

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Redtail Ranch New Single-Family Residence
2. **County File Number:** PLN2020-00067
3. **Lead Agency Name and Address:** County of San Mateo Planning & Building Department, 455 County Center, 2nd Floor, Redwood City, CA 94063
4. **Contact Person and Email:** Summer Burlison, Project Planner, sburlison@smcgov.org
5. **Project Location:** 1490 Cypress Street, Montara
6. **Assessor's Parcel Number and Size of Parcel:** 036-261-160 and 036-261-180 (2.3 acres)
7. **Project Sponsor's Name and Address:** David Richard Morris, 1490 Cypress Street, Montara, CA 94037
8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** N/A
9. **General Plan Designation:** Very Low Density Residential
10. **Zoning:** RM-CZ/DR/CD (Resource Management-Coastal Zone/Design Review/Coastal Development)
11. **Description of the Project:** The proposed project requires a Coastal Development Permit, Resource Management Permit, Design Review, and Grading Permit for the construction of a new one-story, 3,190 sq. ft. residence with an attached 1,433 sq. ft. garage and a new septic system located on a legal 2.3-acre parcel. The project includes a new 6-inch water line extension along Jordan Street, from Sunshine Valley Road to the project property, minor road widening of Jordan Street, and a new hydrant and water meter. Grading in the amount of 610 cubic yards of cut and 235 cubic yards of fill is proposed to accommodate the project, and no tree removal. This project is appealable to the California Coastal Commission.
12. **Surrounding Land Uses and Setting:** The project site is surrounded by single-family residential uses to the north and west, agricultural uses to the south, and a vacant parcel to the east. The property has a gentle slope from west to east and has been used as a commercial horse boarding facility for over 20 years.
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.?: This project is not subject to Public Resources Code Section 21080.3.1 as the County of San Mateo has no records of written requests for formal notification of proposed projects within the County from any traditionally or culturally affiliated California Native American 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	X	Hydrology/Water Quality		Transportation
	Biological Resources		Land Use/Planning	X	Tribal Cultural Resources
	Climate Change		Mineral Resources		Utilities/Service Systems
X	Cultural Resources		Noise		Wildfire
X	Geology/Soils		Population/Housing	X	Mandatory Findings of Significance

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact”

to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
	<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>Discussion: The project would not have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads. The project is surrounded by similarly sized rural residentially developed and undeveloped properties to the north east and west and agricultural use and open space land to the south. The project's location and topography, including tree canopy in the surrounding area, would screen and minimize visual impacts to a less-than-significant level. Additionally, the Coastside Design Review Committee (CDRC) has recommended approval of the proposed residence based on project conformance with all applicable Design Review (DR) standards, including the design and style being harmonious to the rural environment and respectful in minimizing visual impacts to neighboring residences and the surrounding area.</p>				

Source: Project Plans, Project Location, County Geographic Information System (GIS) Maps, Field Observations, Coastside Design Review Committee Recommendation Letter (dated March 11, 2021).					
1.b.	Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
<p>Discussion: The project parcel does not contain and is not located in close proximity to any rock outcroppings or any historic buildings within a state scenic highway. No trees are proposed to be removed. The subject parcel is located behind a residentially developed property which would screen the proposed structures from the surrounding public roads.</p> <p>Source: Project Plans, Project Location, Field Observations, Coastside Design Review Committee Recommendation Letter (dated March 11, 2021), County Zoning Regulations.</p>					
1.c.	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
<p>Discussion: The project is located in a non-urbanized area and is surrounded by rural single-family residences and agricultural uses. The project site is not on a ridgeline. The project involves grading but would not create a significant change in topography. Grading has been minimized to accommodate the house, driveway, septic system. As discussed in Section 1.a, the CDRC determined that the project, as proposed and conditioned, is in compliance with all applicable DR standards.</p> <p>Source: Project Location, San Mateo County General Plan, Scenic Resources Map, Coastside Design Review Committee Recommendation Letter (dated March 11, 2021).</p>					
1.d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?			X	
<p>Discussion: The project plans includes downwash recessed can lights, one at each exterior entry/exit as minimally required by California Building Standards Code. In its review, the CDRC acknowledged the project's compliance with the Midcoast DR Standards regarding exterior lighting which states: "All exterior, landscape, and site lighting shall be designed and located so that light and glare are directed away from neighbors and confined to the site", "Exterior lighting should be minimized and designed with a specific activity in mind so that outdoor areas will be illuminated no more than is necessary to support the activity designed for that area", and "Minimize light and glare as viewed from scenic corridors and other public view corridors". The proposed locations and</p>					

<p>design of all such lighting would not create a new source of significant light or glare that would adversely affect day or nighttime views in the area.</p> <p>Source: Project Plans, Project Location, County Midcoast DR Standards.</p>				
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X
<p>Discussion: The project site is not adjacent to a designated Scenic Highway or within a State or County Scenic Corridor. The closest County Scenic Corridor is the Cabrillo Highway (Highway 1) County Scenic Corridor which is approximately 0.20 mile away.</p> <p>Source: Project Location, County GIS Maps, County General Plan Scenic Corridors Map.</p>				
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?			X
<p>Discussion: The project parcel is located within a Design Review (DR) District as it is zoned RM-CZ/DR/CD (Resource Management-Coastal Zone/Design Review/Coastal Development). As discussed in Section 1.a, the CDRC determined that the project, as proposed and conditioned, is in compliance with all applicable DR standards. The project meets all applicable General Plan and Zoning Ordinance provisions.</p> <p>Single-family residences are a permitted use in the RM-CZ Zoning District. The proposed residence will conform with the applicable zoning standards.</p> <p>Source: Project Plans, Project Location, County Zoning Regulations, Coastsides Design Review Committee Recommendation Letter (dated March 11, 2021).</p>				
1.g.	Visually intrude into an area having natural scenic qualities?		X	
<p>Discussion: The proposed project complies with all applicable zoning regulations, specifically Design Review standards. Also, in its review, the CDRC determined the proposed residence to be in compliance with Midcoast Design Review standards.</p> <p>Based on these findings, the proposed project will have a less than significant visual impact on natural scenic qualities.</p> <p>Source: Project Plans, Project Location, County GIS Maps, Field Observations, Coastsides Design Review Committee Recommendation Letter (dated March 11, 2021), County Zoning Regulations, County Midcoast DR Standards.</p>				

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

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

Discussion: The project site is located within the Coastal Zone. The parcel is also not within an area that is mapped or designated as Prime or Unique Farmland or Farmland of Statewide Importance.

