

County of San Mateo  
Planning and Building Department  
**REVISED**  
**INITIAL STUDY**  
**ENVIRONMENTAL EVALUATION CHECKLIST**  
(To Be Completed by Planning Department)

**POSTING  
ONLY**

**AUG 19 2021**

1. **Project Title:** Domestic Well and Culvert
2. **County File Number:** PLN 2002-00727
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:** Olivia Boo, Project Planner; [oboo@smcgov.org](mailto:oboo@smcgov.org)
5. **Project Location:** Highway 84 (aka La Honda Road), Between Peek-A-Boo Lane and Madera Lane, in unincorporated San Gregorio area of San Mateo County
6. **Assessor's Parcel Number and Size of Parcel:** 082-130-250; 2.47 Acres
7. **Project Sponsor's Name and Address:** Charles Floyd, 551 Alsace Lorraine, Half Moon Bay, CA 94019
8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** N/A
9. **General Plan Designation:** Agriculture
10. **Zoning:** PAD/CD (Planned Agricultural District/Coastal Development District)
11. **Description of the Project:** Coastal Development Permit and Planned Agricultural District Permit for the construction of a new domestic well and to install a 30-inch diameter culvert into an existing drainage ditch, to serve a potential future single-family residence. Three sites are identified as potential well sites but only one well will be constructed and certified. The parcel size is 2.47 acres. The primary well site is located approximately 65 feet from the front property line. Preconstruction surveys for special status species/habitat are included in the proposal. Minimal grading and no tree removal is proposed.
12. **Setting:** The parcel is vacant with existing low growing vegetation and 11 mature trees. It is located on the south side of La Honda Road and accessed by a gravel driveway. The parcel is relatively flat. There is an existing drainage ditch that runs along a portion of the curved gravel driveway. In order for the well drilling vehicle to safely access the proposed well locations, a culvert is required to be installed in the drainage ditch to provide stable vehicle access to the potential well locations. The surrounding area is rural with scattered residential and agricultural development. The primary area of the subject parcel is located 270 feet south of La Honda Road, behind another developed property.
13. **Other Public Agencies Whose Approval is Required:** N/A

14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?** The project was sent by certified mail to the recommended list of California Native American tribes as recommended by the Native American Heritage Commission (NAHC). The notice yielded no comment from the tribes.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

<b>1. AESTHETICS.</b> 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 residential areas, public lands, water bodies, or roads?				X
<p><b>Discussion:</b> The project site is located within the La Honda County Scenic Corridor. The site is approximately 270 feet south of La Honda Road, sits below the road grade on a gradual downward slope (approximately 8 percent slope in the project area). The proposed domestic well and culvert are small structures, will sit at or below grade level on a relatively flat parcel and will have minimal visual impact. The subject parcel is located behind a developed property and the surrounding area has dense vegetation. The domestic well would not be visible from La Honda Road or neighboring parcels. The proposed 30 -inch culvert is a below grade structure, approximately 42 feet long and 8 feet wide and will be installed in the existing drainage channel, to provide stable access across the</p>				

existing drainage ditch for the drilling vehicle. Because the culvert will be installed below existing grade level, it will not be visible from adjacent residential areas or the La Honda Road right-of-way.  
**Source:** Field Inspection, County General Plan, Scenic Corridor Map, Google Earth/Maps, Project Plans.

1.b. Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
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**Discussion:** Neither the proposed domestic well nor the culvert will damage or destroy scenic resources, trees, rock outcroppings or historic buildings. The project does not involve rock outcropping or historic buildings.

**Source:** Field Inspection, Project Plans.

1.c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
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**Discussion:** The domestic well and culvert will not significantly alter the fairly flat topography or require extensive earthwork that would impact or significantly degrade the existing visual characteristics of the site. The proposed site of the domestic well and culvert location are approximately 700 feet south from La Honda Road, located behind a developed property. Access to the site is by an existing driveway from La Honda Road to the parcel. The proposed culvert is to be installed in the existing drainage ditch which is located approximately 700 feet from La Honda Road. Minimal ground disturbance is expected for the domestic well and the culvert. The project site is not on a ridgeline.

**Source:** Field Inspection, Proposed Site Plans.

1.d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?				X
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**Discussion:** The proposed domestic well and culvert do not involve lighting and thus will not introduce glare or affect nighttime views.

**Source:** Project Plans.

1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
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**Discussion:** The project site is located within the La Honda Road County Scenic Corridor. Given the ground level height of the well and culvert to be installed below existing grade level, neither structure is expected to be visible, thus no impact is expected to the scenic corridor.

**Source:** Field Inspection, Project Plans, San Mateo County Geographic Information System.

1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
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**Discussion:** The project is not located within a Design Review District and does not conflict with applicable General Plan or Zoning Ordinance provisions.

**Source:** Zoning Maps, General Plan.

1.g. Visually intrude into an area having natural scenic qualities?				X
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**Discussion:** The parcel is located within the rural surroundings of the San Gregorio area. The vicinity includes agricultural fields, related development, heavy vegetation, a creek, mix of hills and flatlands and low-density development. Construction of the domestic well and culvert is not expected to impact the rural scenic qualities found in the area since both the well and culvert are ground level structures that will be installed at or below existing grade and will not intrude on natural scenic qualities. Minimal grading and no tree removal is proposed.

