

County of San Mateo
Planning and Building Department

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

1. **Project Title:** New Single-family Dwelling with Accessory Dwelling Unit
2. **County File Number:** PLN2018-00489
3. **Lead Agency Name and Address:**
County of San Mateo Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
4. **Contact Person and Phone Number:** Kanoa Kelley; Kkelley@smcgov.org
5. **Project Location:** 250 Heacox Road, South Skyline
6. **Assessor's Parcel Number and Size of Parcel:** 080-110-210; 4.79 acres
7. **Project Sponsor's Name and Address:**
Paul Dawson
20365 Skyline Boulevard
Woodside, CA 94062
8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** n/a
9. **General Plan Designation:** Open Space Rural
10. **Zoning:** RM (Resource Management)
11. **Description of the Project:** The applicant is seeking a Resource Management Permit, Grading Permit, Architectural Review Permit, and Fence Height Exception to build a new 8,109 sq. ft. two-story single-family residence with an attached 1,200 sq. ft. three car garage and 466 sq. ft. pool, a 1,152 sq. ft. detached accessory dwelling unit (ADU) over a 1,796 sq. ft. four-car garage/carport/storage building, a 2,160 sq. ft. horse stable, a 6-ft. tall wall/fence along Heacox Rd., and associated site improvements including upgrade to an existing domestic well and installation of a new septic system on the legal 4.79 acre property. The project involves 4,580 cubic yards (c.y.) of grading, including 3,335 c.y. of cut and 1,245 c.y. of fill, and the removal of four trees (30" bay , 11" oak, 10" oak, 8" oak) due to their location within the footprint of proposed development. The project is within the Skyline State Scenic Corridor.
12. **Surrounding Land Uses and Setting:** The legal 4.79-acre project parcel is located along Heacox Road, east of Skyline Boulevard. The parcel is located within a rural residential area with similarly sized surrounding single-family residentially developed parcels ranging in size between 2 acres to 10 acres. Topography in the area consists of relatively gentle sloped terrains and intermittent pockets of dense tree vegetation.

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 not subject to Assembly Bill 52, as the County of San Mateo has no records of requests for formal notification of proposed projects within the County from any traditionally or culturally affiliated California Native American Tribes. However, the County seeks to satisfy the Native American Heritage Commission’s best practices and has referred this project to all tribes within San Mateo County. A list of local tribes was obtained from the Native American Heritage Commission (NAHC). A request for consultation was sent to all tribes on the list provided by the NAHC on February 15, 2019. 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
X	Air Quality		Hydrology/Water Quality		Transportation
X	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		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:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a substantial adverse effect on a scenic vista, views from existing residen-		X		

tial areas, public lands, water bodies, or roads?				
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Discussion: The project parcel sits approximately 240 ft. lower in elevation than Skyline Boulevard which is designated a State scenic road. The parcel is approximately 500 ft. from Skyline Boulevard, while the project site area is an estimated 850 ft. from Skyline Boulevard. The project includes the construction of a single-family residence with an attached garage, a stable with separate garage and accessory dwelling unit (ADU), a pool, the removal of four significant trees (diameter at breast height of 12” or greater), and approximately 4,580 cubic yards (c.y.) of grading on an undeveloped, partially wooded property.

The closest proposed structure would be located approximately 75 ft. from the front property line on Heacox Rd. The proposed development would be accessed from Heacox Rd. via two separate driveways.

The house, stable and ADU would be constructed with exposed unpainted concrete and cedar planks. The body of the house will be raw unpainted grey concrete that is board-formed to leave behind the shape and grain of the boards, and the building on both ends of the main central structure will be clad in a lightly stained knotted cedar plank. The roofing material throughout will be a standing seam metal roof in the color of “dark bronze” to match the dark bronze windows. The proposed finished materials and colors would help the structure to blend in with the natural rural environment.

The rear portion of the parcel, closest to Skyline Boulevard, has the most tree cover. These trees are proposed to remain. The proposed residence is a two-story structure which will be 28 feet in height and would not exceed the height of the tree canopy (average height of 40 ft.). The proposed residence would not be visible from Skyline Boulevard as sloping terrain and existing tree canopy would screen the proposed residence from Skyline Boulevard. Additionally, surrounding residential developments are further setback from Heacox Road providing distance from the proposed project.

While the project is substantially protected from public views from Skyline Boulevard and surrounding areas as a result of topography and vegetation, the following mitigation measure has been added to ensure the proposed development blends into the natural rural environment:

Mitigation Measure 1: The development shall employ colors and materials which blend in with, rather than contrast with, the surrounding soil and vegetative cover of the site.

Source: Project Plans, Project Location, San Mateo County Zoning Regulations.

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	
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Discussion: There are no historic buildings or rock outcroppings located on the site, and therefore they would not be affected. Four (4) trees are proposed for removal (30" bay, 11" oak, 10" oak, 8" oak) with all other trees within the construction area to be protected as required by the arborist report recommendations and County tree protection standards. The removal of these four trees will not significantly destroy the scenic rural area. See Section 4.e. for tree protection mitigation measures.

Source: Project Plans, Project Location.

<p>1.c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?</p>			X	
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Discussion: The project site is relatively flat with an average 19% slope and is not on a ridgeline. The project involves grading but will not create a significant change in topography. The road frontage for the parcel is approximately 560 feet in length along Heacox Road and has an appearance similar to that of adjacent and surrounding parcel frontages. Proposed development would be setback to meet the minimum 50-ft. zoning setback with the exception of two new private driveways.

Source: Project Plans, Project Location.

<p>1.d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?</p>		X		
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Discussion: New light sources and glare from the proposed development has the potential to generate adverse impacts on day and nighttime views. The project is proposed to include substantial outdoor useable space including a pool and patios. 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 2: All proposed 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 any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and be designed to minimize light pollution beyond the confines of the subject premises.

Mitigation Measure 3: Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective.

Source: Project Plans, Project Location.

<p>1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?</p>		X		
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Discussion: See discussion in response to 1.a.

Source: Project Location, Project Plans.

