

County of San Mateo  
Planning and Building Department

**INITIAL STUDY  
ENVIRONMENTAL EVALUATION CHECKLIST**

1. **Project Title:** New Single-Family Residence on Skyline Boulevard (Cerini)
2. **County File Number:** PLN 2016-00363
3. **Lead Agency Name and Address:** County of San Mateo Planning and Building Department  
455 County Center, 2<sup>nd</sup> Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Erica Adams, Project Planner, 650/363-1828
5. **Project Location:** 13700 Skyline Boulevard, unincorporated Woodside
6. **Assessor's Parcel Number and Size of Parcel:** APN 067-080-100; 17,772 sq. ft.
7. **Project Sponsor's Name and Address:** Kevin Cerini  
550 Oak Park Way, Redwood City, CA 94062
8. **General Plan Designation:** Low Density Residential
9. **Zoning:** R-1/S-10 (Single-Family Residential/Minimum lot size 20,000 sq. ft.)
10. **Description of the Project:** Architectural Review Permit and Significant Tree Removal Permit for the construction of new 2,496 sq. ft. single-family residence on a legal 17,772 sq. ft. parcel. The proposed residence will take access from a shared driveway which has been established by two recorded easements that will be extended by 10 feet. The project also proposes to remove twelve (12) trees greater than 12" in diameter and will involve 20 cubic yards of grading. The parcel is located within Skyline Boulevard State Scenic corridor along of Skyline Boulevard which is designated a State scenic road.
11. **Surrounding Land Uses and Setting:** The subject parcel is undeveloped and is located on the west side of Skyline Boulevard. There are existing single-family residences on both sides of the subject parcel and along the west side of the street. The east side of Skyline Boulevard, opposite the property, is undeveloped woodlands and is part federal lands, state lands, and a County park. Skyline Boulevard is heavily wooded along the roadside with residential development behind trees.
12. **Other Public Agencies Whose Approval is Required:** None.
13. **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, has consultation begun?:** *(NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental*

*review process (see Public Resources Code Section 21083.3.2.). Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality).*

**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	X	Climate Change		Population/Housing
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Public Services
X	Air Quality		Hydrology/Water Quality		Recreation
X	Biological Resources		Land Use/Planning		Transportation/Traffic
	Cultural Resources		Mineral Resources		Tribal Cultural Resources
	Geology/Soils	X	Noise		Utilities/Service Systems
					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 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 CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are “Less Than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

<b>1. AESTHETICS.</b> 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 significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?		X		
<p><b>Discussion:</b> The project parcel is adjacent to Skyline Boulevard which is designated a State scenic road. The project would include the construction of a single-family residence with an attached garage, the removal of twelve (12) trees over 12” in diameter at breast height on the parcel, and approximately 20 cubic yards of grading for an undeveloped, wooded property. The proposed residential development also includes the installation of an individual waste disposal system which would be located in the front yard setback. The installation would include the trenching of septic leach lines within the 50-foot front yard setback, around mature trees that would remain after the completion of construction. The project has been designed so that above-ground development is not located in the front setback and complies with the zoning district. The proposed house would be located approximately 65 feet from the front property line.</p> <p>The subject parcel would be accessed from Skyline Boulevard via a shared driveway. The driveway lies partially on the subject property and partially on the neighboring parcel. This access was established via two recorded access easements with the neighboring property. The driveway improvements are limited to modifications to the existing driveway on the subject property beyond the front setback. A new 10-foot portion of the driveway which would serve the new residence, would be created primarily outside of the front setback which is the most visible from Skyline Boulevard. The utilization of the existing driveway from Skyline Boulevard minimizes the amount of grading and view impacts from Skyline Boulevard public right-of-way.</p>				

The house would be constructed with wood siding and wood shingles. It is proposed to be painted sage green with white trim and a grey shingle roof. The body of the house would be the color of natural wood. The proposed finished materials and colors would help the structure to blend in with the natural environment.

The retention of most of the existing mature trees along Skyline Boulevard and in the front setback will screen the residence from public view from Skyline Boulevard. The proposed residence is single-story structure which will be 23 feet in height. The residence would not to exceed the height of the tree canopy. The proposed residence would be partially visible from Skyline Boulevard as the trees would not fully screen the proposed residence from Skyline Boulevard, due to the existing tree pattern and thinning of some trees to accommodate the development including the driveway and house.

All construction activities would be conducted in a manner as to minimize impacts of the project as viewed from along Skyline Boulevard. Construction staging areas are located outside of the front yard setback. The applicant submitted a report from arborist Leon F. Folezal, dated December 12, 2017, which evaluated the impact construction activities will have on the remaining trees. The report includes tree protection measures which have been included as mitigation measures to ensure that the mature trees in the area survive and that the visual impact from the scenic corridor is minimized.

While the proposal substantially protects views from Skyline Boulevard and on-site trees, the following mitigation measures have been added to mitigate impacts to aesthetic resources to a less than significant level.

**Mitigation Measure 1:** Identify, establish and maintain six-foot (6) tree protection zones (TPZ) with fences on post in ground. Tree protection fences (TPF) are required to be 2' x 4s wrapped with orange snow fencing to minimize tractor blight, trauma wounds on trees within trafficked areas that do not have TPF. The TPZ's, tree protection zones, should be based on 1"/diameter inch at DBH. Fences should be installed at appropriate radii of trees to remain before any site preparation is done. 6' fences on posts in the ground is recommended with as necessary 2'X4's wrapped with orange snow fencing to minimize tractor blight, trauma wounds, on trees within trafficked areas that do not have TPZ fencing. Any work which is to be done in the TPZ shall be done after consultation with a certified arborist.

