

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

**NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION**

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: Landscape and Grading, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2020-00130

OWNER: Sanjeet Dutta

APPLICANT: Sanjeet Dutta

NAME OF PERSON UNDERTAKING THE PROJECT OR RECEIVING THE PROJECT APPROVAL (IF DIFFERENT FROM APPLICANT): Same as applicant

ASSESSOR'S PARCEL NO.: 080-060-570

LOCATION: 250 Bonita Road, Portola Valley

PROJECT DESCRIPTION

Grading Permit for 728 cubic yards of grading (544 cy cut and 187 cy fill) related to landscape improvements (including retaining walls). Nine significant trees are proposed for removal (two Madrones ranging from 12-inch-18-inch diameter at breast height (dbh)); five California bays ranging from 14.5-inch-21-inch dbh; two Black oaks 15.9-inch-16.9-inch dbh). Existing leach lines and expansion lines will be abandoned and replaced with new primary and expansion lines.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.
3. The project will not degrade the aesthetic quality of the area.
4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project will not:
 - a. Create impacts which have the potential to degrade the quality of the environment.

- b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.
- c. Create impacts for a project which are individually limited, but cumulatively considerable.
- d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

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 Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

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

Mitigation Measure 3: All 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 County Planning and Building Department for review and approval as part of the building permit plan sets.

Mitigation Measure 4: The applicant shall submit a detailed Tree Protection Plan incorporating measures from a certified arborist as part of the building permit plan sets.

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

Mitigation Measure 6: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 7: The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.

Mitigation Measure 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: In the event that cultural, paleontological, or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 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.

RESPONSIBLE AGENCY CONSULTATION

None

INITIAL STUDY

The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: April 26, 2021 – May 17, 2021

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., May 17, 2021**.

CONTACT PERSON

Melissa Ross, Planning Services Manager
mross@smcgov.org



Melissa Ross, Planning Services Manager

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Landscaping and Grading
2. **County File Number:** PLN 2020-00130
3. **Lead Agency Name and Address:** San Mateo County Planning; 455 County Center, 2nd Floor, Redwood City, CA
4. **Contact Person and Phone Number:** Melissa Ross, Planning Services Manager, mross@smcgov.org
5. **Project Location:** 250 Bonita Road, Portola Valley
6. **Assessor's Parcel Number and Size of Parcel:** 080-060-570
7. **Project Sponsor's Name and Address:** Sanjeet Dutta; 250 Bonita Road, Portola Valley, CA 94028
8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** Same as Project Sponsor
9. **General Plan Designation:** Low Density Residential
10. **Zoning:** R-1/S-108
11. **Description of the Project:** Grading Permit for 728 cubic yards of grading (544 cy cut and 187 cy fill) related to landscape improvements (including retaining walls). Nine significant trees are proposed for removal (two Madrones ranging from 12-inch-18-inch diameter at breast height (dbh)); five California bays ranging from 14.5-inch-21-inch dbh; two Black oaks 15.9-inch-16.9-inch dbh). Existing leach lines and expansion lines will be abandoned and replaced with new primary and expansion lines.
12. **Surrounding Land Uses and Setting:** The parcel is located in a heavily vegetated and steeply sloped residential neighborhood.
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.?:** *(NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural*

resources, and reduce the potential for delay and conflict in the environmental review process (see Public Resources Code Section 21080.3.2.). Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality). No California Native American tribes have 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		Energy		Public Services
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Recreation
X	Air Quality		Hydrology/Water Quality		Transportation
X	Biological Resources		Land Use/Planning	X	Tribal Cultural Resources
	Climate Change		Mineral Resources		Utilities/Service Systems
X	Cultural Resources	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.

