

County of San Mateo  
Planning and Building Department

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

1. **Project Title:** New Single-Family Dwelling
2. **County File Number:** PLN 2019-00171
3. **Lead Agency Name and Address:**  
San Mateo County Planning and Building Department  
455 County Center, 2nd Floor  
Redwood City, CA 94063
4. **Contact Person and Phone Number:** Kelsey Lang; 650/599-1549
5. **Project Location:** 222 Portola State Park Road, La Honda
6. **Assessor's Parcel Number and Size of Parcel:** 085-100-260; 37.8 acres
7. **Project Sponsor's Name and Address:**  
EID Architects (Stuart Welte)  
412 Olive Avenue  
Palo Alto, CA 94306
8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):**  
Leonid Beigelman  
2995 Woodside Road Ste 400  
Woodside, CA 94062
9. **General Plan Designation:** Open Space Rural
10. **Zoning:** Resource Management (RM)
11. **Description of the Project:** Resource Management and Grading Permit for a new single-family residence and associated buildings. This project includes demolition of the existing dwelling and construction of a new 3,123 sq. ft. one-story single-family house, 973 sq. ft. detached greenhouse with library tower, new septic system, and 10,000-gallon water tank. Grading includes 2,825 cu/yds (2,035 cu/yds of cut, 790 cu/yds of fill). Seven trees are proposed to be removed – four in the development footprint of the house and three in the development area of the driveway. The parcel is under a non-renewed Open Space Easement Agreement which will expire 12/31/2019 (PLN 2008-00334; PLN 2010-00389) and is within the State Highway 84 County Scenic Corridor.
12. **Surrounding Land Uses and Setting:** The surrounding parcels are large acreage lots with frequent terrain changes. Most parcels are in their natural state with forest cover, while other

lots have been converted to agricultural uses. The rear of the property abuts Pescadero Creek County Park.

13. **Other Public Agencies Whose Approval is Required:** None
14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.**

The five Native American Tribes recommended for consultation by the NAHC have been contacted about the project proposal. No tribe has requested consultation.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Significant Unless Mitigated” as indicated by the checklist on the following pages.

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

**EVALUATION OF ENVIRONMENTAL IMPACTS**

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

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

<b>1. AESTHETICS.</b> Except as provided in Public Resources Code Section 21099, would the project:					
		<i><b>Potentially Significant Impacts</b></i>	<i><b>Significant Unless Mitigated</b></i>	<i><b>Less Than Significant Impact</b></i>	<i><b>No Impact</b></i>
1.a.	Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	

**Discussion:** The project parcel is within the Portola State Park Road County Scenic Corridor. The closest proposed structure would be located approximately 440 feet from the front property line on Portola State Park Road. Due to the topography, low profile of the dwelling, and existing forest cover, the project would not be viewable from Portola State Park Road. The subject parcel would be accessed from Portola State Park Road via the existing driveway.

The house would be constructed with natural colored wood siding and stone facades, with a grey roof. The proposed finished materials and colors would help the structure to blend in with the natural environment.

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

1.b. Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
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**Discussion:** There are no historic buildings or rock outcroppings located on the site, and therefore they would not be affected. Limited trees are proposed for removal and tree protection is addressed through erosion control plans required at building permit. As such, this project will not substantially damage or destroy scenic resources.

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

1.c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
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**Discussion:** The project site is not on a ridgeline. The project involves grading but will not create a significant change in topography. The structures are set back from Pescadero State Park Road and with the tree cover, will not be viewable from that direction.

The project abuts Pescadero Creek County Park. Views from the park will not be impacted as: there are no official trails are near the property boundaries, the topography limits the viewshed, and the heavy forest cover would obscure any partial view of the development.

**Source:** Project Plans; Project Location; Pescadero Creek Park Complex Trail Map.

1.d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?		X		
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**Discussion:** New light sources and glare from the proposed development has the potential to generate adverse impacts on day and nighttime views. The following mitigation measures are

recommended to minimize any adverse daytime or nighttime view impacts from light or glare that the project may introduce to the area:

**Mitigation Measure 1:** All proposed lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the subject premises.

**Mitigation Measure 2:** Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective.

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

1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X	
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**Discussion:** See discussion in response to 1.a.

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

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

**Source:** San Mateo County Zoning Regulations; Project Location.

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

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

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

	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
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> According to the California Dept. of Conservation Farmland Mapping and Monitoring Program, the project site is designated Other Land and Grazing Land. Other Land is defined by the California Department of Conservation as including <i>vacant and non-agricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land and low density residential</i>. Grazing Land is defined as <i>Land on which the existing vegetation is suited to the grazing of livestock</i>. The land is not used for grazing, and is not Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No lands of agricultural significance will be converted through this project.</p> <p><b>Source:</b> California Dept. of Conservation Farmland Mapping and Monitoring Program (2017), Project Location.</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 project parcel is zoned Resource Management (RM), which permits agricultural and residential uses. Furthermore, the parcel is currently protected by an existing Open Space Easement which will expire on December 31, 2019. The proposed development is within the designated development area of the expiring easement. The property is not subject to a Williamson Act contract and the project would not conflict with existing zoning.</p> <p><b>Source:</b> Project Plans, San Mateo County Zoning Regulations, San Mateo County Agricultural Preserves Map.</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> As identified on the California Important Farmland Finder, the property is mapped as Other Land and Grazing Land. Other Land is defined by the California Department of Conservation as including <i>vacant and non-agricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land and low density residential</i>. Grazing Land is defined as <i>Land on which the existing vegetation is suited to the grazing of livestock</i>. The land is not used for grazing and no conversion of Farmland will occur.</p>				

As defined in Public Resources Code Section 12220(g), *forest land is land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.* As seen in aerial photos, more than 10% of the property is forested; however, the property is currently developed with residential uses, and the expansion of the residential uses will have little impact to the forested areas of the lot.