Source: Project Location, County GIS Maps, California Department of Conservation Farmland Mapping and Monitoring Program.

2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
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Discussion: The project site is zoned Resource Management-Coastal Zone (RM-CZ). The zoning allows for both agriculture and residential uses. The property is also not subject to an existing Open Space Easement or Williamson Act contract.

Source: Project Location, County Zoning Regulations, County GIS Maps, County Williamson Act Contracts.

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
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Discussion: The project site contains existing non-agricultural development and horse stalls, and is largely surrounded by single-family residential development. The site is currently being used for residential use and confined animals. However, the project site does not contain Farmland or forestland (defined as land that can support 10 percent native tree cover of any species, including

hardwoods, under natural conditions, and that allows for management of one or more forest resources including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits). Therefore, the project would not convert Farmland to a non-agricultural use or forestland to non-forest use.

Source: Project Location, County GIS Maps, California Department of Conservation Farmland Mapping and Monitoring Program.

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: Although the project site is located within the Coastal Zone, it does not contain Class I or Class II Agriculture Soils, or Class III Soils rated excellent, good or fair for artichokes or Brussels sprouts. The project site is located on soils classified with a Storie Index of Grade 5 – Very Poor.

Source: Project Location, Natural Resources Conservation Service Web Soil Survey – California Revised Storie Index.

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

X

Discussion: The project site is located on soils classified with a Storie Index of Grade 5 – Very Poor. The project site currently does not consist of agricultural uses. The area of the parcel south of the project site has soils classified with a Storie Index of Grade 2 – Good. The proposed single-family residence on the subject parcel would be located in the Grade 5 area and would result in the development of approximately 5 percent of the subject parcel to a residential use. The Grade 2 area that makes up the area of the parcel south of the project site has horse stalls but could be potentially used for agricultural purposes in the future if it were to be cleared. As discussed in Section 2.b., residential and agricultural uses are allowed within the project parcel’s zoning district (RM-CZ Resource Management – Coastal Zone). Once the subject parcel is developed, future property owners could use the remaining open land for agricultural purposes. With no current agricultural use of the site and the potential for future agricultural use of the property, the development of the single-family residence would not result in the significant loss of agricultural land.

Source: Project Location, Natural Resources Conservation Service Web Soil Survey – California Revised Storie Index, County Zoning Regulations.

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: The project site has not been identified as forestland or timberland, therefore, there is no conflict with existing zoning or cause for rezoning.

Source: Project Location, County GIS Maps, County Zoning Regulations.

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

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

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

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

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

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

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

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

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

Discussion: As of December 2012, San Mateo County is a non-attainment area for PM-2.5. On January 9, 2013, the Environmental Protection Agency (EPA) issued a final rule to determine that the Bay Area attains the 24-hour PM-2.5 national standard. However, the Bay Area will continue to be designated as "non-attainment" for the national 24-hour PM-2.5 standard until the BAAQMD submits a "re-designation request" and a "maintenance plan" to EPA and the proposed redesignation is approved by the Environmental Protection Agency. A temporary increase in the project area is anticipated during construction since these PM-2.5 particles are a typical vehicle emission. The temporary nature of the proposed construction and California Air Resources Board vehicle regulations reduce the potential effects to a less than significant impact. Mitigation Measure 1 in Section 3.a. would minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level.

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

3.c. Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?		X		
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Discussion: Any pollutant emissions generated from the proposed project would primarily be temporary in nature. The project site is in a very low density rural residential area with few sensitive receptors (i.e., single-family residences) located within the immediate project vicinity. Additionally, the surrounding tree canopy and vegetation on the project site would help to insulate the project area from nearby sensitive receptors. Implementation of Mitigation Measure 1 would also help in minimizing any potentially significant exposure to nearby sensitive receptors to a less than significant level.

Source: Project Plans, Project Location.

3.d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
<p>Discussion: The proposed project is to construct a single-family residence in a rural residential area of the Midcoast. Once constructed, the daily use of the residence would not create objectionable odors. The proposed project has the potential to generate odors associated with construction activities. However, any such odors would be temporary and are expected to be minimal.</p> <p>Source: Project Plans.</p>				

4. BIOLOGICAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?			X	
<p>Discussion: As the project site is developed with both landscaped and paved areas, species of concern or critical habitat would not be expected to be present. The project site does not contain any vegetation or biological habitat suitable to provide habitat for sensitive or special status species. No trees would be removed or trimmed as part of the project. Therefore, adverse effects to any species identified as a candidate, sensitive, or special status species would not be expected. Additionally, according to the California Natural Diversity Database (CNDDDB), there are no special-status plant or animal species identified on the project site or within the immediate vicinity.</p> <p>Source: Project Plans, Project Location, County GIS Maps, California Natural Diversity Database.</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?			X	
<p>Discussion: The project site does not contain any perennial or intermittent stream. There is a seasonal riverine approximately 100 feet directly south of the project site. This watercourse provides unique riparian habitat for numerous wildlife species and serves as a natural wildlife movement corridor. However, the project footprint occurs within the developed lot surrounded by</p>				

residential development with apparent human influences (hiking and horse trails); therefore, wildlife movement within or through the project footprint is most likely limited to migratory birds and local species. The California Natural Diversity Database has no records for any sensitive terrestrial natural community or habitat type occurring within 1,000 feet of the survey area. Furthermore, no trees are proposed for removal.

Source: Project Plans, Project Location, County GIS Maps, United States Department of the Interior, Fish and Wildlife Service, February 2, 2021.

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	
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Discussion: The National Wetlands Inventory was reviewed to determine if any wetland and/or non-wetland waters had been previously documented and mapped on or in the vicinity of the project site. No potential jurisdictional waters or wetlands occur within the project footprint and no jurisdictional waters or wetlands will be disturbed by the project.

Source: Project Plans, Project Location, County GIS Maps, United States Department of the Interior, Fish and Wildlife Service, February 2, 2021.

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	
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Discussion: A seasonal riverine is approximately 100 feet south of the project site. This watercourse provides unique riparian habitat for numerous wildlife species and serves as a natural wildlife movement corridor. However, the project footprint is located within the developed lot surrounded by residential development with human influences (hiking and horse trails), therefore, wildlife movement within or through the project site is most likely limited to migratory birds and local species. No trees are proposed for removal to disturb migratory bird breeding or habitat. Therefore, impacts to wildlife movement would be less than significant.

