

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** September 13, 2023

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** INFORMATIONAL ITEM: Introduction of a Draft Environmental Impact Report (DEIR), prepared pursuant to the California Environmental Quality Act (CEQA), for the proposed Cypress Point Planned Unit Development Coastal Development Permit and General Plan Land Use Map Amendment.

County File Number: PLN 2022-00220 (MidPen Housing Corporation)

**PROPOSAL**

The project applicant, MidPen Housing, proposes to construct an affordable housing community composed of 71 affordable housing units, contained in 16 two-story buildings, and a community building. Five different building layouts and unit configurations, all with a maximum building height of 28 feet, are proposed. Public utility lines will be extended underground throughout the site.

The project will provide a mix of one-, two-, and three-bedroom units, including a combination of two-story townhouses and Americans with Disabilities Act-accessible one-story flats. All units, except for the manager's apartment, will be affordable to households earning up to 80% of the Area Median Income. As part of the resident selection process, the applicant proposes to include a preference for individuals who live and/or work in the region for 75 % of the units. Households eligible for the preference are those that include at least one household member who lives or works in the City of Pacifica, the City of Half Moon Bay, and/or the unincorporated County region between the City of Pacifica and the City of Half Moon Bay (the "MidCoast Area").

In addition to the housing units, the project will include an approximately 3,300-square-foot community building, which will contain the general office, the manager's office, a community room, kitchen, computer room, laundry, and maintenance and storage areas. The project also includes several outdoor recreational amenities, including a community garden, children's play area, and picnic areas.

Vehicular access to and from the project site will be provided by a new single driveway on Carlos Street. A second new access route, which will be restricted to emergency vehicles only, will connect with Lincoln Street. The project proposes 142 parking

spaces on site, forming a ring around the central core of apartment buildings. Accessible walkways will provide internal pedestrian access to the site, and trails will be provided around most of the perimeter of the site for recreational use by both residents and the general public.

The applicant is also seeking an amendment of the County General Plan land use designation for the project parcel, from Medium-High Density Residential to Medium Density Residential. The General Plan land use designation of Medium Density Residential allows for development at densities of 6.1 to 8.7 housing units per acre. The Local Coastal Program (LCP) allows for development at densities of 6.1 to 8.0 housing units per acre on this parcel.

Project construction will take place in one phase over a period of 18 months. The project will excavate approximately 9,506 cubic yards on site and import approximately 19,388 cubic yards of fill.

### **RECOMMENDATION**

Receive staff and applicant presentations and take initial comments and testimony as part of the 45-day public comment period for the Draft EIR. The public comment period ends on September 25, 2023, at 5:00 p.m.

### **BACKGROUND**

Report Prepared By: Michael Schaller, Senior Planner

Applicant/Owner: MidPen Housing Corporation

Public Notification: Ten (10) day advanced notification of the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing was posted in newspapers (San Mateo Times and Half Moon Bay Review) of general public circulation. Notice was also sent to interested parties that participated in prior hearings regarding the project and provided their mailing address in conjunction with a request to be notified of future hearings.

Location: The project site is located on an 11.02-acre parcel adjacent to the northeast corner of Carlos Street and Sierra Street in the unincorporated community of Moss Beach. The project site is bounded by vacant land to the southwest (towards Highway 1), residential properties along 16th Street to the northwest (in the community of Montara), and residential properties along Carlos, Sierra, and Lincoln Streets on the other two sides. Individual houses along Stetson Street and Buena Vista Street also border the property.

APN(s): 037-022-070

Size: 11.02 acres

Existing Zoning: PUD-140/CD

General Plan Designation: Medium-High Density Residential (8.8 – 17.4 du/net acre)

Local Coastal Plan Designation: Medium Density Residential (6.1 – 8.0 du/net acre)

Sphere-of-Influence: Half Moon Bay

Existing Land Use: Vacant

Water Supply: Montara Water and Sanitary District. Local Coastal Program Policy 2.24 and Table 2.17 of the LCP identify the provision of affordable housing at the subject site as a priority land use for which sufficient water supplies must be reserved. The District has confirmed that they have capacity to serve the proposed project.

Sewage Disposal: Montara Water and Sanitary District. LCP Policy 2.16 and Table 2.7 of the LCP identify the provision of affordable housing at the subject site as a priority land use for which sufficient sewage treatment capacity must be reserved. The District has confirmed that they have capacity to serve the proposed project.

Flood Zone: Zone X (Areas of Minimal Flooding), FEMA Panel Number 06081C0117F, effective date August 2, 2017.

Setting: The project site is located in a low-density residential neighborhood within the unincorporated urban community of Moss Beach. The site is on the inland side of Highway 1, and slopes from east to west, with elevations ranging from approximately 77 feet above mean sea level (MSL) at the northwest corner to 189 feet MSL along the easterly boundary. Montara Creek, a perennial stream, is located approximately 250 feet to the northeast of the site and runs parallel to the site's northern border. The creek sits approximately 100 feet lower in elevation from the area designated for residential development.

Vegetative communities on the project site consist primarily of grasslands, coastal scrub, and invasive species. Forest lands comprised predominantly of Monterey cypress, and Monterey pine are located along the northern boundary of the site. Remnant concrete building foundations associated with the previous use of the site for military purposes, abandoned long ago, are present on the site.

## **DISCUSSION**

The Draft EIR (DEIR) prepared by SWCA Environmental Consultants (SWCA), the environmental consultant retained by San Mateo County, identified several potentially significant impacts generated by the proposed project, in the following areas:

Air Quality	Hazard and Hazardous Materials
Biological Resources	Noise
Geology and Soils	Transportation
Greenhouse Gas and Climate Change	Cultural Resources

Table 1 from the Executive Summary chapter is included as Attachment B to this report.

<https://www.smcgov.org/planning/cypress-point-affordable-housing-community-project>

In addition to summarizing the potential impacts of the project, Table 1 identifies proposed mitigation measures to address these impacts. Each potential impact is briefly summarized below. The full Draft EIR is available for review at:

<https://www.smcgov.org/planning/cypress-point-affordable-housing-community-project>

### **Air Quality**

The DEIR identifies the potential for the project to contribute to a net increase in criteria air pollutants for which region is in nonattainment. While the project itself (both during construction and operation) would not result in a significant contribution, it is recommended by the Bay Area Air Quality Management District that all projects implement various measures to reduce PM10 and tailpipe emissions. These recommended measures have been included as mitigation measures for this project.

### **Biological Resources**

The DEIR identifies the potential for the project to impact one protected plant species (Choris's popcorn flower) and one protected animal species (California red-legged frog) if either species is present on the site at the time of construction. To avoid impacts to either species (and any other transitory animal species), various measures, including pre-construction surveys, worker training, and wildlife exclusion fencing, are proposed.

### **Geology and Soils**

The DEIR identifies the potential for the discovery of paleontological resources at the project site during grading activities. The project site has Pleistocene marine terrace deposits underlain by Cretaceous granitic rocks. The granitic rocks do not contain paleontological resources, but the Pleistocene marine terrace deposits have the potential to contain resources. To avoid potential impacts to such resources, mitigation measures are proposed that require all work to stop within 50 feet of an identified resource until it can be evaluated by a qualified expert to determine the best course of action to protect the resource.

## Greenhouse Gas and Climate Change

The DEIR identifies that the construction of the project will contribute to the overall greenhouse as (GHG) emissions due to the use of gas and diesel powered equipment during the construction phase of the project, however these are not long-term GHG emissions. Operational GHG emissions would be associated with vehicle travel to and from the site by residents, as well as off-site electrical generation. To mitigate these impacts, the project incorporates a number of measures to reduce its carbon footprint, including rooftop solar panels, EV charging stations and foregoing the use of natural gas appliances and heating in all buildings on site.