1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?				X
<p>Discussion: This property is not within a County or State Scenic corridor. The project does not consist of the construction of any structures. Given the heavily forested nature of this and the surrounding properties, it is unlikely that the landscaping would be visible from existing residential areas. The landscaping would not be visible from public lands, water bodies, or roads.</p> <p>Source: Project Location; Aerial Photos.</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>Discussion: This project would not damage or destroy scenic resources, as it is not within a scenic corridor and will not be visible from other properties.</p> <p>Source: Project Location; Aerial Photos.</p>				
1.c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
<p>Discussion: This project will not be visible from a publicly accessible vantage point.</p> <p>Source: Project Location; Aerial Photos.</p>				
1.d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?			X	
<p>Discussion: This project includes the installation of outdoor lighting, however all lighting proposed is downward facing and close to grade. As such, this project will not create new sources of substantial light or glare.</p> <p>Source: Project Plans.</p>				
1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
<p>Discussion: This project is not within a designated Scenic Highway, or State or County Scenic corridor.</p> <p>Source: Project Location.</p>				
1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
<p>Discussion: This project is not within a Design Review District.</p> <p>Source: Project Location.</p>				

1.g.	Visually intrude into an area having natural scenic qualities?				X
<p>Discussion: This project consists of grading and landscaping associated with a single-family dwelling. The project will not visually intrude into natural scenic qualities.</p> <p>Source: Project Location; Project Plans.</p>					

<p>2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
<p>Discussion: According to the California Department of Conservation Farmland Mapping and Monitoring Program, the project site is designated "Other Land" and therefore is not Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.</p> <p>Source: California Department of Conservation Farmland Mapping and Monitoring Program (2017)</p>					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
<p>Discussion: The project site is zone R-1/S-108. The R-1 zone allows limited agricultural uses, however this property does not have any agricultural uses present and is not subject to an Open Space Easement or Williamson Act contract.</p> <p>Source: 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>Discussion: The project site is not located in an area identified as Farmland or suitable for agricultural activities. Bonita Road is developed with rural residential properties, and this site is currently used for residential purposes. The removal of nine significant trees would not constitute the conversion of forestland to non-forest use.</p> <p>Source: California Department of Conservation, Farmland Mapping and Monitoring Program Map (2017); Project Location.</p>				
2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
<p>Discussion: The project site is not located within the Coastal Zone.</p> <p>Source: Project Location.</p>				
2.e. Result in damage to soil capability or loss of agricultural land?				X
<p>Discussion: According to the California Department of Conservation Farmland Mapping and Monitoring Program, the project site is designated "Other Land" and therefore there would be no damage to soil capability or loss of agricultural land in this project.</p> <p>Source: California Department of Conservation Farmland Mapping and Monitoring Program (2017)</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
<p>Discussion: The property is zoned One Family Residential (R-1). Residential uses are the primary use in the R-1 Zoning District. While tree farming is a permitted used in the R-1 zone, it is not an existing use on this residential property, and no changes are proposed to the existing use. No proposed zoning changes are included as part of this project.</p> <p>Source: Project Plans; San Mateo County Zoning Regulations.</p>				

<p>3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
3.a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
<p>Discussion: The Bay Area 2017 Clean Air Plan (CAP), developed by the Bay Area Air Quality Management District (BAAQMD), is the current regulating air quality plan for San Mateo County. The CAP was created to improve Bay Area air quality and to protect public health and the climate. The project will not conflict with or obstruct the implementation of the BAAQMD's 2017 CAP. During project implementation, air emissions would be generated from site grading, equipment, and work vehicles; however, any such grading-related emissions would be temporary and localized. Once completed, use of the landscaped backyard in association with the existing single-family residence would have minimal impacts to the air quality standards set forth for the region by the Bay Area Air Quality Management District.</p> <p>Source: BAAQMD 2017 Clean Air Plan; Project Plans.</p>				
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		
<p>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, including the operation of any vehicles that would be associated with the proposed single-family residence, to ensure vehicle operating emissions are minimized in the effort towards reaching attainment for Ozone, among other goals. The current project is not expected to generate a significant change to this conclusion.</p> <p>Mitigation Measure 1: The applicant shall implement the following basic construction measures at all times:</p> <p>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.</p>				

- 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 Plans; Bay Area Air Quality Management District.

3.c. Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?		X		
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Discussion: Any pollutant emissions generated from the project will primarily be temporary in nature. The project site is in a rural area with few sensitive receptors (i.e., single-family residences) located within the nearby project vicinity. Additionally, the surrounding tree canopy and vegetation will help to insulate the project area from nearby sensitive receptors. Furthermore, Mitigation Measure 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.
- e. 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 or National Marine Fisheries Service?				X
<p>Discussion: The proposed project is in the area of the parcel where the existing single-family residence backyard is located. This area has experienced prior disturbances and according to a review of the California Natural Diversity Database (CNDDDB), there are no special-status plant or animal species identified on the project site or within the immediate vicinity of the project site.</p> <p>Source: Project Location, California Natural Diversity Database.</p>				
4.b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?				X
<p>Discussion: According to the National Wetlands Inventory there are no creeks or riparian habitats on or near this property.</p> <p>Source: Project Location, U.S. Fish and Wildlife Service Wetland Mapper.</p>				
4.c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
<p>Discussion: According to the National Wetlands Inventory there are no state or federally protected wetlands on or near this property.</p> <p>Source: Project Location, U.S. Fish and Wildlife Service Wetland Mapper.</p>				

