

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Jahns Affordable Housing Unit
2. **County File Number:** PLN2018-00168
3. **Lead Agency Name and Address:** County of San Mateo Planning and Building Department
455 County Center, 2nd Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Summer Burlison, Project Planner
sburlison@smcgov.org 650/363-1815
5. **Project Location:** 12850 Cabrillo Highway, Pescadero
6. **Assessor's Parcel Number and Size of Parcel:** 086-142-010; 17.4-acres
7. **Project Sponsor's Name and Address:** Debbie Jahns, 12850 Cabrillo Highway, Pescadero
CA 94060
8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** N/A
9. **General Plan Designation:** Agriculture
10. **Zoning:** Planned Agricultural District/Coastal Development (PAD/CD)
11. **Description of the Project:**
Coastal Development Permit (CDP), Planned Agricultural District Permit, and After-the-Fact Grading Permit to construct a new 2,750 sq. ft., single-story, detached pre-manufactured affordable housing unit; 360 sq. ft. detached two-car carport; septic system; water tank; and wet draft hydrant, on a legal 17.4-acre parcel developed with two existing residences, four fenced pasture areas, and supporting agriculture structures (i.e., barns/stables). An existing agricultural well located in the rear yard of the property is proposed to be converted for domestic use. The proposal will constitute the second affordable housing unit on the property. Previous grading of the project site area to prepare it for the proposed development consisted of 1,240 cubic yards (c.y.) of grading (620 c.y. of cut and 620 c.y. of fill); an additional 10 c.y. of cut is proposed for the foundation of the manufactured home. No trees are proposed for removal. The project is located within the Cabrillo Highway (State Route 1) State Scenic Corridor in the unincorporated Pescadero area of San Mateo County and the CDP is appealable to the California Coastal Commission.
12. **Surrounding Land Uses and Setting:** The 17.4-acre property is located within the Cabrillo Highway (State Route 1) State Scenic Corridor. It is south of Pescadero Creek Road and north of Bean Hollow State Beach. Adjacent to and east of Cabrillo Highway, the property is accessed by an existing paved driveway and developed with an existing single-family

residence and detached affordable housing unit clustered towards the north and central portion of the property. The property is largely undeveloped, primarily supports grasses and shrubs, contains several pasture areas, and gently slopes downward from east to west.

13. **Other Public Agencies Whose Approval is Required:** N/A
14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?:** As of the publication of this document, no 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.

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.

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

1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a.	Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?		X		
Discussion: The 17.4-acre project parcel is located adjacent to Cabrillo Highway, gently slopes downward from east to west, and sits within the Cabrillo Highway State Scenic Corridor. The project site is located approximately 40 feet higher than and 650 feet away from the roadway, approximately					

275 feet from the closest structure on site (an existing affordable housing unit), and approximately 420 feet from the closest structure on the adjacent property to the south.

The project includes the construction of a new pre-manufactured single-story 2,750 sq. ft., detached affordable housing unit, detached 360 sq. ft. two-car carport, septic system, water tank, and approximately 1,250 cubic yards (c.y.) of grading in the undeveloped southernly portion of the parcel currently utilized as a pasture area. The development will utilize existing road infrastructure on site.

A line of existing trees and vegetation along the majority of the front property line that abuts Cabrillo Highway screens existing development on site from view when traveling north. However, there is a break in the screening vegetation along the left front property line to accommodate a driveway and pasture area. As is the case for the existing development on site, the proposed development would be visible while traveling south on Cabrillo Highway due to this gap.

While the project is substantially protected from public views from Cabrillo Highway and neighboring parcels as a result of its distance from the roadway (650 feet), single-story design, and existing screening vegetation, the following mitigation measures have been added to ensure that the proposed development blends into its surrounding environment.

Mitigation Measure 1: The proposed development shall employ natural exterior colors and materials to further blend in with, rather than contrast with, the grasslands, and vegetative cover on site. Proposed colors and materials shall be submitted for review and approval to the Planning Department prior to the issuance of a building permit. Prior to final building permit inspection, the Planning Department shall verify the approved colors and materials have been implemented.

Mitigation Measure 2: The finishes of all exterior materials and/or colors shall be non-reflective.

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

1.b. Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
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Discussion: The project parcel is located within the Cabrillo Highway State Scenic Corridor and is dominated by non-native grasslands. No rock outcroppings or historic buildings exist on site and thus will not be impacted.

The project site is located in a vacant area of the 17.4-acre parcel that has a 9% slope, is adjacent to an existing dirt driveway, and is currently utilized as a pasture area. Although 1,240 cubic yards (c.y.) of grading has previously occurred, 620 c.y. of cut was spread evenly across the project site (quantified as 620 c.y. of fill) to create a level building area. These grading activities did not involve the removal of trees. Furthermore, no trees are proposed for removal to accommodate an additional 10 c.y. of grading (cut) necessary for the foundation of the affordable unit. No impact is expected as no trees are proposed for removal and no historic buildings or rock outcroppings are located on the project parcel.

Source: Project Plans; Project Location.

<p>1.c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?</p>			X	
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Discussion: The project parcel is located in a non-urbanized area dominated by row crops, barns, and rural single-family residences. Though the parcel contains a ridgeline at the rear of the property, the project site is located mid-parcel approximately 500 feet from the ridgeline.

Current residential development on site is located mid-parcel and consists of a 3,020 sq. ft. single-story main residence, an associated 1,250 sq. ft. three-car garage and a single-story, detached 2,188 sq. ft. affordable housing unit and detached 616 sq. ft garage. The proposed development would constitute the second affordable unit on site. At 2,750 sq. ft., the proposed single-story affordable unit, detached 360 sq. ft. carport, and associated septic system are compatible in size and style with the existing rural residential development on site.

As discussed in Section 1.a, the parcel is located within the Cabrillo Highway State Scenic Corridor and sits approximately 40 feet above the roadway. The proposed development will be minimally visible from Cabrillo Highway when traveling south due to a gap in existing screening vegetation, but such visual impacts are minimal due to the structures' distance from the roadway (650 feet) and single-story design.

Past grading activities have occurred on site to create a more level building site. A total of 620 c.y. of cut was spread evenly across the project site in a 1-2-foot-deep layer. However, such activities did not result in a significant change in topography or ground surface relief. Furthermore, the grading work that occurred was limited in scope (approximately 1.3% of the land area of the overall parcel) and not visible from Cabrillo Highway due to its 650-foot setback from the roadway.

Source: Project Plans; Project Location.

<p>1.d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?</p>		X		
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Discussion: Though two existing residences exist on site with exterior lighting, additional light sources and glare from the proposed development would increase the overall nighttime ambient lighting of the area and have the potential to generate adverse impacts on daytime and nighttime views along Cabrillo Highway. The following mitigation measure is recommended to minimize any adverse view impacts from light or glare that the project may introduce to the area:

Mitigation Measure 3: All proposed exterior lighting shall be designed and located to confine direct rays to the subject property and prevent glare to the surrounding area. All proposed exterior lighting fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the premises. Manufacture cut sheets of any proposed exterior lighting fixtures shall be submitted for review and approval to the Planning Department prior to the issuance of a building permit. Prior to final building permit inspection, the Planning Department shall verify that the approved light fixtures have been installed.

Source: Project Plans; Project Location.

1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?		X		
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Discussion: The project parcel is adjacent to Cabrillo Highway and is located within the Cabrillo Highway State Scenic Corridor. See discussion and recommended mitigation measures in Sections 1.a. - 1.d. above. No further mitigation is necessary.

Source: See Sections 1.a. - 1.d. above.

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

Source: Project Location; San Mateo County GIS.