## Hazards and Hazardous Materials

The DEIR identifies the limited potential for the discovery of hazardous soils on the site during excavation activities. The DEIR proposes a mitigation measure requiring the preparation of a safety plan to identify the measures that should be taken to protect construction personnel and the general public in the event that hazardous soils are uncovered.

## Noise

The DEIR identifies the potential for temporary noise and vibration impacts during construction activities. To mitigate these temporary impacts, the DEIR recommends mitigation measures that restrict hours of construction and the location of stationary noise generating equipment, amongst other noise control measures.

## Transportation

The DEIR identifies the potential for increased hazards to pedestrians and bicyclists due to increased pedestrian and bicycle usage by future residents of the project as they navigate through the surrounding Moss Beach community. Mitigation measures to reduce those hazards are proposed in the Environmental Impact Report. Additionally, impacts to Level of Service at surrounding intersections are analyzed as well as potential increases in Vehicle Miles Travelled as a result of the project.

## Cultural Resources

The DEIR identifies the potential for cultural resources to be unearthed during excavation activities. In anticipation of this potential, several standard measures are proposed that will minimize potential impacts to these resources, if uncovered.

## **CONCLUSION**

The purpose of this informational presentation is to provide interested parties and the Planning Commission an opportunity to provide comments during the public review period for the Cypress Point Planned Unit Development Draft Environmental Impact Report. No decision regarding the Draft EIR or the project itself will be made at this meeting.

Following the close of the public review period, SWCA Environmental Consultants, in consultation with Planning staff, will review and prepare responses to comments received at the September 13, 2023 meeting as well as written comments received by Planning staff throughout the public review period. Comments and responses to comments will be included in a Final EIR document. It is anticipated that the Final EIR will be available the beginning of December 2023. Please see the EIR schedule, below.

## **EIR SCHEDULE**

August 10, 2023,	Public release date of Draft EIR
September 13, 2023,	First Planning Commission hearing
September 25, 2023, at 5 p.m.	End of 45-day public comment period
December 2023	Anticipated public release date of Final EIR

### **A. REVIEWING AGENCIES**

Department of Public Works  
Building Inspection Section  
Geotechnical Review Section  
California Department of Forestry and Fire Protection (Cal-Fire)  
California Coastal Commission  
California Air Resources Board  
California Department of Parks and Recreation  
California Department of Fish and Wildlife, Bay Delta Region 3  
California Department of Fish and Wildlife, Marin Region 7  
California Department of Housing and Community Development  
California Native American Heritage Commission  
California Office of Historic Preservation  
California State Lands Commission  
California Highway Patrol  
California Department of Transportation, District 4  
California Department of Transportation, Division of Aeronautics  
California Department of Transportation, Division of Transportation Planning  
California Department of Water Resources  
California Natural Resources Agency

California Department of Toxic Substances Control  
California Regional Water Quality Control Board, San Francisco Bay Region 2  
State Water Resources Control Board, Division of Drinking Water  
State Water Resources Control Board, Division of Water Quality

## **ATTACHMENTS**

- A. The EIR and all public review documents for this project are available for review online at <https://www.smcgov.org/planning/cypress-point-affordable-housing-community-project>.
- B. Table ES-1. Summary of EIR Impacts and Mitigation Measures.

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**County of San Mateo - Planning and Building Department**

# **ATTACHMENT B**



**Table ES-1. Summary of EIR Impacts and Mitigation Measures**

Impacts	Mitigation Measures	Residual Impacts
<b>AESTHETICS</b>		
AES-1: The project could have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads.	No mitigation required.	Less than significant
AES-2: The project could substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	No mitigation required.	Less than significant
AES-3: The project could, in nonurbanized 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.) In an urbanized area, the project could conflict with applicable zoning and other regulations governing scenic quality.	No mitigation required.	Less than significant
AES-4: The project could create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	No mitigation required.	Less than significant
AES-5: The project could be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor	No mitigation required.	Less than significant
AES-6: If within a Design Review District, would the project conflict with applicable General Plan or Zoning Ordinance provisions?	No mitigation required.	Less than significant
AES-7: Would the project visually intrude into an area having natural scenic qualities?	No mitigation required.	Less than significant
<b>AIR QUALITY</b>		
Impact AQ-1: Would the project conflict with or obstruct implementation of the applicable air quality plan	No mitigation required.	Less than significant
Impact AQ-2: Would the project 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?	<p>MM-AQ-2a Implement BAAQMD BMPs</p> <p>During any construction period ground disturbance, the applicant shall ensure that the general contractor implements measures to control dust and exhaust. MidPen would include terms in all construction contracts related to the Cypress Point project that require contractors to implement the following BMPs:</p> <ul style="list-style-type: none"> <li>• Exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, unpaved access roads) shall be watered with non-potable water two times per day.</li> <li>• All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> </ul>	Less than significant

Impacts	Mitigation Measures	Residual Impacts
	<ul style="list-style-type: none"> <li>• All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>• All roadways, driveways, and sidewalks shall be paved as soon as possible.</li> <li>• Idling times shall be minimized either by shutting equipment off when not in use or by reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure in Title 13, Section 2485 of the 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>• A publicly visible sign shall be posted with the telephone number and person to contact at the City regarding dust complaints. This person shall respond and take corrective action within 48 hours of a complaint or issue notification. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.</li> <li>• All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.</li> <li>• Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</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 mechanic and determined to be running in proper condition prior to operation.</li> </ul>	
	<p>MM-AQ-2b Use Low Diesel Particulate Matter Exhaust Construction Equipment</p> <p>Prior to initiating any construction activities, MidPen or their contractors shall develop a plan demonstrating that the off-road equipment used on-site to construct the project would achieve a fleet-wide average of at least 78% reduction in DPM emissions compared to the emissions calculated for the project without mitigation. One feasible plan to achieve this reduction would include the following: all mobile diesel-powered off-road equipment larger than 25 horsepower and operating on-site for more than 2 days shall meet, at a minimum, EPA particulate matter emissions standards for Tier 4 engines or equivalent. Note that the construction contractor could use other measures to minimize construction period DPM emissions to reduce the estimated cancer risk below the thresholds. The use of equipment that meets EPA Tier 2 standards and includes CARB-certified Level 3 Diesel Particulate Filters or alternatively fueled equipment (i.e., non-diesel) would meet this requirement. Other measures may be the use of added exhaust devices, or a combination of measures, provided that these measures are approved by the County and demonstrated to reduce community risk impacts to less than significant.</p>	<p>Less than significant</p>

Impacts	Mitigation Measures	Residual Impacts
AQ-3: Would the project expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?	MM-AQ-2a and MM-AQ-2b	Less than significant with mitigation
AQ-4: Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people	No mitigation required.	Less than significant
Impact C-AQ-1: Would the impacts of the proposed project, in combination with other past, present, and reasonably foreseeable future projects, contribute to a cumulative impact related to air quality?	No mitigation required.	Less than significant
<b>BIOLOGICAL RESOURCES</b>		
Impact BIO-1: Would the project have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<p>MM-BIO-1. The following general measures shall be implemented during the project:</p> <ul style="list-style-type: none"> <li>a) Prior to the start of the project, all construction crew members, including the project stormwater inspector, will attend an environmental awareness training presented by a qualified biologist. A training brochure describing special-status species, project avoidance and minimization measures, key contacts, and potential consequences of impacts to special-status species and potentially jurisdictional features will be distributed to the crew members during the training. During the training the qualified biologist will review with the project stormwater inspector the requirement of weekly inspection of wildlife exclusion fencing as described in MM-BIO-1m. Trainees will sign an environmental training attendance sheet.</li> <li>b) If any animals are encountered during project activities, said animals shall be allowed to leave the work area unharmed. Animals shall not be picked up or moved in any way.</li> <li>c) During project activities, all trash that may attract predators shall be properly contained, removed, and disposed of regularly. Following construction, trash/construction debris shall be removed from work areas.</li> <li>d) Construction materials, including, but not limited to, wooden pallets, best management practices (BMPs), equipment, or other materials, that are left on the ground for more than 24 hours shall be inspected before and during moving of the materials to prevent potential impacts to animals that may have utilized the materials as a temporary refuge. Plastic pipes, if used, shall be covered with material to prevent animals from entering the pipes.</li> <li>e) The number of access routes, number and size of staging areas, and total area of the activity shall be limited to the minimum necessary to complete the project, and their boundaries shall be clearly demarcated.</li> </ul>	Less than significant with mitigation

