

County of San Mateo  
Planning and Building Department

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

1. **Project Title:** Three-lot Minor Subdivision
2. **County File Number:** PLN 2019-00043
3. **Lead Agency Name and Address:** County of San Mateo Planning and Building Department  
455 County Center, 2nd Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Kelsey Lang; 650/599-1549
5. **Project Location:** 1750 Cordilleras Road, Emerald Lake Hills
6. **Assessor's Parcel Number and Size of Parcel:** 057-062-110; 1.91 acres (83,118 sq. ft.)
7. **Project Sponsor's Name and Address:** Cordilleras LLC, 937 Lakeview Way,  
Emerald Hills, CA 94062
8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** N/A
9. **General Plan Designation:** Low Density Residential Urban
10. **Zoning:** Residential Hillside/Design Review (RH/DR)
11. **Description of the Project:** This is a complete resubmittal of the three-lot subdivision which was approved, but where the Tentative Map approval expired before the map was recorded. Minor Subdivision and Grading Permit to subdivide an existing 1.91-acre parcel into three parcels. Parcel 1 is proposed to be 22,233 sq. ft., Parcel 2 will be 17,815 sq. ft., and Parcel 3 will be 43,071 square feet. Access to the proposed subdivision will be via an existing bridge across Cordilleras Creek, which has already been upgraded to meet Fire Marshal requirements. A new access road will be constructed on the west side of the creek to serve all three parcels. A water line has been installed down Cordilleras Road from the existing water main. One new hydrant on proposed Parcel 3 will be constructed to provide on-site water for fire suppression. Construction of the proposed access road will result in approximately 390 cubic yards of total grading and the removal of ten trees. The applicant is proposing to leave the existing house on Parcel 1. The applicant is also proposing to place a Resource Protection Area along the portion of the parcel that comprises Cordilleras Creek.
12. **Surrounding Land Uses and Setting:** The parcel is surrounded by a mature low-density residential neighborhood. The neighborhood is heavily treed. Immediately to the north-west of the property is the Hetchy-Hetchy CFPUC water line. Cordilleras Creek runs along Cordilleras Road.
13. **Other Public Agencies Whose Approval is Required:** None.

14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?:** The six Native American Tribes recommended for consultation by the NAHC have been contacted about the project proposal. No tribe has requested consultation.

**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	X	Energy		Public Services
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Recreation
X	Air Quality	X	Hydrology/Water Quality		Transportation
X	Biological Resources		Land Use/Planning	X	Tribal Cultural Resources
	Climate Change		Mineral Resources		Utilities/Service Systems
X	Cultural Resources	X	Noise		Wildfire
X	Geology/Soils		Population/Housing		Mandatory Findings of Significance

**EVALUATION OF ENVIRONMENTAL IMPACTS**

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

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

<b>1. AESTHETICS.</b> Except as provided in Public Resources Code Section 21099, would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?				X
<p><b>Discussion:</b> The subject parcel is not located within or adjacent to any County or State Scenic Corridor. The proposed development of the parcel will not impact views from any public lands, water bodies, or roads given the distance and topography of the site in relationship to any of these features. The proposed project is consistent with the scale of development present in the surrounding community.</p> <p><b>Source:</b> Project Plans; Project Location</p>				

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><b>Discussion:</b> Ten significant size oak trees are proposed for removal as part of the project. All of the trees are located within the future building envelope and driveways of Parcels 2 and 3. Given the large number of remaining trees on the project site, the removal of these trees will not have a significant impact on the visual character of the area. The subject parcel is not located within a State or County scenic corridor, there are no historic buildings, and there are no rock outcroppings present on the site.</p> <p><b>Source:</b> Project Plans, Project Location</p>				
1.c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
<p><b>Discussion:</b> The project is within an urbanized area and would not conflict with applicable zoning. The zoning regulations allow for residential uses and any development would be subject to Design Review which will assure scenic quality.</p> <p><b>Source:</b> Project Location</p>				
1.d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?				X
<p><b>Discussion:</b> No structural development is proposed with this application. Future residential development will be subject to Design Review which will address glare and reflectivity. No new street lights are proposed.</p> <p><b>Source:</b> Project Plans; Project Location</p>				
1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
<p><b>Discussion:</b> The subject property is not located within a State or County Scenic Corridor.</p> <p><b>Source:</b> Project Location</p>				

1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
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**Discussion:** The project is located within a Design Review District. No development is proposed with this application. Future residential development will be subject to Design Review. The proposed project does not include any requests for exceptions from any General Plan or Zoning Ordinance provisions.

**Source:** San Mateo County Zoning Regulations

1.g.	Visually intrude into an area having natural scenic qualities?				X
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**Discussion:** See staff's discussion in Section 1.a. - 1.f. above.

**Source:** Project Plans

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

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

**Discussion:** According to the California Department of Conservation Farmland Mapping and Monitoring Program, the project site is designated "Urban and Built Up Land" and therefore is not Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No lands of agricultural significance will be converted through this project.

**Source:** California Department of Conservation Farmland Mapping and Monitoring Program (2017)

2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
<p><b>Discussion:</b> The project site is zoned for residential uses only. Commercial agriculture and agricultural easements are not permitted in this zone.</p> <p><b>Source:</b> Project Location; San Mateo County Zoning Regulations</p>				
2.c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
<p><b>Discussion:</b> According to the California Department of Conservation Farmland Mapping and Monitoring Program, the project site is designated "Urban and Built Up Land." The project site is not currently used for agricultural or forestry purposes, nor are agricultural or forestry uses permitted on the site.</p> <p><b>Source:</b> Project Description; San Mateo County Zoning Regulations; California Department of Conservation Farmland Mapping and Monitoring Program (2017)</p>				
2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
<p><b>Discussion:</b> The project site is not located within the Coastal Zone.</p> <p><b>Source:</b> Project Location</p>				
2.e. Result in damage to soil capability or loss of agricultural land?				X
<p><b>Discussion:</b> The Natural Resources Conservation Service (NRCS) Web Soil Survey identifies the Land Capability Class rating as Class 8 for the entire parcel. Class 8 is defined by NRCS as <i>soils and miscellaneous areas have[ing] limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.</i> Due to soil limitations, no damage will result in soil capability or loss of agricultural land. Further, the project site is not located in an area with productive soil resources for timber or agricultural capabilities.</p> <p><b>Source:</b> San Mateo County General Plan, Productive Soil Resources Map, Natural Resources Conservation Service (U.S. Department of Agriculture) Web Soil Survey</p>				

<p>2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?</p> <p><i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i></p>				X
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**Discussion:** As defined in Public Resources Code Section 12220(g), forestland is 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.* The proposed project does not include rezoning nor does it conflict with the underlying zoning district which permits residential development. Further, the project site does not qualify as forestland or timberland nor is it zoned as such.