1.g. Visually intrude into an area having natural scenic qualities?			X	
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Discussion: The project parcel slopes downward from east to west, is located in an open rural area adjacent to Cabrillo Highway, and is dominated by grassy vegetation. The proposed project site sits approximately 40 feet above and 650 feet away from Cabrillo Highway and approximately 420 feet from the nearest structure located on the southern adjacent property. The scale and appearance of the affordable housing unit and detached carport is reduced when viewed from adjacent properties and Cabrillo Highway due to its distance from these viewpoints, single-story height, and existing screening vegetation.

Source: Project Location; Project Plans.

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

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
<p>Discussion: The project is located within the Coastal Zone. The parcel is identified as “Other Land” according to the California Department of Conservation Farmland Mapping and Monitoring Program and is therefore not classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As such, the project will not convert these lands to a non-agricultural use.</p> <p>Source: Project Location; California Department of Conservation Important Farmland Finder Map, https://maps.conservation.ca.gov/DLRP/CIFF/; California Department of Conservation – San Mateo County Important Farmland Map, 2018.</p>				
2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?			X	
<p>Discussion: Located within a rural area of the County, the parcel is zoned PAD/CD (Planned Agricultural District/Coastal Development) which has an agricultural focus but permits residential dwellings and affordable units with the issuance of a PAD Permit. The applicant has submitted for a PAD permit with the County of San Mateo and a decision on the permit will be rendered after the posting period for the subject Initial Study/Mitigated Negative Declaration.</p> <p>The project parcel is also not contracted or encumbered by an Open Space Easement or a Williamson Act Contract. While the project parcel is not contracted, the adjacent parcels to the north and east are under Williamson Act Contract. The project parcel is currently developed with two residential units and it is not expected that the addition of a third residential unit would conflict with the agricultural operations (row crops) on the adjacent parcels as the unit would be located over 600 feet from the eastern property line and 25 feet from the southern property line. The proposed residential unit is also separated from the eastern adjacent property by a small hill/ridge and the southern property by a line of screening trees.</p> <p>Source: Project Plans; San Mateo County GIS.</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: As seen in aerial photographs, the 17.4-acre project parcel is developed with two residential units, fenced pasture areas, several barns and out-buildings, and dominated by a mix of</p>				

native and non-native grasses. The property will maintain remaining pasture areas onsite and will continue raising of goats, pigs, donkeys, chickens and ducks.

Forest land is defined by Public Resources Code Section 12220 (g) as *land that can support 10% native tree cover of any species that allows for management of one or more forest resources including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation and other public benefits*. With only a linear band of screening trees along portions of the western and southern property lines the trees do not cover more than 10% of the property and cannot be defined as forest land. Though not defined as forest land, no trees are proposed for removal as a part of the project.

The project and associated infrastructure would utilize existing access and road infrastructure on site and occupy approximately 8,000 sq. ft. (1.3% of the overall parcel). Though the project would convert an existing pasture area into a residential use, this would not result in a conversion of Farmland to non-agricultural use as the parcel is identified as Other Lands by the California Department of Conservation.

Source: California Department of Conservation, Farmland Mapping and Monitoring Program Map; Public Resources Code Section 12220(g); Project Location; Project Plans.

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	
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Discussion: Located in the Coastal Zone, the proposed project does not propose to subdivide any lands. Per the USDA Natural Resources Conservation Service (NRCS) soil survey, the 17.4-acre project parcel is comprised of Class III soils. These soils are identified as supporting the growth of artichokes and/or Brussels sprout by the San Mateo County Productive Soils Resources General Plan map.

As mapped, the project site is located on Class III soils capable of supporting artichokes and/or Brussels sprout. However, the property owner successfully challenged this prime soil classification by submitting a site-specific soils survey and report in 1992 to construct the first affordable housing unit on site. The 1992 soils survey concluded that Class III soils on the project parcel cannot be considered prime soils capable of supporting the cultivation of artichokes and/or Brussels sprout if the gradient is greater than 9% due to the soil erodibility that would occur from necessary irrigation. The NRCS (formally the Soils Conservation Service) reviewed the 1992 soils survey and reports and concurred with this conclusion.

Although the location of the second proposed affordable housing unit on site is approximately 300 feet away from the soil sample locations that occurred in 1992, Sigma Prime Geoscience, Inc. has confirmed that the soil types throughout the property are of similar texture and composition with little variation and should closely match the soils sampled in 1992. Though existing site conditions show that the project site is located in an area of the parcel with a less than 9% slope, a 2019 site visit revealed that grading work had occurred without permits to create a more level building site for the proposed project. This grading work included 620 c.y. of cut spread out in a thin layer (1-2 feet deep) as fill that reduced the previous 9% gradient of the project site to a 3-4% gradient.

With a soil composition of the project site similar to those tested in the 1992 soils survey and an original project site gradient of 9%, the location of the project would not be classified as Class III prime soils capable of growing artichokes and/or Brussels sprout per the conclusions of the 1992 soils report. As such, the proposed project would not result in the conversion of Class III prime soils rated good or very good for artichokes or Brussels sprout.

Source: San Mateo County General Plan Productive Soil Resources Map, USDA Natural Resources Conservation Service Soil Survey; 1992 Soils Survey.

2.e. Result in damage to soil capability or loss of agricultural land?			X	
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Discussion: As discussed in Section 2.d above, the project site contains Class III soils, these soils are not capable of supporting artichokes and/or Brussels sprout in areas with a gradient of 9% or larger. The project is located in an area of the parcel with an original gradient of 9%, has historically been utilized as a pasture area, and would result in the conversion of approximately 1.3% of the overall parcel into an additional residential use. The project is located mid-parcel adjacent to existing road infrastructure to retain the flattest front areas of the parcel as pasture areas and open space for the possibility of potential agricultural activities in the future. While there will be some loss of pasture area to accommodate the proposed development, there is no expectation that the project would result in damage to the underlying soil or soil capability.

Source: San Mateo County General Plan Productive Soil Resources Map; USDA Natural Resources Conservation Service Soil Survey; 1992 Soils Survey.

<p>2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?</p> <p><i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i></p>				X
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Discussion: The project parcel is zoned Planned Agricultural District/Coastal Development (PAD/CD). Residential uses are allowed in the PAD subject to a PAD permit which the applicant is seeking as a part of the subject project. The project does not conflict with the zoning, require a rezoning, nor interfere with timberland production elsewhere on appropriately zoned lands. Nor, would the project result in the conversion of forestland to non-forest uses as discussed in Section 2.c.

Source: San Mateo County Zoning Regulations, Project Plans.

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:

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

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

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

The BAAQMD has established thresholds of significance for construction emissions and operational emissions. As defined in the BAAQMD's 2017 CEQA Guidelines, the BAAQMD does not require quantification of construction emissions due to the number of variables that can impact the calculation of construction emissions. Instead, the BAAQMD emphasizes implementation of all feasible construction measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures that they have determined, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. These control measures have been included in the Mitigation Measure below. In addition, see the discussion in Section 8.a. (Climate Change - Greenhouse Gas Emissions) related to the project's compliance with the County Energy Efficiency Climate Action Plan.

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

- a. Water all active construction areas at least twice daily.
- b. Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- c. Sweep daily all paved adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
- e. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand etc.) that can be blown by the wind.
- h. Replant vegetation in disturbed areas as quickly as possible.
- i. Install erosion control measures to prevent silt runoff to public roadway and/or waterways.
- j. All haul trucks transporting soil, sand, or other loose material on and off site shall be covered.
- k. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

I. A publicly visible sign with the telephone number and person to contact at the project site regarding dust complaints shall be posted. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Source: BAAQMD CEQA Guidelines, May 2017; Project Plans.

3.b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?		X		
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Discussion: The San Francisco Bay Area Air Basin is a State designated non-attainment area for Ozone, Particulate Matter (PM10), and Fine Particulate Matter (PM-2.5). Any increase in these criteria pollutants is significant. On January 9, 2013, the Environmental Protection Agency (EPA) issued a final rule to determine that the Bay Area attained the 24-hour PM-2.5 national standard. However, the Bay Area will continue to be designated as "non-attainment" for the national 24-hour PM-2.5 standard until the BAAQMD submits a "re-designation request" and a "maintenance plan" to the EPA and the proposed re-designation is approved by the Environmental Protection Agency.