Impacts	Mitigation Measures	Residual Impacts
	<p>f) Disturbance to vegetation shall be kept to the minimum necessary to complete the project activities. To minimize impacts to vegetation, a qualified biologist shall work with the contractor to designate the work area and any staging areas and clearly delineate areas that shall be avoided with exclusion fencing (e.g., high-visibility orange construction fencing, silt fence, ERTEC fencing, or other similar material).</p> <p>The following measure shall be implemented to minimize impacts to special-status plant species:</p> <p>g) Prior to the start of construction, a preconstruction survey for Choris's popcorn flower shall be conducted during the appropriate blooming period. Choris's popcorn flower occurrences within 50 feet of the project work areas shall be flagged for avoidance by the project. If the project cannot avoid impacts to this species, the project Proponent shall consult with the CDFW on appropriate measures and/or actions to protect or salvage the plant(s) prior to beginning construction.</p> <p>The following measures shall be implemented to minimize impacts to special-status amphibians and reptiles:</p> <p>h) A qualified biological monitor shall be present during all initial ground-disturbing activities, including grubbing and/or vegetation removal and installation of the wildlife exclusion fence.</p> <p>i) A preconstruction survey for California red-legged frog shall be conducted within the project site immediately prior to ground disturbance. If no individuals are detected, then construction-related activities may proceed provided project avoidance and minimization measures in this document are adhered to. If adults are present in the construction area, work shall be stopped until individuals are allowed to disperse on their own volition, or the species is relocated by a qualified biologist with permission to handle California red-legged frog.</p> <p>j) Disturbance to vegetation shall be kept to the minimum necessary to complete the project activities. To minimize impacts to vegetation, a qualified biologist shall work with the contractor to designate the work area and any staging areas and clearly delineate areas that shall be avoided with exclusion fencing (e.g., high-visibility orange construction fencing, silt fence, ERTEC fencing, or other similar material).</p> <p>k) Ground-disturbing construction activities (e.g., grubbing or grading) should occur during the dry season (June 1–October 15) to facilitate avoidance of California red-legged frog. Regardless of the season, no ground-disturbing activities shall occur within 24 hours following a significant rain event (greater than ¼ inch in a 24-hour period). Following a significant rain event and the 24 hour drying-out period, a qualified biologist would conduct a preconstruction survey for California red-legged frog prior to the restart of any project ground-disturbing activities.</p>	

Impacts	Mitigation Measures	Residual Impacts
	<ul style="list-style-type: none"> <li>l) To avoid impacts to California red-legged frog and other sensitive wildlife species, a wildlife exclusion fence (e.g., silt fence, ERTEC fencing, or other similar material) shall be installed around the perimeter of the project, at the discretion of the qualified biologist.</li> <li>m) The wildlife exclusion fence shall be inspected by a qualified biologist or project stormwater inspector, who has received environmental awareness training from a qualified biologist, on a weekly basis to ensure that the fence is functioning as intended throughout the duration of construction activities that may impact California red-legged frog (e.g., ground disturbance, materials staging/parking required on the north side of the project site). Removal of the wildlife exclusion fence may be conducted at the discretion of a qualified biologist if ground-disturbing activities have been completed and remaining project activities would not impact California red-legged frog (i.e., only interior site buildout activities remain).</li> </ul>	
<p>Impact BIO-2: Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? (No Impact)</p>	<p>No mitigation required.</p>	<p>No Impact</p>
<p>Impact BIO-3: Would the project 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? (Less than Significant with Mitigation)</p>	<p>MM-BIO-3: Implement the following BMPs to prevent erosion and sedimentation to Montara Creek:</p> <ul style="list-style-type: none"> <li>a) Adhere to BMPs. Regardless of the season, construction shall adhere to SWRCB BMPs, and no ground-disturbing activities shall occur within 24 hours following a significant rain event (defined as greater than ¼ inch in a 24 hour period).</li> <li>b) Permanently Protect Exposed Surfaces. Before completion of the project, all exposed or disturbed surfaces shall be permanently protected from erosion with reseeding and landscaping.</li> <li>c) Cover and Secure Spoils. All spoils, such as dirt, excavated material, debris, and construction-related materials, generated during project activities shall be placed within the limits of the designated construction area. Spoils shall be covered or secured to prevent sediment from escaping. Once the spoil pile is no longer active, it shall be removed from the work area and disposed of lawfully at an appropriate facility.</li> <li>d) Stabilize Soils and Use BMPs. All exposed soils in the work area resulting from project activities shall be stabilized immediately following the completion of work to prevent erosion. Erosion and sediment control BMPs, such as silt fences, straw hay bales, gravel or rock-lined drainages, water check bars, and broadcast straw, can be used. BMPs shall be made of certified weed-free materials. Straw wattles, if used, shall be made of biodegradable fabric (e.g., burlap) and free of monofilament netting. At no time shall silt-laden runoff be allowed to enter any drainages or other sensitive areas.</li> </ul>	<p>Less than significant with mitigation</p>

Impacts	Mitigation Measures	Residual Impacts
	<p>e) Do Not Fuel Near Drainages. All fueling and maintenance of vehicles and other equipment and staging areas shall occur at least 100 feet from any drainages and other water features. Crew members shall ensure that contamination of habitat does not occur during such operations. Prior to the onset of work, the construction contractor shall prepare a plan to be approved by the County before construction begins to allow a prompt and effective response to any accidental spills. All workers shall be informed of the importance of preventing spills and the appropriate measures to take should a spill occur.</p>	
<p>BIO-4: Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Less than Significant with Mitigation)</p>	<p>MM-BIO-4 Conduct Nesting Bird Surveys. If project activities, including grass mowing and tree trimming/removal, are conducted during nesting bird season (February 15–September 15), preconstruction nest surveys shall be conducted in and near the project site (within 250 feet for large raptors and 100 feet for all other birds) by a qualified biologist within 7 days of the start of construction. If nesting birds are identified during the preconstruction survey, then the project shall be modified (i.e., a no-work exclusion buffer of appropriate size [to be determined by the qualified project biologist] shall be erected around active nests) and/or delayed as necessary to avoid impacts to the identified nests, eggs, and/or young</p>	<p>Less than significant with mitigation</p>
<p>BIO-5: Would the project 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)?</p>	<p>MM-BIO-5: Tree Replacement and Maintenance Plan</p> <p>a) Plans affecting the trees should be reviewed by the consulting arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.</p> <p>b) Route underground services including utilities, sub-drains, water, or sewer around the Tree Protection Zone. For design purposes, the Tree Protection Zone trees shall be defined as the tree dripline.</p> <p>c) Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.</p> <p>d) Do not lime the subsoil within 50 feet of any tree. Lime is toxic to tree roots.</p> <p>e) As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings, and pavements on expansive soils near trees should be designed to withstand differential displacement.</p> <p>f) Fences are to remain until all grading and construction is completed. Where demolition must occur close to trees, such as removing curb and pavement, install trunk protection devices such as winding silt sock wattling around trunks or stacking hay bales around tree trunks.</p> <p>g) Trees to be removed shall be felled so as to fall away from Tree Protection Zone and avoid pulling and breaking of roots of trees to remain. If roots are entwined, the Consulting Arborist may require first severing the major woody root mass before extracting the trees, or grinding the stump below ground.</p>	<p>Less than significant with mitigation</p>