**Mitigation Measure 2:** Maintain tree protection zones free of equipment and materials storage. Contractors shall not clean any tools, forms or equipment within these areas.

**Mitigation Measure 3:** If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting.

**Mitigation Measure 4:** A certified arborist should inspect the project site; 1) after TPZs are established, 2) after selection removal process is completed, 3) after primary grading, 4) during hand digging of the first 2 feet to expose any roots 1.5 inches or greater in diameter within the TPZs, (arborist should inspect the 1.5-inch roots before excision. Excision will be done with clean cuts and tree wound dressing applied.), 5) after foundation excavation, 6) after foundation forming and concrete pour, 7) during of hand digging of the top 2 feet for septic system and drainage system and retention basin, 8) after finish grading and before driveway preparation, 9) after driveway installation, and 10) before and after landscape design/installation.

**Mitigation Measure 5:** Six replacement trees, each a native species and a minimum of 15-gallon size, shall be planted in locations, as prescribed by the arborist, with the intent to whenever possible screen the development from Skyline Boulevard.

**Mitigation Measure 6:** The development shall employ colors and materials which blend in with, rather than contrast with, the surrounding soil and vegetative cover of the site. In forested areas, all exterior construction materials shall be of deep earth hues such as dark browns, greens and rusts. Materials shall absorb light (i.e., dark, rough textured materials). Exterior lighting shall be minimized, and earth-tone colors of lights used (e.g., yellow, brown toned lights, rather than blue-toned fluorescents). In grassland, or grassland/forest areas, all exterior materials shall be of the same earth and vegetative tones as the predominant colors of the site (as determined by on-site inspections). Highly reflective surfaces and colors are discouraged.

**Source:** Project Plans, Project Location, San Mateo County Zoning Regulations.

1.b. Significantly 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:** There are no historic buildings or rock outcroppings located on the site, and therefore they would not be affected. Tree protection is addressed by mitigations found in Section 1.a.

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

1.c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?			X	
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**Discussion:** The project site is relatively flat with an 8% slope and is not on a ridgeline. The project involves only a minimal amount of grading, and will create no change in topography. The road frontage for the parcel is approximately 100 feet wide and has an appearance similar to that of adjacent and surrounding frontages. The front setback of 50 feet from the Skyline Boulevard will remain mostly unchanged with the exception of two mature trees.

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

1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?		X		
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**Discussion:** The proposed single-family residence has the potential to emit light through windows and exterior lighting fixtures during nighttime hours. However, light emissions would not adversely affect nighttime views due to tree cover, and distance to both the scenic roadways and neighboring properties. The structures will not be finished in reflective materials or colors and are largely shielded from adjacent properties and Skyline Boulevard by the existing tree cover and topography resulting in minimal impacts to daytime views.

**Source:** Project Plans.

**Mitigation Measure 7:** All exterior lighting shall be directed downward and/or shielded.

1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?		X		
<p><b>Discussion:</b> See discussion in response to 1.a.  <b>Source:</b> Project Plans, Project Location.</p>				
1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
<p><b>Discussion:</b> The project site is not located within a Design Review District.  <b>Source:</b> San Mateo County Zoning Regulations, San Mateo County General Plan.</p>				
1.g. Visually intrude into an area having natural scenic qualities?			X	
<p><b>Discussion:</b> Please refer to the discussion under 1a.  <b>Source:</b> Project Plans.</p>				
<p><b>2. AGRICULTURAL AND FOREST RESOURCES.</b> 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 forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
<p><b>Discussion:</b> The subject property is not designated or mapped as farmland or used for agricultural purposes. The zoning on the subject parcel is single-family residential and the parcel is surrounded by single-family residential uses.  <b>Source:</b> United States Department of Agriculture Natural Resources Conservation Service, California Department of Conservation.</p>				

2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
<p><b>Discussion:</b> The subject parcel is not zoned for agriculture and no agricultural uses occur on the site or immediate vicinity. There is no Open Space easement or Williamson Act contract on the subject parcel.</p> <p><b>Source:</b> San Mateo County Zoning Regulations, San Mateo County General Plan, San Mateo County Williamson Act Contracts.</p>				
2.c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
<p><b>Discussion:</b> The subject parcel is not located in an area identified as Farmland or necessarily suitable of agricultural activities within the project area. The west side of Skyline Boulevard is developed with single-family residences and the east side of Skyline is open space owned by a variety of government agencies. The proposed project will not change or convert forestland.</p> <p><b>Source:</b> U.S. Department of Agriculture Forest Service Forest Inventory Analysis 2005, Project Location, Project Plans.</p>				
2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
<p><b>Discussion:</b> The project parcel is not located within the Coastal Zone.</p> <p><b>Source:</b> Project Location.</p>				
2.e. Result in damage to soil capability or loss of agricultural land?				X
<p><b>Discussion:</b> See discussion in under 2. a.</p> <p><b>Source:</b> United States Department of Agriculture Natural Resources Conservation Service.</p>				

<p>2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?</p> <p><i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i></p>				X
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**Discussion:** The subject parcel is zoned residential and a residential use is being proposed. No proposed zoning changes are included as part of this project.

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

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

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

**Discussion:** The project involves construction and operation of a single-family residence. The Bay Area Air Quality Management District (BAAQMD) exempts construction and operation of residential uses from permit requirements (Regulation 2-1-113).