1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
<p>Discussion: The project site is not located within a Design Review District.</p> <p>Source: San Mateo County Zoning Regulations, San Mateo County General Plan, Project Location.</p>					
1.g.	Visually intrude into an area having natural scenic qualities?		X		
<p>Discussion: See staff's discussion in Section 1.a. - 1.d. above.</p> <p>Source: Project Plans, Project Location.</p>					

<p>2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of 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:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
<p>Discussion: According to the California Department of Conservation Farmland Mapping and Monitoring Program, the project site is designated "Other Land" and therefore is not Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.</p> <p>Source: California Department of Conservation Farmland Mapping and Monitoring Program (2017).</p>					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X

<p>Discussion: The project parcel is zoned Resource Management (RM), which permits agricultural and residential uses. Furthermore, the parcel is not protected by an existing Open Space Easement or Williamson Act contract.</p> <p>Source: San Mateo County Zoning Regulations, San Mateo County Agricultural Preserves Map, Project Plans.</p>					
2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?			X	
<p>Discussion: The project parcel is not located in an area identified as Farmland or suitable for agricultural activities. Heacox Rd. is developed with larger rural residential properties. While the property could support 10% native tree cover of any species, it does not allow for management of one or more forest resources. The project site is an undeveloped, privately-owned 4.79-acre parcel.</p> <p>Source: California Department of Conservation, Farmland Mapping and Monitoring Program Map (2017); Public Resources Code Section 12220(g); Project Location.</p>					
2.d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
<p>Discussion: The project site is not located within the Coastal Zone.</p> <p>Source: Project Location.</p>					
2.e.	Result in damage to soil capability or loss of agricultural land?			X	
<p>Discussion: The project parcel is located in an area of productive soil resources with timber capabilities, based on the San Mateo County General Plan Productive Soil Resources Map. No timber-growing activities are being conducted on-site, and the project area is an open area on the parcel near Heacox Rd.</p> <p>Source: San Mateo County General Plan, Productive Soil Resources Map.</p>					
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
<p><i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i></p>					

Discussion: The property 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 proposed zoning changes are included as part of this project. Also, see staff's discussion in Section 2.e. above.

Source: Project Plans, San Mateo County Zoning Regulations.

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

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

Discussion: The 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 will not conflict with or obstruct the implementation of the BAAQMD's 2017 CAP. 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.

Source: BAAQMD 2017 Clean Air Plan, Project Plans.

3.b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?		X		
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Discussion: The San Francisco Bay Area is in non-attainment for ozone and particulate matter (PM), including PM 10 (state status) and PM 2.5 (state status), including the 24-hour PM 2.5 national standard. Therefore, any increase in these criteria pollutants is significant.

Implementation of the project will generate temporary increases in these criteria pollutants due to construction vehicle emissions and dust generated from earthwork activities. Mitigation Measure 4 below will minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level. Furthermore, the California Air Resources Board (CARB) provides regulation over vehicles of residents in the State of California, including the operation of any vehicles that would be associated with the proposed single-family residence, to ensure vehicle operating emissions are minimized in the effort towards reaching attainment for ozone, among other goals. The current project is not expected to generate a significant change.

Mitigation measure 4: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

- 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 paved 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 miles per hour.
- 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 visible emissions evaluator.
- g. Idling times shall be minimized either by shutting equipment or vehicles 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 project site regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

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

3.c. Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?		X		
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Discussion: Any pollutant emissions generated from the project will primarily be temporary in nature. The project site is in a rural area with few sensitive receptors (i.e., single-family residences) located within the nearby project vicinity. Additionally, the surrounding tree canopy and vegetation will help to insulate the project area from nearby sensitive receptors. Furthermore, Mitigation Measure 4 will minimize any potential 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	
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Discussion: Once operational, the proposed project will not result in adverse emissions. The project has the potential to generate emissions during construction such as noise and odor. However, any such odors will be temporary and are expected to be minimal.

Source: Project Plans.

4. BIOLOGICAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a 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?				X
<p>Discussion: According to review of the California Natural Diversity Database (CNDDDB), there are no special-status plant or animal species identified on the project site or within the immediate vicinity of the project site.</p> <p>Source: California Natural Diversity Database, San Mateo County General Plan.</p>				
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?			X	
<p>Discussion: There are no riparian habitats or other sensitive natural communities located on the project site. See staff's discussion in Section 4.a. above.</p> <p>Source: San Mateo County General Plan; Project Plans.</p>				
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
<p>Discussion: According to the National Wetlands Inventory there are no wetlands located within the project area.</p> <p>Source: U.S. Fish and Wildlife Service, Wetland Mapper; Project Plans.</p>				
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				X

impede the use of native wildlife nursery sites?				
<p>Discussion: According to review of the California Natural Diversity Database (CNDDDB), there are no special-status plant or animal species identified on the project site or within the immediate vicinity of the project site.</p> <p>Source: California Natural Diversity Database, Project Plans.</p>				
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?		X		
<p>Discussion: The trees proposed for removal are the minimum necessary to accommodate the proposed development as these trees are within the footprint of the proposed development (including building, driveway, and utilities). The Development Review Criteria of the Resource Management (RM) District Regulations prohibits the removal of trees with a trunk circumference of more than 55 inches measured at 4.5 feet above the average surface of the ground (or more than 17.5 inches dbh), except as may be required for development permitted under the Zoning Regulations, among other reasons. The RM District allows single-family residences subject to the issuance of an RM Permit. Of the 4 trees proposed for removal, one is of a size falling under regulation by the RM District Development Review Criteria and, therefore, requires an RM Permit for which the applicant is seeking. As mentioned, removal of these trees are necessary to accommodate the proposed single-family residential development. <u>Mitigation measure 6 has been added to mitigate any damage to significant or heritage trees within the construction zone, including monitoring and reporting at all stages of development.</u></p> <p>Mitigation Measure 5: All regulated trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size, and location. Any regulated oak tree species removed shall be replaced with the same species. The Plan shall be submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets. Approved plantings shall be implemented and verified by Planning staff prior to final building inspection.</p> <p>Mitigation Measure 6: To ensure tree protection recommendations are effectively maintained throughout the duration of project construction, the following tree inspections shall be conducted and reported (in written report form) by a licensed arborist to the Current Planning Section:</p> <p>a. Quarterly (i.e., every three months post installation) inspections, timeline to be determined upon issuance of a building permit Quarterly inspections shall focus on the following:</p> <ol style="list-style-type: none"> 1) Whether tree protection recommendations are being followed. 2) Whether Tree Protection Zones (TPZs) are being maintained intact and are not being encroached upon without prior authorization. 3) Whether there are any unforeseen impacts or tree conflicts encountered above and beyond the assumptions made in the Tree Protection Plan (TPP). 4) Whether any recommended changes to the existing TPP to improve efficacy of the plan or to provide the contractor more flexibility based on site observations and how such observations may impact the landscaping phase of the project. 				

