Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Odyssey School Expansion Project

Lead Agency: County of San Mateo Planning and Building Department

Contact Name: Bryan Albini, Project Planner

Email: BAlbini@smcgov.org Phone Number: 650/363-1807

Project Location: 201 Polhemus Road, San Mateo Highlands *City* San Mateo *County*

Project Description (Proposed actions, location, and/or consequences).

The project involves an amendment to the existing Use Permit allowing the current private middle school, consisting of one 3,743 sq. ft building, to add three additional classroom buildings totaling 4,110 sq. ft. with associated exterior ADA accessible lift, stairs, ramps, and deck area of approximately 5,180 sq. ft. incurring 50 cubic yards of grading, and the removal of one significant 17-inch diameter Coast Live oak tree and 5 non-significant sized trees. Additionally, an increase in enrollment from 45 to 90 students maximum. The project is located at 201 Polhemus Road in the unincorporated San Mateo Highlands Community of San Mateo County.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project site is located within a mapped area for special status plant species (San Mateo woolly sunflower) with the potential to impact a listed endangered species. A biologist's botanical assessment of the site found no evidence of listed species, but provided mitigation measures for additional field surveys to identify and protect any specimens found within the project disturbance area. Construction activity will incur temporary impacts to noise and air quality which have been mitigated to below significant levels with measures limiting vehicle idling and construction activity to days and hours in accordance with the County Noise Ordinance. While the project location has not been identified to have recorded archaeological or Native American resources, mitigation measures are proposed to identify and protect them should they be found during construction activities.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The Odyssey School has been in operation on the site since 2003 under Use Permit PLN2002-00650 without complaints or concerns from other agencies or the public.

Provide a list of the responsible or trustee agencies for the project.

No Responsible Agency Consultation Necessary.

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: *Odyssey School Expansion Project*

FILE NO.: PLN 2002-00650

OWNER: Odyssey School

APPLICANT: Christopher Brousseau, President, Board of Trustees

ASSESSOR'S PARCEL NO.: 038-131-020

LOCATION: 201 Polhemus Road, San Mateo Highlands (Unincorporated)

PROJECT DESCRIPTION

The project involves a Resource Management District Permit and Use Permit Amendment to expand an existing four-classroom private middle school by three classrooms; and increase maximum enrollment from 45 students to 90 students. The project is located at 201 Polhemus Road in the unincorporated San Mateo Highlands area of San Mateo County.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

1. The project will not adversely affect water or air quality or increase noise levels substantially.

2. The project will not have adverse impacts on the flora or fauna of the area.

3. The project will not degrade the aesthetic quality of the area.

4. The project will not have adverse impacts on traffic or land use.

5. In addition, the project will not:

    a. Create impacts which have the potential to degrade the quality of the environment.

    b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

c. Create impacts for a project which are individually limited, but cumulatively considerable.

d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

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

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

Mitigation Measure 1. All exterior lighting shall be designed and located to confine direct rays to the subject property and prevent glare in the surrounding area. The applicant shall submit for review and approval a lighting plan and manufacturer "cut sheets" for all site lighting associated with school activity; all site lighting shall be 'dark sky compliant'.

Mitigation Measure 2. The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

a. Water all active construction areas at least twice daily.

b. Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

c. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.

d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.

e. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

Mitigation Measure 3. The applicant shall submit a plan to the Planning and Building Department prior to the commencement of work that at a minimum includes applicable "Basic Construction Mitigation Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any project related work and shall be maintained for the duration of the project activities:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. 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.

d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

g. 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.

h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance.

Mitigation Measure 4. Protocol-level surveys should be conducted during the bloom period, or when the target species are readily identifiable. This would require two surveys: one in May, and one in July to October. If special-status plant species are encountered within the expansion area during surveys, adherence to Mitigation Measures 5, 6, and 7, listed below would be needed to reduce impacts to these species to less than significant.

Mitigation Measure 5. If the surveys determine that one or more special-status plant species are present within the expansion area, direct and indirect impacts of the Project on the species should be avoided where feasible through the establishment of activity exclusion zones, where no ground-disturbing activities will take place, including construction staging or other temporary work areas. Activity exclusion zones for special-status plant species should be established prior to activities around each occupied habitat site, the boundaries of which should be clearly marked with standard orange plastic construction exclusion fencing or its equivalent. The size of activity exclusion zones may be determined through consultation with a qualified biologist.

Mitigation Measure 6. If exclusion zones and avoidance of impacts to special-status species within the expansion area are not feasible, then the loss of individuals or occupied habitat of special-status plants should be compensated for through the acquisition, protection, and subsequent management of existing occurrences. Before the implementation of compensation measures, the Project's applicant should provide detailed information to the lead agency on the quality of preserved habitat, location of the preserved occurrences, provisions for protecting and managing the areas, the responsible parties involved, and other pertinent information that demonstrates the feasibility of the compensation. A mitigation plan identifying appropriate mitigation ratios at a minimum ratio of 1:1 should be developed in consultation with, and approved by, the lead agency prior to

the commencement of any activities that would impact special-status plant species that occur within the expansion area. A mitigation plan may include but is not limited to the following: transplantation of perennial species and/or reseeding of annual species in other suitable portions of the Study Area, the acquisition of off-site mitigation areas presently supporting the special-status species within the expansion area, purchase of credits in a mitigation bank that is approved to sell credits for special-status plants, or payment of in-lieu fees to a public agency or conservation organization (e.g., a local land trust) for the preservation and management of existing populations of special-status plants. Transplantation and/or reseeding of special-status species will require a monitoring plan to ensure successful establishment.

Mitigation Measure 7. In addition to these measures, if pre-construction surveys find that San Mateo woolly sunflower or white-rayed pentachaeta are present within the expansion area or access routes and cannot be avoided, consultation may be required with U.S. Fish and Wildlife Service to assess impacts to these listed species. Consultation may result in additional conservation measures to further reduce any imposed effects resulting from building activities at the time of construction. Impacts to these species will also require consultation with CDFW to obtain an Incidental Take Permit. If these species are found to be absent, formal consultation would not be required.

Mitigation Measure 8. For the trees removed, a replacement tree of the same or similar species shall be planted on the property prior to building permit final. Replacement of trees removed shall be with plantings of trees acceptable to the Community Development Director (San Mateo Ordinance Code Section 12,024(a)).

Mitigation Measure 9. In the event that cultural, paleontological, or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 10. 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 11. In the event that tribal cultural resources are inadvertently discovered during project implementation, consultation with the affiliated Native American tribe shall be made prior to continuing any work associated with the project to ensure the resource is 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.

Mitigation Measure 12. In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 13. During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:

a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.

b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.

e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.

g. Limiting construction access routes and stabilization of designated access points.

h. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

i. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

j. Additional Best Management Practices in addition to those shown on the plans may be required by the building inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

k. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

Mitigation Measure 14. Prior to the issuance of the Building permit, the applicant shall have:

a. Drainage report prepared and stamped by a registered Civil Engineer conforming to the County's drainage requirements at that time (current guidance available: https://planning.smcgov.org/drainage-manual) and any requirements under Section C.3 of the municipal regional permit, if applicable.

b. Final grading and drainage plan that includes the required drainage measures and the results from the August 2019 (or more recent) survey, including the location of the sanitary sewer line through the project area and noting the existence of the storm drain rip rap dissipators at the storm drain system outlets. If these dissipators are in poor condition or missing they should be rebuilt.

c. Final C.3 and C.6 Development Review Checklist.

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

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

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

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

RESPONSIBLE AGENCY CONSULTATION

None.

INITIAL STUDY

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

REVIEW PERIOD: December 13, 2021 – January 3, 2022

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., January 3, 2022**.

CONTACT PERSON

Bryan Albini
Project Planner, 650/363-1807
balbini@smcgov.org

Bryan Albini, Project Planner

BRA:cmc – BRAFF0899_WCH.DOCX

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Odyssey School Expansion Project

2. **County File Number:** PLN 2002-00650

3. **Lead Agency Name and Address:** County of San Mateo Planning and Building Department 455 County Center, 2nd Floor, Redwood City, CA 94063

4. **Contact Person and Phone Number:** Bryan Albini, Project Planner, 650/363-1807, balbini@smcgov.org

5. **Project Location:** 201 Polhemus Road, San Mateo

6. **Assessor's Parcel Number and Size of Parcel:** 038-131-020, 3.182 acres

7. **Project Sponsor's Name and Address:** Christopher Brousseau, 201 Polhemus Road, San Mateo

8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor): Same as Project Sponsor**

9. **General Plan Designation:** Open Space

10. **Zoning:** Resource Management (RM)

11. **Description of the Project:** The project involves an amendment to the existing Use Permit allowing the current private middle school, consisting of one 3,743 sq. ft building, to add three additional classroom buildings totaling 4,110 sq. ft. with associated exterior ADA accessible lift, stairs, ramps, and deck area of approximately 5,180 sq. ft. incurring 50 cubic yards of grading, and the removal of one significant 17-inch diameter Coast Live oak tree and 5 non-significant sized trees. Additionally, an increase in enrollment from 45 to 90 students maximum. The project is located at 201 Polhemus Road in the unincorporated San Mateo Highlands Community of San Mateo County.

12. **Surrounding Land Uses and Setting:** The project site is located on the eastern side of Polhemus Road, opposite the intersection with Crystal Springs Road. The property is directly adjacent to undeveloped vacant parcels, with single-family residential development across Polhemus Road.

13. **Other Public Agencies Whose Approval is Required:** None

14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the**

determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?: *(NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process (see Public Resources Code Section 21080.3.2.). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality).*

No Native American tribe has requested consultation pursuant to Public Resources Code Section 21080.3.1. The project includes new development – construction of three additional classrooms to an existing private school facility. The County seeks to satisfy the Native American Heritage Commission's best practices and will include conditions of approval that upon findings of any potential historic artifacts, construction activity must halt until a qualified professional is brought to the site, see Section 18 below for further discussion.

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		Tribal Cultural Resources
	Climate Change		Mineral Resources		Utilities/Service Systems
x	Cultural Resources		Noise		Wildfire
x	Geology/Soils		Population/Housing		Mandatory Findings of Significance

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

    a. Earlier Analysis Used. Identify and state where they are available for review.