Source: Project Plans, Project Location, County GIS Maps, United States Department of the Interior, Fish and Wildlife Service, February 2, 2021.

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	
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Discussion: The proposed project does not involve the removal of any trees. The application would be required by current County standards set forth in the County's Tree Ordinances to provide a detailed tree protection plan at the building permit stage to ensure that trees are protected during construction.

Source: Project Plans, Project Location, County GIS Maps, County Zoning Regulations, County Tree Ordinances.					
4.f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X
<p>Discussion: The site is not located in an area with an adopted Habitat Conservation Plan or Natural Conservation Community Plan, other approved regional or State habitat conservation plan.</p> <p>Source: Project Plans, Project Location, County GIS map.</p>					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
<p>Discussion: The project site is not located inside or within 200 feet of a marine or wildlife reserve.</p> <p>Source: Project Plans, Project Location, County GIS map, National Wildlife Refuge System Locator.</p>					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
<p>Discussion: The project site includes no oak woodlands or other timber woodlands.</p> <p>Source: Project Plans, Project Location.</p>					

5. CULTURAL RESOURCES. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a.	Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?				X
<p>Discussion: The State of California Office of Historic Preservation has not identified any known historical resources on the project parcel or surrounding area. In a review letter dated March 8, 2021, the California Historical Resources Information System also noted no record of historical resources at the project site.</p> <p>Source: Project Location, County GIS Maps, California Register of Historical Resources, California Historical Resources Information System Review Letter (dated March 8, 2021).</p>					
5.b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		

Discussion: The project site is surrounded by single-family residential uses to the north and west, agricultural uses to the south, and a vacant parcel to the east. Based on the developed conditions of the surrounding properties, it is not likely that the project parcel and surrounding area would contain any archaeological resources. The California Historical Resources Information System's Northwest Information Center at Sonoma State University, in a letter dated March 8, 2021, notes that there is a record of a previous cultural resource study for the project site and that the project site has a low possibility of containing unrecorded archaeological resources. However, the following mitigation measure is provided in the event that any cultural, paleontological, or archeological resources are encountered during project construction and excavation activities:

Mitigation Measure 2: 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. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Source: Project Location, County GIS Maps, California Historical Resources Information System Review Letter (dated March 8, 2021).

5.c. Disturb any human remains, including those interred outside of formal cemeteries?		X		
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Discussion: No known human remains are located within the project area or surrounding vicinity. In case of accidental discovery, Mitigation Measure 2 in Section 5.b is recommended.

Source: Project Location, County GIS Maps.

6. ENERGY. Would the project:

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

Discussion: Energy conservation standards for new residential and non-residential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the California Energy Commission) in June 1977 and are updated every 3 years (Title 24, Part 6, of the California Code of Regulations). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration

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

Construction

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

Operation

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

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

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

Source: Project Plans.

7. GEOLOGY AND SOILS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>		X		
<p>Discussion: A geotechnical report was prepared for the project by Sigma Prime Geosciences, Inc. (Sigma Prime), dated February 25, 2020. The site reconnaissance and subsurface study consisted of drilling three (3) soil borings to depths ranging from 2 feet to 7.5 feet below ground surface. The subsurface conditions consist of 0 to 3.5 feet of stiff sandy-clay of low-moderate plasticity overlying dense, weathered, granodiorite. Free groundwater was not encountered in any borings, so groundwater is not expected to impact the proposed construction. Based on Pampeyan (1994), the site vicinity is primarily underlain by Cretaceous-age Montara granodiorite, a deposit described as highly weathered and deeply fractured.</p> <p>The site is in an area of high seismicity, with active faults associated with the San Andreas fault system. The closest active fault to the site is the San Gregorio-Seal Cove fault, located offshore, approximately 1.0 mile to the southwest. The San Andreas fault is located approximately 4.3 miles to the northeast. The site is not located in an Alquist-Priolo special studies area or zone where fault rupture is considered likely (California Division of Mines and Geology, 1974), so active faults are not believed to exist beneath the project site. Therefore, Sigma Prime considers the potential for fault rupture to occur at the project site to be low.</p> <p>According to Sigma Prime, the project site is suitable for the proposed construction from a geotechnical standpoint. However, since the project location and its distance from the cited fault zone can result in strong seismic ground shaking in the event of an earthquake, the following mitigation measure is recommended to minimize such impacts to a less than significant level:</p> <p>Mitigation Measure 3: The design of the proposed development (upon submittal of the Building Permit) on the subject parcel shall generally follow the recommendations cited in the geotechnical report prepared by Sigma Prime regarding earthwork (i.e. clearing and subgrade preparation, compaction, surface drainage), foundations (i.e. pier and grade beam, spread footings, lateral loads, and slabs-on-grade), and retaining walls. Any such changes to the recommendations by the project geotechnical engineer cited in this report and subsequent updates shall be submitted for review and approval by the County's Geotechnical Engineer.</p> <p>Source: Project Plans, Project Location, County GIS Map, Sigma Prime Geosciences, Inc. Geotechnical Study – Morris/Rhodes Property (dated February 25, 2020).</p>				
ii. Strong seismic ground shaking?		X		

<p>Discussion: Pursuant to the discussion in Section 7.a.i, the project site is in an area of high seismicity, so strong seismic ground shaking may occur in the event of an earthquake. However, Mitigation Measure 3 would minimize impacts to a less than significant level.</p> <p>Source: Project Plans, Project Location, County GIS Map, Sigma Prime Geosciences, Inc. Geotechnical Study – Morris/Rhodes Property (dated February 25, 2020).</p>				
iii. Seismic-related ground failure, including liquefaction and differential settling?		X		
<p>Discussion: According to Sigma Prime, due to the shallow granitic bedrock, the likelihood of liquefaction occurring at the site is nil. However, the County GIS map shows that a portion of the southern border of the project site is within a liquefaction zone.</p> <p>Nevertheless, Mitigation Measure 3 would minimize any potential impacts to a less than significant level.</p> <p>Source: Project Plans, Project Location, County GIS Map, Sigma Prime Geosciences, Inc. Geotechnical Study – Morris/Rhodes Property (dated February 25, 2020).</p>				
iv. Landslides?			X	
<p>Discussion: The project site is not located in a landslide zone. Therefore, any potential impacts would be less than significant.</p> <p>Source: Project Plans, Project Location, County GIS Map, Sigma Prime Geosciences, Inc. Geotechnical Study – Morris/Rhodes Property (dated February 25, 2020).</p>				
v. Coastal cliff/bluff instability or erosion?				X
<p><i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i></p>				
<p>Discussion: The project site is located approximately 1.0 mile from the coastline. Therefore, there would be no impact on coastal cliff or bluff instability or erosion.</p> <p>Source: Project Location.</p>				
7.b. Result in substantial soil erosion or the loss of topsoil?		X		
<p>Discussion: The construction of the residence involves 610 cubic yards of cut and 235 cubic yards of fill. The proposed project is exempt from coverage under a State General Construction Permit. Mitigation Measure 1 and the following mitigation measure are included to control erosion during construction of proposed project. With these mitigation measures, the potential impact would be less-than-significant.</p> <p>Mitigation Measure 4: At the time of building permit application, the applicant shall submit for review and approval, erosion and drainage control plans that show how the transport and discharge of soil and pollutants from and within the project site will be minimized. The plans shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment</p>				