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

3.b. Violate any air quality standard or contribute significantly to an existing or projected air quality violation?				X
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**Discussion:** The project involves construction and operation of a single-family residence. BAAQMD exempts construction and operation of residential uses from permit requirements (Regulation 2-1-113).

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



3.c. 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
<p><b>Discussion:</b> As of December 2012, San Mateo County is a non-attainment area for PM2.5. A temporary increase in the project area is anticipated during construction since PM2.5 particles are a typical vehicle emission. The temporary nature of the proposed construction and California Air Resources Board vehicle regulations reduce the potential effects to a less than significant impact.</p> <p><b>Source:</b> Bay Area Air Quality Management District.</p>				
3.d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?				X
<p><b>Discussion:</b> Residences are located within close proximity to the project area. However, no significant pollutant concentrates would be created by the project.</p> <p><b>Source:</b> Project Plans, Google Maps.</p>				
3.e. Create objectionable odors affecting a significant number of people?				X
<p><b>Discussion:</b> There are no aspects included as part of the project that are expected to emit odors affecting a significant number of people.</p> <p><b>Source:</b> Project Plans.</p>				
3.f. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?		X		
<p><b>Discussion:</b> Project construction will generate a temporary increase in dust, motor vehicle and diesel particulate matter in the area. This temporary increase is not expected to violate existing standards of on-site air quality given the scope of the project and the required vehicle emission standards required by the State of California for vehicle operations. However, to mitigate for the temporary increase in dust, Mitigation Measure 3, below, is recommended.</p> <p><b>Source:</b> Project Plans, Bay Area Air Quality Management, California Environmental Protection Agency Air Resources Board.</p> <p><b>Mitigation Measure 8:</b> The following dust control measure notes shall be added to the plans at the building permit stage. The applicant shall implement the following dust control measures during grading and construction activities:</p> <p>a. Water all active construction and grading areas at least twice daily.</p>				

b. Cover all truck hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard. c. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site. d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets/roads. e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).				
<b>4. BIOLOGICAL RESOURCES.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
<p><b>Discussion:</b> The parcel is not within identified areas of protected species habitat on the California Department of Fish and Wildlife and U.S. Fish and Wildlife Service maps. No other State or Federal mapped protected species are located within the project area.</p> <p><b>Source:</b> Project Plans, California Natural Diversity Database.</p>				
4.b. Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
<p><b>Discussion:</b> There are no riparian habitats or other sensitive natural communities located within the project area.</p> <p><b>Source:</b> Project Plans, San Mateo County General Plan.</p>				
4.c. Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X

<p><b>Discussion:</b> There are no wetlands located within the project area.</p> <p><b>Source:</b> Project Plans, Project Location.</p>					
4.d.	Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
<p><b>Discussion:</b> The parcel is part of low-density, single-family development, located amongst a number of large significant trees. The opposite side of Skyline Boulevard is a large undisturbed area. The vicinity is used by migratory wildlife, however the location of Skyline Boulevard presents an existing boundary. Migratory birds would only be minimally impacted due to tree removal due to the project's woodland location. The subject parcel is only 0.4 acres and adjacent to existing structures on both side. The construction of an approximately 2,500 square foot structure will have negligible impact on migratory fish or wildlife species. The scope of the project is largely confined to areas that have been previously disturbed and allows the majority of the parcel to remain undisturbed. Therefore, the project as proposed is not anticipated to pose a significant threat to native or migratory wildlife species.</p> <p><b>Source:</b> Project Plans, Project Location.</p>					
4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?			X	
<p><b>Discussion:</b> The project involves the removal of ten tan oak trees, one redwood tree and one madrone tree greater than 12 inches in diameter. All of these trees are located in the footprint of development and the Significant Tree Ordinance does support removal based on this factor. None of the trees proposed to be removed are in the 50-foot front yard setback, which preserves the visual characteristics along Skyline Boulevard. In addition, the parcel is heavily wooded and the loss of the two trees does not result in a visible change as viewed from the scenic roadway.</p> <p><b>Source:</b> Project Plans, Zoning Regulations, County Ordinance Code Sections 11,000 and 12,000.</p>					
4.f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?				X
<p><b>Discussion:</b> There are no Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State habitat conservation plans that cover the project parcel.</p> <p><b>Source:</b> San Mateo County General Plan.</p>					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X

<p><b>Discussion:</b> The Purisima Creek Redwoods Open Space preserve is located within 200 feet of the project site to the rear of the project parcel. However, the proposed areas for development are not located inside of a marine or wildlife reserve.</p> <p><b>Source:</b> Project Location, California Natural Diversity Database.</p>					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
<p><b>Discussion:</b> Four trees, tan oaks, are proposed for removal. The trees to be removed are not located in the front yard setback area which is most visible from the scenic corridor.</p> <p><b>Source:</b> Project Plans, Project Location.</p>					
<p><b>5. CULTURAL RESOURCES.</b> Would the project:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a.	Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
<p><b>Discussion:</b> The project was referred to the California Historical Resources Information System. California State Parks Office of Historic Preservation. There were no known archaeological resources in the areas to be disturbed/developed.</p> <p><b>Source:</b> Project Location, San Mateo County General Plan, California Historical Resources Information System.</p>					
5.b.	Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
<p><b>Discussion:</b> There are no known archaeological resources in the disturbed/developed area.</p> <p><b>Source:</b> Project Location, San Mateo County General Plan, California State Parks Office of Historic Preservation; Tribal Energy and Environmental Information Clearinghouse (TEEIC) <a href="https://teeic.indianaffairs.gov/er/oilgas/mitigation/culture/index.htm">https://teeic.indianaffairs.gov/er/oilgas/mitigation/culture/index.htm</a></p> <p><b>Mitigation Measure 9:</b> An unexpected discovery of cultural resources during any phase of the project shall result in a work stoppage in the vicinity of the find until the resources can be evaluated by a professional archaeologist. Educate workers and the public on the consequences of unauthorized collection of artifacts.</p>					
5.c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