- b. Special inspections shall occur and be reported to the Current Planning Section by the licensed arborist during the following stages of construction:
- 1) Post installation of tree protection measures. A letter shall be submitted that confirms tree protection zones have been installed to plan.
 - 2) Post grading/excavation. A letter shall be submitted that confirms tree protection remains intact, extent of damage to trees along equipment haul route and within proximity of grading/excavation limits. If damage incurred to trees requires mitigation (e.g. pruning, removal, or compaction remediation), an explanation of the proposed mitigation is required.
 - 3) Post utility installation. A letter shall be submitted that confirms the extent of activity was administered to plan and activities remained outside of identified TPZs.
 - 4) Post framing/exterior finishing. A letter shall be submitted that confirms framing of structures occurred without damage to tree canopies. If pruning of heritage trees is required during the framing/exterior finishes stage, a Heritage Tree pruning permit is required. Pruning of heritage trees without a permit is subject to penalties detailed in Section 11,100 of the Heritage Tree Ordinance.
 - 5) Paving/landscaping. A letter shall be submitted that confirms activities are remaining outside of identified TPZs. Alteration to the TPZ plan may require amendment and confirmation that any updates to the landscaping plan were reviewed and approved by the project arborist. Special attention shall be placed on installation of appropriate species and irrigation systems within driplines of California native oaks.
 - 6) Prior to obtaining Certificate of Occupancy. A post-project arborist report shall be submitted stating the cumulative impact incurred to trees during the construction process. The report shall include a summary of previous inspections with particular emphasis on TPP/TPZ amendments made throughout the process, unauthorized violation to the TPP/TPZs and necessary remediation measures related to violations to the TPP/TPZ.

All special inspection reports above shall be completed and submitted to the Current Planning Section within five (5) business days of the listed construction stages above.

Failure to submit a required report by the pre-determined deadline may be subject to penalties consistent with Section 12,032.2 (Violations) of the Significant Tree Ordinance or Section 11,103 (Violations) of the Heritage Tree Ordinance. Violations of the TPP, including unauthorized encroachment to the TPZs, will at a minimum incur a stop work notice and may be subject to fiscal penalties consistent with Chapter 4 of the Significant Tree Ordinance (Section 12,030 – 12,032.5) or Chapter 3 of the Heritage Tree Ordinance (Section 11,100 – 11,104) where applicable. Changes in development plans which require pruning of heritage trees' canopy (regardless of relation to the TPZ boundary) or roots (within the identified TPZ) will be subject to approval of a Heritage Tree pruning permit.

Source: Project Plans, San Mateo County Zoning Regulations, San Mateo County Significant Tree Ordinance, San Mateo County Heritage Tree Ordinance.

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
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Discussion: There are no adopted Habitat Conservation Plans, Natural Conservation Community Plans or other approved local, regional, or State habitat conservation plans for the project site.					
Source: California Department of Fish and Wildlife, Habitat Conservation Planning, California Regional Conservation Plans Map.					
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: U.S. Fish and Wildlife Services, National Wildlife Refuge System Locator.					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
Discussion: State Senate Concurrent Resolution No. 17 requires state agencies to preserve and protect native oak woodlands to the maximum extent feasible or provide replacement plantings when oak woodlands are removed. For the purposes of the measure, "oak woodlands" means a five-acre circular area containing five or more oak trees per acre. The project parcel is smaller than the defined five-acre circular area under the State Senate Resolution. Nonetheless, the project does propose to remove non-timber woodlands consisting of a total of three significant oak trees and one bay tree. Replacement plantings are required for the regulated trees proposed for removal. See staff's discussion in Section 4.e above.					
Source: State Senate Concurrent Resolution No. 17, Project Location.					

5. CULTURAL RESOURCES. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a.	Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?				X
Discussion: According to a cultural resources survey report prepared by consultants, the project site does not contain any historical resources.					
Source: Archaeological Review, prepared by Basin Research Associates, dated February 2019.					
5.b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
Discussion: According to a cultural resources survey report prepared by consultants, no archaeological resources were discovered in the project area during site reconnaissance work. While the report identifies that archaeological sensitivity in the project area is low due to the steep topography, the discovery of subsurface archaeological materials during grading or construction work is always a possibility. Therefore, the following mitigation measure is recommended:					

Mitigation Measure 7: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 50 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 50-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

Source: Archaeological Review, prepared by Basin Research Associates, dated February 2019.

5.c. Disturb any human remains, including those interred outside of formal cemeteries?		X		
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Discussion: In the inadvertent event that human remains are discovered during ground disturbance and/or construction related activities, the following mitigation measure is recommended:

Mitigation Measure 8: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98 for the naming of a Most Likely Descendant and the recommendations for disposition.

Source: Archaeological Review, prepared by Basin Research Associates, dated February 2019.

6. ENERGY. Would the project:

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

Discussion: Energy conservation standards for new residential and nonresidential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the California Energy Commission) in June 1977 and are updated every 3 years (Title 24, Part 6, of the California Code of Regulations). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods. On May 9, 2018, the CEC adopted the 2019 Building Energy Efficiency Standards, which went into effect on January 1, 2020. Under the 2019 Standards, residential buildings are 28 percent more energy efficient and nonresidential buildings are 5 percent more energy efficient than under the previous 2013 Standards. The proposed project would comply with the 2019 Building Energy Efficiency Standards which would be verified by the San Mateo County Building Department prior to the issuance of the building permit. The project would also be required adhere to the provisions of CAL Green, 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, energy consumption would be associated with resident and visitor vehicle trips and delivery and supply trucks. The project is a residential development project near Highway 35 served by existing road infrastructure. Pacific Gas and Electric (PG&E) provides electricity to the project area. Currently, the existing site does not use any electricity because it is an undeveloped parcel. Therefore, project implementation would result in a permanent increase in electricity over existing conditions. However, such an increase to serve a single-family residence and second unit 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. No natural gas distribution lines exist within the project vicinity. As is typical in this area of San Mateo County, natural gas is stored on-site in tanks and provided by private third-party entities on a needs basis. The natural gas demands for a single-family residence and second unit are nominal and are not expected to result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources. 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.