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

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 ft., or to the extent feasible, from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 ft. of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 of fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.
- k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.
- l. Environmentally-sensitive areas shall be delineated and protected to prevent construction impacts.
- m. Control fuels and other hazardous materials, spills, and litter during construction.

n. Preserve existing vegetation whenever feasible.

Mitigation Measure 5: No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

Mitigation Measure 6: An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit “hard card” and/or building permit to ensure that the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.

Source: Project Plans, Project Location, County GIS Map, Sigma Prime Geosciences, Inc. Geotechnical Study – Morris/Rhodes Property (dated February 25, 2020).

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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X

Discussion: Pursuant to the discussions in Sections 7.a and 7.b, the associated Mitigation Measures would minimize the potential for an on-site or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse. Therefore, the mitigation measures would minimize impacts to a less-than-significant level.

Source: Project Plans, Project Location, County GIS Map, Sigma Prime Geosciences, Inc. Geotechnical Study – Morris/Rhodes Property (dated February 25, 2020).

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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X

Discussion: The project geotechnical report concludes that the project parcel is not located on expansive soils. Thus, the project poses no impact.

Source: Project Plans, Project Location, County GIS Map, Sigma Prime Geosciences, Inc. Geotechnical Study – Morris/Rhodes Property (dated February 25, 2020).

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	
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X

Discussion: The proposed project includes the installation of a septic system. San Mateo County Environmental Health Services, which is the agency that regulates septic systems, completed a preliminary review of the project and provided a conditional approval. The review completed by Environmental Health Services did not uncover any issue with the soils in the location which the septic wastewater system is to be located. Any potential impacts would be less than significant.

Source: Project Plans, Project Location, County GIS Map, Sigma Prime Geosciences, Inc. Geotechnical Study – Morris/Rhodes Property (dated February 25, 2020).					
7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
<p>Discussion: Based on the project parcel's existing surrounding land uses, it is not likely that the project parcel and surrounding area would host any paleontological resource or site or unique geologic feature. However, Mitigation Measure 2 is provided to minimize impacts to a less than significant level if any resources are encountered.</p> <p>Source: Project Location, County GIS Map.</p>					

8. CLIMATE CHANGE. 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>Discussion: Greenhouse Gas Emissions (GHG) include hydrocarbon (carbon monoxide; CO₂) air emissions from vehicles and machines that are fueled by gasoline. Project-related grading and construction of the proposed residence would result in the temporary generation of GHG emissions along travel routes and at the project site. In general, construction involves GHG emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and personal vehicles of construction workers). Even assuming construction vehicles and workers are based in and traveling from urban areas, the potential project GHG emission levels from construction would be considered minimal. Although the project scope for the project is not likely to generate significant amounts of greenhouse gases, Mitigation Measure 1 would ensure that any impacts are less than significant.</p> <p>Source: Project Plans, Project Location.</p>					
8.b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	
<p>Discussion: The proposed project does not conflict with the County of San Mateo Energy Efficiency Climate Action Plan (EECAP). The project complies with the applicable measures and criteria of the EECAP Development Checklist and will not generate a significant impact.</p> <p>Source: Project Plans, 2013 San Mateo County Energy Efficiency Climate Action Plan, EECAP Checklist.</p>					

8.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
<p>Discussion: The project parcel and surrounding area are not considered forest land. Therefore, the project poses no impact.</p> <p>Source: Project Plans, Project Location, County GIS Maps.</p>				
8.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
<p>Discussion: The project site is located about 1.0 mile from the coastline. Therefore, the project would not be impacted by coastal cliff/bluff erosion due to rising sea levels.</p> <p>Source: Project Location.</p>				
8.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p>Discussion: As discussed in Section 8.d, the project site is located about 1.0 mile from the coastline. Therefore, the project would not be impacted by rising sea levels.</p> <p>Source: 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
<p>Discussion: The project site is not located in an anticipated 100-year flood hazard area as mapped by the Federal Emergency Management Agency (FEMA). The project site and associated parcels are located in FEMA Flood Zone X, which is considered a minimal flood hazard (Panel No. 06081C0136E, effective October 16, 2012). FEMA Flood Zone X areas have a 0.2 percent annual chance of flooding, with areas with one percent annual chance of flooding with average depths of less than 1-foot. Therefore, the proposed project poses no impact.</p> <p>Source: Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0136E, effective October 16, 2012.</p>				
8.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: The project site is not located in an anticipated 100-year flood hazard area as mapped by FEMA. Therefore, the proposed project poses no impact.</p>				

Source: Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0136E, effective October 16, 2012.

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
<p>Discussion: The proposed project does not involve the routine use, transport, or disposal of hazardous materials. The proposed project involves the construction and operation of a single-family residence.</p> <p>Source: Project Plans.</p>				
9.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
<p>Discussion: The routine use of hazardous materials is not proposed for this project. The proposed project involves the construction and operation of a single-family residence.</p> <p>Source: Project Plans.</p>				
9.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
<p>Discussion: The emission or handling of hazardous materials, substances, or waste is not proposed for this project. The project parcel is also not located within one-quarter mile of an existing or proposed school.</p> <p>Source: Project Plans, Project Location.</p>				
9.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X

Discussion: The project site is not included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and therefore would not result in the creation of a significant hazard to the public or the environment.

Source: Project Location, California Department of Toxic Substances Control.