4.d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
<p>Discussion: According to review of the California Natural Diversity Database (CNDDDB), there are no special-status plant or animal species identified on the project site or within the immediate vicinity of the project site. No migratory species have been identified.</p> <p>Source: Project Plans; California Natural Diversity Database.</p>				
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?		X		
<p>Discussion: The nine trees proposed for removal are the minimum necessary to accommodate the proposed landscape design and ensure tree health. These trees will be replaced as indicated in Mitigation Measure 3. The application will also provide a detailed tree protection plan at the building permit stage to ensure that the remaining trees are protected during construction.</p> <p>Mitigation Measure 3: All 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 County Planning and Building Department for review and approval as part of the building permit plan sets.</p> <p>Mitigation Measure 4: The applicant shall submit a detailed Tree Protection Plan incorporating measures from a certified arborist as part of the building permit plan sets.</p> <p>Source: Project Plans, San Mateo County Zoning Regulations, San Mateo County Significant 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>Discussion: There are no adopted Habitat Conservation Plans, Natural Conservation Community Plans or other approved local, regional, or State habitat conservation plans for the project site.</p> <p>Source: Project Location, 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
<p>Discussion: The project site is not located inside or within 200 feet of a marine or wildlife reserve.</p> <p>Source: Project Location; U.S. Fish and Wildlife Services, National Wildlife Refuge System Locator.</p>				

4.h. Result in loss of oak woodlands or other non-timber woodlands?			X	
<p>Discussion: This parcel is a mix of native California Bay and Black Oaks. The project proposes to remove nine trees.</p> <p>See staff's discussion in Section 4.e above.</p> <p>Source: Advanced Tree Care, June 2020.</p>				

5. CULTURAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?				X
<p>Discussion: According to the office of Historic Preservation, building or structures 45 years or older may be of historical value. The project site does not contain any historic listed buildings nor is any work being performed on the residence that was constructed in 2006.</p> <p>Source: Northwest Information Center California Historical Resources Information System</p>				
5.b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
<p>Discussion: A project referral was sent to the California Historical Resources Information System who determined that the project area has a low possibility of containing unrecorded archaeological sites. No further study for archaeological resources was recommended. The following mitigation measure is recommended in the unlikely event archaeological resources are encountered during construction.</p> <p>Mitigation Measure 5: In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.</p> <p>Source: California Historical Resources Information System.</p>				

5.c. Disturb any human remains, including those interred outside of formal cemeteries?		X		
<p>Discussion: In the unlikely event human remains are encountered during project work, the following mitigation measure is recommended.</p> <p>Mitigation Measure 6: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner’s Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).</p> <p>Source: Project Plans.</p>				

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>Discussion: Energy consumption associated with project construction is minimal and temporary (i.e., construction vehicles). Long-term energy consumption consists of path and wall lighting utilizing energy efficient LED bulbs.</p> <p>Source: Project Plans.</p>				
6.b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.			X	
<p>Discussion: The project does not entail any structural development or use that would cause demand for energy resources that would conflict with or obstruct a state or local plan for renewable energy or energy efficiency.</p> <p>Source: Project Plans.</p>				