Impacts	Mitigation Measures	Residual Impacts
	<ul style="list-style-type: none"> <li>h) All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.</li> <li>i) Any brush clearing required within the Tree Protection Zone shall be accomplished with hand operated equipment.</li> <li>j) All grading within the dripline of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the Tree Protection Zone. Any modifications must be approved and monitored by the consulting arborist.</li> <li>k) If injury should occur to any tree during construction, it should be evaluated as soon as possible by the consulting arborist so that appropriate treatments can be applied.</li> </ul> <p>Maintenance of Impacted Trees:</p> <ul style="list-style-type: none"> <li>l) Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required.</li> <li>m) Provisions for monitoring both tree health and structural stability following construction must be made a priority. Inspect trees annually and following major storms to identify conditions requiring treatment to manage risk associated with tree failure.</li> </ul>	
<p>BIO-6: Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</p>	<p>IN INITIAL STUDY 2.4.f</p>	<p>No Impact</p>
<p>BIO-7: Would the project be located inside or within 200 feet of a marine or wildlife reserve?</p>	<p>No mitigation required.</p>	<p>No Impact</p>
<p>BIO-8: Would the project result in loss of oak woodlands or other non-timber woodlands?</p>	<p>No mitigation required.</p>	<p>Less than significant</p>
<p>C-BIO-1: Would the impacts of the proposed project, in combination with other past, present, and reasonably foreseeable future projects, contribute to a cumulative impact related to biological resources?</p>	<p>No mitigation required.</p>	<p>Less than significant</p>

Cypress Point Affordable Housing Community Project Environmental Impact Report  
**Executive Summary**

Impacts	Mitigation Measures	Residual Impacts
<b>GEOLOGY AND SOILS</b>		
<p>GEO-1: Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <ul style="list-style-type: none"> <li>• 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 (Less than Significant)</li> <li>• Strong seismic ground shaking? (Less than Significant)</li> <li>• Seismic-related ground failure, including liquefaction and differential settling? (Less than Significant)</li> <li>• Landslides? (Less than Significant)</li> <li>• Coastal cliff/bluff instability or erosion? (Less than Significant)</li> </ul>	No mitigation required.	Less than significant
GEO-2: Would the project result in substantial soil erosion or the loss of topsoil?	No mitigation required.	Less than significant
GEO-3: Would the project 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, liquefaction, or collapse?	No mitigation required.	Less than significant
GEO-4: Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	No mitigation required.	Less than significant
GEO-5: Would the project 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?	IN INITIAL STUDY 2.7.e	No Impact
GEO-6: Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<p>MM-GEO-1 Accidental Discovery of Paleontological Resources</p> <p>In the event that paleontological resources are exposed during project work, regardless of the location or geologic units in which the fossils are found, work in the immediate vicinity of the find must stop until a Qualified Professional Paleontologist (Qualified Paleontologist/Project Paleontologist/Principal Paleontologist), who meets or exceeds the SVP definition, can evaluate the significance of the find. Ground-disturbing activities may continue in other areas outside an appropriate buffer, usually 50 feet. If the paleontologist determines the discovery to be significant, the fossil(s) shall be salvaged.</p>	Less than significant
C-GEO-1: Would the impacts of the proposed project, in combination with other past, present, and reasonably foreseeable future projects, contribute to a cumulative impact related to geology and soils?	No mitigation required.	Less than significant



Impacts	Mitigation Measures	Residual Impacts
<b>GREENHOUSE GAS AND CLIMATE CHANGE</b>		
GHG-1: Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	MM-TR-2 and MM-TR-4b	Less than significant
GHG-2: Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	No mitigation required.	Less than significant
GHG-3: 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?	No mitigation required.	Less than significant
GHG-4: Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?	No mitigation required.	Less than significant
GHG-5: Expose people or structures to a significant risk of loss, injury or death involving sea level rise?	No mitigation required.	Less than significant
GHG-6: 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, or that would impede or redirect flood flows?	No mitigation required.	No Impact
GHG-7: Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?	No mitigation required.	No Impact
C-GHG-1: Would the impacts of the proposed project, in combination with other past, present, and reasonably foreseeable future projects, contribute to a cumulative impact related to greenhouse gas emissions?	No mitigation required.	Less than significant
<b>HAZARDS AND HAZARDOUS MATERIALS</b>		
HAZ-1: Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<p>MM-HAZ-1a: Preconstruction Planning and Notification                      Prior to the start of construction activity involving below-groundwork (e.g., slab removal or excavating), a copy of the SMP shall be provided by the applicant to all contractors for review.</p> <p>MM-HAZ-1b: Implement Site-Specific Health and Safety Worker Requirements                      Prior to the start of construction, a HASP shall be prepared by the General Contractor. The General Contractor and any subcontractors shall be responsible for the health and safety of their own workers, as required by Cal-OSHA, including but not limited to preparation of their own HASP and Injury and Illness Prevention Plan (IIPP). The HASP(s) shall contain provisions for limiting and monitoring chemical exposure to construction workers, chemical and non-chemical hazards, emergency procedures, and standard safety protocols.</p>	Less than significant

Impacts	Mitigation Measures	Residual Impacts
	<p>The General Contractor shall submit the HASP to San Mateo County Environmental Health Services (EHS) at least 2 weeks prior to beginning construction field work. HASPs shall be updated as the project proceeds if unforeseen conditions are identified and necessitate modifications.</p> <p>MM-HAZ-1c: Construction Best Management Practices</p> <p>The following best management practices shall be implemented during construction.</p> <p>A. Site Control: Site control procedures shall be implemented by the General Contractor to control the flow of personnel, vehicles, and materials in and out of the site while working with potentially contaminated materials. To control the spread of the contaminants of potential concern, the following controls shall be taken by the General Contractor:</p> <ol style="list-style-type: none"> <li>a. The site perimeter shall be fenced by the General Contractor.</li> <li>b. Access and egress shall be controlled at selected locations.</li> <li>c. Signs shall be posted at each entrance by the General Contractor, instructing visitors to sign in at the project support area.</li> </ol> <p>B. Equipment Decontamination: Decontamination procedures shall be established and implemented by the General Contractor to reduce the potential for construction equipment and vehicles to transfer potentially impacted soil onto public roadways or other off-site areas. Gravel shall be placed at all site access points by the General Contractor and excess soil shall be removed from construction equipment using dry methods (e.g., brushing or scraping) prior to moving equipment off-site.</p> <p>C. Personal Protective Equipment: PPE shall be used to isolate workers from the contaminant of potential concern and physical hazards. The minimum level of protection for workers coming into direct contact with potentially contaminated materials is OSHA Level D PPE, listed below.</p> <p>The level of PPE shall be evaluated by the General Contractor on a continuing basis and modified, based upon conditions encountered at the site. The minimum PPE to be utilized during construction activities shall include the following:</p> <ul style="list-style-type: none"> <li>• Coveralls or similar construction work clothing;</li> <li>• Reflective safety vests;</li> <li>• Steel-toed boots;</li> <li>• Hard hat;</li> <li>• Work gloves, as necessary;</li> <li>• Safety glasses, as necessary; and</li> <li>• Hearing protection, as necessary.</li> </ul>	