**Source:** Google Maps, Field Inspection, Project Plans.

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

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X

<p><b>Discussion:</b> No Impact. The project is not located outside the Coastal Zone.</p> <p><b>Source:</b> Geographic Information System, Project Location.</p>					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
<p><b>Discussion:</b> The property is not located within an open space easement or under a Williamson Act contract. The subject parcel is zoned Planned Agricultural District and in the Coastal Zone. Although this zoning designation requires that proposed uses preserve and foster existing and potential agricultural operations, a domestic well is permitted upon approval of a Planned Agricultural Permit (PAD). There is no agricultural use on the property, thus the domestic well will not impact any ongoing agricultural use. The culvert is necessary infrastructure to allow the well drilling vehicle to access the proposed well locations. The culvert will be installed in an existing drainage ditch and is not expected to impact any ongoing agricultural use.</p> <p><b>Source:</b> Geographic Information System, Accela.</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><b>Discussion:</b> The parcel is designated as Other Land, per the State of California Geoportal Important Farmland Finder. The project proposal is for a domestic well and culvert, a small footprint impact and there is no conversion of farmland to non-agricultural use at this time. The land likely qualifies as forestland by definition, as forestland is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for the management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.</p> <p>The land is not being used as timber land (no timber harvesting), and therefore no conversion occurs since the land is not being used as forestland. The property does not contain prime soils. Upon review of the Natural Resources Conservation Service Web Soil Survey and Soil Survey San Mateo Area, the soil type (CeF2) is best used for grazing. If water is found on the site and a well is established, it could lead to future development of the parcel. Future development of a single-family residence will require approval of a separate Planned Agricultural District (PAD) permit and Coastal Development Permit (CDP). These separate permits would consider future project impacts to agriculture. Should residential development not be pursued on the property, any water found could also be utilized for agricultural uses.</p> <p><b>Source:</b> Natural Resources Conservation Services, Web Soil Survey Soil Survey San Mateo Area, State of California Geoportal Important Farmland Finder, State of California Geoportal Important Farmland Finder.</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

**Discussion:** The project site is identified as having CeF2 (Cayucos) and Ma (Clay Loam); no prime soils are within the project area. The project proposes up to three test wells and the installation of a culvert in an existing drainage ditch; there is no proposal to subdivide land or convert land to non-agriculture use at this time.

**Source:** Natural Resources Conservation Services, Web Soil Survey Soil Survey San Mateo Area.

2.e. Result in damage to soil capability or loss of agricultural land?

X

**Discussion:** Although the project site is noted on the County's mapped areas of land containing soils with agricultural capability, the type of soil is best for grazing. The site is outside of the State's Important Farmlands. The loss of agricultural land is considered a Less Than Significant Impact because although the soil is suited for grazing, the project scope requires minimal and limited disturbance and the size of the parcel (2.47 acres) is relatively small to support significant productive grazing.

**Source:** Project Plans, San Mateo County Soils Map.

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

*Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*

**Discussion:** Although the land qualifies as forestland by definition, (forestland is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for the management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits) no rezoning is proposed, and the land has not been used as timber land (no timber harvesting) and is not a Timberland Preserve Zone (TPZ). The project parcel is zoned PAD/CD (Planned Agricultural District/Coastal Development). The proposed project will not conflict with any existing zoning, as a domestic well is allowed in the PAD Zoning District subject to a PAD Permit. The proposed culvert is needed to provide stable property access for the well drilling vehicle to cross the existing drainage ditch to access the well locations. Furthermore, the proposed project will not generate a need for rezoning of any land.

**Source:** County Zoning Map and Regulations.

<b>3. AIR QUALITY.</b> 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 proposed project would not conflict with or obstruct the implementation of the Bay Area Air Quality Management District's (BAAQMD's) 2017 Clean Air Plan (CAP). The project and its operation involve minimal hydrocarbon (carbon monoxide, CO2) air emissions during construction, whose source would be exhaust from vehicle trips (e.g., construction vehicles and personal cars of construction workers) as the primary fuel source is gasoline. Due to the site's rural location, potential project air emission levels from construction would be increased from general levels. However, any such construction -related emissions would be temporary and localized and would not conflict with or obstruct the Bay Area Air Quality Plan. Similarly, once construction for the domestic well and culvert is completed, the project would have minimal impacts to air quality standards. The BAAQMD has established thresholds of significance for construction emissions and operational emissions as defined in the BAAQMD's 2017 CEQA Guidelines, but does not require quantification of construction emission due to the number of variables that can impact the calculation of construction emissions. Instead, the BAAQMD emphasizes implementation of all feasible construction best management practice measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures that they have determined, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. These control measures have been included in Mitigation Measure 1 below.

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

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.



- f. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.
- h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
- i.

Also, see the discussion to Question 8.a. (Climate Change: Greenhouse Gas Emissions), relative to the project's compliance with the County Energy Efficiency Climate Action Plan.

**Source:** Bay Area Air Quality Management District 2017 Clean Air Plan, Bay Area Air Quality Management District CEQA Guidelines May 2017.

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

**Discussion:** The San Francisco Bay Area Air Basin is a State designated non-attainment area for Ozone, Particulate Matter (PM10) and Fine Particulate Matter (PM2.5). Non-attainment area is an area considered to have air quality worse than the National Ambient Air Quality Standards as defined in the Clean Air Act Amendment of 1970. On January 9, 2013, the Environmental Protection Agency (EPA) issued a final rule to determine that the Bay Area attained the 24-hour PM-2.5 national standard. However, the Bay Area will continue to be designated as "non-attainment" for the national 24-hour PM-2.5 standard until the BAAQMD submits a "re-designation request" and a "maintenance plan" to the EPA and the proposed re-designation is approved by the EPA. A temporary increase in PM-2.5 in the project area is anticipated to occur during construction since these PM-2.5 particles are a typical vehicle emission. Therefore, any construction and California Air Resources Board vehicle regulations will reduce the potential effects of increased PM-2.5 to a less than significant impact. Implementation of Mitigation Measure 1 would minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level.