**Discussion:** No mapped unique paleontological resources are anticipated on site. If during any construction activity any resource is discovered, the mitigation measure below allow

**Source:** Project Location, San Mateo County General Plan, California State Parks Office of Historic Preservation; Tribal Energy and Environmental Information Clearinghouse (TEEIC), U.S. Geological Survey Geologic Map of the San Francisco Bay Region, 2006. <https://teeic.indianaffairs.gov/er/oilgas/mitigation/culture/index.htm>

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

5.d. Disturb any human remains, including those interred outside of formal cemeteries?				X
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**Discussion:** There are no known human remains in the developed/disturbed area.

**Source:** Project Location.

**Mitigation Measure 11:** The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

**6. GEOLOGY AND SOILS.** Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6.a. Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				

<p>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 significant evidence of a known fault?</p> <p><i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i></p>				X
<p><b>Discussion:</b> The submitted Sigma Prime geotechnical report, dated January 2017, states “The site is not located in an Alquist-Priolo Earthquake Fault Zone where fault rupture is considered likely (California Division of Mines and Geology, 1976). Therefore, active fault area is not believed to exist beneath the site, and the potential for fault rupture to occur at the site is considered low, in our opinion.” As stated previously the project will be completed in accordance with the California Building Code and per the recommendations of applicant’s engineer.</p> <p><b>Source:</b> State of California Department of Conservation.</p>				
<p>ii. Strong seismic ground shaking?</p>			X	
<p><b>Discussion:</b> The project parcel is located within an area designated with a susceptibility as violent for earthquake shaking. A soils report and a geotechnical investigation prepared by Sigma Prime and were submitted as part of the project’s review and received conditional approval by the County’s geotechnical section. The project will be subject to the issuance of a building permit and all work shall be completed in accordance with the California Building Code and recommendations made by the applicant’s engineer to ensure the health and safety of any occupants.</p> <p><b>Source:</b> San Mateo County Earthquake Shaking Fault Maps (San Andreas Fault, Hayward Fault)</p>				
<p>iii. Seismic-related ground failure, including liquefaction and differential settling?</p>				X
<p><b>Discussion:</b> The project parcel is located in an area identified as having very low probability for seismic-related ground failure.</p> <p><b>Source:</b> U.S. Geological Survey Susceptibility Map of the San Francisco Bay Area (Map compiled from Knudsen and others, 2000, and Witter and others, 2005), Sigma Prime Geotechnical report dated, January 2017.</p>				
<p>iv. Landslides?</p>			X	
<p><b>Discussion:</b> There are no known landslides in the vicinity based on U.S. Geological Survey Summary Distribution of Slides and Earth Flows in San Mateo County, California, 1997.</p> <p><b>Source:</b> U.S. Geological Survey Summary Distribution of Slides and Earth Flows in San Mateo County, California, 1997.</p>				
<p>v. Coastal cliff/bluff instability or erosion?</p>				X

<p><i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i></p>				
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**Discussion:** The project parcel is not located in such an area.  
**Source:** Project Location.

<p>6.b. Result in significant soil erosion or the loss of topsoil?</p>		X		
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**Discussion:** In order to complete the driveway improvements and construct the new single family residence the project involves approximately 20 cubic yards of cut and fill activity. The project could result in temporary erosion impacts. Therefore, staff has included the following mitigation measures;

**Source:** Project Plans.

**Mitigation Measure 12:** The applicant shall include an erosion and sediment control plan to comply with the County’s Erosion Control Guidelines on the plans submitted for the Building Permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

**Mitigation Measure 13:** Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval, an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for project activities.
- d. Within five days of clearing or inactivity, stabilize bare soils through either non-vegetative BMPs, such as mulching, or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
- e. Project site entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.

- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
- k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/ basins shall be cleaned out when 50% full (by volume).
- l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- m. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.
- n. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.

6.c. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?				X
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**Discussion:** The project site is not identified as containing a geological unit or soil that is presently unstable. The Sigma Prime Geotechnical study evaluated the potential for geologic hazards to impact the site. The report concludes that the “likelihood of liquefaction occurring at the site is nil.” There is no expectation of encountering expansive soils which could result in a risk to life and/or property.

**Source:** Project Plans, Project Location, Sigma Prime Geotechnical Study dated January 2017.

6.d. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
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**Discussion:** The project has been preliminarily reviewed by the San Mateo County Department of Environmental Health and has received conditional approval. The review completed by the Department of Environmental Health did not uncover any issue with the soils in which the septic wastewater system is to be located.