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

6.b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.			X	
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Discussion: The scope of the project (i.e. a new residence, driveway, and associated accessory structures) is not expected to conflict with or obstruct any state or local plan for renewable energy or energy efficiency and the development is not expected to cause inefficient, wasteful, and/or unnecessary energy consumption. Furthermore, the project would be required to comply with all State and local building energy efficiency standards, appliance efficiency regulations, and green building standards.

Source: Project Plans.

7. GEOLOGY AND SOILS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>			X	
<p>Discussion: The project site is located 5,500 ft. from the Alquist-Priolo Fault zone and the San Andreas fault. The project is located 3,500 ft. from the Pilarcitos fault, which is considered possibly active. The submitted geotechnical report concluded that rupture of a fault on the property is unlikely. All development is subject to the issuance of a building permit and all work shall be completed in accordance with the California Building Code and subject to recommendations made by the applicant's geotechnical engineer to ensure the health and safety of occupants.</p> <p>Source: Project Location; Association of Bay Area Governments Resilience Program Map; Murray Engineers Inc, July 2013.</p>				
ii. Strong seismic ground shaking?			X	
<p>Discussion: The project site is subject to violent shaking from the San Andreas fault. A soils report and a geotechnical investigation were submitted as part of the project's review and received conditional approval by the County's Geotechnical Section. All development will be subject to the issuance of a building permit and all work shall be completed in accordance with the California Building Code and subject to recommendations made by the applicant's engineer to ensure the health and safety of occupants.</p> <p>Source: San Mateo County Earthquake Shaking Fault Maps (San Andreas Fault); Murray Engineers Inc, July 2013.</p>				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
<p>Discussion: The project site is an area with low susceptibility for liquefaction.</p> <p>Source: Association of Bay Area Governments Resilience Program; Murray Engineers Inc, July 2013.</p>				

iv. Landslides?			X	
<p>Discussion: The project site is within an area that is susceptible for earthquake-induced landslides. The project is required to comply with the current Building Code (CBC) and at the time of building permit is required to submit an updated geotechnical report in compliance with CBC 2019 and follow all design recommendations outlined in the geotechnical report to mitigate any potential seismic related landslide.</p> <p>Source: California Geological Survey; Association of Bay Area Governments Resilience Program; Murray Engineers Inc, July 2013.</p>				
v. Coastal cliff/bluff instability or erosion? <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>				X
<p>Discussion: The project site is not located on a coastal cliff or bluff.</p> <p>Source: Project location.</p>				
7.b. Result in substantial soil erosion or the loss of topsoil?		X		
<p>Discussion: The project proposes 4,580 cubic yards (c.y.) of grading, including 3,335 c.y. of cut and 1,245 c.y. of fill. Given the topography of the project site, there is a potential for erosion to occur if proper erosion control measures are not implemented. The applicant has developed an erosion control plan that includes straw wattles along the downhill perimeter of construction, a silt fence placed at the perimeter of the site, and a stabilized construction entrance from Heacox Road, as well as other best management erosion control practices. Furthermore, staff is recommending the following mitigation measures to further minimize erosion and runoff from the project area and to ensure that grading and erosion control measures are implemented appropriately:</p> <p>Mitigation Measure 9: The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.</p> <p>Mitigation Measure 10: 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).</p> <p>Mitigation Measure 11: An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control.</p> <p>Source: Project Plans, County of San Mateo Grading Ordinance, San Mateo County Wide Stormwater Pollution Prevention Program.</p>				
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		X		

potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?				
<p>Discussion: While liquification, lateral spreading, subsidence, and collapse are not identified as potentially significant impacts to the project, there is a moderate potential for significant erosion from project construction and risks of landslides during earthquake events. Mitigation Measure 4 will ensure erosion from construction activities is minimized.</p> <p>Source: Project Plans, Murray Engineers Inc, July 2013</p>				
7.d. Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?			X	
<p>Discussion: The submitted geotechnical report notes that there are moderate expansive soils present on the project parcel but states that the proposed project is feasible from a geotechnical perspective. In order to address the presence of expansive soils the report includes specific recommendations for the design of the structures which include the type of foundation and depth of piers to be utilized. These recommendations shall be incorporated into building permits when submitted. Therefore, there are no significant impacts associated with the presence of expansive soils.</p> <p>Source: Project Location; Murray Engineers Inc, July 2013.</p>				
7.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X	
<p>Discussion: The project has been preliminarily reviewed by the County of San Mateo Environmental Health Division and has received conditional approval for the location of a septic system capable to serve the proposed residential development.</p> <p>Source: Project Plans, County of San Mateo Environmental Health Division.</p>				
7.f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
<p>Discussion: There are no mapped unique paleontological resources or geological features on the project parcel. The project location consists of Tmos (Sedimentary rocks (Miocene and (or) Oligocene)) and Tmov (Volcanic rocks (Miocene and/or Oligocene)) which is commonly found throughout San Mateo County.</p> <p>Source: Project Location; U.S. Geological Survey Geologic Map of the San Francisco Bay Region, 2006.</p>				

8. CLIMATE CHANGE. Would the project:
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	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		X		
<p>Discussion: The project includes the removal of four trees (three coast live oaks and one bay) ranging in size from 12" dbh to 21" dbh to accommodate the proposed development. In context to the surrounding forested area, the removal of trees will not release significant amounts of GHG emissions or significantly reduce GHG sequestering in the area. Furthermore, new trees will be planted to replace the regulated trees proposed for removal.</p> <p>Grading and construction activities associated with the project will result in the temporary generation of GHG emissions primarily from construction-related vehicles and equipment. Any such potential increase in GHG emission levels will be minimal and temporary.</p> <p>The project introduces a new single-family residential use to the area. Any increase in GHG emissions associated with a new single-family residential use are not expected to be significant as residential use does not generate a high demand for traffic.</p> <p>The County has identified Energy Efficient Climate Action Plan (EECAP) goals which can be implemented in new development projects. Per Mitigation Measure 4, the project is required to incorporate applicable measures from the County's EECAP Development Checklist and BAAQMD Best Management Practices (BMPs) that, once implemented, will reduce the project's generation of greenhouse gas emissions.</p> <p>Source: California Air Resources Board, San Mateo County Energy Efficiency Climate Action Plan.</p>				
8.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		X		
<p>Discussion: The project does not conflict with the San Mateo County Energy Efficiency Climate Action Plan provided that the measures outline in Mitigation Measure 4 are implemented.</p> <p>Source: San Mateo County Energy Efficiency Climate Action Plan.</p>				
8.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?			X	
<p>Discussion: As defined by Public Resources Code Section 12220(g), forestland is land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. While the 4.79-acre project parcel contains more than 10% native tree cover in its current natural condition, the project site is in an area that is relatively absent of trees. While a total of four trees are proposed for removal, the</p>				

tree loss is insignificant when compared to the dense tree coverage of the parcel and surrounding vicinity. Thus, the proposed tree removals will not release significant amounts of GHG emissions or significantly reduce GHG sequestering in the area. Furthermore, new trees will be planted to replace the regulated trees proposed for removal.