Impacts	Mitigation Measures	Residual Impacts
	<p>MM-HAZ-1d: Dust Control Measures</p> <p>All demolition and construction activities that have the potential to create dust shall comply with specified dust control measures. The following actions are required by the General Contractor to adequately address dust control:</p> <ul style="list-style-type: none"> <li>• Construction areas shall be watered down at a sufficient frequency to eliminate visible dust. Additional watering may be required whenever the wind speed exceeds 15 miles per hour. Watering shall be performed in a manner such that runoff will not be produced at any time.</li> <li>• At the end of each workday, all streets, sidewalks, paths, and intersections where work has occurred shall be swept or vacuumed to remove visible soil(s).</li> <li>• All inactive soil piles expected to remain in-place for more than 7 days shall be covered with plastic sheeting or an equivalent tarp and properly secured to avoid wind damage.</li> <li>• Signage shall be placed along Lincoln, Sierra, Carlos, and Stetson Streets to inform surrounding community members of the hotline phone number(s) to call and report visible dust problems.</li> <li>• If proposed dust suppression efforts are unsuccessful, other measures shall be implemented to help control dust, such as wind breaks and/or dust curtains along street frontages, pending final resolution of necessary dust suppression efforts.</li> <li>• Materials contained in all loading trucks or metal bins carrying excavated materials shall be maintained below the sides and back of the truck or metal bin and shall be properly covered to avoid dust generation and drying of soils during transport. Excavated materials may be moistened prior to transport.</li> <li>• Drop heights shall be minimized while loading and unloading soil.</li> <li>• Truck tires shall be brushed prior to leaving the site, and truck loading areas will be routinely swept and cleaned to avoid creating visible dust. Soil handling activities shall be halted when the wind speed exceeds 25 miles per hour and visible dust is being created that cannot be mitigated by soil moistening.</li> </ul> <p>MM-HAZ-1e: Retain a Hazardous Materials Specialist</p> <ol style="list-style-type: none"> <li>1. Prior to the start of construction activities, a Hazardous Materials Specialist shall be retained for consultation on the following: <ul style="list-style-type: none"> <li>• Soil sampling analysis shall occur prior to any construction that would result in excavation within impacted soil areas near the community room and building 12, or residential buildings 15 and 16. Inspection may use a portable, x-ray fluorescence analyzer to field screen work area(s) during construction. Work area soils also may be monitored based upon visual observations.</li> </ul> </li> </ol>	

Impacts	Mitigation Measures	Residual Impacts
	<ul style="list-style-type: none"> <li>• Soil sampling analysis shall occur if previously unidentified features of concern are encountered. These include USTs, sumps, clarifiers, former water supply wells or similar features of potential environmental concern.</li> </ul> <p>If any of the above-listed material is found to contain lead, such materials shall be disposed of in accordance with applicable federal, state, and local regulations regarding worker safety and the safe removal and disposal of lead-impacted soil.</p> <p>2. Excavation Dewatering</p> <p>During construction, if groundwater is encountered or accumulates in any excavation(s) due to rainwater, the Hazardous Materials Specialist shall be notified, and such water shall be handled in accordance with the following protocols:</p> <ul style="list-style-type: none"> <li>• For relatively small volumes of water, a temporary storage tank (frac tank) shall be utilized to hold such groundwater on a short-term basis while testing and disposal is arranged.</li> <li>• If conditions require installation of a dewatering system or larger volume of groundwater requires handling, proper RWQCB permits shall be obtained. Required permit conditions shall be followed for discharge into the nearby existing sanitary sewer or stormwater system.</li> </ul> <p>3. Soil Monitoring and Screening</p> <p>During construction, the Hazardous Materials Specialist shall be notified by the General Contractor of the discovery of the below conditions and shall be on-site during the duration of construction activities to perform screening and possible sample collection:</p> <ul style="list-style-type: none"> <li>• Discovery and removal of previously unidentified features of concern, such as USTs, sumps, clarifiers, former water supply wells or similar features of potential environmental concern.</li> <li>• Areas of suspected contaminated soils as deemed appropriate by the Hazardous Materials Specialist or as reported by the General Contractor.</li> </ul> <p>The General Contractor is responsible for notification to the applicant of suspected impacted soils or possible conditions of environmental concern. If a UST or other features are discovered, work shall be suspended in its immediate vicinity, and the applicant and Hazardous Materials Specialist will be notified. EHS will be notified of the proposed response actions. Should a UST be encountered, it shall be addressed under permit with the County.</p>	

Impacts	Mitigation Measures	Residual Impacts
	<p>4. Contaminated Soils Excavation Practices</p> <p>During construction activities if soil is encountered that is suspected of being contaminated, earthwork in these suspect area(s) shall be stopped and worker access to the suspect area(s) shall be restricted. Areas shall be cordoned off, followed by notifying the Hazardous Materials Specialist. Soils suspected as being contaminated shall be evaluated through screening and/or analytical testing performed by a qualified professional tant so that appropriate handling and disposal alternatives can be determined. Site development activities may result in a net export of soil. Such soil shall be properly characterized by a Hazardous Materials Specialist in accordance with applicable regulations prior to transportation from the site.</p> <p>If on-site reuse of potentially contaminated soil is desired, soil samples shall be collected from such soil by the Hazardous Materials Specialist and analyzed by the Hazardous Materials Specialist for the contaminant of potential concern. If the contaminant is detected, whether above or below regulatory agency screening levels, further investigation of such soils may be performed by the Hazardous Materials Specialist. For soils considered for reuse, if the contaminant(s) is detected below the applicable ESL, reuse of the soil may be deemed appropriate, at the discretion of the applicant. If the contaminant is detected above the applicable ESL and soils are being considered for reuse on-site, the results and conditions shall be communicated to EHS for concurrence.</p> <p>If soils are proposed to be hauled off-site, any impacted soils shall be profiled for proper disposal at landfill facilities under appropriate waste manifests. Prior to off-site disposal, additional soil samples may be collected and analyzed in accordance with the requirements of disposal facility(s). Soil suspected of being contaminated during excavation, shall be stockpiled or otherwise segregated from "clean" soil. Such soil shall be stockpiled on-site on top of and covered by an "impermeable" liner (e.g., 6-mil plastic sheeting) or other appropriate materials to reduce infiltration by rainwater and contamination of underlying soil while its disposition is being determined. Any such stockpiles shall be checked daily by the General Contractor to verify that they are adequately covered.</p> <p>5. Excavation of Surplus Soil</p> <p>During construction, if excavation of surplus soil is proposed, surplus soils generated during grading activities shall be profiled by the Hazardous Materials Specialist for acceptance at appropriate facilities. Criteria for acceptance (e.g., concentrations of specific contaminants, odors, additional analytical testing, etc.) shall be determined by the acceptance facility(s) as part of the acceptance process.</p>	