    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1.	**AESTHETICS**. Except as provided in Public Resources Code Section 21099, would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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 subject parcel is located at the foot of a partially wooded area at a lower topography and screened from the surrounding residential neighborhoods of Hillsborough and San Mateo. The proposed construction of three classrooms and associated decking behind and upslope from the existing one-story school building will be nested into the existing oak woodland landscape and will continue to be screened from the road by the existing mature trees and vegetation at the front of the property, to which no alterations have been proposed. The proposed structures will use natural materials and colors to further blend into the landscape. Project proposal includes the removal of one 17-inch diameter Coast Live Oak tree within proposed building footprint. The existing mature vegetation and proposed natural colors and materials will minimize the visual impact as seen from Polhemus Road. **Source:** Project Plans, County of San Mateo Geographic Information System.					
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
Discussion: The project is not located within a designated County or State Scenic Corridor. **Source:** Project Plans, County of San Mateo Geographic Information System, National Register of Historic Places, County of San Mateo General Plan (Scenic Corridors 4.1M).					
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	

Discussion: The project is located within an urbanized area but is zoned Resource Management (RM), due to its low intensity of development. The project will not substantially degrade the visual character or public views to the site or its surroundings and does not propose modifications to the existing ridgeline or natural topography. The buildings proposed will utilize colors and materials that would match the oak woodland surroundings. Minimal earthwork is proposed, 50 cubic yards, with foundation construction to be a pier foundation to minimize changes in topography.

Source: Project Plans, County of San Mateo Geographic Information System.

1.d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?		X		

Discussion: The existing and continued use of the property is educational and would mainly operate during the daytime hours. Proposed classroom buildings will be required to have "dark sky" compliant exterior lighting as indicated in the mitigation measure below:

Mitigation Measure 1: All exterior lighting shall be designed and located to confine direct rays to the subject property and prevent glare in the surrounding area. The applicant shall submit for review and approval a lighting plan and manufacturer "cut sheets" for all site lighting associated with school activity; all site lighting shall be 'dark sky compliant'.

Source: Project Plans.

1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X

Discussion: Project is not located within a designated State or County Scenic Corridor.

Source: County of San Mateo Geographic Information System, County of San Mateo General Plan (Scenic Corridor Map).

1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X

Discussion: Project parcel is not within a Design Review District.

Source: County of San Mateo Geographic Information System, County of San Mateo Zoning Regulations.

1.g.	Visually intrude into an area having natural scenic qualities?			X	

Discussion: Refer to Response 1.a. and 1.c.

Source: County of San Mateo Geographic Information System, Site Photos.

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

Discussion: Project parcel is designated "Other Lands" and is not located within, nor adjacent, prime agricultural soils or active farmland.

Source: County of San Mateo Geographic Information System, County of San Mateo Zoning Regulations, California Department of Conservation - CA Important Farmland Finder.

2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X

Discussion: The property is not located within an open space easement or under a Williamson Act contract. The RM zoning district does allow agricultural activity but is not a principal use, and as mentioned in 2.a, the soil classification would not support active cultivation.

Source: County of San Mateo Geographic Information System, Planning Permitting System, County of San Mateo Zoning Regulations.

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	

Discussion: The parcel is zoned for Resource Management, located in a semi-rural area and not designated as Farmland. Forestland is defined as land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits (PRC 12220(g)). Though the parcel likely supports

more than 10 percent native tree cover, forest resource management is not feasible given the proximity of surrounding residential development which is more than 250 feet away. The conversion of forest land to non-forest use occurred historically when the parcel was developed with a residential structure and subsequently converted in 2003 to the current educational use. The 4,110 sq. ft. addition of three classrooms to the existing 3,743 sq. ft. school building will maintain more than 90 percent of the 3.182-acre parcel in its original condition. **Source:** County of San Mateo Geographic Information System; Project Site.					
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
Discussion: Project is not located within the Coastal Zone. **Source:** County of San Mateo Geographic Information System.					
2.e.	Result in damage to soil capability or loss of agricultural land?			X	
Discussion: The subject parcel is located on soils designated by the Department of Conservation, as Class 7, or soils having very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat. **Source:** Project location. US Department of Agriculture – Natural Resource Conservation Service – Web Soil Service (WSS).					
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))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*			X	
Discussion: Project Parcel is not located within a Timber Production Zone. Project use complies with RM zoning through Use Permit (PLN 2002-00650), with no rezoning of forestland. **Source:** County of San Mateo Geographic Information System.					

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

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

Discussion: The project involves the 4,110 sq. ft. addition of three classrooms, and 5,180 sq. ft. of ADA ramps, stairs, and deck area to an existing 3,743 sq. ft. school building. The Bay Area 2017 Clean Air Plan (CAP), developed by the Bay Area Air Quality Management District (BAAQMD), is the applicable air quality plan for San Mateo County. The CAP was created to improve Bay Area air quality and to protect public health and climate.

The proposed project would not conflict with or obstruct the implementation of the BAAQMD's 2017 CAP. The project and its operation involve minimal hydrocarbon (carbon monoxide: CO2) air emissions, whose source would be exhaust from vehicle trips (e.g., construction vehicles and personal cars of construction workers), whose primary fuel source is gasoline. However, any such earthwork-related emissions would be temporary and localized and would not conflict with or obstruct the Bay Area Air Quality Plan.

The BAAQMD has established thresholds of significance for construction emissions and operational emissions. As defined in the BAAQMD's 2017 CEQA Guidelines, the BAAQMD does not require quantification of construction emissions due to the number of variables that can impact the calculation of construction emissions. Instead, the BAAQMD emphasizes implementation of all feasible construction measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures that they have determined, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. These control measures have been included in Mitigation Measure 2 below:

Mitigation Measure 2: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

a. Water all active construction areas at least twice daily.

b. Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

c. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.

d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.

e. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

Additional information is also provided in the response to Question 7.1 (Climate Change: Greenhouse Gas Emissions), relative to the project's compliance with the County Energy Efficiency Climate Action Plan.

Source: Bay Area Air Quality Management District (BAAQMD) 2017 Clean Air Plan (CAP), Project Plans.

3.b.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?		X		

Discussion: The San Francisco Bay Area Air Basin is a State designated non-attainment area for Ozone, Particulate Matter (PM10), and Fine Particulate Matter (PM2.5). Therefore, any increase in these criteria pollutants would be significant. A temporary increase in the project area of particulate matter is anticipated during construction since these PM-2.5 particles are a typical vehicle emission. The temporary nature of the proposed construction and California Air Resources Board vehicle regulations (to reduce air pollution (e.g., limits on idling)) will reduce the potential effects to a less than significant impact. Implementation of Mitigation Measure 3 will minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level.

Mitigation Measure 3: The applicant shall submit a plan to the Planning and Building Department prior to the commencement of work that at a minimum includes applicable "Basic Construction Mitigation Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any project related work and shall be maintained for the duration of the project activities"

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. 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.

d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

g. 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.

h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance.

Source: Bay Area Air Quality Management District (BAAQMD) 2017 Clean Air Plan (CAP), Project Plans.

3.c.	Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?		X		

Discussion: Sensitive receptors are facilities or land uses such as schools, hospitals, or residential areas where people live, play, convalesce, or a place where sensitive individuals spend significant amounts of time. Sensitive individuals, such as children and the elderly, are those most susceptible to poor air quality.

The exiting school use is the only cluster of sensitive receptors in the semi-rural area of low-density residential development. Any pollutant emissions generated from the proposed project will primarily be temporary in nature and associated with construction activity and foundation work for the three-classroom addition. Work on the school site will be limited to when school is not in session, on extended breaks, and during summer months. Construction timing and implementation of Mitigation Measure 3 is recommended to minimize potentially significant pollutant exposure to sensitive receptors to less than significant levels.

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	

Discussion: The project proposed would not generate other emissions and odors, with limited impacts minimal as the project is located in the semi-rural unincorporated community of San Mateo Highlands, with the closest residences or structures more than 550 feet away and separated by vegetation and topography.

Source: Project Plans, County of San Mateo Geographic Information System.

4. BIOLOGICAL RESOURCES. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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 Depart-ment of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?		X		

Discussion: A biologist report (Attachment A) conducted by WRA Environmental Consultants, Inc. (WRA) dated November 23, 2021 was prepared due to the mapped presence of sensitive species and habitat areas.

The site was surveyed on November 5, 2021 by biologist Rei Scampavia to perform a targeted rare plant habitat assessment. WRA biologists reviewed literature regarding past studies of sensitive plant and wildlife species potentially occurring on the parcel, particularly within the expansion area behind the school. The expansion area was analyzed for its potential to host San Mateo woolly sunflower, San Francisco collinsia, and other special-status plant species documented to occur within the vicinity of the study area, and in similar coast live oak woodland habitat. No special-status plant species were observed within the Study Area.

San Mateo woolly sunflower is a 12- to 16-inch-tall perennial herb in the sunflower family (Asteraceae) that blooms from May to June. It typically occurs in cismontane woodland, coastal scrub, and lower montane coniferous forest at elevations ranging from approximately 150 to 1,085 feet (CDFW 2021, CNPS 2021). It often occurs on road cuts and shady slopes (CDFW 2021). This species has a serpentine affinity rank of strict endemic (5.5) (Safford and Miller 2020). Associated species include coast live oak, buckeye, California bay, foothill needle grass (Stipa lepida), white fairy lantern (Calochortus albus), and coastal sage brush (Artemisia californica) (CDFW 2021). There are multiple documented occurrences of this species within 0.5 mile of the Study Area (CDFW 2021). San Mateo woolly sunflower has a high potential to occur within the Study Area due to the presence of nearby occurrences, shady slopes, associated species, and serpentine substrate.