Construction of the project is expected to result in a temporary increase in these criteria pollutants in the project area as these particles are a typical vehicle emission. The temporary nature of the proposed construction along with California Air Resources Board (CARB) regulations which controls the vehicle emissions of any personal vehicles that would be associated with the proposed single-family unit will reduce the potential effects of increased criteria pollutants to a less than significant impact. Implementation of Mitigation Measure 4 will minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level.

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

3.c. Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?		X		
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Discussion: Sensitive receptors are facilities or land uses such as schools, hospitals, or residential areas where people live, play, convalesce, or a place where insensitive individuals spend significant amounts of time. Sensitive individuals, such as children and the elderly, are those most susceptible to poor air quality.

The project site is located in a rural area with sensitive receptors (i.e., single-family residences) located to the north (on the project parcel) and south (over 350 feet on the adjacent parcel). Pollutant concentrations associated with the occupation of the proposed affordable single-family residential unit are expected to be less than significant. Pollutant emissions generated from the construction of the proposed project, though temporary in nature, have the potential to negatively impact nearby sensitive receptors. As such, implementation of Mitigation Measure 4 will minimize potentially significant exposure of pollutants to nearby sensitive receptors to a less than significant level.

Source: Project Plans; Project Location.

3.d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
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Discussion: Once operational, the project will not result in significant adverse emissions. The project has the potential to generate emissions such as noise and odor during its construction. However, any such emissions generated from project construction will be temporary in nature and are expected to be minimal. Furthermore, the project is subject to compliance with the County's Noise Ordinance Section 4.88.360 which regulates noise associated with demolition, construction and grading of any real property. No further mitigation is necessary.

Source: Project Plans; San Mateo County Ordinance Code Section 4.88.360.

4. BIOLOGICAL RESOURCES. Would the project:

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

Discussion: The project parcel slopes downward east to west and primarily contains a mixture of native and non-native grasses concentrated in the front and mid-areas of the parcel. The rear of the parcel contains foothills and a small ridgeline dominated by pampas grass and short scrub vegetation. No riparian habitats exist on or adjacent to the project parcel.

The front and mid-regions of project parcel are disturbed and developed with two residential units, road infrastructure, out buildings, and fenced pasture areas. The proposed third residential unit will be located in a disturbed area that was previously used as a pasture. Per a review of the California Natural Diversity Database (CNDDB), there are no special-status plant or animal species identified on the project site nor within the immediate vicinity of the project area. As such, no impacts are expected to occur.

Source: California Natural Diversity Database; San Mateo County GIS.

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
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<p>Discussion: Development of the proposed affordable unit and supporting infrastructure is located mid-parcel, near existing development, in a previously disturbed area utilized as a pasture. The affordable unit will be located 200 feet from the beginning of the scrub habitat on the parcel and 500 feet from the ridgeline. There is no expectation that the construction of the affordable unit would impact the scrub habitat at the rear of the parcel. Furthermore, there are no riparian habitats or other sensitive natural communities located on the project site. See staff's discussion in Section 4.a above.</p> <p>Source: Project Plans; Site Photos; San Mateo County GIS.</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: No creeks, streams, or water impoundments exist on the project parcel. Furthermore, according to the National Wetlands Inventory Mapper no wetlands are located on the project parcel nor within the project site. No impacts are expected to occur.</p> <p>Source: U.S. Fish and Wildlife Service, Wetland Mapper; Project Plans.</p>					
4.d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
<p>Discussion: As discussed in Section 4.a above, no special-status plant or animal species were identified on the project parcel or within the immediate vicinity of the project site per a review of the California Natural Diversity Database (CNDDDB). As such, construction of the project is not expected to substantially interfere with the movement of wildlife species.</p> <p>Source: California Natural Diversity Database; Project Plans.</p>					
4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
<p>Discussion: The project parcel is dominated by a mixture of native and non-native grasses in the front and mid-regions of the parcel. The rear of the parcel is dominated by a mixture of scrub vegetation and pampas grass. Minimal trees exist on site and are concentrated along the west and southern property lines. The project site is located in an area of the parcel previously utilized as a pasture area, does not contain any trees, is located approximately 25 feet from the nearest trees along the southern property line, and will not require the removal of any trees to accommodate construction. No impacts are expected to occur.</p> <p>Source: Project Plans; Site Photos.</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: The project parcel is not located within or adjacent to the boundaries of any adopted Habitat Conservation Plans, National Conservation Community Plans, or other approved local, regional, or State habitat conservation plans.</p> <p>Source: 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 parcel is not inside nor within 200 feet of a marine or wildlife reserve.</p> <p>Source: 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: No Oak woodlands exist on site, nor are any trees proposed for removal to accommodate the project. No impacts are expected to occur.</p> <p>Source: Project Plans; Site Photos.</p>				

5. CULTURAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?		X		
<p>Discussion: The project site is located in a previously disturbed area. This area has been previously graded, most recently utilized as a pasture area, and has also been used for row crop farming within the last 30-years. Though the potential to discover cultural, paleontological or archaeological resources during construction is low, the following mitigation measures are proposed.</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 Director of Planning and Building of the discovery. The applicant shall be required to retain the services of a qualified archaeologist who meets the Secretary of the Interiors' Professional Qualification Standards 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 Director of Planning and Building for review and approval a report of the findings and methods of curation or protection of the resources.</p>				

In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

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

Source: Project Location.

5.b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
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Discussion: The project parcel is surrounded by parcels to the north, south, and east that are actively farmed with row crops. Furthermore, the project parcel is developed with two existing residential units to the north of the project site and a farm labor housing unit to the south of the project site on an adjacent parcel. Based on the farmed and developed conditions of the surrounding properties, it is not likely that the project parcel and the surrounding area would contain any archaeological resources. However, in the event that such resources are discovered, adherence to the mitigation measures contained in Section 5.a above shall reduce the impacts to a less than significant level.

Source: Project Location; San Mateo County GIS.

5.c. Disturb any human remains, including those interred outside of formal cemeteries?		X		
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Discussion: Given the disturbed nature of the project site, it is not expected the project will disturb any human remains as no human remains are known to exist in the area. However, should project grading or construction unexpectedly encounter human remains, the following mitigation measure is recommended:

Mitigation Measure 7: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains and State of California Health and Safety Code Section 7050.5 shall be followed. The applicant shall then immediately notify the County Coroner's Office, the County Planning and Building Department, 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).

Source: California Public Resources Code; Project Location.

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: The construction of the project would require consumption of nonrenewable energy resources, primarily in the form of fossil fuels (e.g., fuel oil, natural gas, and gasoline) for automobiles (transportation) and construction equipment. Transportation energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction, would be temporary in nature, and would not require expanded energy supplies or the construction of new infrastructure. Most construction equipment during demolition and grading would be gas and/or diesel powered, and the later construction phases would require electricity-powered equipment.</p> <p>During operations, energy consumption would be associated with resident and visitor vehicle trips. The project is a residential development adjacent to Cabrillo Highway on a parcel that is already residentially developed. Pacific Gas and Electric (PG&E) provides electricity to the project parcel and its existing development. Project implementation would result in an increase in electricity over existing conditions. However, such an increase to serve the subject affordable housing unit would represent an insignificant percent increase compared to the overall demand in PG&E's service area. The nominal increase in demand is not expected to significantly impact PG&E's level of service and is expected to be adequately served by existing PG&E electrical facilities. No natural gas distribution lines exist within the project vicinity. As is typical in this area of San Mateo County, natural gas is stored on site in tanks and provided by private third-party entities on a needs basis. The natural gas demands for a single-family unit are nominal and not expected to result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources. It is expected that nonrenewable energy resources would be used efficiently during operation and construction of the project given the financial implications of the inefficient uses of such resources. As such, the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts are expected to be less than significant and no mitigation is required.</p> <p>Source: Project Plans; Project Location.</p>				
6.b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X
<p>Discussion: The construction of a new affordable housing unit, detached carport, septic system, and associated grading is relatively small and is not expected to conflict with or obstruct any state or local plan for renewable energy or energy efficiency. Furthermore, the development is not expected to cause inefficient, wasteful, and/or unnecessary energy consumption as the operation of the residential unit would comply with State Building Energy Efficiency Standards and appliance</p>				

efficiency regulations. Therefore, the project would not conflict with or obstruct any state or local renewable energy plan and will not have a significant impact. No further mitigation is required.