**Source:** Bay Area Air Quality Management District.

3.c. Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?		X		
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**Discussion:** Sensitive receptors include, but are not limited to, hospitals, schools, daycare facilities, elderly housing and convalescent facilities.

There is a youth campground facility adjacent to the subject property. Pollutants are limited to that of construction vehicles, well drilling activities and installation of the culvert, and are not expected to continue once the well and culvert infrastructure construction is completed. Though pollutant emissions generated from the construction of the proposed project will primarily be temporary in nature they have the potential to negatively impact nearby sensitive receptors. Mitigation Measure 1 will minimize potentially significant exposure of pollutants to nearby sensitive receptors to a less than significant level.

**Source:** Bay Area Air Quality Management District.

3.d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
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**Discussion:** No objectionable odors are expected once the culvert is installed and the well is drilled. Odors resulting from construction vehicles may occur during the well drilling and culvert installation (e.g. gasoline and diesel-fueled construction equipment), however these odors would be temporary in nature.

**Source:** Project Scope.

**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 or National Marine Fisheries Service?		X		

**Discussion:** A biological report prepared by WRA Environmental Consultants cites two sensitive vegetative communities observed on site, coast live oak woodland and riparian woodland. Oak woodlands are not considered sensitive natural communities by the Local Coastal Program (LCP) or the California Department of Fish and Wildlife (CDFW) Natural Communities List, but they are given special consideration under the California Oak Woodland Conservation Act. These vegetative communities are adjacent to the project and may be impacted by the domestic well if trees are trimmed or removed. No tree removal or tree trimming is proposed for the domestic well and culvert, thus no mitigation measures are necessary.

### Riparian Resources

The LCP Land Use Plan defines riparian canopy as vegetation along a perennial or intermittent stream, composed of a minimum 50 percent of the following species: red alder, jaumea, pickleweed, big leaf maple, narrow-leaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and boxelder. The dominant tree cover along the drip line of the tree canopy riparian woodland canopy on the project site is alder (40 percent) and boxelder (30 percent). The remaining 30 percent includes willow, California bay, and dogwood. The understory includes poison oak, hemlock, thistles, and stinging nettle. There is no encroachment of the proposed project into the riparian dripline, thus no mitigation measures are required.

### Wetland and water features

San Gregorio Creek is a perennial stream within the Study Area and flows north to south. The LCP has established a 50-foot buffer zone for perennial creek systems. Riparian vegetation exists on the property, existing at various points, up to 60 feet inward from the east property line and 200 feet inward from the rear property line according to the WRA biologist map (attachment C). Residential development, such as a domestic well, is permitted to be located within 50 ft. of riparian vegetation if no other location is available. The proposed three domestic well locations are 32 feet from the limits of riparian.

A man-made ditch exists within the access driveway, which is located towards the northern portion of the property. The ditch contains large amounts of fallen trees, branches and is largely unvegetated at the bottom and sides. It is surrounded by poison oak, coast live oak, and arroyo willow. The ditch is man-made in upland habitat and not considered a sensitive community. The proposed culvert is proposed to be installed in this man-made ditch, which is located approximately 49 feet northwest of the well locations, further away from the riparian vegetation. No mitigation measures are necessary.

No wetlands were observed on site. No special status plant species were observed in the Study Area. No mitigation measures are necessary.

Madrone, coast live oak and California bay laurel trees exist on the property. No tree removal is required for the test well locations. Future tree removal will require a separate permit if needed in association with a future developed project for the property.

### Foothill Yellow-Legged Frog

The Foothill yellow-legged frog is historically known to exist within San Gregorio Creek and is presumed present since the creek maintains perennial flow. However, it is not likely presumed present in the upland habitats within the proposed Project footprint. Measures to protect the riparian habitat, including the LCP riparian setbacks are considered sufficient to protect the Foothill yellow-legged frog. No additional measures are recommended.

### Steelhead

Steelhead is presumed present within San Gregorio Creek in the Study Area but is not present within the proposed Project footprint. Measures to protect the riparian habitat, including LCP riparian setbacks are considered sufficient to protect steelhead and its critical habitat. No further measures are recommended.

### San Francisco Dusky-Footed Woodrat

San Francisco dusky-footed woodrat was observed within the Study Area, outside of the Project footprint area. Although no San Francisco dusky-footed woodrats were observed within the study area during the April 6, 2015 inspection, nor currently present within the Study Area, there is a high potential for this species to re-establish within the Study Area. Therefore, a pre-grading survey within the Study Area and ditch crossing is relevant and recommended to avoid impacts to the San

Francisco dusky-footed woodrat. The 2020 updated biological report states the recommendation is still relevant.

California red-legged frog

The California red-legged frog (CRLF) has the potential to occur in the Study Area. Elements that support CRLF are aquatic breeding, aquatic non-breeding, upland and dispersal habitats. The man-made ditch is largely determined strictly from surface run-off and does not maintain water for a suitable length of time or contain suitable breeding characteristics to be considered breeding habitat. It is not contiguous or aquatic non-breeding habitat because it lacks water for much of the year. San Gregorio Creek is adjacent to the Study Area; however, it does not contain breeding habitat and only provides a dispersal and movement corridor for this species. An upland habitat provides refuge for CRLF during the dry season. Upland habitat is typically found within 300 feet above breeding habitat and provides refuge during the dry season. The Study Area is not considered upland habitat based on distance from breeding habitat and lack of refugia. The Study Area is also not considered dispersal habitat based upon the open and dry habitat with the Project footprint. The proposed Project does not contain habitat for CRLF and will avoid impacts to riparian habitat; therefore, no further measures are recommended.