Source: Public Resources Code, Section 12220(g); San Mateo County Energy Efficiency Climate Action Plan (EECAP); Project Plans.

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
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Discussion: The project is not located on or adjacent to a coastal cliff or bluff.

Source: Project location.

8.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
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Discussion: The project is not located on or adjacent to the San Francisco Bay or Pacific Ocean.

Source: Project location.

8.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
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Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0405E, effective October 16, 2012.

Source: FEMA Panel No. 06081C0405E, effective October 16, 2012.

8.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
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Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0405E, effective October 16, 2012.

Source: FEMA Panel No. 06081C0405E, effective October 16, 2012.

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
<p>Discussion: Neither the construction nor associated grading would result in a significant impact involving the transport, use, or disposal of hazardous material or toxic substances.</p> <p>Source: Project Scope.</p>				
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
<p>Discussion: No significant use of hazardous materials is proposed. The project involves earthwork and construction of residential uses.</p> <p>Source: Project Scope.</p>				
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
<p>Discussion: No use involving significant emission of or handling of hazardous materials or waste is proposed. The project involves earthwork and construction of residential uses.</p> <p>Source: Project Scope.</p>				
9.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
<p>Discussion: The project site is not a listed hazardous materials site.</p> <p>Source: California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (2019).</p>				

9.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X
<p>Discussion: The site is not located within an area regulated by an airport land use plan nor is it located within 2 miles of a public airport or public use airport.</p> <p>Source: Project Location.</p>				
9.f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: The project involves the construction of residential structures and would not permanently or significantly impede access on existing public roads. The plan has been reviewed and conditionally approved by San Mateo County Fire Department for emergency vehicle access.</p> <p>Source: Project Location, Project Plans, San Mateo County Fire Department.</p>				
9.g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	
<p>Discussion: The project site is located within a High Fire Hazard Severity Zone, State Responsibility Area. The project was reviewed by the San Mateo County Fire Department and received conditional approval subject to compliance with Chapter 7A of the California Building Code for ignition resistant construction and materials and acceptable slope and material for the driveway, among other fire prevention requirements. No further mitigation, beyond compliance with the standards and requirements of the San Mateo County Fire Department, is necessary.</p> <p>Source: CalFire, Fire Hazard Severity Zones Maps; San Mateo County Fire Department.</p>				
9.h. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p>Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0405E, effective October 16, 2012.</p> <p>Source: FEMA Panel No. 06081C0405E, effective October 16, 2012.</p>				

9.i. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0405E, effective October 16, 2012.</p> <p>Source: FEMA Panel No. 06081C0405E, effective October 16, 2012.</p>				
9.j. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
<p>Discussion: The project parcel is not located in an area that would be impacted by failure of a dam or levee as the project site is located in the rural North Skyline area of the County away from such hazard areas.</p> <p>Source: Project Location, San Mateo County General Plan Hazards Map.</p>				
9.k. Inundation by seiche, tsunami, or mudflow?				X
<p>Discussion: Risk of inundation by seiche, tsunami, or mudflow is considered nil, as the project site is not located near any large bodies of water.</p> <p>Source: Project Location.</p>				

10. HYDROLOGY AND WATER QUALITY. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a. Violate any water quality standards or waste discharge requirements 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		
<p>Discussion: The project has the potential to generate polluted stormwater runoff during site grading and construction-related activities. However, these impacts would be reduced to a less than significant level with the implementation of Mitigation Measures 9 - 11.</p>				

The permanent project will be required to comply with the County's Drainage Policy requiring post-construction stormwater flows to be at, or below, pre-construction flow rates. Additionally, the project must include Low Impact Development (LID) site design measures in compliance with Provision C.3.i. of the County's Municipal Regional Stormwater Permit as the project will introduce 27,721 sq. ft. of new impervious surface. These guiding standards will ensure that post-construction water runoff does not violate any water quality standard as the project proposes to direct roof, driveway, and patio runoff to vegetated areas. Furthermore, the proposed septic system has been preliminarily reviewed and conditionally approved by the County Environmental Health Division.

Source: Project Plans; C.3/C.6 Development Review Checklist; County of San Mateo Drainage Policy; San Mateo County Municipal Regional Stormwater Permit; County of San Mateo Environmental Health Division.

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
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Discussion: The project is not expected to deplete any groundwater supplies or interfere with groundwater recharge. The project proposes to utilize an existing on-site well for domestic water use. Pump tests for the well resulted in a flow rate of 14 gallons per minute (gpm), which meets the minimum standard of 2.5 gpm for domestic use by the Environmental Health Division. There is no evidence that use of the well would interfere with groundwater supplies of other wells in the area.

Source: Superior Pump Co, Well Flow Test, dated July 26, 2011; San Mateo County Environmental Health Services.

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:				
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i. Result in substantial erosion or siltation on- or off-site;			X	
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Discussion: The project does not involve the alteration of the course of a stream or river. Existing drainage patterns, consisting of sheet flow, will be altered by proposed grading and development of the property. An erosion and sediment control plan has been prepared by Lea & Braze Engineering to reduce stormwater-related erosion and sediment from the project site during construction. Additionally, the project has been preliminarily reviewed and conditionally approved by the County's Drainage Review Section for drainage compliance. Furthermore, see staff's discussion in Section 7.b. above.

