proposed house, the house would blend well with the surroundings. Low-lying exterior pathway lights are proposed along the internal gravel pathways. These lights will have no substantial glare or light impact in the surrounding area. Any potential exterior light on the building will be required to obtain building permits as per California Uniform Building Code. The following mitigation measures are recommended to minimize any adverse daytime or nighttime view impacts from light or glare that the project may introduce to the area.

Mitigation Measure 1:

All proposed exterior lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for the exterior light fixtures shall be submitted for review and approval prior to the issuance of the building permit.

Mitigation Measure 2:

Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective.

Source: Project Plans.

1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X	

Discussion: See discussion in 1.a. above.

Source: County GIS, Site Visit, Project Plans.

1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
Discussion: The project site is not part of a Design Review District or does not conflict with any applicable General Plan or Zoning Ordinance provisions. **Source:** San Mateo County General Plan, San Mateo County Zoning Regulations, County GIS Maps, Project Location.					
1.g.	Visually intrude into an area having natural scenic qualities?			X	
Discussion: The views from Skyline Boulevard towards the project site are shielded due to the existing vegetation and trees in between. Additionally, the new house would be located behind the existing house so the proposed project would not block any scenic views from Skyline Boulevard. See staff's discussion in Section 1.a. to 1.c. above. **Source:** Project Plans, Project Location.					

2.	**AGRICULTURAL AND FOREST RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
Discussion: The subject property is outside of the coastal zone, zoned as RM (Resource Management). RM zoning district allows single-family residences, and the proposed project will convert the existing residence (house) into an ADU and build a new three-story single-family residence. The site is not farmed, and it was established as a non-agricultural site when the original house was permitted in 2012 through BLD 2012-01282 and PLN 2012-00048. It does not contain any prime soils or would convert any Prime Farmland, or Farmland of Statewide Importance.					

Source: County GIS Maps.					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion: The project site is zoned as RM (Resource Management), which permits residential uses. The parcel does not have an existing open space easement nor is it part of a Williamson Act contract. **Source:** County GIS Maps.					
2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
Discussion: The project site is a developed site with no prime soils. The site is not located in area identified as farmland or suitable for agricultural activities, hence no new impact would be created with the proposed project. **Source:** County GIS Maps.					
2.d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
Discussion: The site is not located in the Coastal Zone. See discussion in 2.a. above. **Source:** Project Location.					
2.e.	Result in damage to soil capability or loss of agricultural land?				X
Discussion: See discussion in 2.a. to 2.d. above. **Source:** Project Location.					
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				X

Discussion: The property does not contain forestland or timberland and is zoned Resource Management (RM). Residential uses are allowed in the RM Zoning District subject to an RM Permit, which the applicant is seeking as part of the subject project. No zoning changes are included as part of this project.

Source: County GIS Maps, San Mateo County Zoning Regulations, Project Plans.

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

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

Discussion: The Bay Area 2017 Clean Air Plan (CAP), developed by the Bay Area Air Quality Management District (BAAQMD), is the current regulating air quality plan for San Mateo County. The CAP was created to improve Bay Area air quality and to protect public health and the climate.

The project would not conflict with or obstruct the implementation of the BAAQMD's 2017 Clean Air Plan. During project implementation, air emissions would be generated from site grading, equipment, and work vehicles; however, any such grading-related emissions would be temporary and localized. Once constructed, use of the development as a single-family residence would have minimal impacts to the air quality standards set forth for the region by the BAAQMD.

The BAAQMD has established thresholds of significance for construction emissions and operational emissions. As defined in the BAAQMD's 2017 CEQA Guidelines, the BAAQMD does not require quantification of construction emissions due to the number of variables that can impact the calculation of construction emissions. Instead, the BAAQMD emphasizes implementation of all feasible construction measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures that they have determined, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. These standard control measures have been included in Mitigation Measure 3 below:

Mitigation Measure 3:

The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Inspection Section:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power

vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
f. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
g. 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.
h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).

Source: Project Plans, Bay Area Air Quality Management District.

3.b.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?			X	

Discussion: As of December 2012, San Mateo County is a non-attainment area for PM-2.5. On January 9, 2013, the Environmental Protection Agency (EPA) issued a final rule to determine that the Bay Area attains the 24-hour PM-2.5 national standard. However, the Bay Area will continue to be designated as "non-attainment" for the national 24-hour PM-2.5 standard until the BMQMD submits a "re-designation request" and a "maintenance plan" to EPA and the proposed redesignation is approved by the Environmental Protection Agency. A temporary increase in the project area is anticipated during construction since these PM-2.5 particles are a typical vehicle emission. The temporary nature of the proposed construction and California Air Resources Board vehicle regulations reduce the potential effects to a less than significant impact. Implementation of Mitigation Measure 3 in Section 3.a. would minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level.

Source: Project Plans, Bay Area Air Quality Management District.

3.c.	Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?			X	

Discussion: Any pollutant emissions generated from the proposed project would primarily be temporary in nature. The project site is in a very low-density residential area with few sensitive receptors (i.e., single-family residences) located within the immediate project vicinity. Additionally, the surrounding tree canopy and vegetation on the project site would help to insulate the project area from nearby sensitive receptors. Implementation of Mitigation Measure 3 would also help in

minimizing any potentially significant exposure to nearby sensitive receptors to a less than significant level. **Source:** Project Plans, Project Location.					
3.d.	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
Discussion: The proposed project includes construction of a new single-family residence on an already developed parcel in RM Zoning District. Once constructed, the daily use of the residence would not change from the existing conditions and would not create objectionable odors. The proposed project has the potential to generate odors associated with construction activities. However, any such odors would be temporary and are expected to be minimal. **Source:** Project Plans.					

4.	**BIOLOGICAL RESOURCES.** Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
4.a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?			X	

Discussion: The project site is already developed with a 1,099 sq. ft. residence, 824 sq. ft. three car garage, landscape and paved areas. The proposed new single-family house would be located around the already disturbed area and would be approximately 36 feet from the existing garage. Species of concern or critical habitat are not expected to be present. Additionally, the project site does not contain any vegetation or biological habitat suitable to provide habitat for sensitive or special status species. Therefore, adverse effects to any species identified as a candidate, sensitive, or special status species would not be expected. Based on California Natural Diversity Database (CNDDB), there are no special status plant or animal species identified on the project site or within the immediate vicinity. Staff has added the following mitigation measures, which are standard protection measures:

Mitigation Measure 4:

Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting) or similar material shall not be used.

Source: Project Plans, Project Location, County GIS Maps, California Natural Diversity Database, Standard Biological Mitigation Measures.