**Mitigation Measure 2:** A pre-grading construction survey within the Study Area and drainage ditch crossing is required prior to the commencement of ground disturbance activity to avoid impacts to the San Francisco dusky-footed woodrat. The pre-construction survey shall be prepared by a qualified biologist prior to any work, no longer than 48 hours in advance of the start of work. If work is delayed or if work is moved to another area, an additional pre construction survey is required, this is required to avoid potential impacts to the Woodrat.

**Mitigation Measure 3:** If woodrat nests are observed within the project area outside of the breeding season (February to July) the project biologist may dismantle the nest (outside of the breeding season), allowing individuals to relocate to suitable habitat within the adjacent open space area.

**Mitigation Measure 4:** If woodrat nests with young are observed within the project site, an exclusion fence shall be erected around the nest site. The fencing shall provide adequate enough area to provide foraging habitat for the woodrats at the discretion of the project biologist. Site preparation (i.e., grubbing and grading) within the fenced area shall be postponed or halted until young have left the nest. A biological monitor shall be onsite during periods when disturbance activities occur near the active nest to ensure no inadvertent impacts will occur to the nests.

**Source:** WRA Environmental Consultants Biologist Report, (dated August 7, 2020 and May 5, 2015) ).

<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 or National Marine Fisheries Service?</p>		<p>X</p>		
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**Discussion:** See discussion under 4.a.

**Source:** WRA Environmental Consultants Biologist Report.

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><b>Discussion:</b> See discussion under 4.a.  <b>Source:</b> WRA Environmental Consultants Biologist Report.</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 impede the use of native wildlife nursery sites?		X		
<p><b>Discussion:</b> See discussion under 4.a.  <b>Source:</b> WRA Environmental Consultants Biologist Report.</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><b>Discussion:</b> No trees are proposed for removal to drill the domestic well or to install the culvert.  <b>Source:</b> Project Plans.</p>				
4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X
<p><b>Discussion:</b> The project site is not subject to a Habitat Conservation Plan, Natural Conservation Community Plan, or other approved conservation plan.  <b>Source:</b> Google Maps, General Plan.</p>				
4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
<p><b>Discussion:</b> The project site is not located inside or within 200 feet of a marine or wildlife reserve.  <b>Source:</b> Geographic Information System.</p>				
4.h. Result in loss of oak woodlands or other non-timber woodlands?				X

**Discussion:** See discussion under 4.a.

**Source:** WRA Environmental Consultants Biologist Report.

5. CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?		X		
<p><b>Discussion:</b> The California Historical Resources Information System (CHRIS) recommended notifying specific Native American tribes that may be affiliated with the project area. Staff sent notification by certified mail to the recommended tribe list and did not receive further comment from any tribes. No further study was recommended. The proposed well project does not require an archaeological study.</p> <p>The following mitigation measures will ensure project impacts, should cultural resources be found, be reduced to less than significant impacts.</p> <p><b>Mitigation Measure 5:</b> In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.</p> <p><b>Mitigation Measure 6:</b> If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.</p> <p><b>Mitigation Measure 7:</b> In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).</p> <p><b>Source:</b> Project Plans.</p>				

5.b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
<p><b>Discussion:</b> See staff's response to 5.a.</p> <p><b>Source:</b> Project Plans, California Historical Resources Information System (CHRIS).</p>				
5.c. Disturb any human remains, including those interred outside of formal cemeteries?		X		
<p><b>Discussion:</b> There are no known human remains in the project area. During construction of the well drilling and installation of the culvert, should any evidence be discovered, Mitigation Measure 5 is included.</p> <p><b>Source:</b> Project Plans, California Historical Resources Information System (CHRIS).</p>				

<b>6. ENERGY.</b> 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
<p><b>Discussion:</b> The project will not use or consume any on-site electricity or energy resource as the project site is considered rural and unimproved with such resources. Energy consumption associated with the project would be limited to minimal construction (i.e., construction vehicles) which would be limited and temporary for the implementation of the project.</p> <p><b>Source:</b> Project Plans.</p>				
6.b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X
<p><b>Discussion:</b> The proposed project will be required to comply with any applicable 2019 Building Energy Efficient Standards which will be verified by the San Mateo County Building Inspection Section prior to the issuance of a building permit. The project may also be required to adhere to the provisions of CAL Green which established planning and design standards for sustainable site development and energy efficiency (in excess of the California Energy Code requirements), among other standards.</p> <p>Construction</p>				

The construction for the domestic well, culvert and bridge would require the consumption of nonrenewable energy resources, primarily in the form of fossil fuel (e.g., fuel oil, natural gas, and gasoline) for construction vehicles and 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, would be temporary, and would not require expanded energy supplies or the construction of new infrastructure. Most construction equipment would be gas-powered or diesel-powered.

**Source:** Project plans.

7. GEOLOGY AND SOILS. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				X
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
<b>Discussion:</b> The project site is not located within a Seismic Hazard zone, therefore a geotechnical report was not requested or submitted. <b>Source:</b> San Mateo County Geographic Information System.				
ii. Strong seismic ground shaking?				X
<b>Discussion:</b> See Section 7.a. <b>Source:</b> San Mateo County Geographic Information System.				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
<b>Discussion:</b> The property is not located in a liquefaction area.				