Cal-Fire Resource Management Division also reviewed the application and agreed with the assessment that no conversion of forest land or timberland is proposed with this project.

**Source:** Project Plans; Project Location; San Mateo County Zoning Regulations; California Department of Conservation California Important Farmland Finder; Public Resources Code; Review by Cal-Fire Resource Management Division.

2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
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**Discussion:** The project site is not located within the Coastal Zone.

**Source:** Project Location.

2.e. Result in damage to soil capability or loss of agricultural land?			X	
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**Discussion:** The Natural Resources Conservation Service (NRCS) Web Soil Survey identifies the Land Capability Class rating as Class 6 & 7. Class 6 is defined by NRCS as *soils [that] have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat* Class 7 is defined by NRCS as *soils [that] have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.* Additionally, no commercial timber-growing activities are being conducted on-site, and the project area is an open area on the parcel that is already developed for residential uses. This project will not result in damage to soil capability or loss of agricultural land.

**Source:** Project Plans, San Mateo County General Plan, Productive Soil Resources Map.

2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
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*Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*

**Discussion:** The property is zoned Resource Management (RM). Both residential and timber harvesting uses are allowed in the RM Zoning District subject to an RM permit or Timber Harvesting Permit, respectively. The applicant is seeking an RM permit for residential development as part of

the subject project and is not proposing to seek a Timber Harvesting Permit. 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 district or air pollution control district may be relied upon to make the following determinations. Would the project:

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

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

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

**Source:** Project Plans; BAAQMD 2017 Clean Air Plan.

3.b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?		X		
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**Discussion:** The San Francisco Bay Area is in non-attainment for ozone and particulate matter (PM), including PM 10 (State status) and PM 2.5 (State status), including the 24-hour PM 2.5 national standard. Therefore, any increase in these criteria pollutants is significant.

Implementation of the project will generate temporary increases in these criteria pollutants due to construction vehicle emissions and dust generated from earthwork activities. Mitigation Measure 3 will minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level. Furthermore, the California Air Resources Board (CARB) provides regulation over vehicles of residents in the State of California, including the operation of any vehicles that would be associated with the proposed single-family residence, to ensure vehicle operating emissions are minimized in the effort towards reaching attainment for Ozone, among other goals. The current project is not expected to generate a significant change to this conclusion.

**Mitigation Measure 3:** 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.

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

3.c. Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?		X		
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**Discussion:** Any pollutant emissions generated from the project will primarily be temporary in nature. The project site is in a rural area with few sensitive receptors (i.e., single-family residences) located within the nearby project vicinity. Additionally, the surrounding tree canopy and vegetation will help to insulate the project area from nearby sensitive receptors. Furthermore, Mitigation Measure 4 will minimize any potential significant exposure to nearby sensitive receptors to a less than significant level.

**Mitigation Measure 4:** The applicant shall implement the following dust control measures during grading and construction activities:

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

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

3.d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?		X		
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**Discussion:** This work is expected to generate a temporary increase in dust, motor vehicle and diesel particulate matter in the area. With Mitigation Measures 3 and 4, this temporary increase is not expected to violate existing standards of on-site air quality given required vehicle emission standards required by the State of California for vehicle operations. This work is not expected to lead to the creation of odors that would affect a substantial number of people.

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

<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 substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
<p><b>Discussion:</b> The proposed project is in the area of the parcel where the existing single-family residence is located. This area has experienced prior disturbances and according to a review of the California Natural Diversity Database (CNDDDB), there are no special-status plant or animal species identified on the project site or within the immediate vicinity of the project site.</p> <p><b>Source:</b> Project Location, California Natural Diversity Database.</p>				
4.b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
<p><b>Discussion:</b> According to the National Wetlands Inventory there is “Freshwater Forest/Shrub Wetland” along Evans Creek at the rear of the parcel. This creek is approximately 760 ft from the proposed development and will not be adversely affected by the project.</p> <p><b>Source:</b> Project Location, U.S. Fish and Wildlife Service Wetland Mapper.</p>				
4.c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
<p><b>Discussion:</b> According to the National Wetlands Inventory there is “Freshwater Forest/Shrub Wetland” along Evans Creek at the rear of the parcel. This creek is approximately 760 ft from the proposed development and will not be removed, filled, or interrupted through this project.</p> <p><b>Source:</b> Project Plans; U.S. Fish and Wildlife Service, Wetland Mapper.</p>				