9.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?			X	
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Discussion: The project site is located approximately 1.0 mile northeast of the northerly boundary of the Half Moon Bay Airport, a public airport operated by the County Department of Public Works. Development within certain proximities of the airport are regulated by applicable policies of the Final Half Moon Bay Airport Land Use Compatibility Plan (ALUCP), as adopted by the City/County Association of Governments (C/CAG) on October 9, 2014. The overall objective of the ALUCP safety compatibility guidelines is to minimize the risks associated with potential aircraft accidents for people and property on the ground in the event of an aircraft accident near an airport and to enhance the chances of survival of the occupants of an aircraft involved in an accident that occurs beyond the runway environment. The ALUCP has safety zone land use compatibility standards that restrict land use development that could pose particular hazards to the public or to vulnerable populations in case of an aircraft accident.

The project site is located in the Airport Influence Area (Runway Safety Zone 7), where accident risk level is considered to be low. The AIA Zone does not prohibit residential land uses.

Based on the discussion above, staff has determined that the proposed project complies with the safety compatibility criteria and would result in a less-than-significant impact.

Source: Project Plans, Project Location, 2014 Final Half Moon Bay Airport Land Use Compatibility Plan.

9.f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
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Discussion: The proposed single-family residence would be located on a privately-owned parcel. This parcel receives access from Jordan Street. There is no evidence to suggest that the project would interfere with any emergency response plan. All work in the public right-of-way, including temporary traffic control plans, will be reviewed and approved by the County Department of Public Works through their requirement for an encroachment permit prior to the start of work. Therefore, the project poses no impact.

Source: Project Plans, Project Location, County GIS Maps.

9.g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	
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<p>Discussion: The project site is located within a high fire risk, state responsibility area. The project was reviewed by Coastside Fire Protection District (CFPD) and received conditional approval subject to compliance with the California Building Code which requires provision of a fire truck turnaround, fire hydrant, and an automatic fire sprinkler system, among other fire service and prevention requirements, for this project. No further mitigation, beyond compliance with the standards and requirements of the CFPD, is necessary.</p> <p>Source: Project Location, California State Fire Severity Zones Maps, Coastside Fire Protection District (CFPD).</p>					
9.h.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p>Discussion: The project site is not located in such an area.</p> <p>Source: Project Plans, Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0136E, effective October 16, 2012.</p>					
9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: As discussed in Section 8.f, the project site and remaining vacant parcels are located in Flood Zone X, an area of minimal flood hazard. The project and any future projects on the remaining vacant parcels would not place structures within a 100-year flood hazard area as the project site and remaining parcels are not located within a flood hazard zone that will be inundated by a 100-year flood.</p> <p>Source: Project Plans, Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0136E, effective October 16, 2012.</p>					
9.j.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
<p>Discussion: In addition to the discussion Section 8.g, no dam or levee is located in close proximity to the project site, therefore there is no risk of flooding due to failure of a dam or levee.</p> <p>Source: Project Plans, Project Location, County GIS Maps, San Mateo County Hazards Maps.</p>					
9.k.	Inundation by seiche, tsunami, or mudflow?				X
<p>Discussion: The project site is not located within a San Mateo County General Plan mapped tsunami and seiche inundation area.</p> <p>Source: Project Plans, Project Location, County GIS Maps, San Mateo County Hazards Maps.</p>					

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>Discussion: The proposed project has the potential to generate polluted stormwater runoff during site grading and construction-related activities. The project would be required to comply with the County's Drainage Policy requiring post-construction stormwater flows to be at, or below, pre-construction flow rates. A drainage report was prepared by Sigma Prime, dated February 10, 2020, detailing the proposed drainage system. The drainage report states that post-development runoff would be greater than pre-development runoff. With this mitigation measure, the potential impact would be less-than-significant.</p> <p>Mitigation Measure 7: The applicant shall route stormwater to a new infiltration-based retention feature that consists of a 13-foot long, 60-inch diameter perforated pipe surrounded by a minimum of 6-inch aggregate on the sides. The system overflows through a minimum one-square foot grate at the top. The trench will be lengthened in order to increase percolation between storms to the required rate.</p> <p>The proposed project, including the discussed drainage report and plans, were reviewed and conditionally approved by the Building Inspection Section's Drainage Section for compliance with County drainage standards. Based on the drainage report and review by the County's Drainage Section, the project is not expected to violate any water quality standards or waste discharge requirements. Based on these findings and implementation of Mitigation Measure 7, the proposed project impact would be less-than-significant.</p> <p>Source: Project Plans, Project Location, County GIS Maps, Sigma Prime Geosciences, Inc. Drainage Report (dated February 10, 2020), Sigma Prime Geosciences, Inc. Geotechnical Study (dated February 25, 2020), County Drainage Section.</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>Discussion: In order to evaluate the geotechnical engineering characteristics of the soil layers underlying the project site, the Sigma Prime report (discussed in Section 7.a.i.) discussed the three borings drilled on the project parcel. According to the reports, groundwater was not encountered and is not expected to impact construction.</p>				

The project parcel would receive water service from the Montara Water and Sanitary District and does not involve the construction of a well.

Source: Project Plans, Project Location, County GIS Maps, Sigma Prime Geosciences, Inc. Geotechnical Study (dated February 25, 2020)

10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
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i. Result in substantial erosion or siltation on- or off-site;		X		
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Discussion: The proposed project does not involve the alteration of the course of a stream or river. The project involves the construction of approximately 9,133 sq. ft. of impervious surface associated with the single-family residence and attached three-car garage, and road widening along Jordan Street. The proposed development on the project parcel will include drainage features that have been conditionally approved by the Building Inspection Section's Civil Section. With Mitigation Measures 4 – 6 to address potential impacts during construction activities, the project will not substantially alter the existing drainage patterns of the site or result in substantial erosion or siltation. Upon mitigation, the project will have a less-than-significant impact.

Source: Project Plans, Project Location, County GIS Maps, Sigma Prime Geosciences, Inc. Drainage Report (dated February 10, 2020), County Drainage Section.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;		X		
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Discussion: Pursuant to the discussion in Section 10.a, post-development runoff would be greater than pre-development runoff. With implementation of Mitigation Measure 7, the proposed project impact would be less-than-significant.

Source: Project Plans, Project Location, County GIS Maps, Sigma Prime Geosciences, Inc. Drainage Report (dated February 10, 2020).

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: Pursuant to the discussion in Section 10.a and 10.c.ii, post-development runoff would be greater than pre-development runoff. With implementation of Mitigation Measure 7, the proposed project impact would be less-than-significant.