**Source:** Project Plans.



7. <b>CLIMATE CHANGE.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		X		
<p><b>Discussion:</b> A minor temporary increase in greenhouse gasses during the construction phase may occur. Construction vehicles are subject to California Air Resources Board emission standards. Although the project scope is not likely to significantly generate greenhouse gases, the following mitigation measure is recommended.</p> <p><b>Source:</b> California Air Resources Board, San Mateo County Energy Efficiency Climate Action Plan.</p> <p><b>Mitigation Measure 14:</b> The applicant shall implement the following basic construction measures at all times:</p> <ol style="list-style-type: none"> <li>Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</li> <li>All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.</li> <li>Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</li> </ol>				
7.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	
<p><b>Discussion:</b> The project does not conflict with the San Mateo County Energy Efficiency Climate Action Plan provided that the mitigation measure outlined in Section 7.a, above is implemented.</p> <p><b>Source:</b> San Mateo County Energy Efficiency Climate Action Plan.</p>				
7.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?			X	

<p><b>Discussion:</b> See discussion under 2.c above.</p> <p><b>Source:</b> Project Location.</p>					
7.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
<p><b>Discussion:</b> The project site is located approximately 6.25 miles (as the crow flies) from the ocean and therefore is not located in within the coastal zone.</p> <p><b>Source:</b> Project Location.</p>					
7.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p><b>Discussion:</b> The project is located approximately 6.25 miles from the nearest coastal bluff. Given the distance from the ocean and terrain between the project site and the ocean sea level rise is not expected to impact the project site.</p> <p><b>Source:</b> Project Location.</p>					
7.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><b>Discussion:</b> The project is not located in such an area. The project site is located within a Flood Zone X (Areas with minimal risk outside the 1-percent and .2-percent-annual-chance floodplains. No base flood elevations or base flood depths are shown within these zones.); Community Panel No. 06081C0280E, effective October 16, 2012.</p> <p><b>Source:</b> Federal Emergency Management Agency.</p>					
7.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p><b>Discussion:</b> The project is not located in such an area.</p> <p><b>Source:</b> Federal Emergency Management Agency.</p>					

<b>8. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a. 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><b>Discussion:</b> No transport of hazardous materials is associated with this project.</p> <p><b>Source:</b> Project Plans.</p>				
8.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
<p><b>Discussion:</b> The use of hazardous materials is not proposed as part of the project.</p> <p><b>Source:</b> Project Plans.</p>				
8.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
<p><b>Discussion:</b> The emission of hazardous materials, substances, or waste are not proposed as part of the project.</p> <p><b>Source:</b> Project Plans.</p>				
8.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
<p><b>Discussion:</b> The project site is not located in an area identified as a hazardous materials site.</p> <p><b>Source:</b> California Department of Toxic Substances Control.</p>				

8.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 for people residing or working in the project area?				X
<p><b>Discussion:</b> The project is not located in such an area.</p> <p><b>Source:</b> Project Location.</p>				
8.f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
<p><b>Discussion:</b> The project is not located in such an area.</p> <p><b>Source:</b> Project Location.</p>				
8.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p><b>Discussion:</b> No. The proposed project is located completely on a privately owned parcel. All improvements are located within the parcel boundaries and there is no expected impact to any such emergency response or evacuation plan.</p> <p><b>Source:</b> San Mateo County Office of Emergency Services.</p>				
8.h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	
<p><b>Discussion:</b> The project is located within a moderate fire hazard severity zone. The project was reviewed by the San Mateo County Fire Authority (CAL-Fire) and received conditional approval of the project subject to site improvements which include driveway design and that sprinklers be installed in the new main residence.</p> <p><b>Source:</b> CAL-Fire Fire Hazard Severity Zones Maps.</p>				
8.i. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p><b>Discussion:</b> The project parcel is not located in such an area.</p>				

<b>Source:</b> Federal Emergency Management Agency Flood Insurance Rate Map 06081C0280E, Effective October 16, 2012.					
8.j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<b>Discussion:</b> The project parcel is not located in such an area. <b>Source:</b> Federal Emergency Management Agency Flood Insurance Rate Map 06081C0280E, Effective October 16, 2012.					
8.k.	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
<b>Discussion:</b> The project parcel is not located in a dam failure area. <b>Source:</b> San Mateo County General Plan Hazards Map.					
8.l.	Inundation by seiche, tsunami, or mudflow?				X
<b>Discussion:</b> The project parcel is not located an area subject to inundation. <b>Source:</b> San Mateo County General Plan Hazards Map.					
<b>9. HYDROLOGY AND WATER QUALITY.</b> Would the project:					
		<b>Potentially Significant Impacts</b>	<b>Significant Unless Mitigated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
9.a.	Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?		X		
<b>Discussion:</b> Due to proposed grading the project has the potential to create sediment during grading and construction activities. Reference the discussion for 6.b. <b>Source:</b> Project Plans.					

<p>9.b. Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p>				X
<p><b>Discussion:</b> The proposed residence will be served by California Water Service. The project would not interfere with groundwater recharge or deplete groundwater supplies.</p> <p><b>Source:</b> Project Plans.</p>				
<p>9.c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?</p>			X	
<p><b>Discussion:</b> The project involves minor alterations to the existing driveway in order to provide emergency access which complies with the applicable fire requirements. The proposed drainage plan has been found to comply with the County's Drainage Policy. The project does not significantly alter the drainage pattern of the site nor does it interfere with any watercourse as there is not one present on the site. Implementation of the approved drainage plan would minimize post-construction erosion.</p> <p><b>Source:</b> Project plans.</p>				
<p>9.d. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?</p>			X	
<p><b>Discussion:</b> The proposed project includes measures to ensure that post-development run-off (peak flow) and velocity is less than or equal to pre-development levels in accordance with the San Mateo County Drainage policy. These measures have been preliminarily reviewed and it was determined that the project will not significantly alter the existing drainage pattern of the site and will not significantly increase the rate or amount of surface runoff on or off the site. The reviewed drainage plan design includes storm water systems to accommodate development runoff.</p> <p><b>Source:</b> Project Plans.</p>				