**Source:** Project Plans; San Mateo County Zoning Regulations; Public Resources Code Section 12220(g)

<p><b>3. AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
	<p><b>Potentially Significant Impacts</b></p>	<p><b>Significant Unless Mitigated</b></p>	<p><b>Less Than Significant Impact</b></p>	<p><b>No Impact</b></p>
<p>3.a. Conflict with or obstruct implementation of the applicable air quality plan?</p>		X		

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

The project will not conflict with or obstruct the implementation of the BAAQMD's 2017 CAP. During project implementation air emissions would be generated from site grading, equipment, and work vehicles; however, any such grading-related emissions would be temporary and localized. However, with implementation of Mitigation Measure 1 which includes standard grading best management practices to address dust emissions, along with the requirement that vehicles meet California Air Resources Board regulations to reduce air pollution (e.g., limits on idling), there are no expected conflicts with the applicable air quality plan.

**Mitigation Measure 1:** The applicant shall implement the following basic construction measures at all times:

- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control

Measure Title13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

- b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified visible emissions evaluator.
- c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District’s phone number shall also be visible to ensure compliance with applicable regulations.

**Source:** Project Location, 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:** The San Francisco Bay Area is in non-attainment for ozone and particulate matter (PM), including PM 10 (State status) and PM 2.5 (State status), including the 24-hour PM 2.5 national standard. Therefore, any increase in these criteria pollutants is significant.

Implementation of the project will generate temporary increases in these criteria pollutants due to construction vehicle emissions and dust generated from earthwork activities. Mitigation Measure 1 will minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level. Furthermore, the California Air Resources Board (CARB) provides regulation over vehicles of residents in the State of California to ensure vehicle operating emissions are minimized in the effort towards reaching attainment for Ozone, among other goals. The current project is not expected to generate a significant change to this conclusion.

**Source:** Project Plans; Bay Area Air Quality Management District

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

X

**Discussion:** Any pollutant emissions generated from the project will primarily be temporary in nature. The project site is within an established single-family residential subdivision, with Saint Mattias School approximately 700 feet east on Cordilleras Road. However, the surrounding tree canopy and vegetation will help to insulate the project area from nearby sensitive receptors. Furthermore, Mitigation Measure 2 will minimize any potential significant exposure to nearby sensitive receptors to a less than significant level.

**Mitigation Measure 2:** The applicant shall implement the following dust control measures during grading and construction activities:

- a. Water all active construction and grading areas at least twice daily.
- b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
- c. Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.



d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets/roads.

Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

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

3.d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?		X		
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**Discussion:** This work is expected to generate a temporary increase in dust, motor vehicle and diesel particulate matter in the area. With Mitigation Measures 1 and 2, this temporary increase is not expected to violate existing standards of on-site air quality given required vehicle emission standards required by the State of California for vehicle operations. This work is not expected to lead to the creation of odors that would affect a substantial number of people.

**Source:** Project Plans, Bay Area Air Quality Management, California Environmental Protection Agency Air Resources Board

**4. BIOLOGICAL RESOURCES.** Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X

**Discussion:** A Biological Resource Assessment was conducted for the site, with an initial site visit on March 22, 2019 and an additional site visit on April 26, 2019. The site and surrounding areas were surveyed for biological resources, with a focus on the riparian corridor along Cordilleras Creek. Weather at the time of the surveys ranged from overcast with calm winds and temperatures in the low 50's °F on March 22, to clear and sunny with winds approximately 5 mph and temperatures in the low 70's °F on April 26. All plant and animal species observed were documented, and plant communities and habitats were assessed for their potential to support special status species. According to the Biological Resource Assessment two middens (stick nests) belonging to the San Francisco dusky-footed woodrat, a special status wildlife species, were observed on the site. Sixteen other wildlife species have a low probability of occurrence. These sixteen wildlife species include the: pallid bat, Townsend's big-eared bat, fringed myotis, hoary bat, American peregrine falcon, merlin, saltmarsh common yellowthroat, bank swallow, long-eared owl, white-tailed kite, California giant salamander, California red-legged frog, steelhead, western bumblebee, Monarch butterfly, and Ricksecker's water scavenger beetle. A Resource Protection Area that encompasses the area of Cordilleras Creek and 20 feet from its top of bank will be established as part of the

project (see Mitigation Measure 3 below). Because of this setback the Biological Resource Assessment indicates that the project would not impact any associated habitat, and therefore no avoidance or mitigation measures are recommended.

**Source:** Coast Ridge Ecology, July 2019

4.b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		
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**Discussion:** Cordilleras Creek flows parallel along the north side of Cordilleras Road. Approximately 255 feet of the creek run through the subject property, within 60 feet of the front property line. According to the Biological Resource Assessment, Cordilleras Creek may be considered jurisdictional waters and/or wetlands. This riparian corridor is considered a sensitive habitat by the San Mateo County General Plan and avoidance of this habitat is part of the General Plan policies. A Resource Protection Area that encompasses the area of Cordilleras Creek and twenty feet from its top of bank will be established as part of the project to ensure that there are no substantial adverse effects on any riparian habitat or other sensitive natural features. With Mitigation Measure 3 the proposed project will not impact areas of riparian vegetation or areas with potentially jurisdictional waters (Cordilleras Creek).