4.d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
<p><b>Discussion:</b> According to review of the California Natural Diversity Database (CNDDDB), there are no special-status plant or animal species identified on the project site or within the immediate vicinity of the project site. No migratory species have been identified, and no work will occur within the conservation easement area.</p> <p><b>Source:</b> Project Plans; California Natural Diversity Database.</p>				
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?		X		
<p><b>Discussion:</b> The seven trees proposed for removal are the minimum necessary to accommodate the proposed development as these trees are within the footprint of the proposed development (including building, driveway, and utilities). These trees will be replaced as indicated in Mitigation Measure 5. The application will also provide a detailed tree protection plan at the building permit stage to ensure that the remaining trees are protected during construction.</p> <p><b>Mitigation Measure 5:</b> All trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size, and location. The Plan shall be submitted to the County Planning and Building Department for review and approval as part of the building permit plan sets.</p> <p><b>Mitigation Measure 6:</b> The applicant shall submit a detailed Tree Protection Plan incorporating measures from a certified arborist as part of the building permit plan sets.</p> <p><b>Source:</b> Project Plans, San Mateo County Zoning Regulations, San Mateo County Significant Tree Ordinance.</p>				
4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X
<p><b>Discussion:</b> There are no adopted Habitat Conservation Plans, Natural Conservation Community Plans or other approved local, regional, or State habitat conservation plans for the project site.</p> <p><b>Source:</b> Project Location, California Department of Fish and Wildlife, Habitat Conservation Planning, California Regional Conservation Plans Map.</p>				
4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
<p><b>Discussion:</b> The project site is not located inside or within 200 feet of a marine or wildlife reserve.</p>				

<b>Source:</b> Project Location; U.S. Fish and Wildlife Services, National Wildlife Refuge System Locator.					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?			X	
<p><b>Discussion:</b> This parcel is a mix of native Coast Live Oak, California Bay, and Douglas-fir. The project proposes to remove seven trees and the proposed development will occur outside of the forested area.</p> <p>See staff's discussion in Section 4.e above.</p> <p><b>Source:</b> Tree Management Experts Arborist Report, July 2019.</p>					

<b>5. CULTURAL RESOURCES.</b> Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a.	Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?				X
<p><b>Discussion:</b> According to a cultural resources survey report prepared by consultants, the project site does not contain any historical resources.</p> <p><b>Source:</b> Cultural Resource Evaluation, prepared by Archaeological Resource Management, dated June 2019.</p>					
5.b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
<p><b>Discussion:</b> According to a cultural resources survey report prepared by consultants, no archaeological resources were discovered in the project area during site reconnaissance work. While the report identifies that archaeological sensitivity in the project area is low, the discovery of subsurface archaeological materials during grading or construction work is always a possibility. Therefore, the following mitigation measure is recommended:</p> <p><b>Mitigation Measure 7:</b> In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 50 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 50-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.</p> <p><b>Source:</b> Cultural Resource Evaluation, prepared by Archaeological Resource Management, dated June 2019.</p>					

5.c. Disturb any human remains, including those interred outside of formal cemeteries?		X		
<p><b>Discussion:</b> According to a cultural resources survey report prepared by consultants, no signs of human remains were discovered in the project area during site reconnaissance work. In the inadvertent event that human remains are discovered during ground disturbance and/or construction related activities, the following mitigation measure is recommended:</p> <p><b>Mitigation Measure 8:</b> Should any human remains be discovered during construction, all ground disturbing work shall cease, and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98 for the naming of a Most Likely Descendant and the recommendations for disposition.</p> <p><b>Source:</b> Cultural Resource Evaluation, prepared by Archaeological Resource Management, dated June 2019.</p>				

<b>6. ENERGY.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6.a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
<p><b>Discussion:</b> The project has been designed to limit the need for grading and tree removals, thereby reducing wasteful, inefficient, or unnecessary energy use. The residential development has been designed to make use of natural lighting and includes solar panels. In addition any development will be required to conform with all building code requirements including energy efficiency, thereby ensuring that there will be no environmentally significant impact due to waste, inefficiency, and unnecessary consumption.</p> <p><b>Source:</b> Project Plans.</p>				
6.b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.			X	
<p><b>Discussion:</b> The County has identified Energy Efficient Climate Action Plan (EECAP) goals which can be implemented in new development projects. The development will be required to comply with Mitigation Measure 3, including minimizing of construction vehicle idling to minimize energy consumption and comply with County, regional and state regulations which address energy conservation applicable for single-family residential development.</p> <p><b>Source:</b> Project Plans.</p>				