Source: Project Plans; County of San Mateo Drainage Review Section.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
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<p>Discussion: The project will introduce a significant amount of new impervious surfaces to the site, however, required compliance with the County's Drainage Policy and Provision C.3.i. of the County's Municipal Regional Stormwater Permit will ensure that any increased runoff is captured and released on-site through appropriate measures (i.e., detention system). Furthermore, see staff's discussion in Section 10.a. and 10.c. above.</p> <p>Source: Project Plans, County Drainage Policy, County Municipal Regional Stormwater Permit.</p>				
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	
<p>Discussion: Compliance with the County's Drainage Policy and Provision C.3.i of the San Francisco Bay Region Municipal Regional Permit is mandatory and would prevent the creation of significant additional sources of polluted runoff.</p> <p>Source: San Mateo County Drainage Policy; San Mateo County Municipal Regional Stormwater Permit.</p>				
iv. Impede or redirect flood flows?				X
<p>Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0405E, effective October 16, 2012. The proposed development will not impede or redirect flood flows.</p> <p>Source: FEMA Panel No. 06081C0405E, effective October 16, 2012, Project Location.</p>				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
<p>Discussion: The project parcel is not located in a flood hazard, tsunami, or seiche zone.</p> <p>Source: Project Location; San Mateo County General Plan Hazards Map.</p>				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
<p>Discussion: The proposed residential development is in a rural area of the County and will not obstruct implementation of a water control plan or sustainable groundwater management plan.</p> <p>Source: Project Location.</p>				
10.f. Significantly degrade surface or ground-water water quality?		X		
<p>Discussion: The project is required to comply with the County's Drainage Policy and Provision C.3.i. of the County's Municipal Regional Stormwater Permit which will prevent significant degradation of surface water quality after construction. Mitigation Measures 9 - 11 will reduce</p>				

construction-related stormwater impacts to a less than significant level. The applicant proposes to utilize an existing water well on the property, for which the Environmental Health Services has reviewed and conditionally approved. Furthermore, the well will be required to meet quality and quantity standards set forth by the Environmental Health Division

Source: Project Plans, County Drainage Policy, County Municipal Regional Stormwater Permit, County Environmental Health Services.

10.g. Result in increased impervious surfaces and associated increased runoff?		X		
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Discussion: The project will result in increased impervious surfaces and associated increased runoff. The implementation of Mitigation Measures 9 - 11 will reduce project-related impacts to a less than significant level. No further mitigation measures are necessary.

Source: Project Plans.

11. LAND USE AND PLANNING. Would the project:

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

Discussion: The project does not involve a land division or development that would result in the division of an established community. The project proposes a new single-family residence on a 4.79-acre parcel located in a rural area of the County that will be among other single-family developments on similarly sized rural parcels.

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	
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Discussion: The project includes the construction of a 6-ft. tall wall/fence in the front 50-ft. setback on the uphill side of the new upslope driveway, where 4-ft. is the maximum allowed height. However, the applicant is seeking a fence height exception as part of the subject project application.

Source: Project Plans, San Mateo County Zoning Ordinance.

11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry,				X
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commercial facilities or recreation activities)?				
<p>Discussion: The project proposes improvements to serve only the subject property. These improvements are completely within the parcel boundaries of the subject property and do not serve to encourage off-site development of undeveloped areas or increase the development intensity of surrounding developed areas.</p> <p>Source: Project Plans.</p>				

12. MINERAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
<p>Discussion: There are no known mineral resources identified on the project parcel.</p> <p>Source: Project Location, San Mateo County General Plan.</p>				
12.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
<p>Discussion: There are no identified locally important mineral resource recovery site(s) delineated on the County's General Plan, any specific plan, or any other land use plan.</p> <p>Source: Project Location, San Mateo County General Plan.</p>				

13. NOISE. Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	

<p>Discussion: During project grading and construction, excessive noise could be generated on a temporary basis. However, such temporary noise is regulated by Section 4.88.360 (Exemptions) of the County Ordinance Code for Noise Control. Once construction is complete, the project is not expected to generate significant amounts of noise.</p> <p>Source: Project Plans, San Mateo County Noise Ordinance.</p>				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?			X	
<p>Discussion: The project would generate short-term ground-borne vibration from construction and grading activities; however, any such increase would be temporary and localized to the project site. No mitigation is necessary.</p> <p>Source: Project Plans.</p>				
13.c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
<p>Discussion: The project is not located within an area regulated by an airport land use plan or within 2 miles of a public airport.</p> <p>Source: Project location.</p>				

14. POPULATION AND HOUSING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
<p>Discussion: All improvements associated with the proposed project are completely within the subject parcel's boundaries and are only sufficient to serve the future single-family residence.</p> <p>Source: Project Plans.</p>				
14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Discussion: The project does not propose to displace existing housing as the proposes to create a new single-family dwelling with second unit.

Source: Project scope.

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

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Fire protection?				X
15.b. Police protection?				X
15.c. Schools?				X
15.d. Parks?				X
15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

Discussion: The project is limited to a new single-family residential use and, therefore, will not involve new or physically altered government facilities or increase the need for new or physically altered government facilities. Additionally, the project will not affect service ratios, response times, or other performance objectives for any of the public services in the area.

Source: Project Plans.

16. RECREATION. Would the project:

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

Discussion: The project will not increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility will occur or be accelerated.

Source: Project Plans.				
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 a single-family residential use.				
Source: Project Plans.				

17. TRANSPORTATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?			X	
Discussion: Proposed project improvements include the construction of two new private driveways off of Heacox Road to serve the proposed single-family residence. The project has been reviewed and conditionally approved by the San Mateo County Fire Department and the County Department of Public Works for emergency access and traffic safety. The grading work and construction associated with the new residences will result in a temporary increase in traffic levels and a negligible permanent increase in traffic levels after construction. Additionally, traffic generated from a single-family residence is minimal. Therefore, the project is not expected to conflict with any plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.				
Source: Project Scope, San Mateo County Department of Public Works, San Mateo County Fire Department.				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts</i> ? <i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i>			X	
Discussion: The project is screened from the requirement for a Vehicle Miles Traveled (VMT) analysis pursuant to Senate Bill (SB) 743 and Section 15064.3 of the CEQA Guidelines as a “small project” based on the State of California Governor’s Office of Planning and Research’s (OPR) December 2018 Technical Advisory for Evaluating Transportation Impacts in CEQA to achieve compliance with SB 743 as the single-family residence would generate less than 110 daily trips, is				

consistent with the General Plan, and suggests no evidence indicating a potentially significant level of VMT would result.

Source: Project proposal; State of California Governor’s OPR December 2018 Technical Advisory; San Mateo County Department of Public Works, Board of Supervisors Members Memo, dated September 23, 2020 for Change to Vehicle Miles Traveled as Metric to Determine Transportation Impacts under CEQA Analysis; Caltrans Transportation Impact Study Guide, dated May 20, 2020.