**Mitigation Measure 3:** A 20-foot setback from top of bank of Cordilleras Creek will be established through a Resource Protection Area to avoid impacts to any riparian habitat, with the exception of the installation of a riprap filled stormwater dissipater, including storm pipe feeding same, which may be placed up on the top of bank.

**Source:** Coast Ridge Ecology, July 2019

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:** According to the National Wetlands Inventory there are Freshwater Forested/Shrub wetlands mapped along Cordilleras Creek, forming the riparian habitat described above, and encompassed by the Resource Protection Area. There are no works proposed near the creek with this project, as the existing bridge has already been upgraded through previous approvals. Mitigation Measure 3, as recommended by the Biological Resource Assessment, will mitigate any adverse effect on the Freshwater Forested/Shrub wetlands.

**Source:** U.S. Fish and Wildlife Service, Wetland Mapper; Project Plans; Coast Ridge Ecology, July 2019.

4.d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
<p><b>Discussion:</b> According to the Biological Resource Assessment, the coast live oak woodland surrounding Cordilleras Creek and the creek itself likely serve as an important movement corridor for small and mid-sized wildlife species including birds and small mammals. Wildlife may use the creek to move up and downstream and to access surrounding open space areas including Edgewood Park and Natural Preserve which is located one mile to the west. The proposed project is not expected to impact the riparian corridor and all work will follow a 20-foot setback from the top of bank as shown in the project plans. Ground level (or beneath ground level) structures such as a riprap covered stormwater dissipater may be placed up to the top of bank as long as they do not obstruct wildlife movement. This setback is addressed in Mitigation Measure 3.</p> <p><b>Source:</b> Coast Ridge Ecology, July 2019</p>				
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?		X		
<p><b>Discussion:</b> Ten significant oak trees will be removed as part of the proposed subdivision. Two trees are located in the buildable area of proposed Parcel 2 and eight trees are located in the buildable area of proposed Parcel 3. However, even the justifiable removal of tree resources reduces the amount of visual screening on the site and reduces the overall biotic resources within the project area. To offset these impacts, the following measure is proposed:</p> <p><b>Mitigation Measure 4:</b> All regulated trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size and location. The Plan shall be submitted to the San Mateo County Planning and Building Department for review and approval as part of the building permit plan sets.</p> <p><b>Source:</b> Project Plans; San Mateo County Zoning Regulations; San Mateo County Significant Tree Ordinance; San Mateo County Heritage Tree Ordinance</p>				
4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X
<p><b>Discussion:</b> There are no adopted Habitat Conservation Plans, Natural Conservation Community Plans or other approved local, regional, or State habitat conservation plans for the project site.</p> <p><b>Source:</b> California Department of Fish and Wildlife, Habitat Conservation Planning, California Regional Conservation Plans Map</p>				
4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X

<b>Discussion:</b> The project site is not located inside or within 200 feet of a marine or wildlife reserve.					
<b>Source:</b> U.S. Fish and Wildlife Services, National Wildlife Refuge System Locator.					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
<p><b>Discussion:</b> The project proposes to remove a portion of the non-timber woodlands on the property, consisting of a total of 10 significant oak trees. The trees proposed for removal are disbursed throughout proposed Parcel 2 and 3, and the property remains forested overall. Replacement plantings are required for the regulated trees proposed for removal. See staff's discussion in Section 4.e above</p> <p><b>Source:</b> Project Location</p>					

<b>5. CULTURAL RESOURCES.</b> 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><b>Discussion:</b> The cultural resources report states that the one-story single-family ranch style home was constructed in 1956 and is typical of other residences in the area. It has a clay tile roof with an interior chimney, a stucco exterior with brick facing on the lower third of the exterior walls, vinyl windows, and an asphalt driveway leading to a two-bay rear open carport with an exterior door on the side of the house. The house appears to have been partially remodeled. According to the cultural resources report, it does not appear to have any special significance.</p> <p><b>Source:</b> Basin Research Associates, July 2019</p>					
5.b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
<p><b>Discussion:</b> The cultural resources report indicates that future construction operations could result in the inadvertent exposure of buried prehistoric or historic archaeological materials that could be eligible for inclusion on the California Register of Historic Resources (Public Resources Code Section 5024.1) and/or meet the definition of a unique archaeological resource as defined in Section 21083.2 of the Public Resources Code. This significant impact would be reduced to a less-than-significant impact with implementation of Mitigation Measure 5 which requires the review, identification, evaluation and treatment of any significant archaeological finds by a Professional Archaeologist at the time of discovery.</p>					

**Mitigation Measure 5:**

- a. The project proponent shall note on any plans that require ground disturbing excavation that there is a potential for exposing buried cultural resources including prehistoric Native American burials.
- b. The project proponent shall retain a professional archaeologist to provide construction crew sensitivity training to supervisors, foreman, project managers, and non-supervisory contractor personnel to alert them to the potential for exposing significant prehistoric and historic archaeological resources within the property. The archaeologist shall develop an ALERT Sheet outlining the potential for the discovery of unexpected archaeological resources and provide protocols to deal with a discovery. The ALERT Sheet and protocols shall be presented as part of the training. The contractor shall be responsible for ensuring that all workers requiring training are in attendance.
- c. The project proponent shall retain a professional archaeologist on an “on-call” basis during ground disturbing construction for the project to review, identify and evaluate cultural resources that may be inadvertently exposed during construction. The archaeologist shall review and evaluate any discoveries to determine if they are historical resource(s) and/or unique archaeological resources under CEQA.
- d. If the Professional Archaeologist determines that any cultural resources exposed during construction constitute a historical resource and/or unique archaeological resource under CEQA, he/she shall notify the project proponent and other appropriate parties of the evaluation and recommend mitigation measures to mitigate to a less-than significant impact in accordance with California Public Resources Code Section 15064.5. Mitigation measures may include avoidance, preservation in-place, recordation, additional archaeological testing and data recovery among other options. The completion of a formal Archaeological Monitoring Plan (AMP) and/or Archaeological Treatment Plan (ATP) that may include data recovery may be recommended by the Professional Archaeologist if significant archaeological deposits are exposed during ground disturbing construction. Development and implementation of the AMP and ATP and treatment of significant cultural resources will be determined by the project proponent in consultation with any regulatory agencies.
- e. A Monitoring Closure Report shall be filed with the project proponent at the conclusion of ground disturbing construction if archaeological and Native American monitoring of excavation was undertaken.