7. <b>GEOLOGY AND SOILS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?  <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>			X	
<p><b>Discussion:</b> The project site is located 3.6 miles from the San Andreas Fault and 8.8 miles from the San Gregorio fault. The submitted geotechnical report concluded that rupture of a fault on the property is low. All development is subject to the issuance of a building permit and all work shall be completed in accordance with the California Building Code and subject to recommendations made by the applicant's engineer to ensure the health and safety of occupants.</p> <p><b>Source:</b> Geologic and Geotechnical Investigation, Romig Engineers, Dated June 2019.</p>				
ii. Strong seismic ground shaking?			X	
<p><b>Discussion:</b> The project site is subject to very strong shaking from the San Andreas fault. A soils report and a geotechnical investigation were submitted as part of the project's review and received conditional approval by the County's Geotechnical Section. All development will be subject to the issuance of a building permit and all work shall be completed in accordance with the California Building Code and subject to recommendations made by the applicant's engineer to ensure the health and safety of occupants.</p> <p><b>Source:</b> San Mateo County Earthquake Shaking Fault Maps (San Andreas Fault); Geologic and Geotechnical Investigation, Romig Engineers, Dated June 2019.</p>				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
<p><b>Discussion:</b> Soils that are susceptible to liquefaction or differential compaction were not found at the site and the site is not located within a liquefaction hazard zone, therefore the likelihood of liquefaction and differential compaction is low.</p> <p><b>Source:</b> Geologic and Geotechnical Investigation, Romig Engineers, Dated June 2019.</p>				

iv. Landslides?			X	
<p><b>Discussion:</b> The project site is within an area that had a large ancient landslide, and two smaller more recent landslides on neighboring properties. The more recent landslides are located at least 80 and 250 ft from the proposed project. While this area is susceptible to landslides, the proposed projects are not likely to pose a risk to the stability of the immediate site or increase the potential for landslides to affect adjacent properties.</p> <p><b>Source:</b> Geologic and Geotechnical Investigation, Romig Engineers, Dated June 2019.</p>				
v. Coastal cliff/bluff instability or erosion?  <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>				X
<p><b>Discussion:</b> The project site is not located on a coastal cliff or bluff.</p> <p><b>Source:</b> Project location.</p>				
7.b. Result in substantial soil erosion or the loss of topsoil?		X		
<p><b>Discussion:</b> The project proposes 2,825 cubic yards (c.y.) of grading, including 2,035 c.y. of cut and 790 c.y. of fill. Given the topography of the project site, there is a potential for erosion to occur if proper erosion control measures are not implemented. The applicant has developed an erosion control plan that includes straw wattles, silt fencing, and erosion control blankets along the downhill perimeter of construction and a stabilized construction entrance from Portola State Park Rd, as well as other best management erosion control practices. Furthermore, staff is recommending the following mitigation measures to further minimize erosion and runoff from the project area and to ensure that grading and erosion control measures are implemented appropriately:</p> <p><b>Mitigation Measure 9:</b> The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.</p> <p><b>Mitigation Measure 10:</b> No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).</p> <p><b>Mitigation Measure 11:</b> An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control.</p> <p><b>Source:</b> Project Plans; County of San Mateo Grading Ordinance; San Mateo County Wide Stormwater Pollution Prevention Program.</p>				

7.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?			X	
<p><b>Discussion:</b> The soils on the site were not found to be unstable and the project is unlikely will cause on- or off-site liquification, lateral spreading, subsidence, and collapse. While this area is susceptible to landslides, the proposed projects are not likely to pose a risk to the stability of the immediate site or increase the potential for landslides to affect adjacent properties.</p> <p><b>Source:</b> Geologic and Geotechnical Investigation, Romig Engineers, Dated June 2019.</p>				
7.d. Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?			X	
<p><b>Discussion:</b> The submitted geotechnical report states that the proposed project is feasible from a geotechnical perspective. The geotechnical report was reviewed by the County Geotechnical Section and given conditional approval, with more detailed analysis proposed for the building permit stage.</p> <p><b>Source:</b> Geologic and Geotechnical Investigation, Romig Engineers, Dated June 2019; Review by County Geotechnical Section.</p>				
7.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X	
<p><b>Discussion:</b> The project has been preliminarily reviewed by the County of San Mateo Environmental Health Services and has received conditional approval for the location of a septic system capable to serve the proposed residential development.</p> <p><b>Source:</b> Project Plans; County of San Mateo Environmental Health Services.</p>				
7.f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
<p><b>Discussion:</b> There are no mapped unique paleontological resources or geological features on the project parcel. The project location consists Tpms (Sedimentary rocks (Pliocene and early Miocene)) Tms (Sedimentary rocks (Miocene)), and Tmov (Volcanic rocks (Miocene and/or Oligocene)) which is commonly found throughout San Mateo County.</p> <p><b>Source:</b> Project Location; U.S. Geological Survey Geologic Map of the San Francisco Bay Region, 2006.</p>				