Impacts	Mitigation Measures	Residual Impacts
	<p>6. Imported Fill Best Practices</p> <p>During construction, an evaluation of import fill materials shall be conducted by the Hazardous Materials Specialist and General Contractor to ensure such fill meets the geotechnical and environmental requirements for the proposed project. All selected sources of import fill shall have adequate documentation or certification to verify that the fill source is appropriate for the site. Documentation shall include detailed information on previous land use of the fill source, any Phase I ESAs performed and findings, and the results of any analytical testing performed.</p> <p>If no documentation is available or the documentation is inadequate or if no analytical testing has been performed, samples of the potential fill material shall be collected and analyzed by the Hazardous Materials Specialist prior to delivery of such soil to the site. The Hazardous Materials Specialist shall provide guidance to the General Contractor regarding acceptability of imported fill. No fill material shall be accepted if contaminant levels exceed current residential environmental screening goals and/or regional background concentrations.</p> <p>7. Notifications</p> <p>During construction, notifications of the discovery of the contaminants in field screening, observations, or analytical results or other conditions of potential environmental concern shall be immediately made to the applicant, General Contractor, and Hazardous Materials Specialist. If analytical testing shows that the contaminant is above its applicable screening level, the applicant and the General Contractor shall be notified. The discovery of any subsurface features shall be reported to the Hazardous Materials Specialist, followed by notifying the County Environmental Health Services. If such discovery or conditions require notification to another General Contractor or subcontractors, then such notification shall be made by the General Contractor.</p> <p>8. Documentation</p> <p>Upon completion of excavation and earthwork performed in accordance with the SMP, the Hazardous Materials Specialist shall prepare a report that includes a site map showing areas of excavation and import fill, sample locations, and tables summarizing data. The report shall include appendices with copies of permits, including any dewatering permits, manifests, or bills of lading for removed soil and/or groundwater, and laboratory reports for soil and water profiling not previously submitted. The certified final project report will be prepared for EHS and MidPen Housing Corporation.</p>	
<p>HAZ-2: Would the project 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?</p>	<p>MM-HAZ-1a through MM-HAZ-1e</p>	<p>Less than significant</p>
<p>HAZ-3: Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p>	<p>In initial Study 2.9.c</p>	<p>Less than significant</p>

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<b>Impacts</b>	<b>Mitigation Measures</b>	<b>Residual Impacts</b>
HAZ-4: Would the project 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?	No mitigation required.	No Impact
HAZ-5: Would a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	In initial Study 2.9.e	Less than significant
HAZ-6: Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	No mitigation required.	Less than significant
HAZ-7: Would the project expose people or structures, directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	No mitigation required.	Less than significant
HAZ-9: Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?	No mitigation required.	No Impact
HAZ-10: 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?	No mitigation required.	Less than significant
HAZ-11: Inundation by seiche, tsunami, or mudflow?	No mitigation required.	Less than significant
C-HAZ-1: Would the impacts of the proposed project, in combination with other past, present, and reasonably foreseeable future projects, contribute to a cumulative impact related to hazards and hazardous materials?	No mitigation required.	Less than significant
<b>HYDROLOGY AND WATER QUALITY</b>		
HYD-1: Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	Less than significant	Less than significant
HYD-2: Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	No mitigation required.	Less than significant

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Impacts	Mitigation Measures	Residual Impacts
<p>HYD-3: Would the project 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 which would:</p> <ul style="list-style-type: none"> <li>• result in substantial erosion or siltation on- or off-site;</li> <li>• substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;</li> <li>• 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;</li> <li>• or impede or redirect flood flows?</li> </ul>	No mitigation required.	Less than significant
<p>HYD-4: Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</p>	No mitigation required.	Less than significant
<p>HYD-5: Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</p>	No mitigation required.	Less than significant
<p>HYD-6: Significantly degrade surface or groundwater water quality?</p>	No mitigation required.	Less than significant
<p>HYD-7: Result in increased impervious surfaces and associated increased runoff?</p>	No mitigation required.	Less than significant
<p>C-HYD-1: Would the impacts of the proposed project, in combination with other past, present, and reasonably foreseeable future projects, contribute to a cumulative impact related to hydrology and water quality?</p>	No mitigation required.	Less than significant
<b>LAND USE AND PLANNING</b>		
<p>LUP-1: Would the project physically divide an established community?</p>	No mitigation required.	No Impact
<p>LUP-2: Would the project 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?</p>	No mitigation required.	Less than significant
<p>LUP-3: Would the project 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)?</p>	No mitigation required.	Less than significant
<p>C-LUP-1: Would the impacts of the proposed project, in combination with other past, present, and reasonably foreseeable future projects, contribute to a cumulative impact related to land use and planning?</p>	No mitigation required.	Less than significant



Impacts	Mitigation Measures	Residual Impacts
<b>NOISE</b>		
<p>N-1: Would the project generate 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?</p>	<p>MM-N-1: Implement Construction Noise Best Management Practices</p> <p>Construction activities shall be conducted in accordance with the provisions of Section 4.88.360 of the San Mateo County Code of Ordinances, which limits construction work to the hours between 7:00 a.m. and 6:00 p.m. on weekdays and 9:00 a.m. and 5:00 p.m. on Saturdays. No construction shall occur at any time on Sundays, Thanksgiving, and Christmas.</p> <p>The noise impacts of construction equipment may be minimized through modification of the equipment, the placement of equipment on the site, and by imposing constraints on equipment operations. Construction equipment should be well-maintained and used judiciously to be as quiet as possible. The project proponent shall include the following BMPs in all contracts related to project construction activities near sensitive land uses:</p> <ul style="list-style-type: none"> <li>• Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.</li> <li>• Unnecessary idling of internal combustion engines should be strictly prohibited.</li> <li>• Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors.</li> <li>• Use “quiet” air compressors and other stationary noise sources where technology exists.</li> <li>• Establish construction staging areas at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.</li> <li>• Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.</li> <li>• Control noise from construction workers’ radios to a point where they are not audible at existing residences bordering the project site.</li> <li>• Notify all adjacent business, residences, and other noise-sensitive land uses of the construction schedule, in writing, and provide a written schedule of “noisy” construction activities to the adjacent land uses and nearby residences.</li> </ul>	<p>Less than significant</p>

Impacts	Mitigation Measures	Residual Impacts
N-2: Would the project generate excessive groundborne vibration or groundborne noise levels?	<ul style="list-style-type: none"> <li>Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.</li> </ul>	Less than significant
N-3: Would the project, if located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Initial Study 2.13.c	Less than significant
C-N-1: Would the impacts of the proposed project, in combination with other past, present, and reasonably foreseeable future projects, contribute to a cumulative impact related to noise?	No mitigation required.	Less than significant
<b>TRANSPORTATION</b>		
TR-1: Implementation of the proposed project could conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.	No mitigation required.	Less than significant
TR-2: The proposed project would exceed the County VMT thresholds and therefore would not be consistent with State CEQA Guidelines Section 15064.3(b).	<p>MM-TR-2: Implement C/CAG TDM Checklist Measure M4</p> <p>The project sponsor shall incorporate C/CAG TDM Checklist Measure M4 - Actively Participate in Commute.org or TMA Equivalent: Certified participation in Commute.org/or TMA from the "Additional Recommended" list in the "Residential (Multi-Family) Land Use: Small Project" checklist. Consistent with C/CAG TDM Checklist Measure M3, the project sponsor shall ensure there is designated staff to communicate the availability of these resources and rewards to residents to encourage bicycling for commuting purposes and promote participation in Commute.org or Transportation Management Association Equivalent. C/CAG TDM Checklist Measure M4 shall be implemented as part of the new tenant move in procedures consistent with required C/CAG TDM Checklist Measure M2, and on a monthly basis with rent payment notice. In addition, to ensure that any changes to transportation benefits are communicated to tenants in a timely manner, the project sponsor (or designated TDM coordinator through Commute.org) shall use a private tenant noticing system or equivalent as needed.</p>	Significant and unavoidable with mitigation