**Source:** Basin Research Associates, July 2019

5.c. Disturb any human remains, including those interred outside of formal cemeteries?		X		
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**Discussion:** The cultural resources report indicates that previously unknown Native American human remains could be exposed during ground disturbing construction operations associated with soil removal. Construction operations could result in the inadvertent exposure of buried prehistoric or protohistoric (ethnographic) Native American human remains, should this occur Mitigation Measure 6 provides instruction to minimize cultural loss.

**Mitigation Measure 6:** The treatment of human remains and any associated or unassociated funerary objects discovered during any soil-disturbing activity within the project site shall comply with applicable State laws. This shall include immediate notification of the County of San Mateo Medical Examiner (ME) and the project proponent.

In the event of the ME's determination that the human remains are Native American, notification of the Native American Heritage Commission (NAHC), is required who shall appoint a Most Likely Descendant (MLD) (PRC Section 5097.98).

The project sponsor, archaeological consultant, and MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of human remains and associated or unassociated funerary objects (CEQA Guidelines Section 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. The California PRC allows 48 hours to reach agreement on these matters. If the MLD and the other parties do not agree on the reburial method, the project will follow PRC Section 5097.98(b) which states that ". . . the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance."

**Source:** Basin Research Associates, July 2019

6. ENERGY. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6.a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
<p><b>Discussion:</b> The project has been designed to limit the need for grading and tree removals, thereby reducing wasteful, inefficient, or unnecessary energy use. Future residential development is required to comply with County, regional and state regulations which address energy conservation applicable for single-family residential development.</p> <p><b>Source:</b> Project Scope</p>				
6.b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.		X		
<p><b>Discussion:</b> The County has identified Energy Efficient Climate Action Plan (EECAP) goals which can be implemented in new development projects. The grading activity, which will precede residential development, will be required to comply with Mitigation Measure 1 and 2, including minimizing of construction vehicle idling to minimize energy consumption. Any future residential development is required to comply with County, regional and state regulations which address energy conservation applicable for single-family residential development.</p> <p><b>Source:</b> Project Scope</p>				

7. <b>GEOLOGY AND SOILS.</b> 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><b>Discussion:</b> The project site is located two miles from the Alquist-Priolo Fault zone. No development is currently proposed in this project. When development is proposed the project will be subject to the issuance of a building permit and all work shall be completed in accordance with the California Building Code and subject to recommendations made by the applicant's engineer to ensure the health and safety of occupants.</p> <p><b>Source:</b> Project Location; Association of Bay Area Governments Resilience Program Map; Earth Investigations Consultants, April 5, 2005</p>				
ii. Strong seismic ground shaking?			X	
<p><b>Discussion:</b> The project site is subject to moderate to violent shaking from the San Andreas fault. A soils report and a geotechnical investigation were submitted as part of the project's review and received conditional approval by the County's Geotechnical Section. No development is proposed at this time. When development is proposed the project will be subject to the issuance of a building permit and all work shall be completed in accordance with the California Building Code and subject to recommendations made by the applicant's engineer to ensure the health and safety of occupants.</p> <p><b>Source:</b> San Mateo County Earthquake Shaking Fault Maps (San Andreas Fault); Earth Investigations Consultants, April 5, 2005</p>				
iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
<p><b>Discussion:</b> The project site is an area with moderate to high susceptibility for liquefaction susceptibility. A soils report and a geotechnical investigation were submitted as part of the project's review and received conditional approval by the County's Geotechnical Section. No development is proposed at this time. When development is proposed the project will be subject to the issuance of a building permit and all work shall be completed in accordance with the California Building Code</p>				

and subject to recommendations made by the applicant's engineer to ensure the health and safety of occupants.

**Source:** Association of Bay Area Governments Resilience Program; Earth Investigations Consultants, April 5, 2005.

iv. Landslides?				X
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**Discussion:** The project site is not within an area that is susceptible for landslides.

**Source:** California Geological Survey; Association of Bay Area Governments Resilience Program

v. Coastal cliff/bluff instability or erosion?  <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>				X
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**Discussion:** The project site is not located on a coastal cliff or bluff.

**Source:** Project location.

7.b. Result in substantial soil erosion or the loss of topsoil?		X		
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**Discussion:** The current proposal is only for the subdivision of the parcel. Any potential impacts generated by the construction of homes and individual driveways on the created parcels will be addressed during the design review and building permit process. As mentioned in the project description section, a new access road must be constructed to the County's public road standards. This road will require some grading, which could result in the movement of soil downslope toward Cordilleras Creek. To prevent this from occurring, the following mitigation measure is required:

**Mitigation Measure 7:** Prior to the beginning of any construction activities, the applicant shall submit to the Current Planning Section for review and approval, an erosion and drainage control plan which shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, 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 County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines."

**Mitigation Measure 8:** 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 9:** An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control.