<b>8. CLIMATE CHANGE.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		X		
<p><b>Discussion:</b> The project includes the removal of seven trees to accommodate the proposed development. In context to the surrounding forested area, the removal of trees will not release significant amounts of GHG emissions or significantly reduce GHG sequestering in the area. Furthermore, new trees will be planted to replace the regulated trees proposed for removal.</p> <p>Grading and construction activities associated with the project will result in the temporary generation of GHG emissions primarily from construction-related vehicles and equipment. Any such potential increase in GHG emission levels will be minimal and temporary.</p> <p>The project expands the single-family residential development on the parcel. Any increase in GHG emissions associated with the expanded development is not expected to be significant.</p> <p>The County has identified Energy Efficient Climate Action Plan (EECAP) goals which can be implemented in new development projects. Per Mitigation Measure 3, the project is required to incorporate applicable measures from the County's Energy Efficiency Climate Action Plan (EECAP) Development Checklist and BAAQMD Best Management Practices (BMPs) that, once implemented, will reduce project impact on climate change.</p> <p><b>Source:</b> California Air Resources Board, San Mateo County Energy Efficiency Climate Action Plan.</p>				
8.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		X		
<p><b>Discussion:</b> The project does not conflict with the San Mateo County Energy Efficiency Climate Action Plan provided that the Mitigation Measure 3, is implemented.</p> <p><b>Source:</b> San Mateo County Energy Efficiency Climate Action Plan.</p>				
8.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?			X	
<p><b>Discussion:</b> As defined by Public Resources Code Section 12220(g), forestland is land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. While the 37.8-acre project parcel contains more than 10% native tree cover in its current natural condition, the project site is in an area that is relatively absent of trees. While a total of seven trees are proposed for removal, the</p>				

tree loss is insignificant when compared to the dense tree coverage of the parcel and surrounding vicinity. Thus, the proposed tree removals will not release significant amounts of GHG emissions or significantly reduce GHG sequestering in the area. Furthermore, new trees will be planted to replace the trees proposed for removal per Mitigation Measure 5.

**Source:** Project Plans; Public Resources Code, Section 12220(g); San Mateo County Energy Efficiency Climate Action Plan (EECAP).

8.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
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**Discussion:** The project is not located on or adjacent to a coastal cliff or bluff.

**Source:** Project location.

8.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
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**Discussion:** The project is not located on or adjacent to the San Francisco Bay or Pacific Ocean.

**Source:** Project location.

8.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
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**Discussion:** The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0415E, effective October 16, 2012.

**Source:** FEMA Panel No. 06081C0415E, effective October 16, 2012.

8.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
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**Discussion:** The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0415E, effective October 16, 2012.

**Source:** FEMA Panel No. 06081C0415E, effective October 16, 2012.

<b>9. 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>
9.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
<p><b>Discussion:</b> The project proposes construction of a single-family residence and accessory buildings. Neither the construction nor associated grading would result in a significant impact involving the transport, use, or dispersal of hazardous material or toxic substances.</p> <p><b>Source:</b> Project Scope.</p>				
9.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
<p><b>Discussion:</b> No significant use of hazardous materials is proposed. The project involves earthwork and construction of residential uses.</p> <p><b>Source:</b> Project Scope.</p>				
9.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
<p><b>Discussion:</b> No use involving significant emission of or handling of hazardous materials or waste is proposed. The project involves earthwork and construction of residential uses.</p> <p><b>Source:</b> Project Scope.</p>				
9.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
<p><b>Discussion:</b> The project site is not a listed hazardous materials site.</p> <p><b>Source:</b> California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (2019).</p>				

9.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X
<p><b>Discussion:</b> The site is not located within an area regulated by an airport land use plan nor is it located within two miles of a public airport or public use airport.</p> <p><b>Source:</b> San Mateo County Maps.</p>				
9.f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p><b>Discussion:</b> The project involves the construction of residential structures and would not permanently or significantly impede access on existing public roads. The plan has been reviewed by Cal-Fire for emergency vehicle access.</p> <p><b>Source:</b> San Mateo County Maps.</p>				
9.g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	
<p><b>Discussion:</b> The project site is located within a High Fire Hazard Severity Zone, State Responsibility Area. The project was reviewed by Cal-Fire and received conditional approval subject to compliance with Chapter 7A of the California Building Code for ignition resistant construction and materials and acceptable slope and material for the driveway, among other fire prevention requirements. No further mitigation, beyond compliance with the standards and requirements of the Cal-Fire, is necessary.</p> <p><b>Source:</b> Cal-Fire, Fire Hazard Severity Zones Maps.</p>				
9.h. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p><b>Discussion:</b> The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0415E, effective October 16, 2012.</p> <p><b>Source:</b> FEMA Panel No. 06081C0415E, effective October 16, 2012.</p>				
9.i. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X

**Discussion:** The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0415E, effective October 16, 2012.

**Source:** FEMA Panel No. 06081C0415E, effective October 16, 2012.

9.j. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

X

**Discussion:** The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0415E, effective October 16, 2012.

**Source:** FEMA Panel No. 06081C0415E, effective October 16, 2012.

9.k. Inundation by seiche, tsunami, or mudflow?

X

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

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

**10. HYDROLOGY AND WATER QUALITY.** Would the project:

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

**Discussion:** The project has the potential to generate polluted stormwater runoff during site grading and construction-related activities. However, these impacts would be reduced to a less than significant level with the implementation of Mitigation Measures 9 - 11.