San Francisco collinsia is 12- to 24-inch-tall annual herb in the plantain family (Plantaginaceae) that blooms from March to May. It typically occurs on decomposed shale mixed with humus and sometimes serpentine in closed-cone coniferous forest and coastal scrub at elevations ranging from approximately 100 to 900 feet (CDFW 2021, CNPS 2021). This species has a serpentine affinity rank of weak indicator/indifferent (1.1) (Safford and Miller 2020). San Francisco collinsia has been documented approximately 0.5 mile north of the Study Area in coast live oak woodland. San Francisco collinsia has a moderate potential to occur within the expansion area due to the presence of a nearby occurrence, coast live oak woodland, and serpentine substrate.

Three species beyond those identified by the County (i.e., San Mateo woolly sunflower and San Francisco collinsia) were determined to have potential to occur within the Study Area: Franciscan onion (Allium peninsulare var. franciscanum, CNPS Rank 1B.2), Crystal Springs lessingia (Lessingia arachnoidea, CNPS Rank 1B.2), and white-rayed pentachaeta (Pentachaeta bellidiflora; federal endangered, state endangered, CNPS Rank 1B.1) and further discussed in Attachment A.

Mitigation Measure 4: Protocol-level surveys should be conducted during the bloom period, or when the target species are readily identifiable. This would require two surveys: one in May, and one in July to October. If special-status plant species are encountered within the expansion area during surveys, adherence to Mitigation Measures 5, 6, and 7, listed below would be needed to reduce impacts to these species to less than significant.

Mitigation Measure 5: If the surveys determine that one or more special-status plant species are present within the expansion area, direct and indirect impacts of the Project on the species should be avoided where feasible through the establishment of activity exclusion zones, where no ground-disturbing activities will take place, including construction staging or other temporary work areas. Activity exclusion zones for special-status plant species should be established prior to activities around each occupied habitat site, the boundaries of which should be clearly marked with standard orange plastic construction exclusion fencing or its equivalent. The size of activity exclusion zones may be determined through consultation with a qualified biologist.

Mitigation Measure 6: If exclusion zones and avoidance of impacts to special-status species within the expansion area are not feasible, then the loss of individuals or occupied habitat of special-status plants should be compensated for through the acquisition, protection, and subsequent management of existing occurrences. Before the implementation of compensation measures, the Project's applicant should provide detailed information to the lead agency on the quality of preserved habitat, location of the preserved occurrences, provisions for protecting and managing the areas, the

responsible parties involved, and other pertinent information that demonstrates the feasibility of the compensation. A mitigation plan identifying appropriate mitigation ratios at a minimum ratio of 1:1 should be developed in consultation with, and approved by, the lead agency prior to the commencement of any activities that would impact special-status plant species that occur within the expansion area. A mitigation plan may include but is not limited to the following: transplantation of perennial species and/or reseeding of annual species in other suitable portions of the Study Area, the acquisition of off-site mitigation areas presently supporting the special-status species within the expansion area, purchase of credits in a mitigation bank that is approved to sell credits for special-status plants, or payment of in-lieu fees to a public agency or conservation organization (e.g., a local land trust) for the preservation and management of existing populations of special-status plants. Transplantation and/or reseeding of special-status species will require a monitoring plan to ensure successful establishment.

Mitigation Measure 7: In addition to these measures, if pre-construction surveys find that San Mateo woolly sunflower or white-rayed pentachaeta are present within the expansion area or access routes and cannot be avoided, consultation may be required with U.S. Fish and Wildlife Service to assess impacts to these listed species. Consultation may result in additional conservation measures to further reduce any imposed effects resulting from building activities at the time of construction. Impacts to these species will also require consultation with CDFW to obtain an Incidental Take Permit. If these species are found to be absent, formal consultation would not be required.

Source: Project Plan, WRA Environmental Consultants, Inc. – Botanical Constraints Report for Odyssey School.

4.b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?			X	

Discussion: The proposed project is not located within designated riparian habitat but has been identified for specific and non-specific plants species, as determined by California Natural Diversity Database (CNDDB), on the project parcel. Refer to Mitigation Measures listed in Response 4.a.

Source: Project Plan, WRA Environmental Consultants, Inc. – Botanical Constraints Report for Odyssey School.

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	

Discussion: The project is not located within or near wetlands, marsh, vernal pool, or coastal area.

Source: Project Plan, WRA Environmental Consultants, Inc. – Botanical Constraints Report for Odyssey School.

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	
Discussion: The project is not located within a migratory species habitat or wildlife corridor. **Source:** Project Plan, WRA Environmental Consultants, Inc. – Botanical Constraints Report for Odyssey School.					
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		
Discussion: The proposed project has been designed with a pier foundation system and has limited ground disturbance to only the classrooms and stairs/ADA ramps, integrates most of the trees within the disturbance area and involves the removal of a total of five (5) trees. With only one, a 17-inch diameter Coast Live Oak, being classified as a Significant Tree under the Significant Tree Ordinance of San Mateo County, and the remaining trees within the project footprint do not meet the permitting requirements. While more than 90 percent of the parcel will remain undisturbed, Mitigation Measure 5, below, will ensure that the net balance of native tree species remains the same prior to project conditions. **Mitigation Measure 8:** For the trees removed, a replacement tree of the same or similar species shall be planted on the property prior to building permit final. Replacement of trees removed shall be with plantings of trees acceptable to the Community Development Director (San Mateo Ordinance Code Section 12,024(a)). **Source:** Project Plans, Arborist Report, Significant Tree Ordinance of San Mateo County.					
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
Discussion: The project is not located within a local, regional, or state habitat conservation plan. **Source:** County of San Mateo Geographic Information System.					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion: The project is not located within 200 feet of a marine or wildlife reserve. **Source:** County of San Mateo Geographic Information System.					

4.h.	Result in loss of oak woodlands or other non-timber woodlands?			X	

Discussion: As mentioned above, the proposed project will involve the removal of five trees within the building footprint and minimize the impact of total tree loss with Mitigation Measure 8. All other trees will be fenced off and protected for the duration of construction activity.

Source: Plans, County of San Mateo Geographic Information System.

5. CULTURAL RESOURCES. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
5.a.	Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?		X		

Discussion: The project was referred to the California Historical Information System's (CHRIS) regional Information Center (IC) at Sonoma State University and identified no cultural resources. However, they identified that the project location and environmental setting that should be considered moderately sensitive for Native American resources. The Native American Heritage Commission (NAHC) was also sent a project referral to notice to identify all consulting California Native American tribes that have requested notice of projects in the geographic area that are affiliated with the tribes. No comments or recommendations were received during the noticing period. Due to the determination from the IC that the site is considered moderately sensitive for cultural resources, the following mitigation measures will be included in conditions of approval:

Mitigation Measure 9: In the event that cultural, paleontological, or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 10: 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 11: In the event that tribal cultural resources are inadvertently discovered during project implementation, consultation with the affiliated Native American tribe shall be made prior to continuing any work associated with the project to ensure the resource is 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.

Mitigation Measure 12: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Source: Project Location, Project Plans, California Historical Information System's (CHRIS), Native American Heritage Commission (NAHC).

5.b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		

Discussion: As mentioned above, no archaeological or cultural resources were identified within the project site. Implementation of the mitigation measures 6-9 will ensure potential significant impacts are reduced to less than significant levels.

Source: California Historical Information System's (CHRIS), Native American Heritage Commission (NAHC).

5.c.	Disturb any human remains, including those interred outside of formal cemeteries?		X		

Discussion: Due to the little excavation and grading activity proposed for the project, it is not expected that there are any human remains in the project area that would be disturbed. Mitigation Measure 9 is recommended to reduce any potential adverse significant impacts to less than significant levels.

Source: California Public Resources Code; Project Location.

6. ENERGY. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
6.a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	

Discussion: The subject parcel is a fully improved site with utilities, and the existing school and proposed project addition uses on-site electricity. Energy consumption associated with the classroom addition project would be limited to minimal construction equipment (i.e., construction vehicles) which would be limited and temporary for the implementation of the project.

Construction

The project would require consumption of non-renewable energy resources primarily in the form of fossil fuel (e.g., fuel oil, natural gas, and gasoline) for construction equipment and automobile for general site maintenance of the school facilities. Transportation energy use during construction would come from the construction equipment, haul trucks and construction employees' vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction of the grading work.

Source: Project Plans.

6.b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X

Discussion: The proposed project includes the addition of three classrooms to an existing school, however the construction of the addition is not expected to cause demand for energy resources that would conflict or obstruct a state or local plan for renewable energy or energy efficiency.

Source: Project Plans, County's Energy Efficiency Element/Climate Action Plan (2011).

7.	**GEOLOGY AND SOILS**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
7.a.	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
	i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*			X	

Discussion: The project site is located approximately 1 mile to the east of the San Andreas Fault, around the Crystal Springs Reservoir. However, the project site is not located in the mapped Alquist-Priolo Earthquake Fault Zone area where a fault rupture is likely to occur. A geotechnical

investigation prepared by Daniel F. Dyckman, PE, GE, of GeoForensics in November 2017, recommended that the new modular building be supported on either spread footings or drilled piers to be safely developed for the new classroom buildings. Due to the relatively steep site slopes, drilled piers should be used where grading operations do not flatten the slope to a gradient of less than 5:1 (H:V). Where grading flattens the slope to less than a 5H:1V gradient, the foundations may consist of conventional spread footings bearing on either native soils or engineered fill. The building floors should not consist of conventional concrete slabs-on-grade. Any sidewalks or patios may consist of conventional concrete slabs-on-grade, though it should be expected that some post-construction shifting and cracking of such slabs may occur. The project, including pier foundation construction, has been reviewed by the Geotechnical Section and conditionally approved. **Source:** Project Plans, Alquist-Priolo Earthquake Fault Zone area - Earthquake Zones of Required Investigation, San Mateo Quadrangle (2018), County of San Mateo Geographic Information System. Geotechnical Investigation – GeoForensics, Inc., November 2017.				
ii. Strong seismic ground shaking?			X	
Discussion: As mentioned above, the project site is located approximately 1 mile to the east of the San Andreas Fault, the proposed classroom addition is required to meet State building code standards for earthquakes. Adherence to applicable building codes will reduce the likelihood of potential substantial adverse effects, including loss, injury, or death resulting from strong seismic ground shaking. No further mitigation is necessary. Probabilistic Earthquake Shaking Hazard – Severe shaking (MMI 8) **Source:** Association of Bay Area Governments, Probabilistic Seismic Hazard Assessment, (3/31/2021).				
iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
Discussion: See response 7.a.ii. The project site has been determined to have Very Low Earthquake Liquefaction Susceptibility and would not be affected by differential settling. **Source:** Project Plans, San Mateo County Geographic Information System.				
iv. Landslides?			X	
Discussion: See response to 7.a.ii. The San Mateo County Landslide Susceptibility Map notes the project area as Category II, or areas of low landslide susceptibility. The project consists of a three-classroom addition to an existing school building. The amount of grading proposed is minimal due to the use of post and pier foundation system for the three structures. The limited foundation and site preparation is not expected to cause the occurrence of landslide and construction will be monitored by a soils engineer. **Source:** Project Plans, San Mateo County Geographic Information System, Landslide Susceptibility Map San Mateo County.				
v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*				X