<b>Source:</b> Project Plans; County of San Mateo Grading Ordinance; San Mateo Countywide Stormwater Pollution Prevention Program				
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	
<p><b>Discussion:</b> While landslide, lateral spreading, subsidence, and collapse are not identified as potentially significant impacts to the project, there is a moderate potential for significant erosion from project construction and risks of liquefaction during earthquake events. Mitigation Measure 7 will ensure erosion from construction activities is minimized.</p> <p><b>Source:</b> Project Plans</p>				
7.d.	Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?		X	
<p><b>Discussion:</b> The submitted geotechnical report notes that there are moderate expansive soils present on the project parcel but states that the proposed project is feasible from a geotechnical perspective. In order to address the presence of expansive soils the report includes specific recommendations for the design of the structures which include the type of foundation and depth of piers to be utilized. These recommendations shall be incorporated into development plans when submitted. Therefore, there are no significant impacts associated with the presence of expansive soils.</p> <p><b>Source:</b> Project Location; Earth Investigations Consultants, April 5, 2005</p>				
7.e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X
<p><b>Discussion:</b> The project does not include the installation of a septic system. The project site has already had waste water systems installed through Emerald Lake Sewer District.</p> <p><b>Source:</b> Project Plans; DPW permits.</p>				
7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X
<p><b>Discussion:</b> There are no mapped unique paleontological resources or geological features on the project parcel. The project location consists of Qha (Alluvium (Holocene)) and KJfs (Franciscan Complex sedimentary rocks (Early Cretaceous and (or) Late Jurassic)) which is commonly found throughout San Mateo County.</p> <p><b>Source:</b> Project Location, U.S. Geological Survey Geologic Map of the San Francisco Bay Region, 2006</p>				

<b>8. CLIMATE CHANGE.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X	
<p><b>Discussion:</b> A minor, temporary increase in greenhouse gasses during grading act may occur. Vehicles are subject to California Air Resources Board emission standards. The grading activity will be required to comply with Mitigation Measures 7-9 above, including minimizing of construction vehicle idling to minimize energy consumption.</p> <p>The County has identified Energy Efficient Climate Action Plan (EECAP) goals which can be implemented in new development projects. Per Mitigation Measures 1 and 2 above, the project is required to incorporate applicable measures from the County's Energy Efficiency Climate Action Plan (EECAP) Development Checklist and BAAQMD Best Management Practices (BMPs) that, once implemented, will reduce project impact on climate change.</p> <p><b>Source:</b> California Air Resources Board, San Mateo County Energy Efficiency Climate Action Plan</p>				
8.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	
<p><b>Discussion:</b> The project does not conflict with the San Mateo County Energy Efficiency Climate Action Plan provided that the mitigation measure outlined in 7.a, above, is implemented.</p> <p><b>Source:</b> San Mateo County Energy Efficiency Climate Action Plan</p>				
8.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?			X	
<p><b>Discussion:</b> Grading activities would necessitate the removal of approximately, ten trees greater than 6 inches in diameter at breast height (DBH), which will be replaced at a 1:1 ratio. However, the property does not contain forestland and no conversion will occur.</p> <p><b>Source:</b> Project Scope</p>				
8.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X

<b>Discussion:</b> The project is not located on or adjacent to a coastal cliff or bluff.					
<b>Source:</b> Project Location					
8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<b>Discussion:</b> The project is not located on or adjacent to the San Francisco Bay or Pacific Ocean.					
<b>Source:</b> Project Location					
8.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<b>Discussion:</b> The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0282E, effective October 16, 2012.					
<b>Source:</b> FEMA Panel No. 06081C0282E, effective October 16, 2012					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<b>Discussion:</b> The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0282E, effective October 16, 2012.					
<b>Source:</b> FEMA Panel No. 06081C0282E, effective October 16, 2012					

<b>9. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:					
		<b>Potentially Significant Impacts</b>	<b>Significant Unless Mitigated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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
<b>Discussion:</b> No such uses are proposed. Neither the subdivision of land, nor grading associated with it would result in a significant impact involving the transport, use, or dispersal of hazardous material or toxic substances.					
<b>Source:</b> Project Plans					

9.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
<p><b>Discussion:</b> No significant use of hazardous materials is proposed. The project involves land division and earthwork.</p> <p><b>Source:</b> 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><b>Discussion:</b> No use involving significant emission of or handling of hazardous materials or waste is proposed. The project involves land division and earthwork.</p> <p><b>Source:</b> Project Plans</p>				
9.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
<p><b>Discussion:</b> The project site is not a listed hazardous materials site.</p> <p><b>Source:</b> San Mateo County Maps, Department of Toxic Substances Control EnviroStor Hazardous Waste and Substances Site List</p>				
9.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X
<p><b>Discussion:</b> The site is not located within an area regulated by an airport land use plan nor is it located within two miles of a public airport or public use airport.</p> <p><b>Source:</b> San Mateo County Maps</p>				
9.f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X

<p><b>Discussion:</b> The project involves the division of land and grading, and would not permanently or significantly impede access on existing public roads. The plan has been reviewed by Cal-Fire for emergency vehicle access.</p> <p><b>Source:</b> San Mateo County Maps</p>					
9.g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	
<p><b>Discussion:</b> This site is within a “Very High Fire Hazard Severity” zone. No development is proposed with this project. Cal-Fire has reviewed the proposal and indicated preliminary approval. When development is proposed, Cal-Fire will review and indicate mitigation measures to reduce the risk of loss for this property.</p> <p><b>Source:</b> San Mateo County Maps; Cal-Fire</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><b>Discussion:</b> The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0282E, effective October 16, 2012.</p> <p><b>Source:</b> FEMA Panel No. 06081C0282E, 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><b>Discussion:</b> The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0282E, effective October 16, 2012.</p> <p><b>Source:</b> FEMA Panel No. 06081C0282E, 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><b>Discussion:</b> The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0282E, effective October 16, 2012.</p> <p><b>Source:</b> FEMA Panel No. 06081C0282E, effective October 16, 2012</p>					
9.k.	Inundation by seiche, tsunami, or mudflow?				X

**Discussion:** Risk of inundation by seiche, tsunami, or mudflow is considered nil, as the project site is not located near any large bodies of water.