The project will be required to comply with the County's Drainage Policy requiring postconstruction stormwater flows to be at, or below, pre-construction flow rates. Additionally, the project must include Low Impact Development (LID) site design measures in compliance with Provision C.3.i. of the County's Municipal Regional Stormwater Permit as the project will introduce 10,050 sq. ft. of new impervious surface. While a project creating more than 10,000 sq. ft. could trigger more rigorous C3

regulations, Section C.3.b.ii (2) specifically excludes detached singles family homes. These standards will ensure that post-construction water runoff does not violate any water quality standard as the project proposes to direct roof, driveway, and patio runoff to vegetated areas. Furthermore, the proposed septic system has been preliminarily reviewed and conditionally approved by the County Environmental Health Services.

**Source:** Project Plans, C.3/C.6 Development Review Checklist; County of San Mateo Drainage Policy, County of San Mateo Environmental Health Services.

10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
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**Discussion:** The project is not expected to deplete any groundwater supplies or interfere with groundwater recharge. The project proposes to utilize an existing on-site well for domestic water use. The proposal to use the existing well has been reviewed by Environmental Health Services. There is no evidence that the use of the well would interfere with groundwater supplies of other wells in the area.

**Source:** Project Plans; Review by Environmental Health Services.

10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
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i. Result in substantial erosion or siltation on- or off-site;			X	
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**Discussion:** The project does not involve the alteration of the course of a stream or river. Existing drainage patterns will be altered by proposed grading and development of the property. An erosion and sediment control plan has been prepared by Lea & Braze Engineering to reduce stormwater-related erosion and sediment from the project site during construction. Additionally, the project has been preliminarily reviewed by the drainage section for drainage compliance and conditionally approved. Furthermore, see staff's discussion in Section 10.a above.

**Source:** Project Plans.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
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<p><b>Discussion:</b> The project will introduce a significant amount of new impervious surfaces to the site, however, required compliance with the County's Drainage Policy and Provision C.3.i. of the County's Municipal Regional Stormwater Permit will ensure that any increased runoff is captured and released on-site through appropriate measures (i.e., detention system). Furthermore, see staff's discussion in Section 10.a. and 10.c. above.</p> <p><b>Source:</b> Project Plans.</p>				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
<p><b>Discussion:</b> Compliance with the County's Drainage Policy and Provision C.3.i of the San Francisco Bay Region Municipal Regional Permit is mandatory and would prevent the creation of significant additional sources of polluted runoff.</p> <p><b>Source:</b> San Mateo County's Drainage Policy.</p>				
iv. Impede or redirect flood flows?				X
<p><b>Discussion:</b> The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0415E, effective October 16, 2012. The proposed development will not impede or redirect floor flows.</p> <p><b>Source:</b> FEMA Panel No. 06081C0415E, effective October 16, 2012.</p>				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
<p><b>Discussion:</b> The subject parcel is not located in a flood hazard, tsunami, or seiche zone.</p> <p><b>Source:</b> Project Location.</p>				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
<p><b>Discussion:</b> The proposed residential development is in a rural area of the County and will not obstruct implementation of a water control plan or sustainable groundwater management plan.</p> <p><b>Source:</b> Project Location.</p>				
10.f. Significantly degrade surface or ground-water water quality?		X		
<p><b>Discussion:</b> The project is required to comply with the County's Drainage Policy and Provision C.3.i. of the County's Municipal Regional Stormwater Permit which will prevent significant degradation of surface water quality after construction. Mitigation Measures 9 - 11 will reduce construction-related stormwater impacts to a less than significant level. The project proposes to</p>				

utilize an existing water well on the property, for which the Environmental Health Services has reviewed and conditionally approved. Furthermore, the well will be required to meet quality and quantity standards set forth by the Environmental Health Services.

**Source:** Project Plans.

10.g. Result in increased impervious surfaces and associated increased runoff?		X		
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**Discussion:** The project will result in increased impervious surfaces and associated increased runoff. The implementation of Mitigation Measures 9 - 11 will reduce project-related impacts to a less than significant level. No further mitigation measures are necessary.

**Source:** Project Plans.

**11. LAND USE AND PLANNING.** Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Physically divide an established community?				X

**Discussion:** The project does not involve a land division or development that would result in the division of an established community. The project proposes a new single-family residence on a 38.7-acre parcel located in a rural area of the County that will be among other single-family developments on similarly sized rural parcels.

**Source:** Project Plans; Project Location.

11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
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**Discussion:** There are no changes under the project amendment that will conflict with any land use plan, policy, or regulations.

**Source:** Project Plans, San Mateo County Zoning Ordinance, San Mateo County General Plan.

11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
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**Discussion:** The project proposes improvements to serve only the subject property. These improvements are completely within the parcel boundaries of the subject property and do not serve to encourage off-site development of undeveloped areas or increase the development intensity of surrounding developed areas.

**Source:** Project Plans.

**12. MINERAL RESOURCES.** Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X

**Discussion:** There are no known mineral resources identified on the project parcel.

**Source:** Project Location, San Mateo County General Plan.

12.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
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**Discussion:** There are no identified locally important mineral resource recovery sites delineated on the County's General Plan, any specific plan, or any other land use plan.

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

**13. NOISE.** Would the project result in:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		

**Discussion:** During project grading and construction, excessive noise could be generated. The following Mitigation Measure, as described below, is proposed to reduce the construction noise

impact to a less than significant level. Once construction is complete, the project is not expected to generate significant amounts of noise.