Source: Project Plans, Project Location, County GIS Maps, Sigma Prime Geosciences, Inc. Drainage Report (dated February 10, 2020).

iv. Impede or redirect flood flows?		X		
<p>Discussion: Pursuant to the discussion in Section 10.a and 10.c.ii, post-development runoff would be greater than pre-development runoff. With implementation of Mitigation Measure 7, the proposed project impact would be less-than-significant.</p> <p>Source: Project Plans, Project Location, County GIS Maps, Sigma Prime Geosciences, Inc. Drainage Report (dated February 10, 2020).</p>				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
<p>Discussion: Pursuant to the discussion in Section 9.k, the proposed project would have a less-than-significant impact.</p> <p>Source: Project Plans, Project Location, County GIS Maps, San Mateo County Hazards Maps.</p>				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	
<p>Discussion: The Sustainable Groundwater Management Act (SGMA) of 2015 requires local regions to create groundwater sustainability agencies (GSA's) and to adopt groundwater management plans for identified medium and high priority groundwater basins. San Mateo County has nine identified water basins. These basins have been identified as low-priority, are not subject to the SGMA, and there is no current groundwater management agency or plan that oversees these basins. Also, see discussion in Section 10.b.</p> <p>The project includes an on-site drainage system that complies with the San Mateo County Water Pollution Prevention Program (SMCWPPP) which enforces the State requirements for stormwater quality control.</p> <p>Source: Project Plans; San Mateo County Office of Sustainability, Groundwater Website https://www.smcsustainability.org/energy-water/groundwater/.</p>				
10.f. Significantly degrade surface or ground-water water quality?			X	
<p>Discussion: As discussed in Section 10.b, the proposed project does not involve any new wells and would have water service from the Montara Water and Sanitary District. Thus, the proposed project would pose a less than significant impact.</p> <p>Source: Project Plans, Montara Water and Sanitary District letter (dated January 12, 2021).</p>				
10.g. Result in increased impervious surfaces and associated increased runoff?		X		
<p>Discussion: The proposed project would increase impervious surfaces. Pursuant to the discussion in Section 10.a, post-development runoff would be greater than pre-development runoff. With implementation of Mitigation Measure 7, the proposed project impact would be less-than-significant.</p>				

Source: Project Plans, Project Location, County GIS Maps, Sigma Prime Geosciences, Inc. Drainage Report (dated February 10, 2020).

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>Discussion: There is no development proposed that would result in the division of an established community. The proposed project is located on a developed parcel and is surrounded by properties with rural residential development. Thus, the project would not result in the division of an established community.</p> <p>Source: Project Plans, Project Location.</p>				
11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	
<p>Discussion: The project has been reviewed for conformance and found to not conflict with applicable policies of the County's Local Coastal Program or applicable RM-CZ Zoning Regulations as discussed in Section 1.f. The project site's RM-CZ zoning includes the Design Review (DR) District regulations. The project has been reviewed and determined to conform with the Design Review standards for the Midcoast area. Additionally, the RM-CZ Zoning District requires that development comply with the County's Zoning Regulations, Chapter 36A.2. (Development Review Criteria). The project has been reviewed against and found to comply with those applicable criteria. Therefore, the project impact would be less-than-significant.</p> <p>Source: County Local Coastal Program; County Zoning Regulations, Coastside Design Review Committee Recommendation Letter (dated March 11, 2021).</p>				
11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?			X	
<p>Discussion: Development density in the RM-CZ zoning district is controlled through the allocation of density credits. The amount of density credits a parcel has is determined by the parcel's size, topography and the presence of mapped hazards. Every legal parcel in the RM-CZ Zoning District has at least one density credit. In this instance, because the subject parcel is under 40 acres in size, it has one density credit which allows for a maximum development of one single-family</p>				

residential home. As all development in this area is controlled by the density credit program, the development of the proposed project would not increase the development density of the surrounding area.

Located adjacent to two developed parcels, the construction and habitation of a single-family residence on the subject parcel is not expected to encourage off-site development. Though new utility lines will be installed to serve the proposed development, including a water mainline extension, these utilities and connections are proposed and extended to meet the needs of the project parcel.

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: The proposed project neither involves nor results in any extraction or loss of known mineral resources. Therefore, the project poses no impact.

Source: Project Plans, Project Location.

12.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
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Discussion: There are no known mineral resources on the project parcel; therefore, the proposed project would not result in the loss of availability of a locally important mineral resource recovery site as delineated on a local general plan, specific plan, or other land use plan.

Source: Project Plans, Project Location.

13. NOISE. Would the project result in:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the			X	

local general plan or noise ordinance, or applicable standards of other agencies?				
<p>Discussion: The proposed project would not produce any long-term significant noise source. However, the project would generate short-term noise associated with grading and construction activities. The short-term noise during grading and construction activities would be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the San Mateo County Ordinance Code for Noise Control.</p> <p>Source: Project Plans, Project Location, San Mateo County Ordinance.</p>				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?		X		
<p>Discussion: The habitation of the proposed single-family residence is not expected to generate excessive ground-borne vibration or noise levels. As the soils report recommends a drilled pier foundation, as opposed to a pile-driven pier foundation, exposure of persons to or generation of excessive ground-borne vibration (or noise levels) is not expected during construction activities. Mitigation Measure 1 would also ensure that the impact during construction are less-than-significant.</p> <p>Source: Project Plans, Project Location, Sigma Prime Geosciences, Inc. Geotechnical Study (dated February 25, 2020), San Mateo County Ordinance.</p>				
13.c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?			X	
<p>Discussion: There are no private airstrips in the vicinity of the project site. The project site is located approximately 1.0 mile northeast of the northerly boundary of the Half Moon Bay Airport, a public airport operated by the County Department of Public Works. The project site is not located within the airport's noise exposure contours. Thus, people residing or working in the project area would not be exposed to excessive noise levels. Therefore, the project would result in a less-than-significant impact.</p> <p>Source: Project Plans, Project Location, 2014 Final Half Moon Bay Airport Land Use Compatibility Plan.</p>				