7. GEOLOGY AND SOILS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>			X	
<p>Discussion: The project site is located within the Alquist-Priolo Earthquake Fault Zone. The project is not expected to rupture the mapped fault. A Geotechnical Report, completed by C2Earth, Inc., among others, has determined the project to be in general conformance provided the identified recommendations are implemented. All development is subject to the issuance of a building permit and all work will be completed in accordance with the California Building Code to ensure the health and safety of occupants.</p> <p>Source: Department of Conservation California Geological Survey Earthquake Zones of Required Investigation GIS.</p>				
ii. Strong seismic ground shaking?			X	
<p>Discussion: The project site is subject to violent shaking from the San Andreas fault. A geotechnical investigation was submitted as part of the project's review and received conditional approval by the County's Geotechnical Section. All development will be subject to the issuance of a building permit and all work shall be completed in accordance with the California Building Code and subject to recommendations made by the applicant's engineer to ensure the health and safety of occupants.</p> <p>Source: MTC/ABAG Hazard Viewer Map.</p>				
iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
<p>Discussion: This site is within a low earthquake liquefaction susceptibility zone; therefore the likelihood of liquefaction and differential compaction is low.</p> <p>Source: MTC/ABAG Hazard Viewer Map.</p>				

iv. Landslides?			X	
<p>Discussion: This project is in a high landslide hazard area. While this area is susceptible to landslides, the proposed project is not likely to pose a risk to the stability of the immediate site or increase the potential for landslides to affect adjacent properties. See additional discussion under Question 7.c.</p> <p>Source: Department of Conservation California Geological Survey Earthquake Zones of Required Investigation GIS.</p>				
v. Coastal cliff/bluff instability or erosion? <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>				X
<p>Discussion: The project site is not located near a coastal cliff or bluff.</p> <p>Source: Project Location.</p>				
7.b. Result in substantial soil erosion or the loss of topsoil?		X		
<p>Discussion: The project includes 728 cubic yards (c.y.) of grading, including 544 c.y. of cut and 187 c.y. of fill. Given the topography of the project site, there is a potential for erosion to occur if proper erosion control measures are not implemented. The applicant has developed an erosion control plan that includes fiber rolls, silt fencing, and stockpile and materials storage areas, as well as other best management erosion control practices. Furthermore, staff is recommending the following mitigation measures to further minimize erosion and runoff from the project area and to ensure that grading and erosion control measures are implemented appropriately:</p> <p>Mitigation Measure 7: The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.</p> <p>Mitigation Measure 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).</p> <p>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.</p> <p>Source: Project Plans; County of San Mateo Grading Ordinance; San Mateo County Wide Stormwater Pollution Prevention Program.</p>				

7.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?			X	
<p>Discussion: A supplemental geotechnical/geologic evaluation, prepared by C2Earth, Inc., was submitted to address the potential impacts of the development on a possible landslide deposit. The consultant utilized Lidar imagery and stereo-paired aerial photographs and concurred with the County's assessment that the development may be within a landslide deposit. Photographs and test pit logs completed at the time the residence was constructed were also reviewed. The report noted that a comparative quantitative slope stability analysis was performed to evaluate to the influence of the proposed project on slope stability and probability of failure using the generated factor of safety. In general, a slope with a factor of safety below 1.00 indicates a potential failure though it will not necessarily fail. A factor of safety greater than 1.00 may fail but the probability of stability is higher than that for a slope with a lower factor of safety. Slope geometry and soil strength parameters were also evaluated using existing and proposed surface profiles and subsurface/surficial materials, including wet and saturated weights.</p> <p>The slope stability analysis resulted in an existing conditions factor of safety of 2.19 and with a post-development factor of safety of 2.25. With implementation of the project, there is increased slope stability due to the removal of material on the slope and relocation to a slope lower retained by walls.</p> <p>The report also reviewed the proposed septic system modifications, noting a leach field percolation rate of "A" at 7.35 inches per hour resulting in good downward migration and percolation. Based on the results of the slope stability and percolation rates, the report concluded that the project may proceed as planned. Since the project will increase slope stability, no mitigation is required.</p> <p>Source: Project Plans, C2Earth Geotechnical/Geology Report (June 2020, including prior report dates).</p>				
7.d. Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?				X
<p>Discussion: The project site was not identified as being located on expansive soils.</p> <p>Source: Project Plans, C2Earth Geotechnical/Geology Report (June 2020, including prior report dates).</p>				
7.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X	
<p>Discussion: The project has been preliminarily reviewed by the County of San Mateo Environmental Health Services and has received conditional approval for the improvement of a septic system capable to serve the existing residential development. Further, the geotechnical/geologic report evaluated the proposed septic system modifications and concluded that the project can be constructed as proposed.</p>				

Source: Project Plans; County of San Mateo Environmental Health Services, C2Earth Geotechnical/Geology Report (June 2020, including prior report dates).

7.f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
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Discussion: In the unlikely event such resources are encountered, the following mitigation measure is proposed.