Source: Project Plans.

7. GEOLOGY AND SOILS. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
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 closest fault zones to the project site are the San Gregorio fault located approximately 4,300 feet east of the project site and the Butano fault located approximately 5 miles to the northeast of the site. While located in relatively close proximity to the faults listed above, the project site is not located in a mapped Alquist-Priolo Earthquake Fault Zone or special study area where fault ruptures are likely to occur. All proposed development will be subject to the issuance of a building permit and subject to the recommendations of the project's geotechnical engineer to ensure the health and safety of the occupants.</p> <p>Source: State of California Department of Conservation Alquist-Priolo Fault Map; Project Location.</p>				
ii. Strong seismic ground shaking?			X	
<p>Discussion: The project site is located approximately 4,300 feet to the west of an inferred location of the San Gregorio fault and 5 miles from an inferred location of the Butano fault. The project site is expected to experience violent ground shaking for a high intensity earthquake scenario on the San Gregorio fault and very strong ground shaking for an earthquake scenario on the San Andreas fault. The principal concern related to human exposure to ground shaking is that strong ground shaking can result in structural damage to buildings, potentially jeopardizing the safety of its occupants. Adherence to applicable building codes will reduce the likelihood of potential substantial adverse effects, including the risk of loss, injury, or death resulting from strong seismic ground shaking. No further mitigation is necessary.</p>				

<p>Source: Project Location; Association of Bay Area Governments Hazard Viewer Map https://mtc.maps.arcgis.com/apps/webappviewer/index.html?id=4a6f3f1259df42eab29b35dfcd086fc8; USGS Quaternary Faults Map https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf.</p>				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
<p>Discussion: Based on the San Mateo County Geotechnical Hazards Synthesis Map, the project site is not identified as being at risk for seismic related ground failure. Additionally, according to Association of Bay Area Government's (ABAG) hazard map viewer, the project site is in an area of low earthquake liquefaction susceptibility.</p> <p>Source: Project Location; San Mateo County Geotechnical Hazards Synthesis Map; ABA Hazard Map Viewer.</p>				
iv. Landslides?				X
<p>Discussion: According to the U.S. Geological Survey's Landslide Susceptibility Map for San Mateo County, the project parcel is in an area identified as least susceptible to landslide. Thus, no mitigation is necessary.</p> <p>Source: U.S. Geological Survey's Landslide Susceptibility Map for San Mateo County, 1972.</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 parcel is located on the east side of Cabrillo Highway (Highway 1), and therefore the project would not have an adverse impact to coastal cliff or bluff instability or erosion.</p> <p>Source: Project Location.</p>				
7.b. Result in substantial soil erosion or the loss of topsoil?		X		
<p>Discussion: Previous site preparation work including 620 c.y. of cut that was reused onsite as fill, with an additional 10 c.y. of cut proposed to accommodate the foundation of the proposed residential unit. Given the site's topography there is a potential for erosion to occur if proper erosion control measures are not implemented. The following mitigation measures are recommended to minimize erosion and runoff from the project area, in addition to the dust control measures in Mitigation Measure 4, and to ensure that erosion control measures are implemented appropriately:</p> <p>Mitigation Measure 8: 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>				

Mitigation Measure 9: During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, adhere to Best Management Practices to minimize the transport and discharge of stormwater runoff from the construction site by:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater and watercourses.
- c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
- d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
- g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- h. Performing clearing and earth moving activities only during dry weather.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilizing designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. The contractor shall train and provide instruction to all employees and subcontractors regarding the Construction Best Management Practices.

Source: Project Plans; San Mateo County Ordinance Code.

7.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?				X
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<p>Discussion: The project site is not located in a mapped hazard area pursuant to the County's Local Coastal Program Hazards Map or the County's Geotechnical Hazards Synthesis Map.</p> <p>Source: San Mateo County Local Coastal Program South-Coast Hazards Map; San Mateo County Geotechnical Hazards Synthesis Map.</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 is not expected to contain expansive soils and would be required to comply with Building Code standards and geotechnical recommendations to ensure development complies with all standards to reduce risk to life or property.</p> <p>Source: Project Location.</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 proposed project includes the installation of a septic system. San Mateo County Environmental Health Services (EHS), which is the agency that regulates septic systems within the County of San Mateo, completed a preliminary review of the proposal which included a percolation test to determine if the underlying soils can support the proposed septic system. After a preliminary review, EHS did not uncover any issue with the soils in the location of the proposed septic system, determined that the site could support the proposed septic system, and conditionally approved the project.</p> <p>Source: Project Plans; County of San Mateo Environmental Health Services.</p>					
7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
<p>Discussion: Based on the project parcel's existing surrounding land uses, it is not likely that the project parcel would host any paleontological resource or site or unique geologic feature. Geology within the project site is typical of the surrounding area. Mitigation Measure 5 shall ensure that if any resources are encountered potential impacts will be reduced to less than significant levels.</p> <p>Source: Project Location.</p>					

8. CLIMATE CHANGE. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		X		
<p>Discussion: Greenhouse gas emissions (GHG) include hydrocarbon (carbon monoxide; CO2) air emissions from vehicles and machines that are fueled by gasoline. Construction equipment and vehicle trips (e.g., construction vehicles, personal vehicles for construction workers, maintenance workers) and machinery associated with construction for the grading and proposed residential unit, will result in temporary generation of GHG emissions. Assuming construction vehicles are based in and travelling from urban areas, the potential project GHG emission levels from construction would be considered minimal and limited to a short duration of time. Although the project scope is not likely to generate significant amounts of greenhouse gases, Mitigation Measure 4 (Section 3.a) will ensure that any impacts are less than significant.</p> <p>Source: Project Plans; Project Location.</p>				
8.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	
<p>Discussion: The County's 2022 Community Climate Action Plan (CCAP) identifies priority actions to achieve the County's updated goals of 45% reduction of greenhouse gas (GHG) emissions over 1990 levels by 2030 and carbon neutrality by 2040. To achieve these goals, the CCAP is structured to focus on: Building Energy, Transportation, Waste, and Working Lands. The project will not conflict with the applicable focus areas of the County's CCAP as the project will be required to comply with state and local energy codes for efficiency. The project is a low intensity use that will not generate significant traffic; increased traffic would be during construction would be temporary during construction where emissions would be mitigated by Mitigation Measure 4. The project would be required to comply with the County's Construction and Demolition Waste Recycling requirements that up to 65% of nonhazardous construction and demolition debris be recycled and/or salvaged for reuse. Therefore, the project conforms with the County's CCAP.</p> <p>Source: Project Plans; San Mateo County Community Climate Action Plan, 2022.</p>				
8.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X