Discussion: Project is not located within the Coastal Zone. **Source:** Project location, San Mateo County Geographic Information System.					
7.b.	Result in substantial soil erosion or the loss of topsoil?			X	
Discussion: The proposed project will not result in substantial soil erosion or removal of loss of topsoil. Construction activity would be limited to 10,500 sq. ft. of the 138,600 sq. ft. (3.182 acres) property. **Source:** Project Plans.					
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	
Discussion: The project is not expected to generate on or off-site geotechnical hazards as the project consists of minimal intensity grading for the building foundation, access stairs and ADA compliant ramps. Surface soil disturbance is limited to just the proposed building site area, or approximately 10,500 sq. ft., with the remaining 3.186-acre parcel left undisturbed. The geotechnical investigation states that the lack of mapped active fault traces through the site, suggests that the potential for primary rupture due to fault offset on the property is low. Any slide displacements would occur to the south of the proposed building site and would not impact the proposed structures. Therefore, the hazard due to seismically induced landsliding is, in the opinion of the consulting engineers, low for the site. Since the proposed building site is underlain at shallow depths by resistant materials, the hazard due to ground subsidence is considered to be low. Lateral spreading may occur when a weak layer of material, such as a sensitive or liquefiable silt or clay, loses its shear strength as a result of earthquake shaking. Such conditions are not present at the site, hence, the hazard due to lateral spreading is, in our opinion, considered to be low. **Source:** Project Plans, Geotechnical Investigation – GeoForensics, Inc., November 2017.					
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	
Discussion: The County's Geotechnical Hazards Synthesis Map characterizes the project area's geological material to be firm to soft bedrock with hard masses. The submitted Geotechnical Report identifies serpentine consisting principally of sheared spertinite, blocks of ultramafic rock, schist, rodingite, and silica-carbonite rock and is generally fractured with borders of clayey gouge. The gouge material is soft to firm while many blocks are firm to hard. Sheard rocks of the Franciscan assemblage are composed of gouge and variable, shale and siltstone containing blocks of sandstone greenstone, chert, other Franciscan rocks, and graywacke-type sandstone. Sheared shale and gouge are expansive. Some other bedrock units apparently are not expansive. Permeability is very low at depth, and low in clayey surficial mantle. Geotechnical engineering review recommends that due to the relatively steep site slopes, drilled piers should be used where grading operations do not flatten the slope to a gradient of less than					

SH:1V. If used, piers should penetrate a minimum of 10 feet below lowest adjacent grade, and 5 feet into competent native materials, whichever is deeper. It should be assumed that up to 7 feet of overburden will exist at the site, so nominal pier depths may range from 10 to 12 feet below lowest adjacent grade. The piers should have a minimum diameter of 16 inches and be nominally reinforced with a minimum of four number 4 bars vertically. Piers should be spaced a maximum of 10 feet center to center, and be spaced no closer than 4 diameters, center to center.

Source: County Geotechnical Hazards Synthesis Map, Project Plans, Geotechnical Investigation – GeoForensics, Inc., November 2017.

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

Discussion: The subject is currently connected to a municipal sewer system (Crystal Springs Co. Sanitation District) and would not require an on-site wastewater disposal system.

Source: Project Plans.

7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

Discussion: Based on the project parcel's existing surrounding land uses, it is not likely that the project parcel would host any paleontological resource or site or unique feature. The proposed project limits grading activity to just pier foundation excavations and to construct ADA compliant access ramps and stairs. There is a low probability that the project would destroy or cause impact to a unique paleontological resource or unique geologic features. Mitigation Measures 6, 7 and 8 will ensure that if any resources are encountered, potential impacts will be reduced to less than significant levels.

Source: Project Plans, Project Location. California Department of Conservation, California Geological Survey (CGS) GIS.

8. CLIMATE CHANGE. Would the project:

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

Discussion: Greenhouse Gas Emissions (GHG) include hydrocarbon (carbon monoxide; CO2) air emissions from vehicles and machines that are fueled by gasoline. Project-related vehicle trips (e.g., construction vehicles, personal vehicles for construction workers, school staff, and students) and machinery associated with the proposed classroom addition will result in temporary generation of GHG emissions along primary and secondary arterials used to access the subject site. Assuming

construction vehicles are based in and travelling from urban areas, the potential project GHG emission levels from construction would be considered minimal and limited to a short duration of time to complete the construction of the additional classrooms only. Although the project scope is not likely to generate significant amounts of greenhouse gases, Mitigation Measure 2 will ensure that any impacts are less than significant. **Source:** Project Plans. Project Description.					
8.b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		X		
Discussion: The San Mateo County Energy Efficiency Climate Action Plan (EECAP) identifies implementation measures for the reduction of GHG emissions resulting from development consistent with state legislation, including construction idling. The majority of GHG emissions from the project are expected to occur during the construction phase, primarily from the vehicle exhaust. GHG emission from the staff and students will be associated with vehicle trips, will not conflict with the EECAP, and are expected to be less than significant upon implementation of Mitigation Measure 2. **Source:** Project Plans, 2013 San Mateo County Energy Efficiency Climate Action Plan (EECAP).					
8.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?			X	
Discussion: The subject parcel is not located within designated forestland and the proposed project would limit the number of significant trees removed to one 17-inch diameter Coast Live Oak tree, and five additional trees of less than 11 inches in diameter, with replacement trees to be replanted elsewhere on the parcel. The remainder of the parcel's existing trees and vegetation will be left untouched. **Source:** Plans, County of San Mateo Geographic Information System.					
8.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
Discussion: The project is not located in a coastal area. **Source:** County of San Mateo Geographic Information System.					
8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: Project is not located in a coastal setting, nor within an area that would be susceptible to sea level rise. **Source:** Project Location, Project Plans.					

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
Discussion: The project is located in an area of minimal flood hazard, designated as Zone X. **Source:** County of San Mateo Geographic Information System, Federal Insurance Rate Map (FIRM), Panel 06081C0165E, Effective: 10-16-2012.					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The project is designated as an area of minimal flood hazard and would not be susceptible to direct flood flows. **Source:** County of San Mateo Geographic Information System, Federal Insurance Rate Map (FIRM), Panel 06081C0165E, Effective: 10-16-2012.					

9.	**HAZARDS AND HAZARDOUS MATERIALS**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
9.a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
Discussion: The proposed project and existing use does not routinely transport, use, or dispose of hazardous materials to or from the subject property. **Source:** Project Plans.					
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
Discussion: The proposed project and existing use does not create, use, or dispose of hazardous materials to or from the subject property that could be released into the environment **Source:** Project Plans.					

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
Discussion: The proposed project and existing school facility does not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of the subject property. **Source:** Project Plans.					
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
Discussion: The subject property is not included on the Department of Toxic Substances Control (DTSC) database of hazardous materials sites. **Source:** California Department of Toxic Substances Control Cortese List Database.					
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
Discussion: The project is not located within two miles of a public airport. **Source:** County of San Mateo Geographic Information System.					
9.f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: Project parcel is not within an established evacuation route. **Source:** Project Plans.					
9.g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	
Discussion: The subject property has been designated as a Very High Fire Hazard Severity Zone within the Cal-Fire State Responsibility Area. The proposed project, for three classroom buildings, will be subject to Building Code and Fire Code requirements for fire-rated materials and fire-suppression systems with subsequent inspections. Additionally, County Fire has conditioned the					

project to install a fire alarm system meeting California Fire and Building Codes and NFPA 72; and an approved automatic fire sprinkler system meeting the requirements of NFPA-13R. **Source:** CalFire Fire Hazard Severity Zone Maps, County Fire.					
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
Discussion: The project does not propose any housing, nor is it located within a flood hazard area as mapped by Federal Flood Hazard Boundary or Flood Insurance Rate Map. **Source:** County of San Mateo Geographic Information System, Federal Insurance Rate Map (FIRM), Panel 06081C0165E, Effective: 10-16-2012.					
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 not located within a flood hazard area as mapped by Federal Flood Hazard Boundary or Flood Insurance Rate Map. **Source:** County of San Mateo Geographic Information System, Federal Insurance Rate Map (FIRM), Panel 06081C0165E, Effective: 10-16-2012.					
9.j.	Expose people or structures to a signifi-cant 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 property is located within the Lower Crystal Springs Dam- Extremely High Downstream Hazard Area. However, the Division of Safety of Dams has certified and designated the condition of the dam as “Satisfactory” and has placed no reservoir restrictions, making the likelihood of failure and inundation limited in addition to the proposed development meeting building and safety codes standards should it occur. **Source:** Project Plans, California Department of Water Resources, Division of Safety of Dams					
9.k.	Inundation by seiche, tsunami, or mudflow?				X
Discussion: Not within a coastal area or geography that would be susceptible to inundation or mudflow. **Source:** Project Plans.					