<b>Source:</b> San Mateo County Geographic Information System.				
iv. Landslides?				X
<b>Discussion:</b> The project site is not located within a landslide area.				
<b>Source:</b> San Mateo County Geographic Information System.				
v. Coastal cliff/bluff instability or erosion?				X
<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>				
<b>Discussion:</b> The project site is not located on a cliff or bluff.				
<b>Source:</b> Project Plans.				
7.b. Result in substantial soil erosion or the loss of topsoil?			X	
<p><b>Discussion:</b> The property has mature trees and low-growing vegetation. No trees are proposed to be removed and minimal low growing vegetation is proposed to be removed to install the culvert and drill the well. The property has an 8 percent slope southward, away from La Honda Road. In general, there is very minor erosion expected to occur for the well drilling construction and to install the culvert. In order for the well drilling vehicle to access the parcel, a 30-inch culvert is required to be installed in the man-made ditch which will provide stable access to the well location. The minor grading necessary to install the culvert and to excavate for the well does have the potential to result in temporary erosion impacts. Thus, the following mitigation measure is proposed. Erosion control measures will be required during the construction of the culvert and drilling of the well.</p> <p><b>Mitigation Measure 8:</b> Prior to commencement of the project, the application shall submit to the Planning Department for review and approval, an erosion and drainage control plan that shows how the transport and discharge of soil and pollutant from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment capturing devices. The plan shall limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plans shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Guidelines," including:</p> <ol style="list-style-type: none"> <li>Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.</li> <li>Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.</li> <li>Performing clearing and earthmoving activities only during dry weather.</li> </ol>				

- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
- n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

**Source:** Project Plans.

7.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?				X
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**Discussion:** The project site does not contain a geological unit or soil that is presently unstable. However, compliance with Mitigation Measure 6 will ensure that the proposed site disturbance does not result in soil instability or erosion.

**Source:** San Mateo County Hazard Mapped Resources.

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
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**Discussion:** There are no known expansive soils on the project site. The site is currently undeveloped and noted as having Ma, CsB and CeF2 soils per the Natural Resources Conservation Service (NRCS) map. Ma is Grade 3 (fair rating), CsB is Grade 2 (good) and CeF2 is Grade 4, (poor rating); there is no expectation of encountering expansive soils which would result in a risk to life and/or property.

<b>Source:</b> Project Plans.					
7.e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
<p><b>Discussion:</b> The proposed project does not include the installation of a septic system or other alternative wastewater disposal system. However, there is no indication that the property would not be able to support these types of systems. Should the applicant successful find domestic water, the applicant will be required to apply for a new permit to pursue any future planned single-family residence and associated infrastructure.</p> <p><b>Source:</b> Project Plans.</p>					
7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
<p><b>Discussion:</b> The project proposes a domestic well and culvert on a relatively flat undeveloped parcel in a rural area; minimal ground disturbance is involved. No known unique geologic features are present within the project area. There is a low probability that the project would destroy or cause impact to a unique paleontological resource or unique geologic feature. Should any paleontological evidence be discovered, Mitigation Measure 3 shall be implemented.</p> <p><b>Source:</b> Project Plans, Project Location.</p>					

<b>8. CLIMATE CHANGE.</b> Would the project:					
		<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><b>Discussion:</b> Greenhouse Gas Emissions (GHG) include hydrocarbon (carbon monoxide; CO<sub>2</sub>) air emissions from vehicles and machines that are fueled by gasoline. Construction equipment and vehicle trips (e.g., construction vehicles, personal vehicles for construction workers, maintenance workers) and machinery associated with construction of the domestic well and culvert will result in temporary generation of GHG emissions. Assuming construction vehicles are based in and travelling from urban areas, the potential project GHG emission levels from construction would be considered minimal and limited to a short duration of time to complete the project construction. Although the project scope is not likely to generate significant amounts of greenhouse gases, Mitigation Measure 1 will ensure that any impacts are less than significant.</p>					

<b>Source:</b> Project Plans.					
8.b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		X		
<p><b>Discussion:</b> The San Mateo County Energy Efficiency Climate Action Plan (EECAP) identifies implementation measures for construction equipment for new development to comply with best management practices from Bay Area Air Quality Management District guidance. Implementation of Mitigation Measure 1 will reduce GHG emissions to less than significant levels.</p> <p><b>Source:</b> Project Plans, 2013 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><b>Discussion:</b> As defined by Public Resources Code Section 12220(g), forestland is land that can support 10 percent native tree 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. Although the project site contains forestland, no trees are proposed for removal to install the culvert or drill the well. No conversion of forestland is proposed at this time.</p> <p><b>Source:</b> Project Plans.</p>					
8.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
<p><b>Discussion:</b> No, the parcel is not developed with any structures, nor is the project site located on or near a coastal cliff or bluff.</p> <p><b>Source:</b> Project Location.</p>					
8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p><b>Discussion:</b> The project site is located over 4 miles from the Pacific Ocean. The project will not expose people or structures to significant risk or loss, injury or death resulting from sea level rise.</p> <p><b>Source:</b> Project Location.</p>					
8.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X

**Discussion:** The west portion of the property is located in Flood Zone A, 1 percent chance of annual flooding. Neither the three well locations, the drainage culvert or bridge will be located in the flood hazard area. No impacts to water flows is expected.

**Source:** FEMA Panel No. 06081C0390E, effective October 16, 2012,

8.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?