9.e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?				X
<p><b>Discussion:</b> See discussion under 9.c. and 9.d.  <b>Source:</b> Project Plans.</p>					
9.f.	Significantly degrade surface or ground-water water quality?				X
<p><b>Discussion:</b> See discussion under 6.b and 9b.  <b>Source:</b> Project Plans.</p>					
9.g.	Result in increased impervious surfaces and associated increased runoff?			X	
<p><b>Discussion:</b> See discussion under 9,c. and 9.d.  <b>Source:</b> Project Plans.</p>					
<b>10. LAND USE AND PLANNING.</b> Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a.	Physically divide an established community?				X
<p><b>Discussion:</b> The project consists of the infill development of an existing residential neighborhood.  <b>Source:</b> Project Plans.</p>					
10.b.	Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
<p><b>Discussion:</b> As designed and mitigated, the project is compliant with applicable land use regulations.  <b>Source:</b> Project Plans, San Mateo County General Plan, and Zoning Regulations.</p>					
10.c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

<b>Discussion:</b> There is no known conservation plan that covers the project parcel.				
<b>Source:</b> San Mateo County General Plan.				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
<b>Discussion:</b> The proposed single-family residence does not propose a use that would result in the congregation of more than 50 people on a regular basis.				
<b>Source:</b> Project Plans.				
10.e. Result in the introduction of activities not currently found within the community?				X
<b>Discussion:</b> The project parcel does not introduce any new uses for the community, as the project proposes a residential use within an existing residential neighborhood.				
<b>Source:</b> Project Plans.				
10.f. 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
<b>Discussion:</b> The project proposes improvements to serve only the subject property. These improvements are completely within the parcel boundaries of the subject property and do not serve to encourage off-site development of undeveloped areas or increase the development intensity of surrounding developed areas.				
<b>Source:</b> Project Plans.				
10.g. Create a significant new demand for housing?				X
<b>Discussion:</b> The construction of a single family residence does not create a demand for housing.				
<b>Source:</b> Project Plans.				
<b>11. MINERAL RESOURCES.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X



<p><b>Discussion:</b> Minor grading is proposed. No mineral extraction s proposed.</p> <p><b>Source:</b> Project Plans.</p>				
11.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><b>Discussion:</b> The site is not a mineral resource recovery site.</p> <p><b>Source:</b> Project Plans, Project Location.</p>				
<p><b>12. NOISE.</b> Would the project result in:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
<p><b>Discussion:</b> During project construction, excessive noise could be generated, particularly during grading and excavation activities. Mitigation Measure 15 as described below is proposed to reduce the construction noise impact to a less than significant level. Once construction is complete, the project is not expected to generate significant amounts of noise.</p> <p><b>Source:</b> Project Plans, San Mateo County Noise Ordinance</p> <p><b>Mitigation Measure 15:</b> Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).</p>				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?				X
<p><b>Discussion:</b> The project will consist of standard construction activities which will include construction of posts for the foundation of the house and decks. No pile driving would be involved. This activity is subject to the County's Noise Ordinance within restricted hours.</p> <p><b>Source:</b> San Mateo County Noise Ordinance.</p>				
12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X

<p><b>Discussion:</b> The proposed use a single family residence in a residential community. Ambient noise is a combination of roadway traffic and activity from surrounding residences. Nositie levels will not change significantly since they are the same or compatible with existing.</p> <p><b>Source:</b> Project Scope.</p>				
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
<p><b>Discussion:</b> A temporary increase in ambient noise levels during the construction phase of the project is expected. However, due to the project scope, this is expected to limited. Post construction, the site should not result in any additional ambient noise.</p> <p><b>Source:</b> Project Plans, San Mateo County Noise Ordinance.</p>				
12.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, exposure to people residing or working in the project area to excessive noise levels?				X
<p><b>Discussion:</b> The project is not located in such an area.</p> <p><b>Source:</b> Project Plans, Project Location.</p>				
12.f. For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?				X
<p><b>Discussion:</b> The project is not located within the vicinity of a private airstrip.</p> <p><b>Source:</b> Project Location.</p>				
<p><b>13. POPULATION AND HOUSING.</b> Would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
<p><b>Discussion:</b> All of the proposed improvements are completely within the subject parcel's boundaries and are sufficient only to serve it.</p> <p><b>Source:</b> Project Plans.</p>				

13.b. Displace existing housing ( <b>including low- or moderate-income housing</b> ), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
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**Discussion:** The site is vacant and would be developed with a single-family dwelling.

**Source:** Project Plans.

**14. PUBLIC SERVICES.** Would the project result in significant 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>
14.a. Fire protection?				X
14.b. Police protection?				X
14.c. Schools?				X
14.d. Parks?				X
14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

**Discussion:** No impact to public services as the project site is already developed.

**Source:** Project Plans.

**15. RECREATION.** Would the project:

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

**Discussion:** The project involves the construction of one single-family residence within an existing residential subdivision and would not significantly increase the use of existing neighborhood or regional parks or other recreational facilities.