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
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Discussion: The project proposes to construct two new driveways off of Heacox Road for single-family residential use. The project has been reviewed and conditionally approved by the County Department of Public Works for traffic safety of the proposed driveways onto Heacox Road.

Source: Project Plans; County Department of Public Works.

17.d. Result in inadequate emergency access?				X
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Discussion: The project has been reviewed and approved with conditions by San Mateo County Fire Department, and therefore would not result in inadequate emergency access.

Source: San Mateo County Fire Department.

18. TRIBAL CULTURAL RESOURCES. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X

Discussion: The project site is not listed or eligible for listing in the California Register of Historical Resources. Furthermore, the project is not listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k).

Source: Project Location; State Parks, Office of Historic Preservation, Listed California Historical Resources; County General Plan, Background, Historical and Archaeological Resources Appendices.

<p>ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)</p>		X		
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Discussion: Staff requested a Sacred Lands file search of the project vicinity, which was conducted by the Native American Heritage Council (NAHC) and resulted in no found records. While the project parcel is currently largely undeveloped, the site of the proposed residential development is adjacent to existing residential development in the immediate project vicinity. Previous development in the project vicinity did not encounter any resources which could be considered significant to a California Native American tribe. Additionally, the archeological report prepared by Basin Research associates dated Feb 28, 2019 concluded that no Native American villages, traditional use areas or contemporary use area or other features of significance have been identified in or adjacent to the project site. Therefore, the project is not expected to cause a substantial adverse change to any potential tribal cultural resources.

The project is not subject to Assembly Bill 52 for California Native American tribal consultation requirements, as no traditionally or culturally affiliated tribe has requested, in writing, to the County to be informed of proposed projects in the geographic project area. However, in following the NAHC's recommended best practices, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal cultural resources.

Mitigation Measure 12: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 13: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Source: Project Plans; Project Location; Native American Heritage Council, California Assembly Bill 52, Archaeological Review, prepared by Basin Research Associates, dated February 28, 2019

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
<p>Discussion: The project involves the upgrade of an existing private well and installation of a new septic system, both of which have been reviewed and conditionally approved by the County's Environmental Health Division. No new or expanded water or wastewater treatment facilities are necessary to serve the proposed project. In order to comply with San Mateo County's drainage policies, on-site stormwater measures would be installed in association with the proposed project. On-site stormwater measures were designed by a licensed civil engineer and have been reviewed and preliminarily approved by the San Mateo County Drainage Review Section. There is no indication that the installation of these measures will cause any significant environmental effects.</p> <p>Source: Project Plans.</p>				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
<p>Discussion: The project proposes to utilize an existing on-site well for domestic water use. According to pump tests preliminarily approved by the County's Environmental Health Services, the well flow rate was documented at 14 gallons per minute (gpm), which exceeds the County's minimum requirement of 2.5 gpm for domestic well water sources.</p> <p>Source: San Mateo County Environmental Health Division; Superior Pump Co., Well Flow Test, dated July 26, 2011.</p>				
19.c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
<p>Discussion: See Question 19.a</p> <p>Source: Project Plans.</p>				
19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or				X

otherwise impair the attainment of solid waste reduction goals?				
<p>Discussion: The project consists of construction of a single-family development which would have a negligible impact on the capacity of local landfills.</p> <p>Source: Project Scope</p>				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
<p>Discussion: The project involves one single-family residences within an existing rural residential community and will result in a negligible increase in solid waste disposal needs. All elements of the project will comply with regulations related to solid waste.</p> <p>Source: Project Scope</p>				

<p>20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: No revisions to the adopted Emergency Operations Plan would be required as a result of the proposed project. The nearest public fire service is the San Mateo County Fire Department Station 58 located approximately 5.9 miles northwest of the project site and would not be impacted because primary access to all major roads would be maintained during construction and habitation of the residence. As discussed in Section 9 (Hazards and Hazardous Materials), the proposed project has been reviewed and conditionally approved by the San Mateo County Fire Department; and 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.</p> <p>Source: Project Plans; Project Location; San Mateo County Fire Department.</p>				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
<p>Discussion: Wildland Urban Interface fires occur where combustible vegetation meets combustible structures, combining the hazards associated with wildfires and structure fires. The project is located in a High Fire Severity State Responsibility Area as identified by the County's GIS maps. The new residential structure constructed as part of the proposed project would include fire resistant features that conform to modern fire and building codes, as well as fire detection or extinguishing systems. The likelihood that a major structural fire will expand into a wildland fire before it can be</p>				

brought under control is therefore significantly reduced. Similarly, wildfires will be less able to burn the building because of the preventative measures in place. Further, due to the proximity of the project site to San Mateo County Fire Station 58 and the very short expected response time to reported fires, the likelihood of injuries or pollutant emissions due to a wildfire is minimal. Therefore, the proposed project would not exacerbate wildfire risks or expose occupants to pollutant concentrations from a wildfire, or to the uncontrolled spread of wildfire.

Source: Project Plans; Project Location; San Mateo County GIS.

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
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Discussion: The proposed project to construct a single-family residence on a parcel which adjoins other single-family rural residential development does not require the installation of new roads, fuel breaks, or power lines. The project includes the construction of a fire truck turnaround that has been reviewed and conditionally approved by the San Mateo County Fire Department. No further mitigation is necessary.

Source: Project Plans, San Mateo County Fire Department.

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
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Discussion: While the house site itself is generally level, the overall parcel moderately slopes downward toward the east. The proposed on-site drainage facilities have been sized and appropriately placed to retain the stormwater on-site and would allow the stormwater to percolate into the ground as determined by the review of the County’s Drainage Section. As the project would not increase the risk of wildfire or the severity of wildfires, the project would not expose the proposed structure to significant risk from flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Source: Project Plans.