**Mitigation Measure 12:** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).

**Source:** Project Plans, San Mateo County Noise Ordinance.

13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?				X
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**Discussion:** There are no aspects of the project that would include generation of excessive ground-borne vibration or ground-borne noise levels.

**Source:** Project Plans.

13.c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
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**Discussion:** The project is not located within an area regulated by an airport land use plan or within 2 miles of a public airport.

**Source:** Project location.

**14. POPULATION AND HOUSING.** Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X

**Discussion:** All improvements associated with the proposed project are completely within the subject parcel's boundaries and are only sufficient to serve the future single-family residence.

**Source:** Project Plans.

14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
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**Discussion:** The project does not propose to displace existing housing as the proposes to replace an existing single-family dwelling.

**Source:** Project scope.

**15. PUBLIC SERVICES.** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Fire protection?				X
15.b. Police protection?				X
15.c. Schools?				X
15.d. Parks?				X
15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

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

**Source:** Project Plans.

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

<b>17. TRANSPORTATION.</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. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?			X	

**Discussion:** Proposed project improvements include the reconstruction of an existing private driveway off of Portola State Park Road to serve the single-family residence. The project has been reviewed and conditionally approved by Cal-Fire and the County Department of Public Works for emergency access and traffic safety. The grading work and construction associated with the new residences will result in a temporary increase in traffic levels and a no permanent increase in traffic levels after construction. Therefore, the project is not expected to conflict with any plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.

**Source:** Project Scope, San Mateo County Department of Public Works.

<p>17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts?</i></p> <p><i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i></p>				X
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*Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.*

**Discussion:** The project does not involve a change in use, and therefore will not have an impact on vehicle miles travelled. Proposed development of a single-family residence would not be expected to generate a significant impact, as the parcel is already developed with a single-family residence. Any traffic related to the residence is expected to be minimal.

**Source:** Project Plans.

<p>17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>				X
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**Discussion:** The project proposes to reconstruct an existing private driveway off of Portola State Park Road for single family residential use. The project has been reviewed and conditionally approved by the County Department of Public Works for traffic safety of the proposed driveway onto Portola State Park Road.

**Source:** Project Plans; San Mateo County Department of Public Works.

<p>17.d. Result in inadequate emergency access?</p>				X
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**Discussion:** The project has been reviewed and conditionally approved by Cal-Fire; and would not result in inadequate emergency access.

**Source:** Project Plans; Cal-Fire.

<b>18. 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>
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X
<p><b>Discussion:</b> The project site is not listed or eligible for listing in the California Register of Historical Resources. Furthermore, the project is not listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k).</p> <p><b>Source:</b> Project Location; State Parks, Office of Historic Preservation, Listed California Historical Resources; County General Plan, Background, Historical and Archaeological Resources Appendices.</p>				
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)		X		
<p><b>Discussion:</b> Staff requested a Sacred Lands file search of the project vicinity, which was conducted by the Native American Heritage Council (NAHC) and resulted in no found records. While the project parcel is currently largely undeveloped, the site of the proposed residential development is adjacent to existing residential development in the immediate project vicinity. Previous development in the project vicinity did not encounter any resources which could be considered significant to a California Native American tribe. Therefore, the project is not expected to cause a substantial adverse change to any potential tribal cultural resources.</p>				

The project is not subject to Assembly Bill 52 for California Native American tribal consultation requirements, as no traditionally or culturally affiliated tribe has requested, in writing, to the County to be informed of proposed projects in the geographic project area. However, in following the NAHC's recommended best practices, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal cultural resources.

**Mitigation Measure 13:** 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 14:** 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 15:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

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

**19. UTILITIES AND SERVICE SYSTEMS.** Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	

**Discussion:** The project involves the installation of a new private septic system and use of an existing on-site well. No new or expanded water or wastewater treatment facilities are necessary to serve the proposed project. In order to comply with San Mateo County's drainage policies on-site stormwater measures must be installed in association with the proposed project. These measures were designed by a licensed civil engineer and have been reviewed and preliminarily approved by Environmental Health Services and the San Mateo County Drainage Section. There is no indication that the installation of these measures will cause any significant environmental effects.

**Source:** Project Plans; Environmental Health Services; San Mateo County Drainage Section.

19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
<p><b>Discussion:</b> The project proposes to utilize an existing on-site well for domestic water use. The application has been reviewed by the Environmental Health Services, who are satisfied with the project continuing to use this well.</p> <p><b>Source:</b> Project Plans; Review by County Environmental Health Services.</p>				
19.c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
<p><b>Discussion:</b> See Question 19.a</p> <p><b>Source:</b> Project Plans; Environmental Health Services; San Mateo County Drainage Section.</p>				
19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
<p><b>Discussion:</b> The project will have a negligible impact on the capacity of local landfills. Development of a single-family residence will also have no significant impact on landfill capacity.</p> <p><b>Source:</b> Project Scope.</p>				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
<p><b>Discussion:</b> The project involves one single-family residences within an existing rural residential community and will result in a negligible increase in solid waste disposal needs. All elements of the project will comply with regulations related to solid waste.</p> <p><b>Source:</b> Project Scope.</p>				