<p>Discussion: The project does not involve the removal of any trees nor will result in the conversion of forestland to a non-forest use. See Section 2.c. for further discussion. As no trees are proposed for removal, the project would not significantly reduce GHG sequestering of the area nor result in the release of significant amounts of GHG emissions (see Section 8.b. for further GHG emission discussion).</p> <p>Source: Public Resources Code, Section 12220(g); San Mateo County Community Climate Action Plan, 2022; Project Plans.</p>					
8.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
<p>Discussion: The project is located east of Cabrillo Highway and is not located on a coastal cliff/bluff. The nearest coastal cliff/bluff is located approximately 800 feet west of the project site. As such, the project will not expose people or structures to significant risk involving coastal cliff/bluff erosion resulting from sea level rise. Therefore, the project poses no impact.</p> <p>Source: Project Location; Project Plans; San Mateo County GIS.</p>					
8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p>Discussion: The project site is located approximately 900 feet from the Pacific Ocean and sits over 50 feet above sea level. As such, the project will not expose people or structures to significant risk involving sea level rise.</p> <p>Source: Project Location; Project Plans; San Mateo County GIS.</p>					
8.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p>Discussion: The project site is not located in an anticipated 100-year flood hazard area as mapped by the Federal Emergency Management Agency (FEMA). The project site is located in FEMA Flood Zone X, which is considered a minimal flood hazard. Therefore, the project will have no impact.</p> <p>Source: Project Location; County GIS Maps; Federal Emergency Management Agency Flood Insurance Rate Map 06081C0431F, effective August 2, 2017.</p>					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: The project parcel is not located in an anticipated 100-year flood hazard area as mapped by Federal Emergency Management Agency. The subject parcel is located in Flood Zone X (area of minimal flood hazard) per FEMA Panel No. 06081C0431F, effective August 2, 2017.</p> <p>Source: Project Location; County GIS Maps; Federal Emergency Management Agency Flood Insurance Rate Map 06081C0431F, effective August 2, 2017.</p>					

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
<p>Discussion: The project proposes construction of a single-family affordable housing unit, detached carport, and associated water and sewer infrastructure on a parcel developed with two existing residential units. Neither the construction nor associated grading to accommodate the project would result in a significant impact involving the transport, use, or dispersal of hazardous material or toxic substances.</p> <p>Source: Project Plans.</p>				
9.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
<p>Discussion: The project involves the construction and operation of a single-family residential unit. The routine use of hazardous materials is not proposed for this project.</p> <p>Source: Project Plans.</p>				
9.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
<p>Discussion: The project involves minimal grading for a proposed single-family residence and does not involve the use, transport, emission, or disposal of hazardous materials. The closest school, Pescadero Elementary School, is located 2.19 miles from the project parcel. No existing or proposed schools exist within one-quarter miles of the project site.</p> <p>Source: Project Location; Project Plans.</p>				
9.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X

<p>Discussion: The project site is not included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and therefore would not result in the creation of a significant hazard to the public or the environment.</p> <p>Source: Project Location; California Department of Toxic Substances Control GeoTracker Map https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Search+GeoTracker.</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 project site is not located within a known area regulated by an airport land use plan nor is it located within two miles of a public airport or public use airport. The closest airports to the project site include the Half Moon Bay Airport and the Las Trancas Airport which are located approximately 15 and 13.5 miles away from the project parcel.</p> <p>Source: Project Location.</p>					
9.f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: The project will be contained completely on private property and proposes a low intensity residential use. The project proposes no physical interference with emergency response or emergency evacuation plan demands.</p> <p>Source: Project Plans; Project Location.</p>					
9.g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X
<p>Discussion: The project parcel is not located within a mapped fire hazard severity zone. The project was reviewed by County Fire and received conditional approval for emergency access and fire suppression requirements. No further mitigation, beyond compliance with the standards and requirements of County Fire, is necessary.</p> <p>Source: Project Location; San Mateo County GIS.</p>					
9.h.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X

<p>Discussion: The subject parcel is not located within a 100-year flood hazard area. The project parcel is located in Flood Zone X (area of minimal flood hazard) per FEMA Panel No. 06081C0431F, effective August 2, 2017.</p> <p>Source: FEMA Panel No. 06081C0431F, effective August 2, 2017.</p>					
9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: See 9.h for discussion.</p> <p>Source: FEMA Panel No. 06081C0431F, effective August 2, 2017.</p>					
9.j.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
<p>Discussion: As discussed in Section 9.h., the project site is not located within a mapped flood area or within the vicinity of a levee or dam. The project would not place structures within a 100-year flood hazard area as the project site is not located within a flood hazard zone that will be inundated by a 100-year flood according to FEMA maps. Additionally, the project is not located in a dam failure inundation area as identified by the San Mateo County Dam Failure Inundation Areas Map.</p> <p>Source: Project Site; San Mateo County Dam Failure Inundation Areas Map; FEMA Panel No. 06081C0431F, effective August 2, 2017.</p>					
9.k.	Inundation by seiche, tsunami, or mudflow?				X
<p>Discussion: The project parcel is not located with a tsunami and/or seiche inundation area as mapped by the San Mateo County General Plan.</p> <p>Source: Project Plans; Project Location; San Mateo County GIS; San Mateo County Hazards Map.</p>					

10. HYDROLOGY AND WATER QUALITY. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a.	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients,			X	

oxygen-demanding substances, and trash))?				
<p>Discussion: The project will introduce additional impervious surface area to the parcel and has the potential to generate polluted stormwater runoff during site grading and construction related activities. However, these impacts would be reduced to a less than significant level with the implementation of Mitigation Measures 8 and 9. The permanent project will be required to comply with the County's Drainage Policy requiring postconstruction stormwater flows to be at, or below, pre-construction flow rates. Additionally, the project must include Low Impact Development (LID) site design measures in compliance with Provision C.3.i. of the County's Municipal Regional Stormwater Permit as the project will introduce approximately 3,000 sq. ft. of new impervious surface. These guiding standards will ensure that post-construction water runoff does not violate any water quality standard as the project proposes to direct roof runoff to vegetated areas.</p> <p>In compliance with these standards, a drainage analysis by Sigma Prime Geosciences, Inc., dated January 15, 2020 was prepared for this project. The analysis evaluated the proposed drainage system and concluded the system is designed such that post-development runoff will not exceed predevelopment runoff, that there will be no appreciable downstream impacts, and no runoff is diverted onto the adjacent parcels. The proposed project, including the drainage report and plans, were reviewed and conditionally approved by the Building Inspection Section's Civil (Drainage) Section for compliance with County drainage standards. Furthermore, the proposed septic system has been preliminarily reviewed and conditionally approved by the County Environmental Health Services. As such, the project is not expected to violate any water quality standards or waste discharge requirements.</p> <p>Source: Project Plans; C.3/C.6 Development Review Checklist; County of San Mateo Drainage Policy; County of San Mateo Environmental Health Services; Sigma Prime Drainage Report, January 2020.</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 proposes to convert an existing ag well located in the rear of the property to a domestic use well to serve the proposed residence. The County Environmental Health Services has reviewed and conditionally approved the well conversion subject to final certification for domestic use. Water demands required for a single-family residence are minimal and are not expected to substantially decrease groundwater supplies as opposed to other high-water intensity uses. A majority of the project site will remain undeveloped and will continue to allow water to percolate into the ground. For the water displaced from the project's increased impervious surfaces, an on-site drainage system has been proposed that would capture and retain rainwater on-site which would allow it to percolate back into the ground and recharge the groundwater supply. As the project site is not located in an identified groundwater basin, and as the County does not have a comprehensive groundwater management plan, the nominal water demands of the proposed project will not impede sustainable groundwater management.</p> <p>Source: Project Plans; Project Location; San Mateo County Office of Sustainability, Groundwater Website https://www.smcsustainability.org/energy-water/groundwater.</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 proposed project does not involve the alteration of the course of a stream or river. The project involves the construction of approximately 3,000 sq. ft. of impervious surface associated with the single-family unit and two-car carport. The proposed development on the project parcel will include drainage features that have been conditionally approved by the Building Inspection Section's Civil (Drainage) Section. With Mitigation Measures 4, 8, and 9 to address potential impacts during construction activities, the project will not substantially alter the existing drainage patterns of the site or result in substantial erosion or siltation. Upon mitigation, the project will have a less than significant impact.</p> <p>Source: Project Plans; Project Location.</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 introduce new impervious surfaces to the site, however, required compliance with the County's Drainage Policy and Provision C.3.i. of the County's Municipal Regional Stormwater Permit will ensure that any increased runoff is captured and released on-site through appropriate measures (i.e., detention system). Furthermore, see staff's discussion in Section 10.a. and 10.c. above.</p> <p>Source: Project Plans; County Drainage Policy; County Municipal Regional Stormwater Permit.</p>				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
<p>Discussion: Compliance with the County's Drainage Policy and Provision C.3.i of the San Francisco Bay Region Municipal Regional Permit is mandatory and would prevent the creation of significant additional sources of polluted runoff.</p> <p>Source: Project Plans; County Drainage Policy; County Municipal Regional Stormwater Permit.</p>				
iv. Impede or redirect flood flows?				X
<p>Discussion: No creek, streams, or water courses exist on the project parcel. Furthermore, the project does not involve the alteration of a stream or river. The project site is not located in a floodway or flood zone as identified by the Federal Emergency Management Agency. Since the project is not located within a floodway or flood zone the proposed project is not expected to impede</p>				