14. POPULATION AND HOUSING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example,			X	

through extension of roads or other infrastructure)?				
<p>Discussion: As discussed in Section 11.c, intensity of development in this area of San Mateo County is controlled through the allocation of density credits and is parcel specific. It was determined that the project parcel has one available density credit which allows a maximum development of one main residence. The additional population created by those who would live in the proposed single-family residence is not significant nor is the project expected to induce any significant population growth. The project is located adjacent to two developed parcels and would include limited roadway widening along Jordan Street to meet fire access needs. Additionally, a water mainline extension is proposed to meet the needs of serving the proposed property, which is already served water by Montara Water and Sanitary District. All improvements associated with the project are only sufficient to serve the proposed single-family residence.</p> <p>Source: Project Plans, Project Location, County Zoning Regulations.</p>				
14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
<p>Discussion: The proposed residence only replaces the existing residence on the same parcel. Therefore, the project poses no impact.</p> <p>Source: Project Plans.</p>				

<p>15. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Fire protection?				X
15.b. Police protection?				X
15.c. Schools?				X
15.d. Parks?				X
15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X
<p>Discussion: The proposed project is to construct a single-family residence in an area which adjoins other single-family residential uses. The proposed project does not involve and is not associated with the provision of new or physically altered government facilities, nor would it generate a need for</p>				

an increase in any such facilities. Per the review of the Coastside Fire Protection District, the project would not disrupt acceptable service ratios, response times or performance objectives of fire, police, schools, parks, or any other public facilities or energy supply systems. The payment of development fees, such as school fees, user fees, and additional property taxes generated, will allow the maintenances of the existing service levels. A new parcel is not being created as part of this project. Therefore, the project poses no impact.

Source: Project Plans, Project Location, Coastside Fire Protection District.

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>Discussion: The project would not increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated. A new parcel is not being created as part of this project.</p> <p>Source: Project Plans, Project Location.</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>Discussion: The project does not include any recreational facilities as proposed development is limited to a single-family residential use.</p> <p>Source: Project Plans, Project Location.</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: The County Local Coastal Program Policy 2.52 exempts single-family dwellings from the development and implementation of a traffic impact analysis and mitigation plan. The traffic trips (comprised of both owners of and guests/visitors to) generated by the new residence would not introduce any significant increase in vehicles on Jordan Street, and thus will pose no significant safety impact to other vehicles, pedestrians or bicycles. The adequacy of access to and from the site has been reviewed by the Coastside Fire Protection District and the County Department of Public Works, who have concluded that such access complies with their respective policies and requirements. The proposed development would provide compliant standard and emergency access to the house site on the project parcel.

Per the Screening Thresholds for Land Use Projects section of the Technical Advisory on Evaluating Transportation Impacts in CEQA document published by the Governor's Office of Planning and Research, the proposed project "may be assumed to cause a less-than significant transportation impact" because it generates or attracts fewer than 110 trips per day. Due to the low number of traffic trips anticipated with a single-family residential use, the proposed project would remain well under the threshold.

Therefore, project would result in a less-than-significant impact.

Source: Project Plans, Project Location, Coastside Fire Protection District, County Department of Public Works, County Local Coastal Program, Screening Thresholds for Land Use Projects Section of the Technical Advisory on Evaluating Transportation Impacts in CEQA.

<p>17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts?</i></p> <p><i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i></p>			X	
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Discussion: Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. A project's effect on automobile delay does not constitute a significant environmental impact under CEQA. Per Section 15064.3, an analysis of vehicle miles traveled (VMT) attributable to a project is the most appropriate measure of transportation impacts. Other relevant considerations may include the effects of the project on transit and non-motorized travel.

Per Section 15064.3(b)(3), a lead agency may analyze a project's VMT qualitatively based on the availability of transit, proximity to destinations, etc. The proposed project site is located in a rural unincorporated community halfway between Pacifica and Half Moon Bay. The project site is within 1,000 feet of a public transit stop. The site's proximity to a transit stop would reduce VMT associated with the proposed single-family residence. In addition, given that the project includes only one single-family residence, traffic generated by the project would not have a substantial effect on the operation of local roadways and intersections, nor does the project include any modifications to the existing circulation system in the project vicinity that would result in a traffic safety hazard. The proposed residential use of the parcel would be compatible with the existing rural residential development in the project area. In addition, as discussed in Section 17.a., the project can be assumed to cause a less-than-significant transportation impact because it would generate or attract fewer than 110 trips per day per the Technical Advisory on Evaluating Transportation Impacts in CEQA document published by the Governor's Office of Planning and Research. Therefore, the project would result in a less-than-significant impact.

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

17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
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Discussion: The project would be served by an existing driveway off Jordan Street. The project would not require the construction of a new road nor does it propose to alter any existing roadway in a way that would create a hazard due to sharp turns or dangerous intersections. The project does include repaving and some minor widening of Jordan Street to meet fire access standards, which will improve access to the project site. Additionally, the construction and operation/habitation of the project does not propose the permanent utilization of equipment that would be incompatible with the existing vehicular traffic on Jordan Street and any other connecting roads. No mitigation is necessary. Also see discussion in Section 17.a.

Source: Project Plans, Project Location.

17.d. Result in inadequate emergency access?			X	
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Discussion: The project proposes repaving and minor roadway widening of Jordan Street, and construction of a fire truck turnaround on the parcel to meet required emergency access standards. Upon review of the proposed project and fire truck turnaround, CFPD has conditionally approved the project for emergency access requirements. Additionally, all work in the public right-of-way, including temporary traffic control plans, will be reviewed and approved by the County Department of Public Works through their requirement for an encroachment permit prior to the start of work. Thus, the project would have a less-than-significant impact.

Source: Project Plans, Coastside Fire Protection District.

18. TRIBAL CULTURAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X
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Discussion: Pursuant to discussion in Sections 5.a and 5.b and that the project is not listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k), the project poses no impact.

Source: Project Location, County GIS Maps, California Register of Historical Resources, California Historical Resources Information System Review Letter (dated March 8, 2021), County General Plan.

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		
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Discussion: This project is not subject to Assembly Bill 52 for California Native American Tribal Consultation requirements, as no traditionally or culturally affiliated tribe has requested, in writing, to the County to be informed of proposed projects in the geographic project area. However, a Sacred Lands File and Native American Contacts List Request was sent to the Native American Heritage Commission (NAHC) in February 2021. A Sacred Lands File search was completed by the NAHC and no sacred lands were found in the subject area. In following the NAHC's recommended Best Practices, the County has also contacted local Native American tribes who may have knowledge of cultural resources in the project area. 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:

Mitigation Measure 8: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 9: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Source: Project Location, County GIS Maps, Native American Heritage Commission, State Assembly Bill 52.