**Source:** Project Plans.

15.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<p><b>Discussion:</b> No recreational facilities are proposed as part of this project.</p> <p><b>Source:</b> Project Plans.</p>				
<p><b>16. TRANSPORTATION/TRAFFIC.</b> Would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
<p><b>Discussion:</b> The project involves the construction of one single-family residence within an existing residential subdivision and will result in a temporary increase in traffic levels during construction and a negligible permanent increase in traffic levels after construction. Therefore, the project does not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.</p> <p><b>Source:</b> Project Location.</p>				
16.b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?				X
<p><b>Discussion:</b> The project involves the construction of one single-family residence within an existing residential subdivision and will result in a temporary increase in traffic levels during construction and a negligible permanent increase in traffic levels after construction. Therefore, the project does not conflict with an applicable congestion management program.</p> <p><b>Source:</b> Project Location.</p>				

16.c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X
<p><b>Discussion:</b> None proposed.</p> <p><b>Source:</b> Project Plans, Project Location.</p>				
16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
<p><b>Discussion:</b> The project involves the creation of a new driveway from Skyline Boulevard. The driveway has been reviewed and approved by the Department of Public Works and would not create a new traffic hazard.</p> <p><b>Source:</b> Project Plans.</p>				
16.e. Result in inadequate emergency access?				X
<p><b>Discussion:</b> The proposed improvements will provide adequate emergency access. The proposed plans have been reviewed and approved by CAL-Fire.</p> <p><b>Source:</b> Project Plans.</p>				
16.f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
<p><b>Discussion:</b> The proposed use is a private single-family residential use and would not require any new or impact existing public transit, bicycle, or pedestrian facilities.</p> <p><b>Source:</b> Project Location.</p>				
16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
<p><b>Discussion:</b> The proposed use is a private single-family residential use and would not result in a noticeable increase in pedestrian traffic or a change in pedestrian patterns.</p> <p><b>Source:</b> Project Plans.</p>				
16.h. Result in inadequate parking capacity?				X
<p><b>Discussion:</b> No impact. The project site has existing parking which is compliant with the County's parking requirements.</p> <p><b>Source:</b> Project Plans. San Mateo County Zoning Regulations.</p>				

<b>17. TRIBAL CULTURAL RESOURCES.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.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:		X		
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)				
<p><b>Discussion:</b> The project is not subject to Assembly Bill 52 for California Native American tribal consultation requirements, as no traditionally or culturally affiliated tribe has requested, in writing, to the County to be informed of proposed projects in the geographic project area. However, a “Sacred Lands File and Native American Contacts List Request” was sent to the Native American Heritage Council (NAHC), but as of the date of preparation of this document, no response has been received. Therefore, 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 cultural resources:</p> <p>Implementation of Mitigation Measures 9, 10 and 11 and 16-18 listed below would prevent the project from having a significant impacts.</p> <p><b>Source:</b> Project Plans, Native American Heritage Commission, State Assembly Bill 52.</p> <p><b>Mitigation Measure 16:</b> Should any traditionally or culturally affiliated Native American tribe respond to the County’s issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.</p> <p><b>Mitigation Measure 17:</b> In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.</p> <p><b>Mitigation Measure 18:</b> Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.</p>				
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria		X		

<p>set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)</p>				
<p><b>Discussion:</b> No resource has been determined to be located on the subject parcel. If during construction activities, a resource is uncovered then the implementation of Mitigation Measures 11-13 and 16-18 below will prevent the impact from being significant.</p> <p><b>Source:</b> Project Plans, Native American Heritage Commission, State Assembly Bill 52.</p>				
<p><b>18. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>18.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</p>				X
<p><b>Discussion:</b> While the State Water Resources Control Board regulates wastewater discharges, they do not currently have adopted statewide regulations for on-site wastewater treatment systems (i.e. septic systems). Given the rural nature of the project site, the subject parcel and surrounding community are not served by a municipal wastewater service provider. The site will be developed with an onsite wastewater treatment system. Currently, onsite wastewater treatment systems are regulated by local agencies. The County's Environmental Health Division has reviewed the proposed project and provided conditional approval based on the information submitted.</p> <p><b>Source:</b> Project Plans, Project Location, San Francisco Bay Regional Water Quality Control Board.</p>				
<p>18.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p>			X	
<p><b>Discussion:</b> The project includes an on-site septic system and would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities.</p> <p><b>Source:</b> Project Plans.</p>				
<p>18.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</p>			X	
<p><b>Discussion:</b> In order to comply with San Mateo County's drainage policies, onsite stormwater measures are required to be installed in associate with the proposed project. These measures were designed by a licensed civil engineer and have been reviewed and preliminarily approved by</p>				

<p>the San Mateo County Department of Public Works. There is no indication that the installation of these measures would cause any significant environmental effects.</p> <p><b>Source:</b> Project Plans.</p>				
18.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
<p><b>Discussion:</b> As mentioned previously, the property will be served by California Water Service. A new entitlement is required</p> <p><b>Source:</b> Project Plans.</p>				
18.e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
<p><b>Discussion:</b> No impact. The project site is not served by a municipal wastewater treatment provider.</p> <p><b>Source:</b> Project Plans, Project Location.</p>				
18.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
<p><b>Discussion:</b> The property receives municipal trash pick-up service and there is no indication at this time that the landfill utilized has insufficient capacity to continue to serve it.</p> <p><b>Source:</b> Project Plans.</p>				
18.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
<p><b>Discussion:</b> The parcel is located in an area that is developed with residential uses and is served by a municipal solid waste management company. There is no expectation that the proposed use would result in waste production that would trigger compliance with Federal, State, and/or local statutes and regulations.</p> <p><b>Source:</b> Project Plans.</p>				
18.h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?				X



**Discussion:** The proposed residential development will be required to comply with all currently applicable efficiency standards (i.e. Title-24, CAL-Green, etc.).  
**Source:** Project Plans, CA Building Code.

18.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
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**Discussion:** No. See discussion of utility usage in 18.a.-h. above.  
**Source:** Project Plans.