**Source:** Project Scope, San Mateo County Maps

10. HYDROLOGY AND WATER QUALITY. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?		X		
<p><b>Discussion:</b> The project has the potential to generate polluted stormwater runoff during site grading and construction-related activities. However, these impacts would be reduced to a less than significant level with the implementation of Mitigation Measure 7.</p> <p>The project and future development will be required to comply with the County's Drainage Policy. These guiding standards will ensure that post-construction water runoff does not violate any water quality standards.</p> <p><b>Source:</b> Project Plans; County of San Mateo Drainage Policy</p>				
10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
<p><b>Discussion:</b> The parcel is in a community water and sewer district. New water and sanitary connections have been installed in association with the project.</p> <p><b>Source:</b> Emerald Lakes Sewer District, California Water Service Company</p>				
10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				

i. Result in substantial erosion or siltation on- or off-site;			X	
<p><b>Discussion:</b> The project does not involve the alteration of the course of a stream or river. Existing drainage patterns will be altered by proposed grading and development of the property. An erosion and sediment control plan has been prepared by Lea &amp; Braze Engineering to reduce stormwater-related erosion and sediment from the project site during construction. Additionally, the project has been preliminarily reviewed by the drainage section for drainage compliance and conditionally approved. Furthermore, see staff's discussion in Section 10.a above.</p> <p><b>Source:</b> Project Plans</p>				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
<p><b>Discussion:</b> The project does not involve alteration of the course of a stream or river. Existing drainage patterns will be altered by proposed grading and construction of impervious surface for the access road; however, site design measures would reduce stormwater runoff and would prevent a significant increase in the rate or amount of surface runoff.</p> <p><b>Source:</b> San Mateo County's Drainage Policy and Provisions</p>				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
<p><b>Discussion:</b> Compliance with the County's Drainage Policy and Provision C.3.i of the San Francisco Bay Region Municipal Regional Permit is mandatory and would prevent the creation of significant additional sources of polluted runoff.</p> <p><b>Source:</b> San Mateo County's Drainage Policy</p>				
iv. Impede or redirect flood flows?				X
<p><b>Discussion:</b> The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0282E, effective October 16, 2012. The proposed development will not impede or redirect flood flows.</p> <p><b>Source:</b> FEMA Panel No. 06081C0282E, effective October 16, 2012</p>				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
<p><b>Discussion:</b> The subject parcel is not located in a flood hazard, tsunami, or seiche zone.</p> <p><b>Source:</b> Project Location</p>				

10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
<p><b>Discussion:</b> The proposed residential development is in a serviced area of the County and will not obstruct implementation of a water control plan or sustainable groundwater management plan.</p> <p><b>Source:</b> Project Location</p>				
10.f. Significantly degrade surface or ground-water water quality?		X		
<p><b>Discussion:</b> The project is required to comply with the County's Drainage Policy and Provision C.3.i of the County's Municipal Regional Stormwater Permit which will prevent significant degradation of surface water quality after construction. Mitigation Measures 7 - 9 will reduce construction-related stormwater impacts to a less than significant level.</p> <p><b>Source:</b> Project Plans</p>				
10.g. Result in increased impervious surfaces and associated increased runoff?		X		
<p><b>Discussion:</b> Whenever there is the introduction of impervious surfaces to a project site, there is potential for increased surface water runoff. In the case of the subject site, where the property is sloped as well as proposed for new impervious surfaces (the driveway), surface water runoff will be increased. To offset this impact, the following measure is required:</p> <p><b>Mitigation Measure 10:</b> Prior to recordation of the parcel map or beginning of subdivision improvements, the applicant shall submit an on-site drainage plan, prepared by a civil engineer, showing all permanent, post-construction stormwater controls and drainage mechanisms. The required drainage plan shall show the necessary mechanisms to contain all water runoff generated by on-site impervious surfaces and shall include facilities to minimize the amount and pollutants of stormwater runoff through on-site percolation and filtering facilities.</p> <p><b>Source:</b> San Mateo County's Drainage Policy</p>				

<b>11. LAND USE AND PLANNING.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Physically divide an established community?				X
<p><b>Discussion:</b> The project site is adjacent to residential development on all sides within the unincorporated community of Emerald Lake Hills. The proposed lots will be consistent with the neighborhood fabric.</p> <p><b>Source:</b> San Mateo County Maps</p>				



11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
<p><b>Discussion:</b> The amended project will not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.</p> <p><b>Source:</b> Project Plans, San Mateo County Zoning Ordinance, San Mateo County General Plan.</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><b>Discussion:</b> The project proposes improvements to serve only the subject property. These improvements are completely within the parcel boundaries of the subject property and do not serve to encourage off-site development of undeveloped areas or increase the development intensity of surrounding developed areas.</p> <p><b>Source:</b> Project Plans</p>				

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

**Discussion:** There are no identified locally important mineral resource recovery site(s) delineated on the County's General Plan, any specific plan, or any other land use plan.

**Source:** Project Location; San Mateo County General Plan; San Mateo County Zoning Regulations

13. <b>NOISE.</b> Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
<p><b>Discussion:</b> During project grading, excessive noise could be generated. The following Mitigation Measure, as described below, is proposed to reduce the construction noise impact to a less than significant level. Once construction is complete, the project is not expected to generate significant amounts of noise.</p> <p><b>Mitigation Measure 11:</b> Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).</p> <p><b>Source:</b> Project Plans, San Mateo County Noise Ordinance</p>				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?				X
<p><b>Discussion:</b> There are no aspects of the project that would include generation of excessive ground-borne vibration or ground-borne noise levels.</p> <p><b>Source:</b> Project Plans</p>				
13.c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
<p><b>Discussion:</b> The project is not located within an area regulated by an airport land use plan or within 2 miles of a public airport.</p> <p><b>Source:</b> Project Location</p>				

<b>14. POPULATION AND HOUSING.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
<p><b>Discussion:</b> All improvements associated with the proposed project are completely within the subject parcel's boundaries and are only sufficient to serve the future single-family residences.</p> <p><b>Source:</b> Project Plans</p>				
14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
<p><b>Discussion:</b> The project does not propose to displace existing housing as the project proposes to create two new parcels.</p> <p><b>Source:</b> Project Scope</p>				

<b>15. PUBLIC SERVICES.</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Fire protection?				X
15.b. Police protection?				X
15.c. Schools?				X
15.d. Parks?				X
15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