4.b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?			X	
Discussion: The project site does not contain any perennial or intermittent stream. The site is within Pilarcitos Creek Watershed Area. The California Natural Diversity Database has no records of any sensitive terrestrial natural community or habitat type occurring within 2,000 feet of the site. Therefore, the proposed project will not have any substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service. **Source:** Project Plans, Project Location, County GIS Maps, California Natural Diversity Database, United States Department of the Interior, Fish and Wildlife Service, accessed October 31, 2022.					
4.c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
Discussion: See discussion in 4 a. and b. above. **Source:** Project Plans, Project Location. County GIS Maps					
4.d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
Discussion: The project site is a developed site, and the proposed new single-family home would be located in an already disturbed area of the site. The site contains tall trees and no wetlands; therefore, the project would not have any substantial adverse effect in the movement of any native resident or migratory fish or wildlife species. The site is not within any established native resident migratory wildlife corridors or impede the use of native wildlife nursery sites. **Source:** Project Plans, Project Location, County GIS Maps, California Natural Diversity Database, United States Department of the Interior, Fish and Wildlife Service, accessed October 31, 2022.					
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

Discussion: The proposed project does not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinances. The project would be required to comply with County's Heritage and Significant Tree Regulations to provide a detailed tree protection plan at the building permit stage to ensure that trees are protected during construction. A total of nineteen (19) significant trees were surveyed around the construction area. Out of these nineteen trees, two (2) Monterey Pines (#34 and #36) were removed from the site under the County's Hazardous Tree Exemption that is effective until July 1, 2023. As these trees are removed under the Hazardous Tree Exemption they are not required to be replanted on the site.

Source: Project Plans, Project Location, County GIS Maps, County Zoning Regulations, County Tree Ordinances.

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

Discussion: The site is not located in an area with an adopted Habitat Conservation Plan or Natural Conservation Community Plan, or other approved regional or state habitat conservation plan.

Source: Project Plans, Project Location, County GIS Maps, San Mateo County General Plan, adopted 1986, California Natural Communities Conservation Plan Map, Accessed February 14, 2023

4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X

Discussion: The project site is not located inside or within 200 feet of a marine or wildlife reserve

Source: Project Plans, Project Location, County GIS Maps, National Wildlife Refuge System Locator.

4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X

Discussion: No oak woodlands or other timber woodlands would be affected by the proposed project.

Source: Project Plans, Project Location.

5.	**CULTURAL RESOURCES.** Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
5.a.	Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?		X		

Discussion: The project was routed to the California Historical Resources Information System (CHRIS), and in a letter dated May 2, 2022, CHRIS recommended that prior to commencement of project activities, a qualified professional familiar with the architecture and history of San Mateo County conduct a formal CEQA evaluation. The formal archeological evaluation was conducted by EMC Planning Group, Inc, dated July 27, 2022, where an archival database search at the Northwest Information Center (NWIC), Sacred Lands Records search from California Native American Heritage Commission (NAHC) was conducted. The site was also analyzed through a pedestrian survey and its soil type was also studied. The results of the Sacred Land File came back positive. The Amah Mutsun Tribal Band of Mission San Juan Bautista was listed as the tribe to be specifically contacted. In addition, the California Native American Heritage Commission also provided a list of tribes who may also have knowledge of the cultural resources in the project area and these tribes were contacted as well. Staff contacted Amah Mutsum Tribal Band of Mission San Juan Bautista and the following listed tribes on October 17, 2022. None of the tribes requested for formal consultation.

1. Amah Mutsun Tribal Band of Mission San Juan Bautista
2. Costanoan Rumsen Carmel Tribe
3. Indian Canyon Mutsun Band of Costanoan
4. Indian Canyon Mutsun Band of Costanoan
5. Muwekma Ohlone Indian Tribe of the SF Bay Area
6. The Ohlone Indian Tribe
7. Wuksache Indian Tribe/Eshom Valley Band
8. Tamien Nation

The significance of a cultural resource is determined by whether it qualifies as eligible for listing in the California Register, the National Register, or a local register. One or more the criteria for determination of eligibility must be met.

The California Register criteria are the following:

1. **Criterion 1:** Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. **Criterion 2:** Associated with the lives of persons important to local, California or national history.
3. **Criterion 3:** Embodies the distinctive characteristics or a type, period, region or method of construction or represents the work of a master or possesses high artistic values; and
4. **Criterion 4:** Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The National Register of Historic Places Evaluation Criteria are the following:

1. The property must be associated with events that have made a significant contribution to the broad patterns of our history.
2. The property must be associated with the lives of persons significant in our past.
3. The property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity who components may lack individual distinction.
4. The property must show, or may be likely to yield, information important to history or prehistory.

Archival Database Search Results

There are two reports within the project area S-3082 and S-33511. There are five reports within a quarter mile radius of the project area: S-3029, 16776, 25563, 24406, and 46397. The prehistoric

and historic archaeological sites that are discussed in reports S-3082 and S-33511 will not be impacted by the home construction at the project site. The report S-16776 did record an archaeological site within a quarter mile of the project site. The archaeological site recorded was a single bedrock mortar cup with two Francisca chert flakes. This archaeological site will not be impacted by the project.

Sacred Lands Records Search Results

A Sacred Land File and Native American Contacts List was requested from the California Native Heritage Commission via email on June 7, 2022 by the Project Archeologist. The Sacred Land File Search came back positive. The Project Archeologist contacted the tribes on July 11, 2022, and staff contacted the tribes separately on October 17, 2022. Please see Appendix B in Attachment C for communication by the Project Archeologist with the tribes.

USDA Soil Survey Results

According to the USDA Web Soil Survey (2022), the soils within the project area consist of 99.9 percent Gazos loam, moderately steep, eroded and 0.1 percent of Candlestick- Barnabe Complex, 20 to 50 percent slopes.

Pedestrian Survey Results

The survey results were negative. There was no surface evidence of cultural resources such as ground stone, debitage (flake rock from toolmaking), or charring from hearths. There was no surface evidence of historic archaeological resources.

CONCLUSIONS

The results of the pedestrian survey were negative. The results of the NWIC show that there is one archaeological site within a quarter mile radius of the project site. The California Native American Heritage Commission Sacred Land File Request search was positive. The Costanoan Rumsen Carmel Tribe contacted the Project Archeologist and recommended that a Native American monitor and an archaeologist be present for any ground disturbing activities.

The following mitigation measures are recommended to ensure that impacts would not be significant should unique archaeological resources or significant historical resources be accidently discovered during earth-moving-activities.