**19. MANDATORY FINDINGS OF SIGNIFICANCE.**

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
19.a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		

**Discussion:** Yes, as discussed in the Questions and Answers Section of this document, the project has the potential to impact biological resources in the area, specifically the removal of twelve trees greater than 12” in diameter, as discussed in Section 4 of this report. Implementation of mitigation measures included in this document would adequately reduce project impacts to a less than significant level.  
**Source:** Project Plans.

19.b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
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**Discussion:** The property will be improved with a residential development which is consistent with type and scale of the development in the area. Development is contained to the subject property and the proposed improvements do not result in significant alterations to the property and maintain the majority of the parcel in its natural state. There are known projects, active or planned, in the vicinity which would have impacts which would be cumulatively considerable. While mitigation

measures have been included in the project, these are to provide protections to ensure that the property's condition is maintained, there is not expectation that the project either contributes to or creates any cumulative impacts.

**Source:** Project Plans.

19.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?		X		
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**Discussion:** As previously discussed, the project could result in environmental impacts that could both directly and indirectly cause impacts on human beings. However, implementation of mitigation measures included in this document would adequately reduce project impacts to a less than significant level.

**Source:** Project Plans.

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

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

**MITIGATION MEASURES**

	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.		X

Other mitigation measures are needed.	X	
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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:** Identify, establish and maintain six-foot (6) tree protection zones (TPZ) with fences on post in ground. Tree protection fences (TPF) are required to be 2' x 4s wrapped with orange snow fencing to minimize tractor blight, trauma wounds on trees within trafficked areas that do not have TPF. The TPZ's, tree protection zones, should be based on 1'/diameter inch at DBH. Fences should be installed at appropriate radii of trees to remain before any site preparation is done. 6' fences on posts in the ground is recommended with as necessary 2'X4's wrapped with orange snow fencing to minimize tractor blight, trauma wounds, on trees within trafficked areas that do not have TPZ fencing. Any work which is to be done in the TPZ shall be done after consultation with a certified arborist.

**Mitigation Measure 2:** Maintain tree protection zones free of equipment and materials storage. Contractors shall not clean any tools, forms or equipment within these areas.

**Mitigation Measure 3:** If any large roots or large masses of roots need to be cut, the roots shall be inspected by a certified arborist or registered forester prior to cutting as required in the arborist's report. Any root cutting shall be undertaken by an arborist or forester and documented. Roots to be cut shall be severed cleanly with a saw or topers. A tree protection verification letter from the certified arborist shall be submitted to the Planning Department within five (5) business days from site inspection following root cutting.

**Mitigation Measure 4:** A certified arborist should inspect site; 1) after TPZs are established, 2) after selection removal process is completed, 3) after primary grading, 4) during hand digging of the first 2 feet to expose any roots 1.5 inches or greater in diameter within the TPZs, (arborist should inspect the 1.5-inch roots before excision. Excision will be done with clean cuts and tree wound dressing applied.), 5) after foundation excavation, 6) after foundation forming and concrete pour, 7) during of hand digging of the top 2 feet for septic system and drainage system and retention basin, 8) after finish grading and before driveway preparation, 9) after driveway installation, and 10) before and after landscape design/installation.

**Mitigation Measure 5:** Five replacement trees, each a native species and a minimum of 15-gallon size, shall be planted in locations, as prescribed by the arborist, with the intent to screen the development from Skyline Boulevard and have ensure growth.

**Mitigation Measure 6:** The development shall employ colors and materials which blend in with, rather than contrast with, the surrounding soil and vegetative cover of the site. In forested areas, all exterior construction materials shall be of deep earth hues such as dark browns, greens and rusts. Materials shall absorb light (i.e., dark, rough textured materials). Exterior lighting shall be minimized, and earth-tone colors of lights used (e.g., yellow, brown toned lights, rather than blue-toned fluorescents). In grassland, or grassland/forest areas, all exterior materials shall be of the same earth and vegetative tones as the predominant colors of the site (as determined by on-site inspections). Highly reflective surfaces and colors are discouraged.

**Mitigation Measure 7:** All exterior lighting shall be directed downward and/or hooded.

**Mitigation Measure 8:** The following dust control measure notes shall be added to the plans at the building permit stage. The applicant shall implement the following dust control measures during grading and construction activities:

- a. Water all active construction and grading areas at least twice daily.
- b. Cover all truck hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
- c. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.
- d. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets/roads.
- e. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).

**Mitigation Measure 9:** An unexpected discovery of cultural resources during any phase of the project shall result in a work stoppage in the vicinity of the find until the resources can be evaluated by a professional archaeologist. Educate workers and the public on the consequences of unauthorized collection of artifacts.

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

**Mitigation Measure 11:** The property owner, applicant, and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains during construction, whether historic or prehistoric. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

**Mitigation Measure 12:** The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the Building Permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

**Mitigation Measure 13:** Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of

toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for project activities.
- d. Within five days of clearing or inactivity, stabilize bare soils through either non-vegetative BMPs, such as mulching, or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
- e. Project site entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
- k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/ basins shall be cleaned out when 50% full (by volume).
- l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- m. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.
- n. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.

**Mitigation Measure 14:** The applicant shall implement the following basic construction measures at all times:

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

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

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

**Mitigation Measure 15:** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

**Mitigation Measure 16:** Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

**Mitigation Measure 17:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

**Mitigation Measure 18:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

**DETERMINATION** (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

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

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

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

\_\_\_\_\_  
Date

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

Attachments:

- A. Project plans
- B. Arborist report by Leon F. Dolzal, dated June 12, 2017
- C. Geotechnical Study by Sigma Prime Geosciences, Inc, dated January 2017

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