21. MANDATORY FINDINGS OF SIGNIFICANCE.				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
21.a. Does the project have the potential to 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				X

<p>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?</p>				
<p>Discussion: According to review of the California Natural Diversity Database (CNDDDB), there are no special-status plant or animal species identified on the project site or within the immediate vicinity of the project site.</p> <p>Source: California Natural Diversity Database; San Mateo County General Plan, Sensitive Habitats Map; Amended Project Plans; Project Location.</p>				
<p>21.b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</p>			<p>X</p>	
<p>Discussion: The majority of the parcels along Heacox Road are developed with single-family residences. It is not likely that the incremental effects of this project are considerable when viewed in conjunction with the effects of past, current, and probably future private or public projects in this area. The project site is located in a rural area where the rate and intensity of development is low. While the project will potentially result in site specific impacts as discussed in this document, incorporation of the recommended mitigation measures will reduce these impacts to a less than significant level. Currently, no other new residential development is proposed in the area. Furthermore, any future development in the area will be subject to review under the California Environmental Quality Act.</p> <p>Source: Subject Document; Project Plans.</p>				
<p>21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>		<p>X</p>		
<p>Discussion: The project could result in environmental impacts that could both directly and indirectly cause impacts on human beings, including the introduction of new sources of light and glare, temporary air quality impacts from construction-related emissions, and temporary greenhouse gas emissions from construction-related activities, as discussed within this document. However, the implementation of the recommended mitigation measures included in this document, and mitigation measures proposed in the project plans, will adequately reduce any potential impacts to a less than significant level.</p> <p>Source: Subject Document; Project Plans.</p>				

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

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District		X	
Caltrans		X	
City		X	
California Coastal Commission		X	
County Airport Land Use Commission (ALUC)		X	
Other: _____		X	
Regional Water Quality Control Board		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
Sewer/Water District:		X	
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	

<u>MITIGATION MEASURES</u>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p>Mitigation Measure 1: The development shall employ colors and materials which blend in with, rather than contrast with, the surrounding soil and vegetative cover of the site.</p> <p>Mitigation Measure 2: All proposed 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 any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the subject premises.</p>		

Mitigation Measure 3: Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective.

Mitigation Measure 4: The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any grading "hard card" that, at a minimum, includes the "Basic Construction Mitigation Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

- a) All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access road) 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 paved 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 miles per hour.
- e) Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- f) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- g) Post a publicly visible sign with the telephone number and person to contact at the County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 5: All regulated trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size, and location. Any regulated oak tree species removed shall be replaced with the same species. The Plan shall be submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets.

Mitigation Measure 6: To ensure tree protection recommendations are effectively maintained throughout the duration of project construction, the following tree inspections shall be conducted and reported (in written report form) by a licensed arborist to the Current Planning Section:

- a. Quarterly (i.e., every three months post installation) inspections, timeline to be determined upon issuance of a building permit Quarterly inspections shall focus on the following:
 - 1) Whether tree protection recommendations are being followed.
 - 2) Whether Tree Protection Zones (TPZs) are being maintained intact and are not being encroached upon without prior authorization.
 - 3) Whether there are any unforeseen impacts or tree conflicts encountered above and beyond the assumptions made in the Tree Protection Plan (TPP).
 - 4) Whether any recommended changes to the existing TPP to improve efficacy of the plan or to provide the contractor more flexibility based on site observations and how such observations may impact the landscaping phase of the project.

b. Special inspections shall occur and be reported to the Current Planning Section by the licensed arborist during the following stages of construction:

- 1) Post installation of tree protection measures. A letter shall be submitted that confirms tree protection zones have been installed to plan.
- 2) Post grading/excavation. A letter shall be submitted that confirms tree protection remains intact, extent of damage to trees along equipment haul route and within proximity of grading/excavation limits. If damage incurred to trees requires mitigation (e.g. pruning, removal, or compaction remediation), an explanation of the proposed mitigation is required.
- 3) Post utility installation. A letter shall be submitted that confirms the extent of activity was administered to plan and activities remained outside of identified TPZs.
- 4) Post framing/exterior finishing. A letter shall be submitted that confirms framing of structures occurred without damage to tree canopies. If pruning of heritage trees is required during the framing/exterior finishes stage, a Heritage Tree pruning permit is required. Pruning of heritage trees without a permit is subject to penalties detailed in Section 11,100 of the Heritage Tree Ordinance.
- 5) Paving/landscaping. A letter shall be submitted that confirms activities are remaining outside of identified TPZs. Alteration to the TPZ plan may require amendment and confirmation that any updates to the landscaping plan were reviewed and approved by the project arborist. Special attention shall be placed on installation of appropriate species and irrigation systems within driplines of California native oaks.
- 6) Prior to obtaining Certificate of Occupancy. A post-project arborist report shall be submitted stating the cumulative impact incurred to trees during the construction process. The report shall include a summary of previous inspections with particular emphasis on TPP/TPZ amendments made throughout the process, unauthorized violation to the TPP/TPZs and necessary remediation measures related to violations to the TPP/TPZ.

All special inspection reports above shall be completed and submitted to the Current Planning Section within five (5) business days of the listed construction stages above.

Failure to submit a required report by the pre-determined deadline may be subject to penalties consistent with Section 12,032.2 (Violations) of the Significant Tree Ordinance or Section 11,103 (Violations) of the Heritage Tree Ordinance. Violations of the TPP, including unauthorized encroachment to the TPZs, will at a minimum incur a stop work notice and may be subject to fiscal penalties consistent with Chapter 4 of the Significant Tree Ordinance (Section 12,030 – 12,032.5) or Chapter 3 of the Heritage Tree Ordinance (Section 11,100 – 11,104) where applicable. Changes in development plans which require pruning of heritage trees' canopy (regardless of relation to the TPZ boundary) or roots (within the identified TPZ) will be subject to approval of a Heritage Tree pruning permit.

Mitigation Measure 7: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 50 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 50-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate

measures, and those measures have been approved by the Current Planning Section and implemented.

Mitigation Measure 8: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98 for the naming of a Most Likely Descendant and the recommendations for disposition.

Mitigation Measure 9: The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.

Mitigation Measure 10: 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 111: An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control.

Mitigation Measure 12: The applicant shall implement the following basic construction measures at all times:

- a) 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 Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- b) All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- c) Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, 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.

Mitigation Measure 13: Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).

Mitigation Measure 14: Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

Mitigation Measure 15: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 16: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

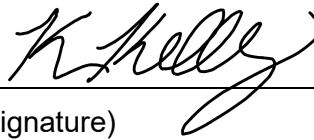
DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

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

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



(Signature)

Associate Planner

(Title)

05/10/2021

Date

_ND - Initial Study Checklist (04-10-19).dotx

ATTACHMENTS

- A. Vicinity/Project Location Map
- B. Project Plans