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

**Source:** Project Plans

16. RECREATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
<p><b>Discussion:</b> The project involves the creation of two new parcels which will allow for future construction of two single-family residences next to and across from existing residential development. The development of two new residences would not significantly impact existing public service levels. Also, the County's Subdivision Regulations requires the applicant to pay in-lieu park fees for each new parcel.</p> <p><b>Source:</b> Project Plans</p>				
16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	
<p><b>Discussion:</b> The project involves the creation of two new parcels which will allow for the construction of one single-family residence on each. This low density development will not significantly increase the use of existing neighborhood or regional parks or other recreational facilities. The project does not include any recreational facilities. The County's Subdivision Regulations requires the applicant to pay in-lieu park fees for each new parcel.</p> <p><b>Source:</b> Project Plans</p>				

17. TRANSPORTATION. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?				X
<p><b>Discussion:</b> The project involves the creation of two new parcels from one larger parcel, which will allow for future construction of two single-family residences (one per parcel) next to and across from existing residential development. The proposed parcels take access from Ricci Court, a proposed private road. No travel demand or level of service concerns were identified by San Mateo County Department of Public Works.</p> <p>The grading work and any future construction associated with the new residences will result in a temporary increase in traffic levels and a negligible permanent increase in traffic levels after construction. Therefore, the project does not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. The proposed grading will have no impact on transportation.</p> <p>The proposed parcels will not alter the street frontage on Cordilleras Road, as they will be accessed by Ricci Court which currently exists as a private driveway. There are no changes required to any transportation modalities to accommodate the future construction of two single-family residences.</p> <p><b>Source:</b> Project Scope, Review by San Mateo County Department of Public Works</p>				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts</i> ?			X	
<p><i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i></p> <p><b>Discussion:</b> The project does not involve a change in use, and therefore will not have an impact on vehicle miles travelled. Proposed development of two additional single-family residences would not be expected to generate a significant impact, as the parcel is already developed with a single-family residence. Any traffic related to the residences is expected to be minimal.</p> <p><b>Source:</b> Project Plans</p>				
17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
<p><b>Discussion:</b> The project involves the creation of two new driveways from Ricci Court. Ricci Court already exists as a private driveway on Cordilleras Road. Driveway designs will be reviewed and</p>				

approved by the Department of Public Works prior to grading permits and would not create a new traffic hazard. Residential housing use is a permitted use in the RH/DR Zoning District.

**Source:** Project Scope, San Mateo County Zoning Regulations

17.d. Result in inadequate emergency access?

X

**Discussion:** The project has been reviewed and approved-with-conditions by Cal-Fire; and would not result in inadequate emergency access.

**Source:** Review by Cal-Fire

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

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

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

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

<p>ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)</p>		X		
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**Discussion:** Staff requested a Sacred Lands file search of the project vicinity, which was conducted by the Native American Heritage Council (NAHC), and resulted in no found records. Previous development on the property did not encounter any resources which could be considered significant to a California Native American tribe. Therefore, the project is not expected to cause a substantial adverse change to any potential tribal cultural resources. The project is not subject to Assembly Bill 52 for California Native American tribal consultation requirements, as no traditionally or culturally affiliated tribe has requested, in writing, to the County to be informed of proposed projects in the geographic project area. However, in following the NAHC’s recommended best practices, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal cultural resources.

**Mitigation Measure 12:** Should any traditionally or culturally affiliated Native American tribe respond to the County’s issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

**Mitigation Measure 13:** 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 14:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

**Source:** Project Plans; Project Location; Native American Heritage Council, California Assembly Bill 52

<b>19. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
<p>The proposed parcels will connect to the existing sanitary sewer system, Emerald Lake Heights Sewer Maintenance District, operated by the County of San Mateo Department of Public Works. The project has been reviewed by the Department and conditionally approved.</p> <p><b>Source:</b> Emerald Lake Heights Sewer Maintenance District Review</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>The California Water Service Company (Bayshore) has indicated that the subject property is located within the service area boundaries and that water service can be provided to the proposed parcels</p> <p><b>Source:</b> California Water Service Company Review</p>				
19.c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
<p><b>Discussion:</b> The project will be served by Emerald Lake Heights Sewer Maintenance District (See 19.a).</p> <p><b>Source:</b> Emerald Lake Heights Sewer Maintenance District Review</p>				
19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
<p><b>Discussion:</b> The project will have a negligible impact on the capacity of local landfills. Future development of two additional single-family residences will also have no significant impact on landfill capacity.</p> <p><b>Source:</b> Project Scope</p>				



19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
<p><b>Discussion:</b> The project involves creation of two parcels which can be developed with single-family residences within an existing residential community and will result in a negligible increase in solid waste disposal needs. All elements of the project will comply with regulations related to solid waste.</p> <p><b>Source:</b> Project Scope</p>				

<p><b>20. WILDFIRE.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</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><b>Discussion:</b> The project has been reviewed and conditionally approved by Cal-Fire; and would not substantially impair an adopted emergency response or evacuation plan.</p> <p><b>Source:</b> Project Plans; Cal-Fire</p>				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
<p><b>Discussion:</b> The project site is located within a Very High Fire Hazard Severity Zone. The project was reviewed by Cal-Fire and received conditional approval. No further mitigation, beyond compliance with the standards and requirements of the Cal-Fire, is necessary.</p> <p><b>Source:</b> Review by Cal-Fire; Fire Hazard Severity Zones 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><b>Discussion:</b> The project does not require the installation of fire associated infrastructure. The project was reviewed by Cal-Fire and received conditional approval. No further mitigation, beyond compliance with the standards and requirements of the Cal-Fire, is necessary.</p> <p><b>Source:</b> Project Plans; Review by Cal-Fire</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><b>Discussion:</b> The parcel is relatively flat and not subject to flooding. The proposed development of this project is not expected to alter the underlying conditions of the property or increase the risk of post-fire landslides.</p> <p><b>Source:</b> Project Plans; Project Location</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 environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
<p><b>Discussion:</b> According to review of the California Natural Diversity Database (CNDDDB), there are no special-status plant or animal species identified on the project site or within the immediate vicinity of the project site. According to the Biological Resource Assessment, one special status wildlife species, the San Francisco dusky-footed woodrat, was observed on the site. The Biological Resource Assessment indicates that the project would not impact any associated habitat. The Biological Resource Assessment also recommends a 20-foot setback from the top bank of Cordilleras Creek, as addressed in Mitigation Measure 3.</p> <p><b>Source:</b> California Natural Diversity Database; Coast Ridge Ecology, July 2019</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

**Discussion:** The vast majority of the parcels In Emerald Lake Hills are already developed with single family residences. It is not likely that the incremental effects of this project are considerable when viewed in conjunction with the effects of past, current, and probably future private or public projects in this area. While the project will potentially result in site specific impacts as discussed in this document, incorporation of the recommended mitigation measures will reduce these impacts to a less than significant level. Any future project will be subject to review under the California Environmental Quality Act.