<p>or redirect flood flows. No mitigation is necessary. Pursuant to the discussion in Sections 10.a and 10.c.i, the proposed project would have a less than significant impact.</p> <p>Source: Project Plans; County Geographic Information System; Federal Emergency Management Agency Flood Insurance Rate Map 06081C0431F, effective August 2, 2017.</p>				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
<p>Discussion: As discussed in Section 9.k, the project site is not located in a flood hazard, tsunami, or seiche zone. No impacts are expected to occur.</p> <p>Source: Project Plans; County Geographic Information System; Federal Emergency Management Agency Flood Insurance Rate Map 06081C0431F, effective August 2, 2017.</p>				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	
<p>Discussion: The Sustainable Groundwater Management Act (SGMA) of 2015 requires local regions to create groundwater sustainability agencies (GSA's) and to adopt groundwater management plans for identified medium and high priority groundwater basins. San Mateo County has nine identified groundwater basins. These basins have been identified as low-priority, are not subject to SGMA, and there is no current groundwater management agency or plan that oversees these basins. Regarding water quality, the project includes an onsite drainage system that complies with the San Mateo County Water Pollution Prevention Program (SMCWPPP) which enforces the State requirements for stormwater quality control.</p> <p>Source: Project Plans; San Mateo County Office of Sustainability, Groundwater Website http://www.smcsustainability.org/energy-water/groundwater/.</p>				
10.f. Significantly degrade surface or ground-water water quality?		X		
<p>Discussion: The project is required to comply with the County's Drainage Policy and Provision C.3.i. of the County's Municipal Regional Stormwater Permit which will prevent significant degradation of surface water quality after construction. Mitigation Measures 8 and 9 will reduce construction-related stormwater impacts to a less than significant level. The applicant proposes to utilize an existing water well on the property, for which the Environmental Health Services has reviewed and conditionally approved. Furthermore, the well will be required to meet quality and quantity standards set forth by the Environmental Health Services to convert the ag well for proposed domestic use.</p> <p>Source: Project Plans; County Drainage Policy; County Municipal Regional Stormwater Permit; County Environmental Health Services.</p>				
10.g. Result in increased impervious surfaces and associated increased runoff?		X		
<p>Discussion: The project will result in increased impervious surfaces and associated increased runoff. The implementation of Mitigation Measures 8 and 9 will reduce project-related impacts to a less than significant level. No further mitigation measures are necessary.</p>				

Source: Project Plans.

11. LAND USE AND PLANNING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Physically divide an established community?				X
<p>Discussion: The proposed project is located on a developed parcel bounded to the south and west (across Cabrillo Highway) by properties with rural residential development and farmed land and actively farmed parcels to the north and east. The project would result in the construction of a third residential unit where there are currently two detached residential units on the project parcel. There is no development proposed that would result in the division of an established community.</p> <p>Source: Project Plans; Project Location.</p>				
11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
<p>Discussion: Affordable housing units are an allowed use under the General Plan (GP), Local Coastal Program (LCP), and Planned Agricultural District (PAD) Zoning Regulations with the issuance of a PAD permit for which the applicant has applied for. The project has been reviewed for conformance and found to not conflict with the applicable policies of the LCP, GP, and PAD District as discussed in Section 1 and Section 4. Furthermore, the project would not cause a significant environmental impact provided the recommended mitigation measures contained within this document are implemented.</p> <p>Source: San Mateo County Local Coastal Program; San Mateo County General Plan; San Mateo County Zoning Regulations; Project Plans.</p>				
11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
<p>Discussion: Development density in the PAD Zoning District is controlled through the allocation of density credits. The amount of density credits a parcel has is determined by the parcel's size, topography and the presence of mapped hazards. Every legal parcel in the PAD Zoning District has at least one density credit which allows for the development of one main single-family residential home. As opposed to the main residential units, affordable housing units do not consume density credits. However, per the County's Local Coastal Program a maximum of thirty affordable housing</p>				

units are permitted in the south coast area of the County. The proposed project would constitute the second detached affordable housing unit for the site and the twenty-fourth such housing unit in the south coast.

The construction and habitation of a second detached affordable housing unit, two-car carport, and associated infrastructure on the subject parcel is not expected to encourage off-site development. Though a new septic system and utility lines will be installed to serve the proposed development these would be private lines/connections, would not be available (or permitted) to serve other parcels, and would be contained on the project parcel (e.g., will not cross parcel boundaries). As the proposed improvements are located within the parcel boundaries they will not serve to encourage off-site development of undeveloped areas or increase development intensity.

Source: Project Plans.

12. MINERAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
<p>Discussion: There are no know mineral resources identified on the project parcel. Furthermore, the project does not involve nor result in the extraction or loss of mineral resources and poses no impact.</p> <p>Source: Project Location; San Mateo County General Plan, Mineral Resources Map.</p>				
12.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
<p>Discussion: There are no identified locally important mineral resource recovery site(s) delineated on the County's General Plan, any specific plan, or any other land use plan.</p> <p>Source: Project Plans; Project Location; San Mateo County General Plan, Mineral Resources Map.</p>				