Mitigation Measure 5:

1. Prior to construction, all personnel directly involved in project-related ground disturbance shall be provided archaeological and cultural sensitivity training. The training shall be conducted by a qualified Archaeologist that meet the Secretary of the Interior's Standards for archaeology. The training shall take place at a day and time to be determined in conjunction with the project construction foreman, and prior to any scheduled ground disturbance. The training will include: a discussion of applicable laws and penalties; samples or visual aids of artifacts that could be encountered in the project vicinity, including what those artifacts and resources may look like partially buried, or wholly buried and freshly exposed; and instructions to halt work in the vicinity of any potential cultural resource discovery, and notify the archaeological or Native American monitor as necessary. If a handout is provided by the

archaeologist, the foreman will keep a copy of it in his or her vehicle as a reference. Having reference material in the vehicle does not replace contacting an archaeologist or a Native American monitor should resources be uncovered.

2. In the event cultural, paleontological, or archeological resources are encountered during ground disturbing activities, contractor shall temporarily halt or divert excavations within a 50 meter (165 feet) of the find until it can be evaluated. All potentially significant archaeological deposits shall be evaluated to demonstrate whether the resource is eligible for inclusion on the California Register of Historic Resources, even if discovered during construction. If archaeological deposits are encountered, they will be evaluated and mitigated simultaneously in the timeliest manner practicable, allowing for recovery of materials and data by standard archaeological procedures. For prehistoric archaeological sites, this data recovery involves the hand-excavated recovery and non-destructive analysis of a small sample of the deposit. Historic resources shall also be sampled through hand excavation, though architectural features may require careful mechanical exposure and hand excavation. The applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

3. Any previously undiscovered resources found during construction activities shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance by a qualified Archaeologist. Significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. If the resource is determined significant, a qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the site is significant in accordance with Section 15064.5 of the CEQA Guidelines. The archaeologist shall also perform appropriate technical analyses, prepare a comprehensive report complete with methods, results, and recommendations, and provide for the permanent curation of the recovered resources. Recommendations for permanent curation of recovered resources will not be applicable to prehistoric cultural resources materials or tribal cultural resources as such resources will be returned to the tribes. All significant prehistoric cultural materials and or tribal cultural resources recovered shall be, returned to Native American tribes traditionally and culturally affiliated with the area.

   California Health and Safety Code Section 7050.5 and the CEQA Guidelines Section 15064.5(e) contain the mandated procedures of conduct following the discovery of human remains. According to the provisions in CEQA, if human remains are encountered at the site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be taken. The San Mateo County Coroner shall be notified immediately. The Coroner shall then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours, who would, in turn, notify the person the Native American Heritage Commission identifies as the Most Likely Descendant of any human remains.

4. Further actions shall be determined, in part, by the desires of the Most Likely Descendant. The Most Likely Descendant has 48 hours to make recommendations regarding the disposition of the remains following notification from the Native American Heritage Commission of the discovery. If the Most Likely Descendant does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the Most Likely Descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.

5. A Native American monitor of the Costanoan Rumsen Carmel Tribe should be contacted and present for any ground disturbing activities.

Source: Project Location, County GIS Maps, California Register of Historic Resources, California Historical Resources Information System Reviewed Letter (dated May 2, 2022), Archeological Investigation Report, EMC Planning Group, dated July 27, 2022.

5.b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		

Discussion: See discussion in 5.a. above.

Source: Project Location, County GIS Maps, California Register of Historic Resources, California Historical Resources Information System Reviewed Letter (dated May 2, 2022), Archeological Investigation Report, EMC Planning Group, dated July 27, 2022.

5.c.	Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion: See discussion in 5.a. above.

Source: Project Location, County GIS Maps, California Register of Historic Resources, California Historical Resources Information System Reviewed Letter (dated May 2, 2022), Archeological Investigation Report, EMC Planning Group, dated July 27, 2022.

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

Discussion: Energy conservation standards for new residential and non-residential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the California Energy Commission) in June 1977 and are updated every 3 years (Title 24, Part 6, of the

California Code of Regulations). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods. Building permit applications are subject to the most current standards. The project would also be required adhere to the provisions of CALGreen, which establishes planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants.

Construction

The construction of the project 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 during construction 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 fluctuate according to the phase of construction and would be temporary and would not require expanded energy supplies or the construction of new infrastructure. Most construction equipment during demolition and grading would be gas-powered or diesel powered, and the later construction phases would require electricity-powered equipment.

Operation

During operations, project energy consumption would be associated with resident and visitor vehicle trips and delivery trucks. The project is a residential development project served by existing road infrastructure. Pacific Gas and Electric (PG&E) provides electricity to the project area. Due to the proposed construction of a single-family residence, project implementation would result in a permanent increase in electricity over existing conditions. However, such an increase to serve a single-family residence would represent an insignificant percent increase compared to overall demand in PG&E's service area. The nominal increased demand is expected to be adequately served by the existing PG&E electrical facilities and the projected electrical demand would not significantly impact PG&E's level of service. It is expected that nonrenewable energy resources 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. Impacts are less than significant, and no mitigation is required.

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

6.b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X

Discussion: The project design and operation would comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. Therefore, the project does not conflict with or obstruct state or local renewable energy plans and would not have a significant impact. Furthermore, the development would not cause inefficient, wasteful and unnecessary energy consumption.

Source: Project Plans.

7.	**GEOLOGY AND SOILS.** Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
7.a.	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
	i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*			X	
Discussion: The property is not mapped with current state of California Seismic Hazard zones for earthquake fault rupture. The active San Andreas fault line is mapped approximately 2 miles northeast of the project site. The project is required to comply with all seismic design criteria of the current California Building Code which sets forth the minimum load requirements for the seismic design of structures. Therefore, no mitigation is necessary beyond current Building Code compliance. **Source:** State of California, Division of Mines and Geology, Special Studies Zones Map, Woodside Quadrangle, July 1, 1974.					
	ii. Strong seismic ground shaking?			X	
Discussion: According to the geotechnical study prepared for the project by C2 Earth Inc., dated May 27, 2022, the property is located on a bedrock ridge. The property is not mapped with current state of California Seismic Hazard zones for earthquake fault rupture or earthquake-included land sliding. The active San Andreas fault line is mapped approximately 2 miles northeast of the project site. C2 Earth Consultant concluded that the earthquake-related distress to structures can be substantially mitigated by quality construction. The project is required to comply with all seismic design criteria of the current California Building Code which sets forth the minimum load requirements for the seismic design of structures. Therefore, no mitigation is necessary beyond current Building Code compliance. **Source:** Geotechnical Investigation Report prepared by C2 Earth Inc., dated May 27, 2022.					
	iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
Discussion: See discussion in 7 a. (i. and ii.) above. The project site is not located in a liquefaction zone. Therefore, any potential impacts would be less than significant.					