X

**Discussion:** See response to 8.f.

**Source:** Federal Emergency Management System.

**9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:**

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X

**Discussion:** No transport of hazardous materials is associated with this project.

**Source:** Project Plans.

9.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

X

**Discussion:** The use of hazardous materials is not proposed as part of this project.

**Source:** Project Plans.

9.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

X

**Discussion:** The emissions of hazardous materials, substances, or waste are not proposed as part of the project.

**Source:** Project Plans.

9.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
<p><b>Discussion:</b> The project is not located in an area identified as a hazardous materials site.</p> <p><b>Source:</b> Department of Toxic Substances Control.</p>				
9.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X
<p><b>Discussion:</b> The 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><b>Source:</b> Area Maps.</p>				
9.f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p><b>Discussion:</b> No, the proposed project is located completely on a privately-owned parcel. All improvements are located within the parcel boundaries and there is no expected impact to any such emergency response or evacuation plan.</p> <p><b>Source:</b> Project Plans, Project Location.</p>				
9.g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X
<p><b>Discussion:</b> The project parcel is located within a Moderate Fire Hazard Severity Zone (State Responsible Area), as mapped by the California Department of Fire and Forestry. The parcel is located in a rural area that has both mature trees and low-growing vegetation. The proposed domestic well and culvert is not expected to expose people or structures to a significant risk of loss, injury or death involving wildland fires.</p> <p><b>Source:</b> Project Plans.</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

**Discussion:** The west portion of the property is located in Flood Zone A, 1 percent chance of annual flooding. No habitable structures are proposed at this time. Upon application for a single-family residence, mandatory flood insurance purchase is required (FEMA Panel No. 06081C0390E, effective October 16, 2012). Flood insurance is not required to pursue a domestic well, construct the culvert or the bridge.

**Source:** San Mateo County Geographic Information System.

9.i. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
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**Discussion:** The domestic well drilling, culvert and bridge are "at grade" structures and are not expected to impede or redirect flood flow.

**Source:** San Mateo County Geographic Information System.

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
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**Discussion:** In addition to the discussion under Section 8.f., no dam or levee are located in close proximity to the project parcel. Therefore, there is no risk of flooding due to failure of a dam or levee. Additionally, refer to discussion under 9.h.

**Source:** San Mateo County Geographic Information System.

9.k. Inundation by seiche, tsunami, or mudflow?				X
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**Discussion:** No, the project site is not located within a tsunami inundation area.

**Source:** San Mateo County Geographic Information System.

10. HYDROLOGY AND WATER QUALITY. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
10.a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?		X		
<p><b>Discussion:</b> No work will take place within a watercourse; however, there is potential for waste water as a result of the drilling activity. Implementation of Mitigation Measure 6 will reduce potential impacts to less than significant.</p> <p><b>Source:</b> Project Plans.</p>				
10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
<p><b>Discussion:</b> The project scope is limited to the construction of a domestic well and installing a culvert to determine available water quantity and quality to potentially serve a future single-family residence. Connection of the well for use is not included in this project scope. If water is found, quantity and quality will be reviewed by Environmental Health Services. The domestic well will require certification by Environmental Health Services. There are no known negative impacts to groundwater recharge in the area of the project site at this time.</p> <p><b>Source:</b> Project Plans.</p>				
10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:			X	
i. Result in substantial erosion or siltation on- or off-site;				



**Discussion:** The project does not involve grading or site improvements that would significantly alter the existing drainage pattern of the site. The standard for a finished well is normally less than 10 sq. ft. in area so there is no expectation that the well would result in any changes to the drainage patterns of the site. Mitigation Measure 6 requires erosion control measures to be installed on site for the well drilling and to install the culvert, these measures shall prevent erosion on and offsite.

**Source:** Project Plans.

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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**Discussion:** See discussion under 10.c.i. above.

**Source:** Project Plans.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				X
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**Discussion:** The property and surrounding rural area is not improved with a storm drainage system. Construction of the well and installing the culvert will not significantly increase stormwater runoff.

**Source:** Project Plans.

iv. Impede or redirect flood flows?				X
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**Discussion:** The standard for a finished well is normally less than 10 sq. ft. in area so there is no expectation that the project will affect flood flows. For the proposed culvert, a building permit is required. At the building permit stage, the project will require a final grading and drainage plan stamped by a registered civil engineer and shall include supporting calculations for the sizing of the new culvert. Drainage plans and calculations shall confirm project site flow does not increase as a result of the project scope.

**Source:** Project Plans.

10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
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**Discussion:** Although the parcel is located in Flood Zone A, the domestic well and culvert is not expected to risk release of pollutants related to a flood hazard as no other development is proposed.

**Source:** San Mateo County Geographic Information System.

10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
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**Discussion:** The proposal has received preliminary approval from Environmental Health Services for the proposed domestic well. The domestic well is not expected to conflict with a water quality control plan or interfere with a groundwater management plan. The domestic well is required to be certified by Environmental Health Services.

**Source:** Project Plans.

10.f. Significantly degrade surface or ground-water water quality?				X
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**Discussion:** No degradation of surface or groundwater water quality is expected in association with the proposed project. Given the distance of the proposed well from the coast and existing nearby well locations, there is no expected impact to groundwater from salt water intrusion. If water is found, the well shall be certified by Environmental Health Services.

**Source:** Project Plans.

10.g. Result in increased impervious surfaces and associated increased runoff?				X
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**Discussion:** The project involves minimal grading and installing a culvert. As discussed under section 10.c (iv) at the building permit stage, the culvert will require a grading and drainage plan and drainage calculations to confirm the project scope does not increase surface runoff.

The standard for a finished well is normally less than 10 sq. ft. in area so there is no expectation that the well would result in any changes to the drainage patterns of the site or result in erosion on or offsite. The project is required to submit an erosion control plan prior to the well drilling and culvert installation.

**Source:** Project Plans.

11. LAND USE AND PLANNING. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
11.a. Physically divide an established community?				X
<p><b>Discussion:</b> The project would not result in the physical division of an established community. No land division is proposed.</p> <p><b>Source:</b> Project Plans.</p>				
11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
<p><b>Discussion:</b> As mitigated, the project is compliant with applicable land use regulations.</p>				

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

11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
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**Discussion:** The project proposes improvements to only the subject property. The 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.