<b>20. WILDFIRE.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
<p><b>Discussion:</b> The project has been reviewed and conditionally approved by Cal-Fire; and would not substantially impair an adopted emergency response or evacuation plan.</p> <p><b>Source:</b> Project Plans; Cal-Fire.</p>				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
<p><b>Discussion:</b> The project site is located within a High Fire Hazard Severity Zone, State Responsibility Area. The project was reviewed by Cal-Fire and received conditional approval. No further mitigation, beyond compliance with the standards and requirements of the Cal-Fire, is necessary.</p> <p><b>Source:</b> Review by Cal-Fire; Fire Hazard Severity Zones Maps.</p>				
20.c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
<p><b>Discussion:</b> The project includes the installation of a 10,000 gallon water storage tank, however this tank is not expected to exacerbate fire risk. The project was reviewed by Cal-Fire and received conditional approval. No further mitigation, beyond compliance with the standards and requirements of the Cal-Fire, is necessary.</p> <p><b>Source:</b> Project Plans; Review by Cal-Fire.</p>				
20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

**Discussion:** Portions of this property are sloped and have experienced ancient landslides; however, the proposed development of this project is not expected to alter the underlying conditions of the property or increase the risk of post-fire landslides.

**Source:** Project Plans; Project Location.

**21. MANDATORY FINDINGS OF SIGNIFICANCE.**

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
21.a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
<p><b>Discussion:</b> According to review of the California Natural Diversity Database (CNDDDB), there are no special-status plant or animal species identified on the project site or within the immediate vicinity of the project site.</p> <p><b>Source:</b> California Natural Diversity Database; San Mateo County General Plan, Sensitive Habitats Map; Amended Project Plans; Project Location.</p>				
21.b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
<p><b>Discussion:</b> The majority of the parcels along Portola State Park Road are partially developed. It is not likely that the incremental effects of this project are considerable when viewed in conjunction with the effects of past, current, and probably future private or public projects in this area. The project site is located in a rural area where the rate and intensity of development is low. While the project will potentially result in site specific impacts as discussed in this document, incorporation of the recommended mitigation measures will reduce these impacts to a less than significant level. Currently, no other new residential development is proposed in the area. Furthermore, any future development in the area will be subject to review under the California Environmental Quality Act.</p>				

<b>Source:</b> Subject Document; Project Plans.				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
<p><b>Discussion:</b> The project could result in environmental impacts that could both directly and indirectly cause impacts on human beings, including the introduction of new sources of light and glare, temporary air quality impacts from construction-related emissions, and temporary greenhouse gas emissions from construction-related activities, as discussed within this document. However, the implementation of the recommended mitigation measures included in this document, and mitigation measures proposed in the project plans, will adequately reduce any potential impacts to a less than significant level.</p> <p><b>Source:</b> Subject Document; Project Plans.</p>				

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

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

<b><u>MITIGATION MEASURES</u></b>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p><b><u>Mitigation Measure 1:</u></b> All proposed lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and designed to minimize light pollution beyond the confines of the subject premises.</p> <p><b><u>Mitigation Measure 2:</u></b> Final finishes of all exterior materials and/or colors, including glass windows and/or panels, shall be non-reflective.</p> <p><b><u>Mitigation Measure 3:</u></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> <p><b><u>Mitigation Measure 4:</u></b> The applicant shall implement the following dust control measures during grading and construction activities:</p> <ol style="list-style-type: none"> <li>Water all active construction and grading areas at least twice daily.</li> <li>Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.</li> <li>Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at the project site.</li> <li>Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets/roads.</li> <li>Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.)</li> </ol> <p><b><u>Mitigation Measure 5:</u></b> All trees proposed for removal shall be replaced at a 1:1 ratio, minimum 15-gallon size stock. All proposed replacement trees shall be shown on a Tree Replanting Plan or Landscape Plan and shall include species, size, and location. The Plan shall be submitted to the</p>		

County Planning and Building Department for review and approval as part of the building permit plan sets.

**Mitigation Measure 6:** The applicant shall submit a detailed Tree Protection Plan incorporating measures from a certified arborist as part of the building permit plan sets.

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

**Mitigation Measure 7:** In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 50 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 50-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

**Mitigation Measure 8:** Should any human remains be discovered during construction, all ground disturbing work shall cease, and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98 for the naming of a Most Likely Descendant and the recommendations for disposition.

**Mitigation Measure 9:** The applicant shall submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal.

**Mitigation Measure 10:** No grading shall be allowed during the wet weather season (October 1 through April 30) to avoid increased potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

**Mitigation Measure 11:** An Erosion Control and Tree Protection Pre-Site Inspection shall be conducted prior to the issuance of a grading permit "hard card" and building permit to ensure the approved erosion control.

**Mitigation Measure 12:** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).

**Mitigation Measure 13:** 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 14:** 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 15:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

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

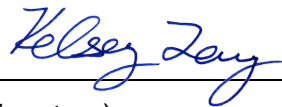
On the basis of this initial evaluation:

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

X

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

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



(Signature)

Planner III

Date

(Title)

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