Source: Geotechnical Investigation Report prepared by C2 Earth Inc., dated May 27, 2022.				
iv. Landslides?			X	
Discussion: The study conducted by C2 Earth Inc., showed no evidence of recent landslides on the property or in the vicinity of the proposed dwelling. However, because of the moderately steep slopes in the area of the proposed structure that are mantled up to about 4 feet of the colluvium, the occurrence of new shallow landslide within or adjacent to the subject property cannot be excluded. The County GIS Maps shows traces to landslides on the south and north side parcels. A new shallow landslide (approximately less than 5 feet deep) in this area could be triggered by excessive precipitation or strong ground shaking associated with an earthquake. A landslide of this nature should not be considered as an immediate threat to the integrity of the proposed dwelling and associated improvements, provided they are designed and constructed in accordance with the Geotech consultant's recommendations. Based on Geotech consultant's review and analysis, the site has negligible chances of any deep-seated landslides. **Source:** Geotechnical Investigation Report prepared by C2 Earth Inc., dated May 27, 2022.				
v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*				X
Discussion: The project site is located approximately 5 miles from the coastline. Therefore, there would be no impact on coastal cliff or bluff instability or erosion. **Source:** County GIS Maps, Project Location.				
7.b. Result in substantial soil erosion or the loss of topsoil?		X		
Discussion: The construction of the residence involves 940 cu. yd. of cut and 380 cu. yd. of fill. The following mitigation measures are included to control erosion during construction of proposed project. With these mitigation measures, the potential impact would be less-than-significant. **Mitigation Measure 6:** At the time of building permit application, the applicant shall submit for review and approval, erosion and drainage control plans that show how the transport and discharge of soil and pollutants from and within the project site will be minimized. The plans shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plans shall include measures that limit the application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including: a) Sequence construction to install sediment-capturing devices first, followed by runoff				

control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

b) Minimize the area of bare soil exposed at one time (phased grading).
c) Clear only areas essential for construction.
d) Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
e) Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
f) Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
g) Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 ft., or to the extent feasible, from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
h) Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
i) Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
j) Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 ft. of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 of fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.
k) Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
l) Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
m) Control fuels and other hazardous materials, spills, and litter during construction.
n) Preserve existing vegetation whenever feasible.

Mitigation Measure 7:

No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

Mitigation Measure 8:

An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and/or building permit to ensure that the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.

Source: Project Plans, Project Location, County GIS Maps, Geotechnical Investigation Report prepared by C2 Earth Inc., dated May 27, 2022.					
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	
Discussion: Pursuant to the discussions in Sections 7.a and 7.b, the associated Mitigation Measures would minimize the potential for an on-site or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse. Therefore, the mitigation measures would minimize impacts to a less-than-significant level. **Source:** Project Plans, Project Location, County GIS Maps, Geotechnical Investigation Report prepared by C2 Earth Inc., dated May 27, 2022.					
7.d.	Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?				X
Discussion: The project geotechnical consultant did not document any expansive soils on the site. **Source:** Geotechnical Investigation Report prepared by C2 Earth Inc., dated May 27, 2022.					
7.e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
Discussion: The existing site contains a 2,000-gallon septic tank and associated leach fields that would not be expanded due to the proposed new development. The existing septic tank and leach field could support up to 5 bedrooms, and with the proposed new development, the site would have a total of 4 bedrooms. Hence, the existing soil is capable of adequately supporting the use of septic tanks or alternate wastewater disposal systems where sewers are not available for the disposal of wastewater. **Source:** Project Plans.					
7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
Discussion: Based on the project parcel's existing surrounding land uses, it is not likely that the project parcel and surrounding area would host any paleontological resource or site or unique geologic feature. However, Mitigation Measure 5 above is included to minimize impacts to a less than significant level if any resources are encountered. **Source:** Project Location, County GIS Maps.					

8.	**CLIMATE CHANGE.** Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
8.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X	

Discussion: Greenhouse Gas Emissions (GHG) include hydrocarbon (carbon monoxide; CO2) air emissions from vehicles and machines that are fueled by gasoline. Project-related grading and construction of the proposed residence will result in the temporary generation of GHG emissions along travel routes and at the project site. In general, construction involves GHG emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and personal vehicles of construction workers). Even assuming construction vehicles and workers are based in and traveling from urban areas, the potential project GHG emission levels from construction would be considered minimal. Although the project scope for the project is not likely to generate significant amounts of greenhouse gases, the mitigation measure provided in Section 3.a would ensure that any impacts are less than significant. Construction of the proposed house would include approximately 1,320 cubic yards of grading to prepare the site. There is insufficient evidence to suggest that this activity will exceed the screening threshold for GHG emission established by the Bay Area Air Quality Management District. The District's CEQA Threshold of Significance Guidance states that any stationary source that generates more than 10,000 Metric Tons of GHG emissions per year is considered a significant impact. The average U.S. Household is estimated to generate 7.5 tons of GHG emissions per year. To ensure new development projects are compliant with the County's Energy Efficiency Climate Action Plan (EECAP), the County provides the EECAP Development Checklist. According to the applicant-completed EECAP Development Checklist (Attachment E), the project incorporates several EECAP measures, including use of "cool" exterior surfaces, installing solar roof, providing trash, recycling and composting collection enclosures, use of grey, rain and recycled water for landscape purposes, compliance of construction equipment with BAAQMD guidance for idling, and electrification of outdoor household equipment. The project would be required to comply with the California Green Building Standards Code (CALGreen). While the above described measures would reduce GHG emissions associated with project construction and operation, the BAAQMD encourages lead agencies to incorporate Best Management Practices (BMPs) to reduce GHG emissions during construction, including, but are not limited to: using alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent; and recycling or reusing at least 50 percent of construction waste or demolition materials. These Best Management Practices have been included in Mitigation Measure 9 below in order to further reduce project related GHG emissions. Compliance with and/or consideration of EECAP and BAAQMD measures is required in order to reduce project related GHG emissions.

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

Mitigation Measure 9:

At the time of building permit application, the applicant shall demonstrate compliance with the measures indicated on the applicant-completed EECAP Development Checklist (Attachment E) or equivalent measures, as well as Best Management Practices (BMPs) to reduce GHG emissions

during construction, to the extent feasible, including, but are not limited to: using alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent; and recycling or reusing at least 50 percent of construction waste or demolition materials. Such measures shall be shown on building plans. Source: BAAQMD CEQA Thresholds of Significance Guidelines, 2017, CCFPD Fact Sheet.					
8.b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
Discussion: As discussed above, the BAAQMD has determined that a project that generates GHG emissions above the 1,100 metric ton threshold would be in violation of the District's Clean Air Plan. Given that the proposed use is a single-family dwelling (which generate on average 7.5 tons of GHG emissions per year), there is insufficient evidence to support a conclusion that future development of this parcel will conflict with applicable climate action plans. **Source:** BAAQMD CEQA Thresholds of Significance Guidelines, 2017, Bay Area Clean Air Plan, Project Plans.					
8.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
Discussion: The project parcel and surrounding area are not considered forest land. Therefore, the project poses no impact. **Source:** Project Plans, Project Location, County GIS Maps.					
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
Discussion: The project site is located about 5 miles from the coastline. Therefore, the project would not be impacted by coastal cliff/bluff erosion due to rising sea levels. **Source:** Project Location					
8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: As discussed in Section 8.d, the project site is located about 5 miles from the coastline. Therefore, the project would not be impacted by rising sea levels. **Source:** Project Location.					
8.f.	Place structures within an anticipated 100-year flood hazard area as mapped				X