**Source:** Project Plans.

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

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

**Discussion:** No, the project is not located in an area with known mineral resources. The project does not involve nor result in any extraction or loss of mineral resources.

**Source:** Project Plans.

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
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**Discussion:** The project would not affect any nearby mineral resource recovery site, if such a site should exist nearby. The project parcel does not contain any known mineral resources.

**Source:** Project Plans, Project Location, General Plan Mineral Resources Map.

13. NOISE. Would the project result in:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
<p><b>Discussion:</b> The project will generate short term noise associated with drilling for the domestic well and to install the culvert. However, such noises will be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the County Ordinance Code for Noise Control.</p> <p>All grading and construction activities associated with the proposed project shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 9:00 am. To 5:00 p.m. on Saturday. Construction activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed the 80-dBa level at any one moment.</p> <p><b>Source:</b> Project Plans, San Mateo County Noise Ordinance.</p>				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?				X
<p><b>Discussion:</b> See discussion under 13.a. None proposed.</p> <p><b>Source:</b> Project Plans, Project Location.</p>				
13.c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
<p><b>Discussion:</b> No, the project is not located within an area regulated by an airport land use plan or within 2 miles of a public airport or public use airport.</p> <p><b>Source:</b> Project Location, San Mateo County Geographic Information Map.</p>				

<b>14. POPULATION AND HOUSING.</b> 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><b>Discussion:</b> The project will not introduce significant population growth in the area, as the project consists of a domestic well and installation of a culvert on one parcel.</p> <p><b>Source:</b> Project Plans.</p>				
14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
<p><b>Discussion:</b> No, the project site is not developed and the proposed domestic well is not expected to impact adjacent properties or displace existing housing.</p> <p><b>Source:</b> Project Plans.</p>				

<b>15. PUBLIC SERVICES.</b> 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:** No, the project will not involve new or physically altered government facilities and would not increase the need for new or physically altered government facilities, nor would the project affect service ratios, response times or other performance objectives for any of the public services in the area.

**Source:** San Mateo County Fire Department, 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
<p><b>Discussion:</b> No, the project would not increase use of existing neighborhood or regional parks or other recreational facilities. The proposed domestic well will be a minor change to the subject property, area and vicinity. No other new land uses are proposed at this time.</p> <p><b>Source:</b> Project Plans.</p>				
16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<p><b>Discussion:</b> The project does not include a recreational facility or required the construction or expansion of existing recreational facilities.</p> <p><b>Source:</b> Project Plans.</p>				

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:** No, the proposed domestic well will not result in a permanent increase in traffic levels to the area. Traffic will be temporarily increased due to construction vehicles, during the duration of the construction.

**Source:** Project Plans, Department of Public Works.

17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) *Criteria for Analyzing Transportation Impacts?*

*Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.*

X

**Discussion:** The project involves drilling a domestic well and installing a culvert and is expected to have a minor temporary impact on vehicle miles travelled, specifically vehicles related to the well drilling and culvert construction period only.

**Source:** Project Plans.

17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

X

**Discussion:** The project does not involve the construction or change of any public road design features or incompatible uses. The proposed project will be on private property.

**Source:** Project Plans.

17.d. Result in inadequate emergency access?

X

**Discussion:** The project proposed is a domestic well and installing a culvert and will not result in inadequate emergency access.

**Source:** Project Plans, Project Location.

**18. TRIBAL CULTURAL RESOURCES.** Would the project:

	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred				

place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X
<p><b>Discussion:</b> The project was sent by certified mail to the recommended list of California Native American tribes as recommended by the Native American Heritage Commission (NAHC). The notice yielded no comment from the tribes. The project site is not listed in the California Register of Historical Resources nor is the location 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).</p> <p><b>Source:</b> Location, California Register of Historical Resources, County General Plan.</p>				
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)		X		
<p><b>Discussion:</b> The possibility of the land containing California Native American artifacts is unlikely. However, while the project is not expected to cause a substantial adverse change to any potential tribal cultural resources, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal resources:</p> <p><b>Mitigation Measure 9:</b> In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning Department prior to implementation and prior to continuing any work associated with the project.</p> <p><b>Mitigation Measure 10:</b> 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.</p> <p><b>Source:</b> California Register Office of Historical Resources, San Mateo County Listed Historical Resources.</p>				



<b>19. UTILITIES AND SERVICE SYSTEMS. Would the project:</b>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
<p><b>Discussion:</b> The project is a domestic well and culvert installation; municipal water service is not available in the project area. The County's Environmental Health Services has preliminarily reviewed the project and provided conditions of approval for the project. There is no expectation that the domestic well will result in any significant environmental effects.</p> <p><b>Source:</b> Project Plans.</p>				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
<p><b>Discussion:</b> Should water be found, a determination will be made whether sufficient water supply is compliant with Environmental Health Services standards to support future residential development. Once the well is filled.</p> <p><b>Source:</b> Project Plans.</p>				
19.c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
<p><b>Discussion:</b> The project is a domestic well, no waste water treatment system is proposed.</p> <p><b>Source:</b> Project Plans.</p>				
19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
<p><b>Discussion:</b> The project is limited to minimal ground disturbance for the domestic well and culvert installation and will not generate any solid waste that would impair local infrastructure or conflict with waste reduction goals.</p>				

<b>Source:</b> Project Plans.				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
<b>Discussion:</b> The domestic well is not expected to generate solid waste on a long-term basis. No mitigation is required.				
<b>Source:</b> Project Plans.				