Impacts	Mitigation Measures	Residual Impacts
<p>TR-3: Project-related traffic contributions to vehicle movements at the Carlos Street and SR-1 intersection would substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).</p>	<p>MM-TR-3: Temporary Carlos Street Closure at State Route-1</p> <p>In order to reduce the project-related traffic contributions to an existing traffic safety hazard at State Route-1 and Carlos Street, the project sponsor, in coordination with the County Department of Public Works and the Coastside Fire Protection District, will close the northern 500 feet of Carlos Street between State Route-1 and the proposed Carlos Street driveway to all vehicular traffic except emergency vehicles until the Moss Beach/SR-1 Project is constructed and in operation (expected 2030).</p> <p>The closure shall be implemented with the placement of infrastructure such as knock-over bollards at the north end of Carlos Street and at its intersection with the proposed driveway (i.e., at each end of the 500-foot-long road segment) along with pavement markings and sign poles indicating “Emergency Vehicle Access Only”. At the Carlos Street driveway, the closure will be noticed with the placement of a sign pole and pavement markings at the Carlos Street driveway exit indicating “Left-Turn Only”. All road closure infrastructure at the Carlos Street/SR-1 intersection and Carlos Street and proposed project driveway will be temporary and will require a Caltrans encroachment permit and County approval to ensure that emergency vehicle access will not be inhibited.</p> <p>Furthermore, all temporary improvements shall be consistent with the Moss Beach/SR-1 Project. Implementation authority for the Moss Beach/SR-1 Project rests jointly with the County and Caltrans; therefore, the recommended closure is a temporary solution until the County implements the Moss Beach/SR-1 Project. Ultimate improvements are expected to be consistent with Caltrans Highway Design Manual standards and provide adequate sight distance.</p>	<p>Less than significant</p>

Impacts	Mitigation Measures	Residual Impacts
<p>TR-4: Project-related pedestrians and bicyclists would be exposed to roadway-related hazards at the State Route 1 and Carlos Street intersection due to a geometric design feature (e.g., sharp curves or dangerous intersections).</p>	<p>MM-TR-4a: Implement MM-TR-3 (Temporary Carlos Street Closure at State Route-1).</p>	<p>Significant and unavoidable with mitigation</p>
	<p>MM-TR-4b: Augment C/CAG TDM Checklist Measure M3</p> <p>In addition to the proposed project characteristics (i.e., affordable housing and Local Preference agreement; C/CAG TDM Checklist measures incorporated as part of the project; and the additional pedestrian and bicycle network and transit stop improvements identified under MM-TR-4c, below), the project sponsor shall augment standard educational materials associated with the C/CAG TDM Checklist M3 to support safe and sustainable active transportation.</p> <p>Consistent with C/CAG TDM Checklist Measure M3, the project sponsor shall ensure there is designated staff to develop educational materials that includes pedestrian, bicycle, and vehicle safety-related information for review and approval by County. Educational materials shall include, but not be limited to, a bus stop location map highlighting stops that do not require travel along or across SR-1, pedestrian and bicycle route network map highlighting potential hazards (e.g., no marked crosswalk, discontinuous sidewalk, narrow roadway), and other site-specific safety-related information.</p>	<p>Significant and unavoidable with mitigation</p>
	<p>MM-TR-4c: Additional Transportation Demand Management Measures</p> <p>In addition to the C/CAG Transportation Demand Management measures included as part of the proposed project to reduce project-related vehicle trips and promote carpooling and non-auto modes of travel to improve mode share, the project sponsor in coordination with the County shall implement, or facilitate the implementation of, the additional pedestrian-, bicycle-, and transit-related TDM measures detailed below. The additional TDM measures focus on the filling of gaps in the existing pedestrian and bicycle network in the vicinity of the project site and within Moss Beach to facilitate commute, household, and recreation trips by foot, bicycle, or transit; and commits the project sponsor to a fair share contribution to transit stop improvements at selected SamTrans stops. All proposed improvements would be designed to meet accessibility requirements and the needs of all users consistent with County and Caltrans' Complete Streets policies.</p> <p>Off-Site Pedestrian Network and Access to Transit Improvements</p> <ul style="list-style-type: none"> <li>• Stetson Street/Kelmore Street <ul style="list-style-type: none"> <li>○ Add a curb ramp with truncated domes on the northeast corner if feasible with fire station configuration and drainage.</li> <li>○ Add a high-visibility crosswalk for pedestrians to cross Kelmore Street and connect to the existing sidewalk on the east side of Stetson Street.</li> </ul> </li> </ul>	<p>Significant and unavoidable with mitigation</p>

Impacts	Mitigation Measures	Residual Impacts
	<ul style="list-style-type: none"> <li>• Stetson Street/California Avenue                             <ul style="list-style-type: none"> <li>○ Add a curb ramp and high-visibility crosswalk with advanced stop bar to cross Stetson Street (from northeast corner to northwest corner toward Etheldore Street).</li> <li>○ California Avenue/Etheldore Street</li> <li>○ Add a curb ramp and high-visibility crosswalk with advanced stop bar for pedestrians to cross California Avenue and access the northbound bus stop at the southeast corner of intersection.</li> <li>○ Add a curb ramp and high-visibility crosswalk with advanced stop bar for pedestrians to cross Etheldore Street and access the southbound bus stop at the northwest corner of intersection.</li> <li>○ California Avenue, south of Etheldore Street</li> <li>○ Add approximately 80 feet of new sidewalk on north side of California Avenue to connect to the existing sidewalk and downtown Moss Beach.</li> </ul> </li> <li>Off-Site Bicycle Network Improvements                             <ul style="list-style-type: none"> <li>○ Sierra Street</li> <li>○ Provide sharrows on Sierra Street between project site and California Avenue to connect to the planned Class III Bikeway on California Avenue identified in the Unincorporated San Mateo County Active Transportation Plan.</li> <li>○ California Avenue</li> <li>○ Provide sharrows on California Avenue between Sierra and Carlos streets to assist with implementation of the planned Class III Bikeway along California Avenue between Tierra Alta Street and North Lake Street, as identified in the Unincorporated San Mateo County Active Transportation Plan.</li> </ul> </li> <li>Off-Site Transit Stop Improvements                             <ul style="list-style-type: none"> <li>• Evaluate the need for the project sponsor to contribute toward accessible bus stops at the southeast and northwest corners of California Avenue/Etheldore Street including provision of bus benches at each stop if feasible based on topography and other site constraints.</li> </ul> </li> </ul>	
<p>TR-5: Project-related pedestrians would be exposed to roadway hazards due to a discontinuous sidewalk network.</p>	<p>MM-TR-5: Implement MM-TR-4b and MM-TR-4c</p>	<p>Less than significant</p>
<p>TR-6: Buildout of the project would not result in inadequate emergency access.</p>	<p>No mitigation required.</p>	<p>Less than significant</p>
<p>C-TR-1: The proposed project, in combination with other past, present, and reasonably foreseeable future projects, would not result in a cumulatively considerable transportation impact related to a conflict with a program, plan, ordinance, or policy addressing the circulation system.</p>	<p>No mitigation required.</p>	<p>Less than significant</p>

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Impacts	Mitigation Measures	Residual Impacts
C-TR-2: The proposed project, in combination with other past, present, and reasonably foreseeable future projects, would result in a cumulatively considerable transportation impact related to VMT and consistency with State CEQA Guidelines Section 15064.3(b).	C-TR-2: Implement MM-TR-2, MM-TR-3, MM-TR-4b and MM-TR-4c	Significant and Unavoidable with Mitigation
C-TR-3: The proposed project, in combination with other past, present, and reasonably foreseeable future projects, would result in a cumulatively considerable transportation impact related to hazards.	C-TR-3: Implement MM-TR-2, MM-TR-3, MM-TR-4b and MM-TR-4c	Significant and Unavoidable with Mitigation
C-TR-4: The proposed project, in combination with other past, present, and reasonably foreseeable future projects, would not result in a cumulatively considerable transportation impact related to emergency access.	No mitigation required.	Less than significant
<b>UTILITES AND SERVICE SYSTEMS</b>		
UT-1: Would the project 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?	No mitigation required.	Less than significant
UT-2: Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	No mitigation required.	Less than significant
UT-3: Would the project 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?	No mitigation required.	Less than significant
UT-4: Would the project 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?	No mitigation required.	Less than significant
UT-5: Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	No mitigation required.	Less than significant
C-UT-1: Would the impacts of the proposed project, in combination with other past, present, and reasonably foreseeable future projects, contribute to a cumulative impact related to utilities and service systems?	No mitigation required.	Less than significant
<b>WILDFIRE</b>		
WF-1: Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?	No mitigation required.	Less than significant
WF-2: Would the project 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?	No mitigation required.	Less than significant