10. HYDROLOGY AND WATER QUALITY. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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 existing school and proposed project does not substantially degrade surface or ground water quality. All surface runoff is detained on-site drainage and meet current engineering standards. The new project will not generate run-off that could contaminate ground-water sources due to the post and pier foundation system that allows more permeable area on the site for groundwater recharge. The County Drainage Engineer has conditioned the project to assess existing dissipators' condition and rebuild if in poor condition to increase stormwater run-off quality. **Source:** Project Plans, Project Location.				
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	
Discussion: The proposed project uses a post and beam foundation on piers for buildings and walkways to limits new impervious surfaces, allowing for stormwater infiltration and groundwater recharge. **Source:** Project Plans.				
10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i. Result in substantial erosion or siltation on- or off-site;		X		

Discussion: The proposed project design will not significantly impact the existing drainage pattern on the site or result in substantial erosion or siltation at the property or nearby watercourses. However, the construction activity could create conditions for erosion and siltation if Erosion Control measures are not implemented prior, during, and after construction. The project was reviewed by the County's drainage staff and Department of Public Works for compliance. The construction of the project is required to comply with the County's Drainage Policy requiring post construction runoff. Mitigation Measure 13 will reduce the possible impacts to less than significant levels.

Mitigation Measure 13: During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:

a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.

b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.

e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.

g. Limiting construction access routes and stabilization of designated access points.

h. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

i. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

j. Additional Best Management Practices in addition to those shown on the plans may be required by the building inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

k. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

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		

Discussion: As mentioned in previous sections the foundation design of the proposed project will maintain as near as existing conditions on this largely undisturbed parcel for surface runoff with limited obstructions or large increases in impermeable surfaces to impede ground water recharge or drainage. The project was reviewed by the County's drainage staff who have imposed Mitigation Measure 14 below, to reduce possible impacts to below significant levels.

Mitigation Measure 14: Prior to the issuance of the Building permit, the applicant shall have:

a. Drainage report prepared and stamped by a registered Civil Engineer conforming to the County's drainage requirements at that time (current guidance available: https://planning.smcgov.org/drainage-manual) and any requirements under Section C.3 of the municipal regional permit, if applicable.

b. Final grading and drainage plan that includes the required drainage measures and the results from the August 2019 (or more recent) survey, including the location of the sanitary sewer line through the project area and noting the existence of the storm drain rip rap dissipators at the storm drain system outlets. If these dissipators are in poor condition or missing they should be rebuilt.

c. Final C.3 and C.6 Development Review Checklist.

Source: Project Plans, Project Location.

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

Discussion: The project is located in an urban area with stormwater sewer service. As mentioned above, the project as design would not substantially change the existing runoff capacity from the property, nor generate polluted sources of runoff once completed.

Source: Project Plans.

iv. Impede or redirect flood flows?				X

Discussion: Not in flood hazard zone nor adjacent.

Source: Project Plans.

10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X

Discussion: Not applicable, project is not in or adjacent to a flood hazard zone.

Source: Project Plans.

10.e.	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
Discussion: The subject property is not within the San Mateo County's nine ground water basins as designated by the Sustainable Groundwater Management Act. **Source:** Project Location, County of San Mateo - Office of Sustainability.					
10.f.	Significantly degrade surface or ground-water water quality?				X
Discussion: The proposed project is not within proximity to surface water sources. **Source:** Project Plans, Project Location.					
10.g.	Result in increased impervious surfaces and associated increased runoff?				X
Discussion: As mentioned above, the project's design and scope will not substantially increase runoff on the site, nor adds significant impervious surface area to the largely undeveloped site. **Source:** Project Plans.					

11.	**LAND USE AND PLANNING**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
11.a.	Physically divide an established community?				X
Discussion: The proposed project is located on a largely undeveloped wooded parcel, adjacent to the unincorporated community of San Mateo Highlands to the east and the City of Hillsborough to the west, would not impact either community. **Source:** 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
Discussion: The subject property is designated as Open Space and zoned Resource Management and is a currently allowed use with a use permit. The Use Permit Renewal to allow the expansion of the existing school and build three classrooms will not conflict with current land use regulations. **Source:** Project Plans, County of San Mateo General Plan, County of San Mateo Zoning Regulations.					

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
Discussion: The existing use and proposed project is surrounded by urbanized developed and would not lead to an increase in off-site development. **Source:** Project Plans, Project Location.					

12.	**MINERAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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: No mineral resources have been mapped on-site. **Source:** Project Location.					
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
Discussion: No mapped mineral resources are identified on the General Plan Mineral Resources map. **Source:** San Mateo County General Plan Mineral Resources Map.					

13.	**NOISE**. Would the project result in:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
13.a.	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
Discussion: It is not anticipated that noise generated will exceed noise ordinance standards, however, the following mitigation is recommended to address any instances of higher decibels: **<u>Mitigation Measure 15</u>:** 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, County Ordinance Code, Section 4.88.360 (Noise Control).				
13.b.	Generation of excessive ground-borne vibration or ground-borne noise levels?			X	
Discussion: During construction, the project would have activity from construction vehicles and equipment. The work is expected to generate minimal and short term increases in ground-borne vibration and noise associated with the classroom construction. However, such increases would be temporary, with sufficient buffering with topography and vegetation, and not expected to be excessive enough to require mitigation. **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
Discussion: There are no private airstrip or airport within vicinity to the subject parcel. The nearest airstrip to the project is San Carlos Airport, approximately 5 miles away. **Source:** Project Plans, Project Description.					

14.	**POPULATION AND HOUSING**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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: The project would not induce unplanned population growth as the project is located in an urbanized area and is limited to the classroom additions and enrollment increase to 90 students maximum. **Source:** Project Plans.					
14.b.	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: The project, to expand and existing school, does not involve the elimination of existing housing, nor will it require the development of replacement housing elsewhere. **Source:** Project Plans.					

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:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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 would not result in substantial adverse physical impacts requiring new or physical altered government facilities or public services since the project is limited to the construction of three classrooms and an increase to enrollment of an existing private school in an urbanized area. Any increase in use of the property will be minor. The site has been in continuous use as a school facility since 2003, as noted in the County's Accela permit tracking system.

Source: Project Plans, Accela Permit Tracking system.

16. RECREATION. Would the project:					
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
16.a.	Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
Discussion: The project would not impact local recreational facilities or regional parks, nor would the existing use accelerate the deterioration of those resources. **Source:** Project Plans.					
16.b.	Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
Discussion: The project does not include a recreational facility component. **Source:** Project Plans, Project Description.					

17. TRANSPORTATION. Would the project:					
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
17.a.	Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?			X	
Discussion: The project has been reviewed the County of San Mateo Department of Public Works for potential traffic impacts and found that the existing and propose traffic trips incurred by the					

increase in enrollment to 90 students would not necessitate additional traffic analysis. A traffic study would be triggered if the total trips exceeded 500 daily trips or 100 trips per hour. **Source:** Project Plans.				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) *Criteria for Analyzing Transportation Impacts*? *Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.*				X
Discussion: The project does not involve the subdivision of land. **Source:** Project Plans.				
17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
Discussion: The project does not include features or incompatible uses that could increase the likelihood of hazards. **Source:** Project Plan.				
17.d. Result in inadequate emergency access?				X
Discussion: The project site is fully accessed from Polhemus Road and Crystal Springs Road and has sufficient clearance to accommodate emergency vehicle to the site. **Source:** Project Plans.				

18. TRIBAL CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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

Discussion: The project site is not listed in the California Register of Historical Resources nor is the location listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k).

Source: Project Location, California Register of Historical Resources, County General Plan.

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		

Discussion: This project site has been developed with a single-story structure since the 1940s, with little disturbance to the rest of the property. The possibility of the project area containing California Native American artifacts is unlikely. However, while the project is not expected to cause a substantial adverse change to any potential tribal cultural resources, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal resources:

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

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

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

Source: California Office of Historic Preservation, San Mateo County Listed Historical Resources.

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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 was reviewed by California Water Service Company and Crystal Springs County Sanitation District and found to have adequate supply for the proposed three classroom addition. **Source:** Project Plans.				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
Discussion: The project was reviewed by California Water Service Company and found to have adequate supply for the proposed three classroom addition. **Source:** Project Plans.				
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
Discussion: The project was reviewed by Crystal Springs County Sanitation District and found to have sufficient capacity for the proposed three classroom addition. **Source:** Project Plans.				

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
Discussion: The existing school use would not generate solid waste to an extent that local solid waste infrastructure would be impaired. The waste is not expected to result in inadequate landfill capacity to the County's local landfill facility (Ox Mountain Landfill) which has a capacity service life until 2034. **Source:** Project Plans, San Mateo County Integrated Waste Management Plan.					
19.e.	Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
Discussion: The existing school and proposed expansion is not expected to generate solid waste in excess of residential rates. **Source:** Project Plans.					

20.	**WILDFIRE**. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
20.a.	Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
Discussion: The project is completely accessible by road and does not substantially impair an adopted emergency response plan or emergency evacuation plan. The project is located in a Very High Fire Hazard Severity Zone, State Responsibility Area, as identified by the County's GIS maps. County Fire has conditioned that the project meets the minimum qualification for access to the school and is requiring the applicant install an approved automatic fire sprinkler system, interior and exterior file alarms, and a statement that the building will be equipped and protected by automatic fire sprinklers must appear on all building plans. **Source:** Project Plans.					
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	

Discussion: The project is located in a "Very High" Fire Severity zone. County Fire has reviewed the project and any new development would conform to fire rated materials and design by Building Code and Fire Code. **Source:** Project Plans, CalFire State Responsibility Area Maps.				
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
Discussion: The existing school facility is serviced by sewer and water utilities. The design and construction area limits the disturbance area required for the trenching needed for utilities to the proposed classroom addition. No associate infrastructure is needed for the project. **Source:** Project Plans.				
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: The project has been reviewed by the County's Drainage and Geotechnical Sections in addition to County Fire for building and fire code compliance. It is not anticipated that construction of this project will expose people or structures to significant risks resulting from the project. **Source:** Project Plans.				

21. MANDATORY FINDINGS OF SIGNIFICANCE.				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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		

Discussion: With implementation of the recommended mitigation measures, the project will not result in potentially significant impacts.

Source: Project Plans. Project Description.

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		

Discussion: As defined by the CEQA Guidelines, cumulative impacts reflect "the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period." (CEQA Guidelines, Section 15355(b)). To staff's best knowledge, there are no known approved pending or future projects associated with or near the project site.

The project involves the addition of three classrooms to an existing school facility, and an increase in student enrollment from 45 students to a maximum of 90 students. As mitigated, development impacts are considered to be minor in nature. There is no anticipation of additional school expansion within the foreseeable future.