	on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				
Discussion: The project site is not located in an anticipated 100-year flood hazard area as mapped by the Federal Emergency Management Agency (FEMA). The project parcel is located in FEMA Flood Zone X, which is considered a minimal flood hazard (Panel No.06081C0280E, effective October 16, 2012). FEMA Flood Zone X areas have a 0.2 percent annual chance of flooding, with areas with one percent annual chance of flooding with average depths of less than 1-foot. Therefore, the proposed project poses no impact. **Source:** Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0280E, effective October 16, 2012.					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The project site is not located in an anticipated 100-year flood hazard area as mapped by FEMA. Therefore, the proposed project poses no impact. **Source:** Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0280E, effective October 16, 2012.					

9.	**HAZARDS AND HAZARDOUS MATERIALS.** Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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: The proposed project does not involve the routine use, transport, or disposal of hazardous materials. The proposed project involves the construction of a new single-family residence and widening of the existing driveway to meet the fire turnaround radius. **Source:** Project Plans.					
9.b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
Discussion: See discussion in 9. a. above.					

Source: Project Plans.					
9.c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
Discussion: The proposed project is not located within one-quarter mile of an existing or proposed school. The emission or handling of hazardous materials, substances, or waste is not proposed with this project. **Source:** Project Plans, Project Location.					
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: The project site is not included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and therefore would not result in the creation of a significant hazard to the public or the environment. **Source:** Project Location, California Department of Toxic Substances Control.					
9.e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X
Discussion: The project site is not within 2-miles of a public airport or land use airport. **Source:** Project Location.					
9.f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The proposed single-family residence would be located on a privately-owned parcel. This parcel is accessed through a private road Misty Ridge Road which connects to Skyline Boulevard. There is no evidence to suggest that the project would interfere with any emergency response plan. All work in the public right-of-way, including temporary traffic control plans, will be reviewed and approved by the County Department of Public Works through their requirement for an encroachment permit prior to the start of work. Therefore, the project poses no impact. **Source:** Project Plans, Project Location, County GIS Maps.					

9.g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	
Discussion: The project site is located within a Very High fire risk, state responsibility area. The project was reviewed by County Fire and received conditional approval subject to compliance with the California Building Code. The private road access from Skyline Boulevard did not meet California Fire Code Standards and would have delayed the response time. As the result, the County Fire Department required a fire sprinkler system designed as per the NFPA 13 requirement and widening of the existing driveway to meet the 20 feet fire truck turnaround. No further mitigation, beyond compliance with these standards, is necessary. **Source:** Project Location, California State Fire Severity Zones Maps, County of San Mateo Fire Department's Review letter, dated April 14, 2022, Alternate Materials and Methods Request, dated March 22, 2017.					
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
Discussion: The project site is not located in such area. See discussion in 8.f. above. **Source:** Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0280E, effective October 16, 2012.					
9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: See discussion in 8. f. and 9.h. above. **Source:** Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0280E, effective October 16, 2012.					
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
Discussion: As discussed in Section 8.f, 9.h. and i. above, the project site and immediately adjacent parcels are located in Flood Zone X, an area of minimal flood hazard. There is no leeve or dam in the near vicinity of the site, hence, the proposed project will not 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. **Source:** Project Plans, Project Location, County GIS Maps, San Mateo County Hazards Maps.					
9.k.	Inundation by seiche, tsunami, or mudflow?				X

Discussion: The project site is not located within a San Mateo County General Plan mapped tsunami and seiche inundation area.

Source: Project Plans, Project Location, County GIS Maps, San Mateo County Hazards Maps.

10. HYDROLOGY AND WATER QUALITY. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
10.a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?			X	

Discussion: The proposed site disturbance is less than 1-acre, where 0.7 acre would be disturbed with the proposed project. The proposed project has the potential to generate polluted stormwater runoff during site grading and construction-related activities. The project would be required to comply with the County's Drainage Policy requiring post-construction stormwater flows to be at, or below, pre-construction flow rates. A Drainage Report was prepared by BKF Engineers, dated March 2022, detailing the proposed drainage system. The drainage calculations show that post-development runoff would be greater than pre-development runoff. However, with the mitigation measures listed under Mitigation Measures 6 to 8, would reduce any potential impact to less-than-significant.

Source: Project Plans, Project Location, County GIS Maps, BKF Engineers Drainage Report (dated March 2022, Revised December 2022), Geotechnical Investigation Report prepared by C2 Earth Inc., dated May 27, 2022, County Drainage Section, Submitted C3-C6 Development Checklist.

10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	

Discussion: The project is not expected to deplete any groundwater supplies or interfere with groundwater rechange. The existing septic system will be retained and not expanded for the proposed new house. Water service for the project will be served by California Water Service-Bear Gulch. Furthermore, the geotechnical investigation conducted by C2 Earth concluded that no water was found in the soil borings.

Source: Geotechnical Investigation Report prepared by C2 Earth Inc., dated May 27, 2022,

10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i. Result in substantial erosion or siltation on-or-off-site;			X	
Discussion: The project involves the creation of approximately 8,318 sq. ft. of new impervious surface associated with construction of the single-family residence, widening of the existing driveway and for other on-site improvements. The proposed development on the project parcel will include drainage features that have been conditionally approved by the Building Inspection Section's Civil Section. With Mitigation Measures 6 to 8 to address potential impacts during construction activities, the project will not substantially alter the existing drainage patterns of the site or result in substantial erosion or siltation. Upon mitigation, the project will have a less-than-significant impact. **Source:** Project Plans, Project Location, BKF Engineers Drainage Report (dated March 2022, Revised December 2022).				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
Discussion: The project was reviewed by County's Drainage Section and conditionally approved. The mitigation measures included in Mitigation Measures 6 to 8 would reduce the impact to less than significant. **Source:** Project Plans, Project Location, BKF Engineers Drainage Report (dated March 2022).				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
Discussion: Compliance with the County's Drainage Policy and Provision C.3.i of the San Francisco Bay Region Municipal Permit is mandatory and would prevent the creation of Signiant additional sources of polluted runoff. **Source:** Project Plans, Project Location, BKF Engineers Drainage Report (dated March 2022).				
iv. Impede or redirect flood flows?				X
Discussion: The project site is not located in a flood zone, and hence will not impede or redirect flood flows. **Source:** Project Plans, Project Location, BKF Engineers Drainage Report (dated March 2022).				