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
<p>Discussion: The proposed project would rely on a private septic system because there is no municipal sewer service available in this area of unincorporated San Mateo County. Environmental Health Services reviewed the proposed septic system design, found it be in compliance with the prevailing standards and regulations, and conditionally approved the project.</p> <p>The property would continue to be served by Montara Water and Sewer District. Although a mainline extension within the urban zone fronting the property and relocation of the the appropriately sized water meter to the property line would be required prior to development, the proposed project does not involve or require any water or wastewater treatment facilities that would exceed any requirements of the Regional Water Quality Control Board. In addition, the project would connect to PG&E infrastructure for electric power. Therefore, the project would result in a less-than-significant impact.</p> <p>Source: Project Plans, San Mateo County Environmental Health Services, Montara Water and Sanitary District.</p>				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
<p>Discussion: With the mainline extension within the urban zone fronting the property and relocation of the appropriately sized water meter to the property line, the proposed project would have adequate water service connections from the Montara Water and Sewer District. Therefore, the project would result in a less-than-significant impact.</p> <p>Source: Project Plans, Montara Water and Sewer District.</p>				
19.c. Result in a determination by the waste-water treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
<p>Discussion: Pursuant to the discussion in Section 19.a, the proposed project would result in a less-than-significant impact.</p> <p>Source: Project Plans, Project Location, County GIS.</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>Discussion: The construction of the proposed project would generate some solid waste, both during construction and after completion (on an ongoing basis typical for that generated by residential uses). Similar to all other properties in the Midcoast area, the residence would receive municipal trash and recycling pick-up service by Recology. The County's local landfill facility is the Corinda Los Trancos (Ox Mountain) Landfill, located at 12310 San Mateo Road (State Highway 92), a few miles east of Half Moon Bay. This landfill facility has permitted capacity/service life until 2034. Therefore, the project impact is less-than-significant.</p> <p>Source: San Mateo County Environmental Health Services.</p>				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?			X	
<p>Discussion: Solid waste generated by a new single-family residence is expected to be minimal. The project site would receive solid waste service by Recology. The landfill cited in Section 19.d. is licensed and operates pursuant to all Federal, State and local statutes and regulations as overseen by the San Mateo County Health System's Environmental Health Services. Therefore, the project impact will be less-than-significant.</p> <p>Source: San Mateo County Environmental Health Services.</p>				

<p>20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
<p>Discussion: The project is located within a High Fire Hazard, State Responsibility Area as identified by the County's GIS maps.</p> <p>However, the project site is developed with existing residential uses and is surrounded by residential uses to the north and west. No revisions to the adopted Emergency Operations Plan would be required as a result of the proposed Project. The nearest public service is the Coastside Fire Protection District - Station 44 located approximately half a mile southwest of the site at 501 Stetson Street Moss Beach and would not be impacted because primary access to all major roads would be maintained during construction. As discussed in Section 9 (Hazards and Hazardous Materials), the proposed project would not impair or physically interfere with an adopted emergency response or evacuation plan. Therefore, impacts would be less-than-significant, and no mitigation is required.</p>				

Source: Project Plans, Project Location, County GIS Maps.				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
<p>Discussion: Pursuant to the discussion in Section 20.a, the proposed project would not exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.</p> <p>Source: Project Location, County GIS Maps.</p>				
20.c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
<p>Discussion: The project does not involve a new road, fuel break, emergency water source, or other associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Any new power lines would be installed underground.</p> <p>Source: Project Location, County GIS Maps.</p>				
20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	
<p>Discussion: While the house site itself is generally level, the overall parcel moderately slopes downward toward the west. The proposed on-site drainage facilities have been sized and appropriately placed to retain the stormwater on-site and would allow it to percolate into the ground as determined by the review of the County's Drainage Section. As the project would not increase the risk of wildfire or the severity of wildfires, the project would not expose these structures to significant risk from flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.</p> <p>Source: Project Plans, San Mateo County Drainage Section.</p>				

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

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?				
<p>Discussion: The project as proposed with all the recommended mitigation measures discussed in the previous sections would ensure that potential impacts are less-than-significant.</p> <p>Source: All Applicable Sources Previously Cited in This Document.</p>				
21.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X		
<p>Discussion: The project as proposed with all the recommended mitigation measures discussed in the previous sections would minimize potential impacts to a less-than-significant level.</p> <p>Source: All Applicable Sources Previously 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>Discussion: The project as proposed with all the recommended mitigation measures discussed in the previous sections would minimize potential impacts to a less-than-significant level.</p> <p>Source: 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	

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

MITIGATION MEASURES		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p>Mitigation Measure 1: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Inspection Section:</p> <ol style="list-style-type: none"> All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 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. 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.

Mitigation Measure 2: 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. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 3: The design of the proposed development (upon submittal of the Building Permit) on the subject parcel shall generally follow the recommendations cited in the geotechnical report prepared by Sigma Prime regarding earthwork (i.e. clearing and subgrade preparation, compaction, surface drainage), foundations (i.e. pier and grade beam, spread footings, lateral loads, and slabs-on-grade), and retaining walls. Any such changes to the recommendations by the project geotechnical engineer cited in this report and subsequent updates shall be submitted for review and approval by the County's Geotechnical Engineer.

Mitigation Measure 4: At the time of building permit application, the applicant shall submit for review and approval, erosion and drainage control plans that show how the transport and discharge of soil and pollutants from and within the project site will be minimized. The plans shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plans shall include measures that limit the application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

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

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

Mitigation Measure 5: No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

Mitigation Measure 6: An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and/or building permit to ensure

that the approved erosion control and tree protection measures are installed adequately prior to the start of ground disturbing activities.

Mitigation Measure 7: The applicant shall route stormwater to a new infiltration-based retention feature that consists of a 13-foot long, 60-inch diameter perforated pipe surrounded by a minimum of 6-inch aggregate on the sides. The system overflows through a minimum one-square foot grate at the top. The trench will be lengthened in order to increase percolation between storms to the required rate.

Mitigation Measure 8: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 9: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

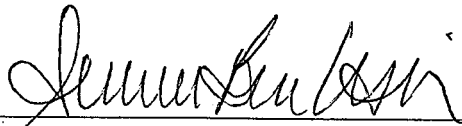
DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

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

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



(Signature)

Summer Burlison, Project Planner

(Title)

May 11, 2021

Date