The project will not impact agricultural or mineral resources. The project's potential impacts with respect to air quality, noise, and cultural resources etc. will be limited to the construction activity and site disturbance. All impacts will be mitigated and there is no evidence to suggest that they would substantially combine with other off-site impacts. Due to the "stand-alone" nature of this project in conjunction with the recommended mitigation measures contained throughout this document, the project will have a less than significant cumulative impact on the environment.

Source: All Applicable Sources Previously Cited in This Document.

21.c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

Discussion: As discussed in previous sections, the proposed project includes three classroom additions, and an increase in student enrollment. Based on the discussions in the previous sections where project impacts were determined to be less than significant or mitigation measures were required to result in an overall less than significant impact, the proposed project would not cause significant adverse effects on human beings, either directly or indirectly.

Source: All Applicable Sources Previously Cited in This Document.

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

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

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

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

Mitigation Measure 1: All exterior lighting shall be designed and located to confine direct rays to the subject property and prevent glare in the surrounding area. The applicant shall submit for review and approval a lighting plan and manufacturer "cut sheets" for all site lighting associated with school activity; all site lighting shall be 'dark sky compliant'.

Mitigation Measure 2: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

a. Water all active construction areas at least twice daily.

b. Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

c. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.

d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.

e. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

Mitigation Measure 3: The applicant shall submit a plan to the Planning and Building Department prior to the commencement of work that at a minimum includes applicable "Basic Construction Mitigation Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any project related work and shall be maintained for the duration of the project activities:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. 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.

d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

g. 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.

h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance.

Mitigation Measure 4: Protocol-level surveys should be conducted during the bloom period, or when the target species are readily identifiable. This would require two surveys: one in May, and one in July to October. If special-status plant species are encountered within the expansion area during surveys, adherence to Mitigation Measures 5, 6, and 7, listed below would be needed to reduce impacts to these species to less than significant.

Mitigation Measure 5: If the surveys determine that one or more special-status plant species are present within the expansion area, direct and indirect impacts of the Project on the species should be avoided where feasible through the establishment of activity exclusion zones, where no ground-disturbing activities will take place, including construction staging or other temporary work areas. Activity exclusion zones for special-status plant species should be established prior to activities around each occupied habitat site, the boundaries of which should be clearly marked with standard orange plastic construction exclusion fencing or its equivalent. The size of activity exclusion zones may be determined through consultation with a qualified biologist.

Mitigation Measure 6: If exclusion zones and avoidance of impacts to special-status species within the expansion area are not feasible, then the loss of individuals or occupied habitat of special-status plants should be compensated for through the acquisition, protection, and subsequent management of existing occurrences. Before the implementation of compensation measures, the Project's applicant should provide detailed information to the lead agency on the quality of preserved habitat, location of the preserved occurrences, provisions for protecting and managing the areas, the responsible parties involved, and other pertinent information that demonstrates the feasibility of the compensation. A mitigation plan identifying appropriate mitigation ratios at a minimum ratio of 1:1 should be developed in consultation with, and approved by, the lead agency prior to the commencement of any activities that would impact special-status plant species that occur within the expansion area. A mitigation plan may include but is not limited to the following: transplantation of perennial species and/or reseeding of annual species in other suitable portions of the Study Area, the acquisition of off-site mitigation areas presently supporting the special-status species within the expansion area, purchase of credits in a mitigation bank that is approved to sell credits for special-status plants, or payment of in-lieu fees to a public agency or conservation organization (e.g., a local land trust) for the preservation and management of existing populations of special-status plants. Transplantation and/or reseeding of special-status species will require a monitoring plan to ensure successful establishment.

Mitigation Measure 7: In addition to these measures, if pre-construction surveys find that San Mateo woolly sunflower or white-rayed pentachaeta are present within the expansion area or access routes and cannot be avoided, consultation may be required with U.S. Fish and Wildlife Service to assess impacts to these listed species. Consultation may result in additional conservation measures to further reduce any imposed effects resulting from

building activities at the time of construction. Impacts to these species will also require consultation with CDFW to obtain an Incidental Take Permit. If these species are found to be absent, formal consultation would not be required.

Mitigation Measure 8: For the trees removed, a replacement tree of the same or similar species shall be planted on the property prior to building permit final. Replacement of trees removed shall be with plantings of trees acceptable to the Community Development Director (San Mateo Ordinance Code Section 12,024(a)).

Mitigation Measure 9: In the event that cultural, paleontological, or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 10: 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 11: In the event that tribal cultural resources are inadvertently discovered during project implementation, consultation with the affiliated Native American tribe shall be made prior to continuing any work associated with the project to ensure the resource is 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.

Mitigation Measure 12: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 13: During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:

a. Using filtration materials on storm drain covers to remove sediment from dewatering effluent.

b. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

c. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.

d. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.

e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in an area designated to contain and treat runoff.

f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.

g. Limiting construction access routes and stabilization of designated access points.

h. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

i. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.

j. Additional Best Management Practices in addition to those shown on the plans may be required by the building inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.

k. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

Mitigation Measure 14: Prior to the issuance of the Building permit, the applicant shall have:

a. Drainage report prepared and stamped by a registered Civil Engineer conforming to the County's drainage requirements at that time (current guidance available: https://planning.smcgov.org/drainage-manual) and any requirements under Section C.3 of the municipal regional permit, if applicable.

b. Final grading and drainage plan that includes the required drainage measures and the results from the August 2019 (or more recent) survey, including the location of the sanitary sewer line through the project area and noting the existence of the storm drain

rip rap dissipators at the storm drain system outlets. If these dissipators are in poor condition or missing they should be rebuilt.

c. Final C.3 and C.6 Development Review Checklist.

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

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

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

Mitigation Measure 18: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity considering 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)

December 9, 2021	Planner II
Date	(Title)

BRA:cmc: - BRAFF0898_WCH.DOCX

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

MEMORANDUM

To:	Christopher Brousseau, President, Odyssey School Board of Trustees	**From:**	Brian Kearns, Project Manager Rei Scampavia, Botanist
Date:	November 23, 2021		
Subject:	Botanical Constraints Report for Odyssey School (WRA Project# 31366)		

This memorandum summarizes the findings from a rare plant habitat assessment site visit conducted November 5, 2021, at the approximately 3.5-acre Odyssey School (client), located at 201 Polhemus Road, San Mateo, San Mateo County, California (Assessor's Parcel Number 038-131-020; Study Area). The client seeks to increase the capacity of the school from approximately 45 students to approximately 90 students. During the permitting process, San Mateo County raised concerns that the site could have potential to support San Mateo woolly sunflower (*Eriophyllum latilobum,* federal endangered, state endangered, California Native Plant Society [CNPS] Rare Plant Rank [Rank] 1B.1) and San Francisco collinsia (*Collinsia multicolor*, Rank 1B.2). In response to the County, the client has requested that WRA conduct a site visit in order to assess the habitat potential for these species to be present within the proposed expansion area, as defined by the client, and, if potential exists, what mitigation measures may be required to ensure protections of these species. Although building plans for a future expansion project on the site have been drafted, construction is not anticipated to occur for several years; thus, this memorandum includes only a preliminary analysis of potential botanical constraints.

Site Description

The Study Area consists of approximately 3.2 acres in a residential area in southwest San Mateo. The Study Area is bordered to the north, east, and south by steep, brushy slopes, and by Polhemus Road to the west (Google Earth 2021). Historical imagery (NETR 2021) shows that brushy slopes within and surrounding the Study Area are remnants of a relatively intact natural corridor through agricultural lands, portions of which were converted to residential areas starting between 1946 and 1956. Relatively intact woodland and chaparral communities still surround the developed campus footprint within the Study Area (Google Earth 2021). Elevations within the Study Area range from approximately 130 to 170 feet National Geodetic Vertical Datum (Google Earth 2021). The western portion of the site, including the developed campus footprint, is relatively flat, while the eastern portion of the Study Area contains a relatively steep west-facing slope. The online soil survey of the Study Area (CSRL 2021) indicates that the Study Area contains one native soil mapping unit: Los Gatos Loam, 30 to 75 percent slopes. The majority of soils in the Study Area are derived from serpentine; other bedrock components include shale, siltstone, sandstone, and chert (County of San Mateo 2021).

The Study Area is located in the southwest portion of San Mateo on the San Francisco Peninsula. The average monthly maximum temperature in the area is 68.7 degrees Fahrenheit, while the average monthly minimum temperature is 48.5 degrees Fahrenheit (WRCC 2021). Predominantly, precipitation falls as rainfall between November and March with an annual average precipitation of 19.09 inches (WRCC 2021). The primary hydrologic source for the Study Area is direct precipitation and runoff from the steep slope to the east.

Rare Plant Survey

Background Literature Search

Prior to the rare plant survey, a database query of the Information for Conservation and Planning Database (IPaC; USFWS 2021), the California Natural Diversity Database (CNDDB; CDFW 2021), and the CNPS Inventory (Inventory; CNPS 2021) of the San Mateo, Woodside, Montara Mountain, and Half Moon Bay 7.5-minute U.S. Geological Survey (USGS) 7.5-minute quadrangles, was conducted to assess special-status plant species documented within the vicinity of the Study Area. Occurrence records from the Consortium California of Herbaria (CCH2 2021) were also examined when appropriate. A list of special-status plant species documented to occur in the vicinity of the Study Area is included as Attachment B.

Field Survey Method

On November 5, 2021, WRA biologist Rei Scampavia visited the Study Area to perform a targeted rare plant habitat assessment. The entire Study Area was traversed on foot, and observed plant species were identified using *The Jepson Manual, 2nd Edition* (Baldwin et al. 2012) and subsequent revisions in *The Jepson Flora Project* (Jepson eFlora 2021) to a taxonomic level sufficient to determine rarity. Land cover types were also characterized based on dominant plant species. The expansion area, as identified by the client, was analyzed for its potential to host San Mateo woolly sunflower, San Francisco collinsia, and other special-status plant species documented to occur within the vicinity of the Study Area (Attachment B).