10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
Discussion: The project site Is not located in an area mapped for floor hazard, tsunami, or seiche. **Source:** Project Location, County GIS Maps.				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	
Discussion: The Sustainable Groundwater Management Act (SGMA) of 2015 requires local regions to create groundwater sustainability agencies (GSA's) and to adopt groundwater management plans for identified medium and high priority groundwater basins. San Mateo County has nine identified water basins. These basins have been identified as low priority, are not subject to the SGMA, and there is no current groundwater management agency or plan that oversees these basins. Also, see discussion in Section 10.b. **Source:** Project Plans, San Mateo County Office of Sustainability, Groundwater Website https://www.smcsustainability.org/energy-water/groundwater/.				
10.f. Significantly degrade surface or ground-water water quality?			X	
Discussion: As discussed in Section 10.b, the proposed project does not involve expansion of the existing septic system and would be served by California Water Service - Bear Gulch. Thus, the proposed project would pose a less than significant impact. **Source:** Project Plans.				
10.g. Result in increased impervious surfaces and associated increased runoff?			X	
Discussion: The proposed project would increase impervious surfaces. Pursuant to the discussion in Section 10.a, post-development runoff would be greater than pre-development runoff. With implementation of Mitigation Measures 6 to 8, the proposed project impact would be less-than-significant **Source:** Project Plans, Project Location, BKF Engineers Drainage Report (dated March 2022).				

11. LAND USE AND PLANNING. Would the project:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
11.a. Physically divide an established community?				X
Discussion: The proposed project doesn't involve subdividing the parcel. There is no development proposed that would result in the division of an established community. The proposed project is located on a developed parcel and is surrounded by properties with rural residential development. Thus, the project would not result in the division of an established community. **Source:** Project Plans, Project Location.				
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
Discussion: The proposed project complies with the land use and zoning of the site and complies with the RM Zoning District developments standards and criteria such as site development criteria, water resource criteria, utilities, etc. The project will have no significant environmental impact or conflict with the adopted land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect. **Source:** Project Plans, San Mateo County Zoning Regulations.				
11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?			X	
Discussion: The existing site is developed with a residence that would be converted into an ADU. The site is served by California Water Service Company- Bear Gulch for water, PG&E for electricity and has a 2,000-gallon septic system that would not be expanded due to the proposed new development. The project is served by existing public and private roads. The intensity of development in the RM Zoning is governed by the availability of density credits. Any further expansion on the site would have to go through a separate density analysis process with the San Mateo County Planning Department. Therefore, the site will have less than significant impact on the existing utilities and would not encourage or increase any off-site development such as new or expanded public utilities, new industry, commercial facilities or recreational activities. **Source:** Project Plans.				

12. **MINERAL RESOURCES.** Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
Discussion: The proposed project neither involves nor results in any extraction or loss of known mineral resources. Therefore, the project poses no impact. **Source:** Project Plans, Project Location.				
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
Discussion: There are no known mineral resources on the project parcel; therefore, the proposed project would not result in the loss of availability of a locally important mineral resource recovery site as delineated on a local general plan, specific plan or other land use plan. **Source:** Project Plans, Project Location, San Mateo County General Plan, adopted 1986.				

13. **NOISE.** Would the project result in:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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	
Discussion: The residential nature of the project would not produce any long-term significant noise source. However, the project would generate short-term noise associated with grading and construction activities. The short-term noise during grading and construction activities would be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the San Mateo County Ordinance Code for Noise Control. **Source:** Project Plans, Project Location, San Mateo County Ordinance.				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?			X	

Discussion: The proposed house will require pile foundation that will create temporary noise during the grading and construction activities. However, such noises will be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the County Ordinance Code. Implementation of Mitigation Measure 3 above would ensure that the impact during construction is reduced to less than significant. **Source:** Project Plans, Project Location.				
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 site is not within 2 miles of a public airport or public use airport. **Source:** Project Plans, Project Location.				

14. POPULATION AND HOUSING. Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
14.a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
Discussion: As discussed in Section 11.c, the intensity of development in this area of San Mateo County is controlled through the allocation of density credits and is parcel specific. The proposed project would not require the expansion of any public road. The existing site is already developed with a residence that would be converted into an ADU. ADUs are exempt from density credits as per Section 6429.1. 3. of the San Mateo County Zoning Regulations. With the proposed project, the density credit utilization would remain unchanged for this site. Therefore, the project will have no impact and will not induce substantial unplanned growth in the area, either directly or indirectly. **Source:** Project Plans, Project Location, San Mateo County Zoning regulations.				
14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: As stated above, the proposed project would construct a new single-family residence and convert the existing residence into an ADU. The site doesn't have any existing tenants and with				

the proposed ADU the project would help in providing more affordable housing options in the County. Hence, the project will have a less than significant impact.

Source: Project Plans.

15. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
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: The site is already developed with a residence and served by public utilities like water, energy, fire, etc. The project was reviewed by County Fire and conditionally approved. The existing driveway would be widened to meet the fire truck turnaround radius and would serve both the ADU and new house. The proposed new house would pay any additional development impact fees, school fee, etc. associated with the development; hence, the proposed project would not create any new impact on the public services.

Source: Project Plans, Project Location.

16. RECREATION. Would the project:

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
16.a.	Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X

Discussion: The existing site is already developed with a 1,099 sq. ft. residence, and 824 sq. ft. attached three car garage. The existing residence would be converted into an ADU, and the

proposal involves building a new 7,534 sq. ft. single family residence. The site is already developed, and hence the project would not 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. **Source:** Project Plans, Project Location.				
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: The project does not include any recreational facilities as proposed development is limited to constructing a new single-family residence. **Source:** Project Plans. Project Location.				

17. TRANSPORTATION. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?			X	
Discussion: The traffic trips (comprised of both owners of and guests/visitors to) generated by the new residence would not introduce any significant increase in vehicles on Skyline Boulevard, and thus will pose no significant safety impact to other vehicles, pedestrians or bicycles. The adequacy of access to and from the site has been reviewed by the County Department of Public Works, who have conditionally approved the project. The existing driveway would be widened to meet the fire truck turnaround radius. The County Fire Protection District conditionally approved the project through their Alternative Materials and Methods Request (Attachment I) Per the Screening Thresholds for Land Use Projects section of the Technical Advisory on Evaluating Transportation Impacts in CEQA document published by the Governor's Office of Planning and Research, the proposed project "may be assumed to cause a less-than significant transportation impact" because it generates or attracts fewer than 110 trips per day. Due to the low number of traffic trips anticipated with a single-family residential use, the proposed project would remain well under the threshold. Therefore, project would result in a less-than-significant impact. **Source:** Project Plans, Project Location, Screening Thresholds for Land Use Projects Section of the Technical Advisory on Evaluating Transportation Impacts in CEQA, County Fire Alternate Materials or Methods Request Letter.				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines			X	

Section 15064.3, Subdivision (b) *Criteria for Analyzing Transportation Impacts*? *Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.*				

Discussion: Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. A project's effect on automobile delay does not constitute a significant environmental impact under CEQA. Per Section 15064.3, an analysis of vehicle miles traveled (VMT) attributable to a project is the most appropriate measure of transportation impacts. Other relevant considerations may include the effects of the project on transit and non-motorized travel.