Impacts	Mitigation Measures	Residual Impacts
WF-3: Would the project 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?	No mitigation required.	Less than significant
WF-4: Would the project 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?	No mitigation required.	Less than significant
Impact C-WF-1: Would the impacts of the proposed project, in combination with other past, present, and reasonably foreseeable future projects, contribute to a cumulative impact related to wildfire?	No mitigation required.	Less than significant

**Table ES-2. Summary of Initial Study Impacts and Mitigation Measures**

Impacts	Mitigation Measures	Residual Impacts
<b>AGRICULTURE</b>		
AG-2 a) For lands outside of the Coastal Zone, would the project 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?	No mitigation required.	No Impact
a) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?	No mitigation required.	No Impact
b) Would the project conflict with existing zoning for, or cause rezoning of, forest land (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))?	No mitigation required.	No Impact
c) Would the project result in the loss of forest land or conversion of forest land to non-forest use?	No mitigation required.	No Impact
d) Would the project 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 forest land to non-forest use?	No mitigation required.	No Impact
e) For lands within the Coastal Zone, would the project 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?	No mitigation required.	No Impact

Impacts	Mitigation Measures	Residual Impacts
f) Would the project result in damage to soil capability or loss of agricultural land?	No mitigation required.	No Impact
<b>BIOLOGICAL RESOURCES</b>		
a) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	No mitigation required.	Less than significant
<b>CULTURAL RESOURCES</b>		
a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	No mitigation required.	Less than significant



Impacts	Mitigation Measures	Residual Impacts
<p>b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?</p>	<p>MM-CR-1: Additional Site Excavation. An archaeological salvage program shall take place prior to the earthmoving activities and shall consist of four hand-excavated 1 × 1-m mitigation units. Placement of the units shall be based on available archival background data, field observations, and proposed project plans. Hand excavation shall be conducted using standard archaeological techniques with trowels, picks, and shovels at arbitrary levels and dry screened through ¼-inch mesh. All identified artifactual material shall be collected from each level. Collected material shall be placed in level bags, and each level shall be recorded using level forms. Artifacts, soil type, color, stratigraphy, and features present shall be recorded. All artifactual material from this process shall then be placed within its appropriate level bag during the field process.</p> <p>MM-CR-2: Archaeological Monitoring. Archaeological monitoring shall be conducted during all earthmoving activities involved with the project in accordance with the schedule coordinated between the general contractor and project archaeologist. This shall consist of full-time monitoring during all earthmoving activities within 50 feet of CA-SMA-431. Archaeological spot-check monitoring, consisting of periodic monitoring of the project site during ground-disturbing activities, including during demolition of the existing concrete foundations, shall take place for the remainder of the project. The timing and frequency of these spot checks shall be determined throughout the course of earthmoving activities for the proposed project based upon the construction schedule and the nature of any cultural materials encountered. Per the schedule, the archaeologist shall inspect the site and shall subsequently provide an archaeological monitoring report. This report shall document all cultural materials encountered and be submitted to project representatives within 40 working days of the completion of earthmoving activities for the project.</p> <p>Considering that cultural resources frequently exist below the surface, their location is often not visible. Field archaeologists therefore monitor earthmoving activities to observe whether artifactual remains, soil changes indicating cultural use, and/or other indicators of human activity are present within a project site. Monitoring consists of a qualified archaeological field technician observing the ground-disturbing activities in native soil.</p> <p>MM-CR-3: Unanticipated Findings during Construction. If any individual artifacts (prehistoric or historic), features, potential midden soils, or other indicators of cultural use are noted by the archaeological monitor during the earthmoving activities, work within 50 feet of the find shall be stopped until appropriate measures are formulated by the project archaeologist and accepted by the County and the project representative. If the project archaeologist is not present on the site, the County, owner, and project archaeologist shall be notified by telephone, and the project archaeologist shall examine the materials encountered within 24 hours. Any archaeological materials found at the site shall be collected and stored for further analysis by a qualified archaeologist and may require consultation with appropriate Tribal representatives, as dictated by the California Native American Heritage Commission (NAHC) and County.</p>	<p>Less than significant</p>

Impacts	Mitigation Measures	Residual Impacts
c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?	<p>MM-CR-4: Procedures for Discovery and Treatment of Human Remains. If human remains are found during excavation or construction, work shall be halted at a minimum of 50 feet from the find, the area shall be staked off, and the owner and project archaeologist shall be notified. The owner shall contact the County Coroner, and no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains shall be performed until the coroner determines that no investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the NAHC within 24 hours of this determination. The NAHC shall identify the person or persons it believes to be the most likely descendent (MLD) of the deceased. The MLD may then make recommendations to the owner and execute an agreement for the means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods, as provided in Public Resources Code Section 5097.98.</p> <p>If required, reinterment of human remains shall be performed according to California law for Native American burials (Chapter 1492, Statutes of 1982). The intent of the California state law is to protect Native American burials, isolated and disarticulated human remains, and associated cultural materials found during the course of an undertaking. It also serves to insure proper analysis prior to their final disposition. The location and procedures of this undertaking shall be recorded by the project archaeologist. Reinterment shall take place with all due speed upon completion of all necessary analysis. This information shall be included in the final report prepared by the project archaeologist, or if necessary, as an addendum to the report.</p> <p>The owner shall rebury the Native American human remains and associated grave goods with the appropriate dignity on the property in a location not subject to further disturbance if:</p> <ol style="list-style-type: none"> <li>1. The NAHC is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.</li> <li>2. The descendent identified by the NAHC fails to make a recommendation for burial and mediation by the NAHC fails to provide measures acceptable to the owner.</li> </ol> <p>Any associated grave goods and soil samples from the burial site shall be analyzed per the agreement between the owner and the MLD. Dependent upon the nature of this agreement, diagnostic artifacts such as projectile points, shell beads, and ground stone artifacts may be studied and illustrated in the final report to be prepared by the project archaeologist. Radiocarbon dating and obsidian hydration and sourcing may be undertaken in order to provide a chronology for newly identified features.</p>	Less than significant

<b>ENERGY</b>		
a) Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	No mitigation required.	Less than significant

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Impacts	Mitigation Measures	Residual Impacts
b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	No mitigation required.	Less than significant
<b>GEOLOGY AND SOILS</b>		
e) Would the project 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?	No mitigation required.	Less than significant
<b>HAZARDS AND HAZARDOUS MATERIALS</b>		
c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No mitigation required.	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	No mitigation required.	Less than significant
<b>MINERAL RESOURCES</b>		
a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	No mitigation required.	No Impact
b) Would the project 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?	No mitigation required.	No Impact
<b>NOISE</b>		
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 two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	No mitigation required.	No Impact
<b>POPULATION AND HOUSING</b>		
a) Would the project 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)?	No mitigation required.	Less than significant
b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	No mitigation required.	No Impact

Impacts	Mitigation Measures	Residual Impacts
<b>PUBLIC SERVICES</b>		
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:	No mitigation required.	Less than significant
<b>RECREATION</b>		
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	No mitigation required.	Less than significant
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	No mitigation required.	Less than significant
<b>TRIBAL CULTURAL RESOURCES</b>		
a) Would the project 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, 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:  a-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)?  a-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.	MM-CR-1 through MM-CR-4	Less than significant