**Source:** Subject Document; Project Plans

21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
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**Discussion:** As discussed in this report, the project, as proposed and mitigated, will not result in significant environmental effects.

**Source:** Project Plans

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

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

<b><u>MITIGATION MEASURES</u></b>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p><b><u>Mitigation Measure 1:</u></b> The applicant shall implement the following basic construction measures at all times:</p> <ol style="list-style-type: none"> <li>a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</li> <li>b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.</li> <li>c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</li> </ol> <p><b><u>Mitigation Measure 2:</u></b> The applicant shall implement the following dust control measures during grading and construction activities:</p> <ol style="list-style-type: none"> <li>a. Water all active construction and grading areas at least twice daily.</li> <li>b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.</li> <li>c. Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.</li> <li>d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets/roads.</li> </ol> <p><b><u>Mitigation Measure 3:</u></b> A 20-foot setback from top of bank of Cordilleras Creek will be established through a Resource Protection Area to avoid impacts to any riparian habitat, with the exception of the installation of a riprap filled stormwater dissipater which may be placed up on the top of bank.</p> <p><b><u>Mitigation Measure 4:</u></b> All regulated trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size and location. The Plan shall be submitted to the San Mateo County Planning and Building Department for review and approval as part of the building permit plan sets.</p>		

**Mitigation Measure 5:**

- a. The project proponent shall note on any plans that require ground disturbing excavation that there is a potential for exposing buried cultural resources including prehistoric Native American burials.
- b. The project proponent shall retain a professional archaeologist to provide construction crew sensitivity training to supervisors, foreman, project managers, and non-supervisory contractor personnel to alert them to the potential for exposing significant prehistoric and historic archaeological resources within the property. The archaeologist shall develop an ALERT Sheet outlining the potential for the discovery of unexpected archaeological resources and provide protocols to deal with a discovery. The ALERT Sheet and protocols shall be presented as part of the training. The contractor shall be responsible for ensuring that all workers requiring training are in attendance.
- c. The project proponent shall retain a professional archaeologist on an “on-call” basis during ground disturbing construction for the project to review, identify and evaluate cultural resources that may be inadvertently exposed during construction. The archaeologist shall review and evaluate any discoveries to determine if they are historical resource(s) and/or unique archaeological resources under CEQA.
- d. If the Professional Archaeologist determines that any cultural resources exposed during construction constitute a historical resource and/or unique archaeological resource under CEQA, he/she shall notify the project proponent and other appropriate parties of the evaluation and recommend mitigation measures to mitigate to a less-than significant impact in accordance with California Public Resources Code Section 15064.5. Mitigation measures may include avoidance, preservation in-place, recordation, additional archaeological testing and data recovery among other options. The completion of a formal Archaeological Monitoring Plan (AMP) and/or Archaeological Treatment Plan (ATP) that may include data recovery may be recommended by the Professional Archaeologist if significant archaeological deposits are exposed during ground disturbing construction. Development and implementation of the AMP and ATP and treatment of significant cultural resources will be determined by the project proponent in consultation with any regulatory agencies.
- e. A Monitoring Closure Report shall be filed with the project proponent at the conclusion of ground disturbing construction if archaeological and Native American monitoring of excavation was undertaken.

**Mitigation Measure 6:** The treatment of human remains and any associated or unassociated funerary objects discovered during any soil-disturbing activity within the project site shall comply with applicable State laws. This shall include immediate notification of the County of San Mateo Medical Examiner (ME) and the project proponent.

In the event of the ME’s determination that the human remains are Native American, notification of the Native American Heritage Commission (NAHC), is required who shall appoint a Most Likely Descendant (MLD) (PRC Section 5097.98).

The project sponsor, archaeological consultant, and MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of human remains and associated or unassociated funerary objects (CEQA Guidelines Section 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. The California PRC allows 48 hours to reach agreement on these matters. If the MLD and the other parties do not agree on the reburial method, the project will follow PRC Section 5097.98(b) which states that “. . . the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials

with appropriate dignity on the property in a location not subject to further subsurface disturbance.”

**Mitigation Measure 7:** Prior to the beginning of any construction activities, the applicant shall submit to the Current Planning Section for review and approval, an erosion and drainage control plan which shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, 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 County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines.”

**Mitigation Measure 8:** 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 9:** An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit “hard card” and building permit to ensure the approved erosion control.

**Mitigation Measure 10:** Prior to recordation of the parcel map or beginning of subdivision improvements, the applicant shall submit an on-site drainage plan, prepared by a civil engineer, showing all permanent, post-construction stormwater controls and drainage mechanisms. The required drainage plan shall show the necessary mechanisms to contain all water runoff generated by on-site impervious surfaces and shall include facilities to minimize the amount and pollutants of stormwater runoff through on-site percolation and filtering facilities.

**Mitigation Measure 11:** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).

**Mitigation Measure 12:** Should any traditionally or culturally affiliated Native American tribe respond to the County’s issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

**Mitigation Measure 13:** 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 14:** 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.

\_\_\_\_\_

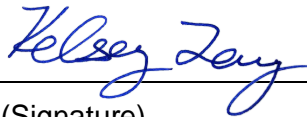
I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.

X

\_\_\_\_\_

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

\_\_\_\_\_



\_\_\_\_\_  
(Signature)

November 13, 2019

\_\_\_\_\_  
Date

Planner III

\_\_\_\_\_  
(Title)

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