<b>20. WILDFIRE.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	<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
<b>Discussion:</b> The project is located in a State Responsibility Area of moderate fire hazard severity, as identified by the County's GIS maps. No structures are proposed at this time, no conditions are required at this time.				
<b>Source:</b> Project Plans.				
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
<b>Discussion:</b> See discussion to 20.a.				
<b>Source:</b> Project Plans.				
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
<b>Discussion:</b> The proposed project is a domestic well and installation of a culvert and does not require the installation of any new roads, fuel breaks, or power lines.				
<b>Source:</b> Project Plans.				

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:** The project site area is flat with very minimal slope, 8 percent down slope towards the south. The west portion of the property is located in Flood Zone A, 1 percent chance of annual flooding. The parcel is not located in a landslide area. Any future development involving structures will require both Planning and Building Department review which will include review by drainage staff and shall comply with drainage requirements. The project does not involve habitable structures at this time, thus people will not be located on the parcel, and only a small footprint of development for the domestic well and culvert that is not expected to disrupt run-off or drainage as the culvert will be reviewed for proper sizing. The domestic well, culvert and bridge are not expected to expose the subject property or adjacent properties to downslope or downstream flooding landslides, runoff, drainage changes or slope instability.

**Source:** Project Plans, Project Location, San Mateo County Geographic Information System.

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 self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
<p><b>Discussion:</b> Without implementation of the identified mitigation measures, the project could impact biological resources as discussed under section 4.a. Implementation of the recommended mitigation measures will ensure that potential adverse impacts are reduced to less than significant levels.</p> <p><b>Source:</b> Project Scope.</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		X		

past projects, the effects of other current projects, and the effects of probable future projects.)				
<p><b>Discussion:</b> There is a proposed farm labor housing project and outdoor nature camp project proposed 2.5 miles west of the project site. Without the mitigations as provided throughout this document, the subject project could potentially impact air quality, biological resources, climate change, cultural and tribal resources, geology/soils, land use planning, and Noise. Mitigation measures have been included throughout this document to reduce these potential impacts to less than significant levels.</p> <p><b>Source:</b> All Applicable Sources Cited in this Document.</p>				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		
<p><b>Discussion:</b> As discussed in the previous sections, the proposed project is for a domestic well and culvert. Based on the discussions in the previous sections where project impacts were determined to be less than significant or mitigation measures were required to result in an overall less than significant impact, the proposed project would not cause significant adverse effects on human beings, either directly or indirectly.</p> <p><b>Source:</b> All Applicable Sources Previously Cited in This Document.</p>				

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

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District		X	
Caltrans		X	
City		X	
California Coastal Commission		X	Appeals jurisdiction
County Airport Land Use Commission (ALUC)		X	
Other: __ San Mateo County Environmental Health Services _____	X		Well Permit
National Marine Fisheries Service		X	
Regional Water Quality Control Board		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
Sewer/Water District:		X	

AGENCY	YES	NO	TYPE OF APPROVAL
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	

<b>MITIGATION MEASURES</b>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p><b>Mitigation Measure 1:</b> The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:</p> <ul style="list-style-type: none"> <li>a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</li> <li>b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>d. All vehicle speeds on unpaved roads shall be limited to 15 mph.</li> <li>e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</li> <li>f. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</li> <li>g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne</li> </ul>		

Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.

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

Also, see the discussion to Question 8.a. (Climate Change: Greenhouse Gas Emissions), relative to the project's compliance with the County Energy Efficiency Climate Action Plan.

**Mitigation Measure 2:** A pre-grading construction survey within the Study Area and drainage ditch crossing is required prior to the commencement of ground disturbance activity to avoid impacts to the San Francisco dusky-footed woodrat. The pre-construction survey shall be prepared by a qualified biologist prior to any work, no longer than 48 hours in advance of the start of work. If work is delayed or if work is moved to another area, an additional pre construction survey is required, this is required to avoid potential impacts to the Woodrat.

**Mitigation Measure 3:** If woodrat nests are observed within the project area outside of the breeding season (February to July) the project biologist may dismantle the nest (outside of the breeding season), allowing individuals to relocate to suitable habitat within the adjacent open space area.

**Mitigation Measure 4:** If woodrat nests with young are observed within the project site, an exclusion fence shall be erected around the nest site. The fencing shall provide adequate enough area to provide foraging habitat for the woodrats at the discretion of the project biologist. Site preparation (i.e., grubbing and grading) within the fenced area shall be postponed or halted until young have left the nest. A biological monitor shall be onsite during periods when disturbance activities occur near the active nest to ensure no inadvertent impacts will occur to the nests.

**Mitigation Measure 5:** In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

**Mitigation Measure 6:** If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

**Mitigation Measure 7:** In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

**Mitigation Measure 8:** Prior to commencement of the project, the application shall submit to the Planning Department for review and approval, an erosion and drainage control plan that shows how the transport and discharge of soil and pollutant from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment capturing devices. The plan shall limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plans shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Guidelines," including:

- a. Delineation with field markers of clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- c. Performing clearing and earthmoving activities only during dry weather.
- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.
- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices

- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
- n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

**Mitigation Measure 9:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning Department prior to implementation and prior to continuing any work associated with the project.

**Mitigation Measure 10:** 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).

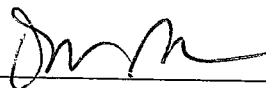
On the basis of this initial evaluation:

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.

X

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

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



(Signature)

Olivia Boo

8/18/21

Planner III

Date

(Title)

**ATTACHMENTS:**

- A. Site Plan
- B. Biologist Report, dated May 5, 2015
- C. Biologist Report, dated August 7, 2020

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