Mitigation Measure 10: In the event that cultural, paleontological, or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Source: Project plans.

8. CLIMATE CHANGE. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		X		

Discussion: The project includes the removal of nine significant trees to accommodate the proposed development. In context to the surrounding forested area, the removal of trees will not release significant amounts of GHG emissions or significantly reduce GHG sequestering in the area. Furthermore, new trees will be planted to replace the regulated trees proposed for removal.

Grading activities will result in the temporary generation of GHG emissions primarily from construction-related vehicles and equipment. Any such potential increase in GHG emission levels will be minimal and temporary.

The County has identified Energy Efficient Climate Action Plan (EECAP) goals which can be implemented in new development projects. Per Mitigation Measure 1, 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.

Source: California Air Resources Board, San Mateo County Energy Efficiency Climate Action Plan.				
8.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		X		
Discussion: The project does not conflict with the San Mateo County Energy Efficiency Climate Action Plan provided that the Mitigation Measure 1, is implemented. Source: San Mateo County Energy Efficiency Climate Action Plan.				
8.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?		X		
Discussion: As defined by Public Resources Code Section 12220(g), forestland is 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 project site contains more than 10 percent native tree cover in its current natural condition, and while a total of nine trees are proposed for removal, the tree loss is insignificant when compared to the tree coverage of the parcel and surrounding vicinity. Thus, the proposed tree removals will not release significant amounts of GHG emissions or significantly reduce GHG sequestering in the area. Furthermore, new trees will be planted to replace the trees proposed for removal per Mitigation Measure 3. Source: Project Plans; Public Resources Code, Section 12220(g); San Mateo County Energy Efficiency Climate Action Plan (EECAP).				
8.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
Discussion: The project is not located on or adjacent to a coastal cliff or bluff. Source: Project Location.				
8.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: The project is not located on or adjacent to the San Francisco Bay or Pacific Ocean. Source: Project location.				

8.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
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Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0402E, effective October 16, 2012.

Source: FEMA Panel No. 06081C0402E, effective October 16, 2012.

8.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
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Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0402E, effective October 16, 2012.

Source: FEMA Panel No. 06081C0402E, effective October 16, 2012.

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

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

Discussion: The project proposes grading for landscaping purposes. Neither the landscaping nor associated grading would result in a significant impact involving the transport, use, or dispersal of hazardous material or toxic substances.

Source: Project Scope.

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
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Discussion: No significant use of hazardous materials is proposed. The project involves earthwork and landscaping related to residential uses.

Source: Project Scope.

9.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
<p>Discussion: No use involving significant emission of or handling of hazardous materials or waste is proposed. The project involves earthwork and landscaping related to residential uses.</p> <p>Source: Project Scope.</p>				
9.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
<p>Discussion: The project site is not a listed hazardous materials site.</p> <p>Source: California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (2019).</p>				
9.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X
<p>Discussion: The site is not located within an area regulated by an airport land use plan nor is it located within two miles of a public airport or public use airport.</p> <p>Source: 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>Discussion: The project involves grading and landscaping within a residential property and would not permanently or significantly impede access on existing public roads.</p> <p>Source: 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>Discussion: The project site is located within a High Fire Hazard Severity Zone, State Responsibility Area. The project was reviewed by County Fire and received conditional approval subject to compliance with Chapter 7A of the California Building Code for ignition resistant</p>				

construction and materials and acceptable slope and material for the driveway, among other fire prevention requirements. No further mitigation, beyond compliance with the standards and requirements of the County Fire, is necessary.

Source: County Fire, Fire Hazard Severity Zones Maps.

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
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Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0402E, effective October 16, 2012.

Source: FEMA Panel No. 06081C0402E, effective October 16, 2012.

9.i. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
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Discussion: The 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. 06081C0402E, effective October 16, 2012.

Source: FEMA Panel No. 06081C0402E, effective October 16, 2012.

9.j. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
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Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0402E, effective October 16, 2012.

Source: FEMA Panel No. 06081C0402E, effective October 16, 2012.