13. NOISE. Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
<p>Discussion: The project would not generate long-term significant noise sources. Short-term noise associated with construction and grading activities will be produced during construction however these noise generating activities will be temporary in duration. Noise generated by construction and grading activities are regulated by Section 4.88.360 (Exemptions) of the San Mateo County Ordinance Code for Noise Control which limits noise sources associated with demolition, construction, repair, remodeling, or grading of any real property to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. This section prohibits such activities on Sundays, Thanksgiving and Christmas, and limits noise levels produced by construction to a maximum 80-dBA at any one moment. Consequently, the County's noise regulations would limit potential temporary noise impacts to a less than significant level. Once construction is complete, occupation of a single-family residential unit is not expected to generate significant amounts of noise.</p> <p>Source: Project Plans; San Mateo County Noise Ordinance.</p>				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?			X	
<p>Discussion: Generation of excessive ground-borne vibration or noise levels is expected during grading and construction activities. However, construction activities that typically generate the most severe vibrations such as blasting, and pile driving would not occur for this project. Adherence to the San Mateo County Noise Ordinance (discussed in Section 13.a above) will ensure that the impacts are less than significant. Furthermore, habitation of the proposed residential unit is not expected to generate excessive ground-borne vibration or noise levels.</p> <p>Source: Project Plans; Project Location; San Mateo County Noise Ordinance.</p>				
13.c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
<p>Discussion: The project site is located 13.5 miles from the nearest airport (Half Moon Bay Airport) and is not located within an airport's noise exposure contours. Thus, the project would not expose occupants to excessive noise level generated by aircraft and poses a less than significant impact.</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: The proposed project will be served by existing onsite road infrastructure and will not require the expansion of public utilities. The project would introduce a third residential unit on the 17.4-acre parcel which is not considered a significant population growth. All improvements associated with the project are sufficient to serve the proposed residential unit and will not extend across parcel boundaries and/or be available for use by other parcels. Therefore, the project poses no impact.</p> <p>Source: Project Plans; Project Location; San Mateo County GIS.</p>				
14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
<p>Discussion: The proposed residential unit will be located in an undeveloped area of the project parcel currently utilized as a pasture area. No structures or housing will be removed during the construction or use of the residential unit. Therefore, the project poses no impacts.</p> <p>Source: Project Plans; Project Location.</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: All of the proposed project improvements will occur on privately owned property. The addition of one new residential unit is not considered a significant impact to the expansion of service in the area. The occupation of the four-bedroom residential unit would not significantly increase the demand on regional parks and other recreational facilities. The addition of one new residence will not result in impacts of such a significant level that physical deterioration of any public facility is expected to occur or be accelerated. The property is under the fire authority of County Fire. County Fire has preliminarily reviewed and conditionally approved the project and will review the proposed single-family residence again at the building permit stage to ensure compliance with fire standards for emergency access and fire suppression. There is no expectation that the proposed project will disrupt acceptable service ratio, response times or performance objectives of fire, police, schools, parks or any other public facilities or energy supply systems.

Source: Project Plans; Project Location.

16. RECREATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
<p>Discussion: The construction of a four-bedroom residential unit will not increase the use of existing neighborhood or regional parks or other recreational facilities such that a significant physical deterioration of the facility would occur or be accelerated.</p> <p>Source: Project Plans.</p>				
16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<p>Discussion: The proposed development is limited to the construction of a four-bedroom detached residential unit, two-car carport, and associated utilities, and does not include the construction of recreational facilities. As the project is limited to the construction of a single-family unit no expansion of recreational facilities is required.</p> <p>Source: Project Plans.</p>				

17. TRANSPORTATION. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?			X	
<p>Discussion: The project site is accessed by an existing driveway and private road off of Cabrillo Highway that is currently used to provide access to the two existing residential units on site. The project has been reviewed and conditionally approved by the San Mateo County Fire Department and the County Department of Public Works for access and traffic safety. The grading and construction work associated with the new residence will result in a temporary increase in traffic levels during construction. County LCP Policy 2.52 exempts single-family dwellings from the development and implementation of a traffic impact analysis and mitigation plan. Traffic trips (comprised of both owner and guest/visitor) generated by the new residence would not introduce a significant increase in vehicle traffic on Cabrillo Highway, and thus will not pose significant safety impact to other vehicles, or bicycles. Therefore, the project is not expected to conflict with any plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.</p> <p>Per the Screening Thresholds for Land Use Projects section of the Technical Advisory on Evaluating Transportation Impacts in CEQA document published by the Governor’s Office of Planning and Research, the proposed project “may be assumed to cause a less-than-significant transportation impact” because it generates or attracts fewer than 110 trips per day. Due to the low number of traffic trips associated with a single-family residential use, the proposed project would remain well under this threshold and would result in a less-than-significant impact.</p> <p>Source: Project Scope; San Mateo County Department of Public Works, San Mateo County Fire Department.</p>				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts</i> ? <i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i>				X
<p>Discussion: Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project’s transportation impacts. A project’s effect on vehicle delay does not constitute a significant environmental impact under the California Environmental Quality Act. Per Section 15064.3, an analysis of vehicle miles traveled (VMT) attributable to a project is the most appropriate measure of transportation impacts.</p> <p>Per Section 16064.3(b)(3), a lead agency may analyze a project’s VMT qualitatively based on the availability of transit and proximity to destinations, etc. The project site is located in a rural</p>				

unincorporated community half way between Half Moon Bay and the southern County line with the nearest transit stop 4,000 feet (0.9 miles) from the project site.

The single-family residence would generate less than 110 daily trips, is consistent with the General Plan, and there is no evidence indicating a potentially significant level of VMT would result from project construction and implementation. As such, the project is screened from the requirement for a Vehicle Miles Traveled (VMT) analysis pursuant to Senate Bill (SB) 743 and Section 15064.3 of the CEQA Guidelines as a "small project" based on the State of California Governor's Office of Planning and Research's (OPR) December 2018 Technical Advisory for Evaluating Transportation Impacts in California Environmental Quality Act.

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

17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
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Discussion: The project would be served by an existing driveway off of Cabrillo Highway. The project would not require the construction of road infrastructure, nor does it propose to alter any existing roadway that would create a hazard due to sharp turns or dangerous intersections. Additionally, the construction and operation/habitation of the project does not propose the permanent utilization of equipment that would be incompatible with the existing vehicular traffic on Cabrillo Highway or any other connecting roads. No mitigation is necessary.

Source: Project Plans; Project Location.

17.d. Result in inadequate emergency access?				X
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Discussion: The project site is accessed from a private driveway off of Cabrillo Highway. No activity is expected to impact emergency access to the parcel itself or the two existing residential units on the parcel. Construction vehicles are not permitted to park on Cabrillo Highway, will be contained on the project parcel, and are required to park on the sides of the driveway to not block thru access. Furthermore, construction parking will be temporary and limited to the duration of grading and construction of the subject residential unit. The project has been reviewed and approved with conditions by the San Mateo County Fire Department, and therefore would not result in inadequate emergency access.

Source: Project Plans; Project Location; San Mateo County Fire Department.

18. TRIBAL CULTURAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X
<p>Discussion: The project site is undeveloped and is not listed in the California Register of Historical Resources nor is the location listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k).</p> <p>Source: Project Location; California Register of Historical Resources; County General Plan.</p>				
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)		X		
<p>Discussion: The possibility of the land containing California Native American artifacts is unlikely. A sacred lands file check through the Native American Heritage Commission was negative for the project site. However, while the project is not expected to cause a substantial adverse change to any potential tribal cultural resources, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal resources:</p>				

Mitigation Measure 10: 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.

Mitigation Measure 11: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning Division prior to implementation and prior to continuing any work associated with the project.

Mitigation Measure 12: 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: California Office of Historic Preservation; San Mateo County Listed Historical Resources.

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	

Discussion: The proposed project involves the installation of a new private septic system and conversion of an existing on-site agricultural well for domestic use as there is no municipal water or sewer service available in this area of unincorporated San Mateo County. Environmental Health Services reviewed and conditionally approved the proposed preliminary septic system design.

The proposed project would connect to existing PG&E infrastructure onsite and does not involve or require any water or wastewater treatment facilities that would exceed any requirements of the Regional Water Quality Control Board. In order to comply with San Mateo County’s drainage policies, on-site stormwater measures must be installed in association with the proposed project. These measures were designed by a licensed civil engineer and have been reviewed and preliminarily approved by the County’s Building Inspection Section, Civil (Drainage) Section. There is no indication that the installation of these measures will cause any significant environmental effects. Therefore, no mitigation is required.

Source: Project Plans; Environmental Health Services; San Mateo County Building Inspection Section, Civil (Drainage) Section.