Site Assessment and Survey Results

Study Area Description

The Study Area contains three land cover types: developed/landscaped, coyote brush (*Baccharis pilularis*) scrub, and coast live oak (*Quercus agrifolia*) woodland. Developed/landscaped areas include paved roads and lots, the schoolyard, a row of mature planted blue gum (*Eucalyptus globulus*) trees, and buildings associated with the school. The majority of undeveloped portions of the Study Area are covered by coast live oak woodland. Coast live oak woodland within the Study Area is dominated by coast live oak and California bay (*Umbellularia californica*), with valley oak (*Quercus lobata*) and buckeye (*Aesculus californica*) present at lower densities. Understory composition ranges from dense leaf litter with scattered sticky monkeyflower (*Diplacus aurantiacus*), honeysuckle (*Lonicera* sp.), and gold back fern (*Pentagramma triangularis*); to grassy areas dominated by oats (*Avena* sp.), dogtail grass (*Cynosurus echinatus*), upright veldt grass (*Ehrharta erecta*), wild rye (*Elymus* sp.), and Italian thistle (*Carduus pycnocephalus*). Coyote brush scrub occurs at higher elevations along the eastern edge of the Study Area. Coyote brush scrub is co-dominated by coyote brush and poison oak (*Toxicodendron diversilobum*), with lower densities of ceanothus (*Ceanothus* sp.) and California coffeeberry (*Frangula californica*). Dominant species in the herbaceous layer include wild rye and common rush (*Juncus patens*). No drainages or hydrophytic vegetation communities indicative of wetland habitat were observed on-site.

The expansion area, as identified by the client, is located on a gentle slope directly uphill of the school building and other paved surfaces. The expansion area contains coast live oak woodland, with a grassy understory dominated by oat, dogtail grass, and yarrow (*Achillea millefolium*). The potential for San Mateo woolly sunflower, San Francisco collinsia, and other special-status plant species documented to occur

within the vicinity of the Study Area to occur within the expansion area is discussed below. Additional special-status plant species with potential to occur elsewhere within the Study Area are not addressed in this memorandum.

Potential for San Mateo Woolly Sunflower to Occur within the Expansion Area

San Mateo woolly sunflower is a 12 to 16 inch tall perennial herb in the sunflower family (Asteraceae) that blooms from May to June. It typically occurs in cismontane woodland, coastal scrub, and lower montane coniferous forest at elevations ranging from approximately 150 to 1,085 feet (CDFW 2021, CNPS 2021). It often occurs on road cuts and shady slopes (CDFW 2021). This species has a serpentine affinity rank of strict endemic (5.5) (Safford and Miller 2020). Associated species include coast live oak, buckeye, California bay, foothill needle grass (*Stipa lepida*), white fairy lantern (*Calochortus albus*), and coastal sage brush (*Artemisia californica*) (CDFW 2021). There are multiple documented occurrences of this species within 0.5 mile of the Study Area (CDFW 2021). San Mateo woolly sunflower has a high potential to occur within the Study Area due to the presence of nearby occurrences, shady slopes, associated species, and serpentine substrate.

Potential for San Francisco Collinsia to Occur Within the Expansion Area

San Francisco collinsia is 12 to 24 inch tall annual herb in the plantain family (Plantaginaceae) that blooms from March to May. It typically occurs on decomposed shale mixed with humus and sometimes serpentine in closed-cone coniferous forest and coastal scrub at elevations ranging from approximately 100 to 900 feet (CDFW 2021, CNPS 2021). This species has a serpentine affinity rank of weak indicator/indifferent (1.1) (Safford and Miller 2020). San Francisco collinsia has been documented approximately 0.5 mile north of the Study Area in coast live oak woodland. San Francisco collinsia has a moderate potential to occur within the expansion area due to the presence of a nearby occurrence, coast live oak woodland, and serpentine substrate.

Potential for Other Special-status Plant Species to Occur within the Expansion Area

No special-status plant species were observed within the Study Area. A list of plant species observed within the Study Area is included as Attachment A. Of the 61 special-status plant species documented to occur in the vicinity of the Study Area, three species beyond those identified by the County (i.e., San Mateo woolly sunflower and San Francisco collinsia) were determined to have potential to occur within the Study Area: Franciscan onion (*Allium peninsulare* var. *franciscanum*, CNPS Rank 1B.2), Crystal Springs lessingia (*Lessingia arachnoidea*, CNPS Rank 1B.2), and white-rayed pentachaeta (*Pentachaeta bellidiflora*; federal endangered, state endangered, CNPS Rank 1B.1). The remaining 56 species are unlikely or have no potential to occur within the Study Area for one or more of the following reasons:

- Specific edaphic conditions, such as sandy soils, are absent;
- Specific hydrologic conditions, such as wetlands or tidal waters, are absent;
- Common associated plant species and vegetation communities are absent;
- A viable seed bank is unlikely to be present due to separation of populations by extensive development and/or water bodies;
- The expansion area is outside the documented elevation range; and
- The expansion area is frequently disturbed by foot traffic.

The four additional special-status plant species with moderate potential to occur in the expansion area are described below.

Franciscan onion (*Allium peninsulare* var. *franciscanum*). CNPS Rank 1B.2. High Potential. Franciscan onion is a 3-9 inch tall perennial forb in the lily family (Liliaceae) that blooms from May to June. It typically occurs on dry hillsides underlain by clay substrate, often derived from serpentine, in cismontane woodland and valley and foothill grassland habitat at elevations ranging from approximately 165 to 975 feet (CDFW 2021, CNPS 2021). Associated species include California bay, buckeye, coast live oak, leather oak (*Quercus durata*), and purple needlegrass (*Stipa pulchra*) (CDFW 2021). Franciscan onion has been documented within 1 mile of the Study Area, east of Crystal Springs Road, in coast live oak woodland on Los Gatos loam soils (CDFW 2021). Franciscan onion has a high potential to occur within the expansion area due to the presence of a nearby documented occurrence, associated plant species, and suitable soil substrate.

Crystal Springs lessingia (*Lessingia arachnoidea*). CNPS Rank 1B.2.High potential. Crystal Springs lessingia is a 6 to 32 inch tall annual forb in the sunflower family (Asteraceae) that blooms from July through October. It typically occurs on serpentine substrate, often on grassy slopes or roadsides, in cismontane woodland, coastal scrub, chaparral, and valley and foothill grassland habitat at elevations ranging from approximately 195 to 655 feet (CNPS 2021, CDFW 2021). This species has a serpentine affinity rank of strict endemic (6.0) (Safford and Miller 2020). Associated species include oat, nude buckwheat (*Eriogonum nudum*), purple needlegrass (*Stipa pulchra*), yarrow, Kellogg's yampah (*Perideridia kelloggii*), and tidy tips (*Layia platyglossa*), (CDFW 2021). The nearest documented occurrence is approximately 0.5 mile north of the Study Area (CDFW 2021). Crystal Springs lessingia has a high potential to occur within the expansion area due to the presence of grassy slopes with serpentine substrate, associated plant species, and nearby documented occurrences of this species.

White-rayed pentachaeta (*Pentachaeta bellidiflora*). Federal Endangered, State Endangered, CNPS Rank 1B.2. Moderate potential. White-rayed pentachaeta is a 3 to 7 inch tall annual herb in the sunflower family (Asteraceae) that blooms from March through May. It typically occurs on open dry rock slopes and grassy areas, in cismontane woodland and valley and foothill grassland, at elevations ranging from approximately 155 to 2,035 feet. This species has a serpentine affinity rank of weak indicator (2.4) (Safford and Miller 2020). The nearest documented occurrence of this species is located approximately 1 mile south of the Study Area. White-rayed pentachaeta has moderate potential to occur within the expansion area due to the presence of grassy slopes in cismontane woodland and serpentine soils.

Recommended Mitigation Measures

If one or more special-status plant species are within the expansion area prior to construction, activities related to the school expansion, including ground disturbance, vegetation removal, and equipment access, could cause direct mortality to individuals. If direct loss of a special-status plant species population occurs, this would be considered a significant impact.

To reduce potential impacts to special-status plants to less than significant, one or more focused surveys should be conducted prior to planned construction to determine the presence or absence of the seven special-status plant species with potential to occur within the expansion area prior to any ground disturbance. Surveys should be conducted in accordance with the Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (CDFW 2018). These guidelines require special-status plant surveys to be conducted at the proper time of year when rare or endangered species are both "evident" and identifiable. Field surveys should be scheduled to coincide

with known blooming periods, and/or during periods of physiological development that are necessary to identify the plant species of concern. If no special-status plant species are found, then the Project will not have any impacts to the species and no additional mitigation measures are necessary. If any of the species are found and cannot be avoided by construction activities within the expansion area, the following measures shall be required:

- If the surveys determine that one or more special-status plant species are present within the expansion area, direct and indirect impacts of the Project on the species should be avoided where feasible through the establishment of activity exclusion zones, where no ground-disturbing activities will take place, including construction staging or other temporary work areas. Activity exclusion zones for special-status plant species should be established prior to activities around each occupied habitat site, the boundaries of which should be clearly marked with standard orange plastic construction exclusion fencing or its equivalent. The size of activity exclusion zones may be determined through consultation with a qualified biologist.
- If exclusion zones and avoidance of impacts to special-status species within the expansion area are not feasible, then the loss of individuals or occupied habitat of special-status plants should be compensated for through the acquisition, protection, and subsequent management of existing occurrences. Before the implementation of compensation measures, the Project's applicant should provide detailed information to the lead agency on the quality of preserved habitat, location of the preserved occurrences, provisions for protecting and managing the areas, the responsible parties involved, and other pertinent information that demonstrates the feasibility of the compensation. A mitigation plan identifying appropriate mitigation ratios at a minimum ratio of 1:1 should be developed in consultation with, and approved by, the lead agency prior to the commencement of any activities that would impact special-status plant species that occur within the expansion area. A mitigation plan may include but is not limited to the following: transplantation of perennial species and/or reseeding of annual species in other suitable portions of the Study Area, the acquisition of off-site mitigation areas presently supporting the special-status species within the expansion area, purchase of credits in a mitigation bank that is approved to sell credits for special-status plants, or payment of in-lieu fees to a public agency or conservation organization (e.g. a local land trust) for the preservation and management of existing populations of special-status plants. Transplantation and/or reseeding of special-status species will require a monitoring plan to ensure successful establishment.
- In addition to these measures, if pre-construction surveys find that San Mateo woolly sunflower or white-rayed pentachaeta are present within the expansion area or access routes and cannot be avoided, consultation may be required with U.S. Fish and Wildlife Service to assess impacts to these listed species. Consultation may result in additional conservation measures to further reduce any imposed effects resulting from building activities at the time of construction. Impacts to these species will also require consultation with CDFW to obtain an Incidental Take Permit. If these species are found to be absent, formal consultation would not be required.