Per Section 15064.3(b)(3), a lead agency may analyze a project's VMT qualitatively based on the availability of transit, proximity to destinations, etc. Given that the project includes one single-family residence and ADU, traffic generated by the project would not have a substantial effect on the operation of local roadways and intersections, nor does the project include any modifications to the existing circulation system in the project vicinity that would result in a traffic safety hazard.

The proposed residential use of the parcel would be compatible with the existing rural residential development in the project area. In addition, as discussed in Section 17.a., the project can be assumed to cause a less-than-significant transportation impact because it would generate or attract fewer than 110 trips per day per the Technical Advisory on Evaluating Transportation Impacts in CEQA document published by the Governor's Office of Planning and Research. Therefore, the project would result in a less-than-significant impact.

Source: Project Location, CEQA Guidelines Section 15064.3, Subdivision (c) Applicability, Screening Thresholds for Land Use Projects Section of the Technical Advisory on Evaluating Transportation Impacts in CEQA.

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	

Discussion: The project would be served by an existing driveway off from a private road Misty Ridge Road. The project would not require the construction of a new road, nor does it propose to alter any existing roadway in a way that would create a hazard due to sharp turns or dangerous intersections. The project does include repaving and some minor widening of existing driveway to meet fire access standards, which will improve access to the project site. Additionally, the construction and operation/habitation of the project does not propose the permanent utilization of equipment that would be incompatible with the existing vehicular traffic on Skyline Boulevard and any other connecting roads. Also, see discussion in Section 17.a. above.

Source: Project Plans, Project Location.

17.d. Result in inadequate emergency access?			X	

Discussion: The project proposes to widen the existing driveway to 20 feet to meet the fire truck turnaround radius. Upon review of the proposed project, County Fire conditionally approved the project. Additionally, all work in the public right-of-way, including temporary traffic control plans, will

be reviewed, and approved by the County Department of Public Works through their requirement for an encroachment permit prior to the start of work. Thus, the project would have a less-than-significant impact.

Source: Project Plans, Project Location, County Fire Protection District's review Letter dated April 14, 2022, County Fire Alternate Materials or Methods Request Letter.

18. TRIBAL CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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		
Discussion: See discussion under question 5.a. above. **Source:** Project Location, County GIS Maps, California Historical Resources Information Systems Review Letter (dated May 2, 2022), Archeological Investigation Report, EMC Planning Group, dated July 27, 2022.				
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: See discussion under question 5.a. and b. above.				

Source: Project Location, County GIS Maps, California Historical Resources Information Systems Review Letter (dated May 2, 2022), Archeological Investigation Report, EMC Planning Group, dated July 27, 2022.

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
Discussion: The proposed project would reply on the existing private septic system of 2,000 gallons which would not require expansion due to the proposed new development. Environmental Health Services reviewed the project and found it in compliance with the applicable standards and regulations, and conditionally approved the project. The existing water line running parallel to Misty Ridge Road would be expanded to serve the new house. The applicant will be required to obtain all necessary permits from California Water Service-Bear Gulch for water service, and PG&E for electricity. The proposed project does not involve or require any water or wastewater treatment facilities that would exceed any requirements of the Regional Water Quality Control Board. Therefore, the project would result in a less-than-significant impact. **Source:** Project Plans, San Mateo County Environmental Health Services, California Water Service- Bear Gulch.				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
Discussion: The existing house is served by California Water Service Company – Bear Gulch. With the main line extension running parallel to Misty Ridge Road in front of the property and appropriately sized water meter for the new house, the project would have adequate water service connections. Therefore, the project would result in less-than-significant impact. **Source:** Project Plans, California Water Service Company – Bear Gulch.				
19.c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	

Discussion: The existing site contains a 2,000-gallon septic system that was reviewed by the County's Environmental Health Services and conditionally approved. The existing septic system is good for 5 bedrooms. With the proposed new house, the site would consist of a total of 4 bedrooms as determined by the San Mateo County Building Official. Hence, the project would have less than significant impact. **Source:** Project Plans, Project Location, County GIS Maps.				
19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
Discussion: The project involves the construction of a new three-story single-family residence and would result in a negligible increase in solid waste disposal needs. **Source:** Project Plans.				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
Discussion: The proposed single-family residence would comply with the Federal, State and local management and reduction statues and regulations related to solid waste. Therefore, the project will have no impact. **Source:** Project Plans.				

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
Discussion: The project is located within a Very High Fire Hazard, State Responsibility Area as identified by the County's GIS maps. The site is developed with an existing residence and is surrounded by residential uses to the north and south. The proposed new house would be required to have an automatic fire-sprinkler system as required by San Mateo County Fire Department. No revisions to the adopted Emergency Operations Plan would be required as a result of the project. The nearest public service is at Kings Mountain Fire Brigade located approximately 2.8 miles south of the site at 13889 Skyline Boulevard, Woodside, and San Mateo County Fire Department- Station 17 located 7.5 miles north of the site at 320 Paul Scannell Drive, San Mateo. The primary access to the fire stations and all major roads would be maintained during construction. As discussed in Section 9 (Hazards and Hazardous Materials), the proposed project would not impair or physically interfere with an adopted emergency response or				

evacuation plan. Therefore, impacts would be less-than-significant, and no mitigation is required. **Source:** Google Maps, Project Plans, County GIS Maps.				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
Discussion: Pursuant to the discussion in Section 20.a, the proposed project would not exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. **Source:** Project Location, County GIS Maps.				
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
Discussion: The project does not involve a new road, fuel break, emergency water source, or other associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. **Source:** Project Plans, Project Location.				
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
Discussion: While downslope landslides associated with post-fire slope instability are a possibility, the proposed project does not exacerbate this situation. The majority of the adjacent parcels are developed. The site is already developed with a residence and the proposed new single-family home would be located in an already disturbed area, thus not creating additional risks associated with landslides. **Source:** Project Location, Project Plans.				