19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
<p>Discussion: The project proposes to convert an existing onsite agricultural well for domestic use to serve the new residence. Per the discussion in Section 10, the water needs related to a single-family residence are not a high intensity use and is not expected to overdraft the existing groundwater. The well has been reviewed and conditionally approved by County's Environmental Health Services and will be required to show compliance with the standards for quality and flow, and certification as a domestic water source, prior to building permit issuance and final, respectively.</p> <p>Source: Project Plans; San Mateo County Environmental Health Services.</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: This project is not served by a wastewater treatment provider. All wastewater will be treated on-site through the proposed septic system. The proposed septic system has been sized and designed to meet the needs of the proposed development and has received conditional approval from the County's Environmental Health Services.</p> <p>Source: Project Plans; San Mateo County Environmental Health Services.</p>				
19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
<p>Discussion: The grading and construction for the proposed project is expected to generate solid waste on a temporary short-term basis. The proposed residential unit will also result in ongoing generation of solid waste after its construction. However, the waste generation associated with the habitation of a single-family dwelling would have a negligible impact on the capacity of local landfills. The solid waste generated by project construction and habitation is not expected to result in inadequate landfill capacity of the County's local landfill (Ox Mountain Landfill), which has a capacity/service life until 2034.</p> <p>Source: Project Plans; San Mateo County Integrated Waste Management Plan.</p>				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X

Discussion: The solid waste resulting from project grading will be minimal and short-term in nature. The solid waste generated by a new single-family residence is expected to be minimal. The single-family residence is required to adhere to County ordinances with respect to waste reduction and recycling. The landfill discussed under Section 19.d. is licensed and operates pursuant to all Federal, State and local statutes and regulations as overseen by the San Mateo County Health System's Environmental Health Services and the San Mateo County Office of Sustainability. As a result, impacts related to Federal, State, and local management statutes governing solid waste are not anticipated and no mitigation is required.

Source: Project Plans.

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X

Discussion: No revisions to the adopted County Emergency Operations Plan would be required as a result of the proposed project. The nearest public service is the Cal-Fire/San Mateo County Fire Department Pescadero Station 59 located approximately 1 mile east of the site at 1200 Pescadero Creek Road, Pescadero CA 94060, and would not be impacted because primary access to all major roads would be maintained during construction and habitation of the residence. As discussed in Section 9 (Hazards and Hazardous Materials), the proposed project has been reviewed and conditionally approved by the San Mateo County Fire Department; and would not impair or physically interfere with an adopted emergency response or evacuation plan. Therefore, impacts would be less-than-significant, and no mitigation is required.

Source: Project Location; Project Plans; San Mateo County Fire Department.

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
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Discussion: Wildland Urban Interface (WUI) fires occur where combustible vegetation meets combustible structures, combining the hazards associated with wildfires and structure fires.

The proposed residential structures would include fire-resistant features to conform to modern fire and building codes, as well as fire detection or extinguishing systems, and interior fire sprinklers. The likelihood that a major structural fire will expand into a wildland fire before it can be brought under control is therefore significantly reduced; additionally, the project site is surrounded by acres of agricultural fields. Furthermore, the project site is in close proximity to San Mateo County Fire Station 59 and with very short expected response time to reported fires, the likelihood of injuries or pollutant emissions is minimal.

Additionally, grading activities shall comply with Section 9296.5 of the San Mateo County Grading Regulations which requires all equipment used in grading operations to meet spark arrester and firefighting tool requirements as specified in the California Public Resources Code. These measures significantly reduce fire risks.

Source: Project Plans; Project Location; San Mateo County Grading Regulations.

20.c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
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Discussion: The proposed project to construct a single-family residence on a parcel which contains two existing residential units adjoins other parcels with single-family rural residential development and does not require the installation of new roads or fuel breaks; power lines to the proposed development will be installed underground from the existing power pole located between the two existing single-family residences onsite. The project has been reviewed and conditionally approved by the San Mateo County Fire Department. No further mitigation is necessary.

Source: Project Plans; San Mateo County Fire Department.

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

Source: Project Plans; San Mateo County Building Inspection Section, Civil (Drainage) Section.

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		X		

<p>eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>				
<p>Discussion: Pursuant to review of the California Natural Diversity Database (CNDDDB), there are no special-status plant or animal species identified on the project site nor within the immediate vicinity of the project area. No creeks, streams, or water impoundments exist on the project parcel. However, without mitigation the project could potentially impact aesthetics, air quality, cultural resources, geology/soils, climate change, hydrology/water quality, and tribal resources. Mitigation measures have been included to reduce these potential impacts to a less-than-significant level.</p> <p>Source: All Applicable Sources Previously Cited in this Document.</p>				
<p>21.b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</p>		X		
<p>Discussion: As defined by the CEQA Guidelines, cumulative impacts reflect “the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.” (CEQA Guidelines, Section 15355[b]).</p> <p>The new utilities required to serve the project would be private and contained on-site, are not available to service other parcels, and to the best of staff’s knowledge, there are no known approved pending or future projects associated with or near the project site.</p> <p>The project will not impact agricultural or mineral resources. Potential impacts with respect to aesthetics, air quality, cultural resources, geology/soils, climate change, hydrology/water quality, and tribal cultural resources will be limited to the construction phase of the project and will be short in duration and/or will be mitigated to a less-than-significant level. All impacts will be mitigated and there is no evidence to suggest that they would substantially combine with other off-site impacts. Due to the “stand-alone” nature of this project in conjunction with the recommended mitigation measures contained throughout this document, the project will have a less-than-significant cumulative impact on the environment.</p> <p>Source: All Applicable Sources Previously Cited in this Document.</p>				
<p>21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>		X		

Discussion: Based on the discussions in the previous sections where project impacts were determined to be less-than-significant or mitigation measures were required to result in an overall less-than-significant impact, the proposed project would not cause significant adverse effects on human beings, either directly or indirectly.

Source: All Applicable Sources Previously Cited in this Document.

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

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

<u>MITIGATION MEASURES</u>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Mitigation Measure 1: The proposed development shall employ natural exterior colors and materials to further blend in with, rather than contrast with, the grasslands, and vegetative cover on site. Proposed colors and materials shall be submitted for review and approval to the Planning Department prior to the issuance of a building permit. Prior to final building permit inspection, the Planning Department shall verify the approved colors and materials have been implemented.

Mitigation Measure 2: The finishes of all exterior materials and/or colors shall be non-reflective.

Mitigation Measure 3: All proposed exterior lighting shall be designed and located to confine direct rays to the subject property and prevent glare to the surrounding area. All proposed exterior lighting fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the premises. Manufacture cut sheets of any proposed exterior lighting fixtures shall be submitted for review and approval to the Planning Department prior to the issuance of a building permit. Prior to final building permit inspection, the Planning Department shall verify that the approved light fixtures have been installed.

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

- a. Water all active construction areas at least twice daily.
- b. Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- c. Sweep daily all paved adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
- e. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand etc.) that can be blown by the wind.
- h. Replant vegetation in disturbed areas as quickly as possible.
- i. Install erosion control measures to prevent silt runoff to public roadway and/or waterways.
- j. All haul trucks transporting soil, sand, or other loose material on and off site shall be covered.
- k. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- l. A publicly visible sign with the telephone number and person to contact at the project site regarding dust complaints shall be posted. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 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 Director of Planning and Building of the discovery. The applicant shall be required to retain the services of a qualified archaeologist who meets the Secretary of the Interiors' Professional Qualification Standards 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 Director of Planning and Building for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

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

Mitigation Measure 7: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains and State of California Health and Safety Code Section 7050.5 shall be followed. The applicant shall then immediately notify the County Coroner's Office, the County Planning and Building Department, and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 8: 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 9: During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, adhere to Best Management Practices to minimize the transport and discharge of stormwater runoff from the construction site by:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater and watercourses.
- c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
- d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

- f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
- g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- h. Performing clearing and earth moving activities only during dry weather.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilizing designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. The contractor shall train and provide instruction to all employees and subcontractors regarding the Construction Best Management Practices.

Mitigation Measure 10: 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.

Mitigation Measure 11: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning Division prior to implementation and prior to continuing any work associated with the project.

Mitigation Measure 12: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

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

X

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

Arman Gulistan

(Signature)

Senior Planner

4/3/24

Date

(Title)

Attachment:

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