9.k. Inundation by seiche, tsunami, or mudflow?				X
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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>Discussion: The project has the potential to generate polluted stormwater runoff during site grading activities. However, these impacts would be reduced to a less than significant level with the implementation of Mitigation Measures 7 - 9. The proposed septic system changes have been preliminarily reviewed and conditionally approved by the County Environmental Health Services.</p> <p>Source: Project Plans, County of San Mateo Drainage Policy, County of San Mateo Environmental Health Services.</p>				
10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
<p>Discussion: The project is not expected to deplete any groundwater supplies or interfere with groundwater recharge.</p> <p>Source: Project Scope.</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>Discussion: 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 an erosion and sediment control plan has been prepared to reduce stormwater-related erosion and sediment from the project site during grading. 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>Source: 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>Discussion: The project will not introduce a significant amount of new impervious surface to the site. Furthermore, see staff's discussion in Section 10.a. and 10.c. above.</p> <p>Source: Project Plans.</p>				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				X
<p>Discussion: The project will not introduce a significant amount of new impervious surface to the site. Furthermore, see staff's discussion in Section 10.a. and 10.c. above.</p> <p>Source: Project Plans.</p>				
iv. Impede or redirect flood flows?				X
<p>Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0402E, effective October 16, 2012. The proposed development will not impede or redirect floor flows.</p> <p>Source: FEMA Panel No. 06081C0402E, effective October 16, 2012.</p>				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
<p>Discussion: The subject parcel is not located in a flood hazard, tsunami, or seiche zone.</p> <p>Source: Project Location.</p>				

10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
<p>Discussion: The proposed project is in a rural area of the County and will not obstruct implementation of a water control plan or sustainable groundwater management plan.</p> <p>Source: Project Location.</p>				
10.f. Significantly degrade surface or ground-water water quality?				X
<p>Discussion: The project is not expected to degrade surface or ground water quality.</p> <p>Source: Project Plans.</p>				
10.g. Result in increased impervious surfaces and associated increased runoff?				X
<p>Discussion: The project will result in 254 sq. ft. on new impervious surfaces, which will not result in significant associated increased runoff.</p> <p>Source: Project Plans; C. 3 and C. 6 Development Review Checklist.</p>				

11. LAND USE AND PLANNING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Physically divide an established community?				X
<p>Discussion: The project does not involve a land division or development that would result in the division of an established community. The project proposes new landscaping on a parcel located in a rural area of the County that will be among other single-family developments on similarly sized rural parcels.</p> <p>Source: Project Plans; Project Location.</p>				
11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
<p>Discussion: There are no changes under the project that will conflict with any land use plan, policy, or regulations.</p> <p>Source: 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>Discussion: The project proposes improvements to serve only the subject property. These improvements are completely within the parcel boundaries of the subject property and do not serve to encourage off-site development of undeveloped areas or increase the development intensity of surrounding developed areas.</p> <p>Source: Project Plans.</p>				

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

13. NOISE. Would the project result in:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
<p>Discussion: 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 grading is complete, the project is not expected to generate significant amounts of noise.</p> <p>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).</p> <p>Source: Project Plans, San Mateo County Noise Ordinance.</p>				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?				X
<p>Discussion: There are no aspects of the project that would include generation of excessive ground-borne vibration or ground-borne noise levels.</p> <p>Source: Project Plans.</p>				
13.c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
<p>Discussion: The project is not located within an area regulated by an airport land use plan or within 2 miles of a public airport.</p> <p>Source: Project Location.</p>				

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

15. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	<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 existing single-family residential use and, therefore, will not involve new or physically altered government facilities or increase the need for new or physically altered government facilities. Additionally, the project will not affect service ratios, response times, or other performance objectives for any of the public services in the area.

Source: Project Plans.

16. RECREATION. Would the project:

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

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

Source: Project Plans.

16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
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Discussion: The project does not include any recreational facilities as proposed development is limited to a single-family residential use.

Source: Project Plans.