21. MANDATORY FINDINGS OF SIGNIFICANCE.				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
21.a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
Discussion: Project implementation, as proposed with all the recommended mitigation measures discussed on the previous sections, would reduce potential impacts to a less-than-significant level. **Source:** Subject Document.				
21.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
Discussion: The proposed project involves construction of a new single-family residence and associated site improvements. The site is already developed and has a small residence which would be converted into an ADU. The site would be served by on-site septic system and water from the water service provider. No new road would be required to serve the property. Therefore, the project would not likely result in a cumulatively considerable impact when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects. **Source:** Subject Document.				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
Discussion: As discussed in this document, the project could result in environmental impacts that could both directly and indirectly cause impacts on human beings. However, implementation of				

mitigation measures included in this document would adequately reduce project impacts to less than significant levels.

Source: Subject Document.

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

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District		X	
Caltrans		X	
City		X	
California Coastal Commission		X	
County Airport Land Use Commission (ALUC)		X	
Other: County and City of San Francisco Water District	X		San Francisco Public Utilities Commission- Hetch Hetchy Regional Water System
National Marine Fisheries Service		X	
Regional Water Quality Control Board		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
Sewer/Water District:	X		California Water Service Company- Bear Gulch
State Department of Fish and Wildlife		X	
State Department of Public Health		X	
State Water Resources Control Board		X	
U.S. Army Corps of Engineers (CE)		X	
U.S. Environmental Protection Agency (EPA)		X	
U.S. Fish and Wildlife Service		X	

MITIGATION MEASURES		
	Yes	No
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	

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:

All proposed exterior lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for the exterior light fixtures shall be submitted for review and approval prior to the issuance of the building permit.

Mitigation Measure 2:

Final finishes of all exterior materials and /or colors, including glass windows and/or panels, shall be non-reflective.

Mitigation Measure 3:

The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Inspection Section:

1) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2) All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4) All vehicle speeds on unpaved roads shall be limited to 15 mph.
5) All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6) All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
7) 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.
8) Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
9) Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).

Mitigation Measure 4:

Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting) or similar material shall not be used.

Mitigation Measure 5:

The following mitigation measures are recommended to ensure that impacts would not be significant should unique archaeological resources or significant historical resources be accidently discovered during earth-moving-activities.

1) Prior to construction, all personnel directly involved in project-related ground disturbance shall be provided archaeological and cultural sensitivity training. The training shall be conducted by a qualified Archaeologist that meet the Secretary of the Interior's Standards for archaeology. The training shall take place at a day and time to be determined in conjunction with the project construction foreman, and prior to any scheduled ground disturbance. The training will include: a discussion of applicable laws and penalties; samples or visual aids of artifacts that could be encountered in the project vicinity, including what those artifacts and resources may look like partially buried, or wholly buried and freshly exposed; and instructions to halt work in the vicinity of any potential cultural resource discovery, and notify the archaeological or Native American monitor as necessary. If a handout is provided by the archaeologist, the foreman will keep a copy of it in his or her vehicle as a reference. Having reference material in the vehicle does not replace contacting an archaeologist or a Native American monitor should resources be uncovered.
2) In the event archaeological resources are encountered during ground disturbing activities, contractor shall temporarily halt or divert excavations within a 50 meter (165 feet) of the find until it can be evaluated. All potentially significant archaeological deposits shall be evaluated to demonstrate whether the resource is eligible for inclusion on the California Register of Historic Resources, even if discovered during construction. If archaeological deposits are encountered, they will be evaluated and mitigated simultaneously in the timeliest manner practicable, allowing for recovery of materials and data by standard archaeological procedures. For prehistoric archaeological sites, this data recovery involves the hand-excavated recovery and non-destructive analysis of a small sample of the deposit. Historic resources shall also be sampled through hand excavation, though architectural features may require careful mechanical exposure and hand excavation.
3) Any previously undiscovered resources found during construction activities shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance by a qualified Archaeologist. Significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. If the resource is determined significant, a qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the site is significant in accordance with Section 15064.5 of the CEQA Guidelines. The archaeologist shall also perform appropriate technical analyses, prepare a comprehensive report complete with methods, results, and recommendations, and provide for the permanent curation of the recovered resources. Recommendations for permanent curation of recovered resources will not be applicable to prehistoric cultural resources materials or tribal cultural resources as such resources will be returned to the tribes. All significant prehistoric cultural materials and or tribal

cultural resources recovered shall be, returned to Native American tribes traditionally and culturally affiliated with the area.

California Health and Safety Code Section 7050.5 and the CEQA Guidelines Section 15064.5(e) contain the mandated procedures of conduct following the discovery of human remains. According to the provisions in CEQA, if human remains are encountered at the site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be taken. The San Mateo County Coroner shall be notified immediately. The coroner shall then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours, who would, in turn, notify the person the Native American Heritage Commission identifies as the Most Likely Descendant of any human remains.

4) Further actions shall be determined, in part, by the desires of the Most Likely Descendant. The Most Likely Descendant has 48 hours to make recommendations regarding the disposition of the remains following notification from the Native American Heritage Commission of the discovery. If the Most Likely Descendant does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the Most Likely Descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.

5) A Native American monitor of the Costanoan Rumsen Carmel Tribe should be contacted and present for any ground disturbing activities.

Mitigation Measure 6:

At the time of building permit application, the applicant shall submit for review and approval, erosion and drainage control plans that show how the transport and discharge of soil and pollutants from and within the project site will be minimized. The plans shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plans shall include measures that limit the application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

A) Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
B) Minimize the area of bare soil exposed at one time (phased grading).
C) Clear only areas essential for construction.
D) Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
E) Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.

F) Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
G) Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 ft., or to the extent feasible, from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
H) Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
I) Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
J) Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 ft. of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 of fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.
K) Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
L) Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.
M) Control fuels and other hazardous materials, spills, and litter during construction.
N) Preserve existing vegetation whenever feasible.

Mitigation Measure 7:

No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

Mitigation Measure 8:

An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and/or building permit to ensure that the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.

Mitigation Measure 9:

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

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

	I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.
X	I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.



(Signature)

February 27, 2023 — Date

Sonal Aggarwal, Project Planner — (Title)

ATTACHMENTS:

A. Vicinity Map
B. Project Plans
C. Archeological Investigation Report, EMC Planning Group, dated July 27, 2022.
D. Geotechnical Investigation Report prepared by C2 Earth Inc., dated May 27, 2022
E. County's Energy Efficiency Climate Action Plan (EECAP) Checklist filled by the applicant, Received December 10, 2022
F. Arborist Report and Attachments by SBCA Tree Consultant, dated November 14, 2022
G. County of San Mateo Fire's Review Letter, dated April 14, 2022
H. Alternate Materials and Methods Request dated March 22, 2017
I. NAHC Review Letter, dated May 2, 2022
J. Drainage Report prepared by BKF Engineers, dated March 2022 and revised December 2022