17. TRANSPORTATION. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?				X

<p>Discussion: This project does not include any development related the circulation system, including transit, roadways, parking, or private driveways.</p> <p>Source: Project Plans.</p>					
17.b.	<p>Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts?</i></p> <p><i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i></p>				X
<p>Discussion: The project does not involve a change or intensification in use, and therefore will not have an impact on vehicle miles travelled. Any traffic related to the existing residence is expected to be minimal.</p> <p>Source: Project Plans.</p>					
17.c.	<p>Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>				X
<p>Discussion: No new public right of way improvements are proposed. Uses proposed are accessory to the existing residential use.</p> <p>Source: Project Scope.</p>					
17.d.	<p>Result in inadequate emergency access?</p>				X
<p>Discussion: No new public right of way improvements are proposed. Uses proposed are accessory to the existing residential use and would not change existing emergency access.</p> <p>Source: Project Scope.</p>					

<p>18. TRIBAL CULTURAL RESOURCES. Would the project:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a.	<p>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</p>				

California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X
<p>Discussion: The project site does not contain any historic listed buildings nor is any work being performed on the residence that was constructed in 2006.</p> <p>Source: Northwest Information Center California Historical Resources Information System.</p>				
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)		X		
<p>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 in the project vicinity 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.</p> <p>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.</p> <p>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.</p>				

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.

19. UTILITIES AND SERVICE SYSTEMS. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
<p>Discussion: Pre- and post-construction stormwater will be retained on-site and the on-site wastewater treatment system is sized to accommodate the existing and proposed development runoff. Both have been reviewed by the Building Drainage Section and Environmental Health Services, respectively. No additional utilities are proposed.</p> <p>Source: Project Plans.</p>				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
<p>Discussion: Plans were referred to California Water Service Company who granted conditional approval indicating that any water system improvements would be at the owner's expense. Further, the project was reviewed and granted conditional approval for compliance with the Water Efficient Landscape Ordinance.</p> <p>Source: Project Plans, California Water Service Company.</p>				

19.c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
<p>Discussion: No wastewater treatment is available in this area. The project relies on a private septic system for wastewater treatment.</p> <p>Source: Project Plans.</p>				
19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
<p>Discussion: No significant increase in waste will result from this project. Solid waste generation for this project is typical of a residential parcel.</p> <p>Source: Project Plans.</p>				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
<p>Discussion: The project requires compliance with the County's waste reduction/waste management for construction and demolition at the building permit stage.</p> <p>Source: Project Plans.</p>				

<p>20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: This section is applicable to projects located in or adjacent to State Responsibility Very High Fire Severity Zones. The project is located in a High fire severity zone; thus, this question is not applicable.</p> <p>Source: Project Location.</p>				

20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
<p>Discussion: This section is applicable to projects located in or adjacent to State Responsibility Very High Fire Severity Zones. The project is located in a High fire severity zone; thus this question is not applicable.</p> <p>Source: Project Location.</p>				
20.c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
<p>Discussion: This section is applicable to projects located in or adjacent to State Responsibility Very High Fire Severity Zones. The project is located in a High fire severity zone; thus this question is not applicable.</p> <p>Source: Project Location.</p>				
20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X
<p>Discussion: This section is applicable to projects located in or adjacent to State Responsibility Very High Fire Severity Zones. The project is located in a High fire severity zone; thus this question is not applicable.</p> <p>Source: 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,			X	

substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
<p>Discussion: No mapped fish or wildlife species are within the project area. The project, however, includes tree removal and potential impacts will be less than significant with implementation of mitigation measures.</p> <p>Source: Project plans, California Natural Diversity Database, U.S. Fish and Wildlife Service Wetland Mapper.</p>				
21.b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
<p>Discussion: The majority of projects within this community are typical of residential projects that must meet residential development and construction standards. As mitigated, this project will not result in cumulatively considerable impacts given other construction that may be undertaken by other landowners in the community.</p> <p>Source: Planning and Building Department Permits Search.</p>				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
<p>Discussion: No substantial adverse effects will result from this project with implementation of the recommended mitigation measures.</p> <p>Source: Project Plans.</p>				

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

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District		X	
Caltrans		X	
City		X	
California Coastal Commission		X	

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

<u>MITIGATION MEASURES</u>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.		X
Other mitigation measures are needed.	X	
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p><u>Mitigation Measure 1:</u> The applicant shall implement the following basic construction measures at all times:</p> <ol style="list-style-type: none"> 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. 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. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. 		

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

Mitigation Measure 3: All 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 County Planning and Building Department for review and approval as part of the building permit plan sets.

Mitigation Measure 4: The applicant shall submit a detailed Tree Protection Plan incorporating measures from a certified arborist as part of the building permit plan sets.

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

Mitigation Measure 6: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 7: The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.

Mitigation Measure 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: In the event that cultural, paleontological, or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 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.

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

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



(Signature)

Planning Services Manager

4/22/2021

Date

(Title)

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