Summary and Recommendations

WRA conducted a rare plant habitat assessment in the Study Area on November 5, 2021. The assessment determined that San Mateo woolly sunflower and San Francisco collinsia have potential to occur within the expansion area, along with Franciscan onion, Crystal Springs lessingia, and white-rayed pentachaeta. It should be noted that this assessment focused only on the potential expansion area provided by the Odyssey School; additional special-status plant species may have potential to occur in other areas of the property that were not assessed by WRA. Protocol-level surveys for the five special-status plant species

with potential to occur within the expansion area are recommended. Protocol-level surveys should be conducted during the bloom period, or when the target species are readily identifiable. This would require two surveys: one in May, and one in July to October. If special-status plant species are encountered within the expansion area during surveys, adherence to the above prescribed mitigation measures would be needed to reduce impacts to these species to less than significant.

Attachment A: List of Observed Plant Species
Attachment B: Special-status Plant Species Documented to Occur in the Vicinity of the Study Area

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Attachment A. List of Observed Plant Species

Scientific Name	Common Name	Origin	Form	Rarity Status[1]	CAL-IPC Status[2]	Wetland Status[3]
Achillea millefolium	Yarrow	native	perennial herb	-	-	FACU
Aesculus californica	Buckeye	native	tree	-	-	-
Artemisia douglasiana	California mugwort	native	perennial herb	-	-	FAC
Avena sp.	Oat	non-native (invasive)	annual grass	-	Moderate	-
Baccharis pilularis	Coyote brush	native	shrub	-	-	-
Cardamine sp.	cress	-	annual herb	-	-	-
Carduus pycnocephalus ssp. *pycnocephalus*	Italian thistle	non-native (invasive)	annual herb	-	Moderate	-
Ceanothus sp.	Ceanothus	native	shrub	-	-	-
Clinopodium douglasii	Yerba buena	native	perennial herb	-	-	FACU
Coprosma rotundifolia	Round leaved Coprosma	non-native	shrub	-	-	-
Cynosurus echinatus	Dogtail grass	non-native (invasive)	annual grass	-	Moderate	-
Diplacus aurantiacus	Sticky monkeyflower	native	shrub	-	-	FACU
Dryopteris arguta	Wood fern	native	fern	-	-	-
Ehrharta erecta	Upright veldt grass	non-native (invasive)	perennial grass	-	Moderate	-
Elymus sp.	Wild rye	native	perennial grass	-	-	-
Eucalyptus globulus	Blue gum	non-native (invasive)	tree	-	Limited	-
Euphorbia serpens	Matted sandmat	native	annual herb	-	-	FACU
Foeniculum vulgare	Fennel	non-native (invasive)	perennial herb	-	High	-
Frangula californica	California coffeeberry	native	shrub	-	-	-
Fraxinus sp.	Ash	-	tree	-	-	-
Galium sp.	bedstraw	-	-	-	-	-
Genista monspessulana	French broom	non-native (invasive)	shrub	-	High	-

Scientific Name	Common Name	Origin	Form	Rarity Status[1]	CAL-IPC Status[2]	Wetland Status[3]
Geranium dissectum	Wild geranium	non-native (invasive)	annual herb	-	Limited	-
Hedera helix	English ivy	non-native (invasive)	vine, shrub	-	High	FACU
Juncus patens	Common rush	native	perennial grasslike herb	-	-	FACW
Lonicera sp.	honeysuckle	-	perennial shrub	-	-	-
Lysimachia arvensis	Scarlet pimpernel	non-native	annual herb	-	-	FAC
Medicago arabica	Spotted burclover	non-native	annual herb	-	-	-
Nerium oleander	Oleander	non-native	tree	-	-	-
Oxalis sp.	Sorrel	-	perennial herb	-	-	-
Paspalum dilatatum	Dallis grass	non-native	perennial grass	-	-	FAC
Pentagramma triangularis	Gold back fern	native	fern	-	-	-
Pinus sp.	Pine	-	tree	-	-	-
Plantago lanceolata	Ribwort	non-native (invasive)	perennial herb	-	Limited	FAC
Quercus agrifolia	Coast live oak	native	tree	-	-	-
Quercus lobata	Valley oak	native	tree	-	-	FACU
Ribes sp.	Gooseberry	native	perennial shrub	-	-	-
Sonchus sp.	Sow thistle	-	-	-	-	-
Stipa sp.	-	-	perennial grass	-	-	-
Taraxacum officinale	Red seeded dandelion	non-native	perennial herb	-	-	FACU
Torilis arvensis	Field hedge parsley	non-native (invasive)	annual herb	-	Moderate	-
Toxicodendron diversilobum	Poison oak	native	vine, shrub	-	-	FACU
Trifolium repens	White clover	non-native	perennial herb	-	-	FACU
Umbellularia californica	California bay	native	tree	-	-	FAC

All species identified using the *Jepson Flora Project (Jepson eFlora 2021)*; nomenclature follows Jepson eFlora. Sp.: "species", intended to indicate that the observer was confident in the identity of the genus but uncertain which species.

[1]Rare Status: The CNPS Inventory of Rare and Endangered Plants (CNPS 2021)

FE: Federal Endangered

FT: Federal Threatened
SE: State Endangered
ST: State Threatened
SR: State Rare
Rank 1A: Plants presumed extirpated in California and either rare or extinct elsewhere
Rank 1B: Plants rare, threatened, or endangered in California and elsewhere
(*Rank 1B: Rare in native stands only)
Rank 2A: Plants presumed extirpated in California, but more common elsewhere
Rank 2B: Plants rare, threatened, or endangered in California, but more common elsewhere
Rank 3: Plants about which we need more information – a review list
Rank 4: Plants of limited distribution – a watch list

[2]Invasive Status: California Invasive Plant Inventory (Cal-IPC 2021)

High: Severe ecological impacts; high rates of dispersal and establishment; most are widely distributed ecologically.
Moderate: Substantial and apparent ecological impacts; moderate-high rates of dispersal, establishment dependent on disturbance; limited-moderate distribution ecologically
Limited: Minor or not well documented ecological impacts; low-moderate rate of invasiveness; limited distribution ecologically
Assessed: Assessed by Cal-IPC and determined to not be an existing current threat

[3]Wetland Status: National List of Plant Species that Occur in Wetlands, Arid West Region (Corps 2018)

OBL: Almost always a hydrophyte, rarely in uplands
FACW: Usually a hydrophyte, but occasionally found in uplands
FAC: Commonly either a hydrophyte or non-hydrophyte
FACU: Occasionally a hydrophyte, but usually found in uplands
UPL: Rarely a hydrophyte, almost always in uplands
NL: Rarely a hydrophyte, almost always in uplands
NI: No information; not factored during wetland delineation

Attachment B. Special-Status Plant Species Documented to Occur in the Vicinity of the Study Area. List compiled from the California Department of Fish and Wildlife Natural Diversity Database (CDFW 2021), U.S. Fish and Wildlife Service Information for Planning and Conservation Database (USFWS 2021), and California Native Plant Society Electronic Inventory of Rare and Endangered Plants (CNPS 2021) for the San Mateo, Montara Mountain, Woodside, and Half Moon Bay USGS 7.5-minute quadrangles.

SPECIES	STATUS*	HABITAT
Plants		
San Mateo thorn-mint *Acanthomintha duttonii*	FE, SE, Rank 1B.1	chaparral, valley and foothill grassland. Elevation ranges from 165 to 985 feet (50 to 300 meters). Blooms Apr-Jun.
Blasdale's bent grass *Agrostis blasdalei*	Rank 1B.2	coastal bluff scrub, coastal dunes, coastal prairie. Elevation ranges from 0 to 490 feet (0 to 150 meters). Blooms May-Jul.
Franciscan onion *Allium peninsulare var. franciscanum*	Rank 1B.2	cismontane woodland, valley and foothill grassland. Elevation ranges from 170 to 1000 feet (52 to 305 meters). Blooms (Apr)May-Jun.
bent-flowered fiddleneck *Amsinckia lunaris*	Rank 1B.2	cismontane woodland, coastal bluff scrub, valley and foothill grassland. Elevation ranges from 10 to 1640 feet (3 to 500 meters). Blooms Mar-Jun.
coast rockcress *Arabis blepharophylla*	Rank 4.3	broadleafed upland forest, coastal bluff scrub, coastal prairie, coastal scrub. Elevation ranges from 10 to 3610 feet (3 to 1100 meters). Blooms Feb-May.
Anderson's manzanita *Arctostaphylos andersonii*	Rank 1B.2	broadleafed upland forest, chaparral, north coast coniferous forest. Elevation ranges from 195 to 2495 feet (60 to 760 meters). Blooms Nov-May.
Montara manzanita *Arctostaphylos montaraensis*	Rank 1B.2	chaparral, coastal scrub. Elevation ranges from 260 to 1640 feet (80 to 500 meters). Blooms Jan-Mar.
Kings Mountain manzanita *Arctostaphylos regismontana*	Rank 1B.2	broadleafed upland forest, chaparral, north coast coniferous forest. Elevation ranges from 1000 to 2395 feet (305 to 730 meters). Blooms Dec-Apr.

SPECIES	STATUS*	HABITAT
ocean bluff milk-vetch *Astragalus nuttallii var. nuttallii*	Rank 4.2	coastal bluff scrub, coastal dunes. Elevation ranges from 10 to 395 feet (3 to 120 meters). Blooms Jan-Nov.
coastal marsh milk-vetch *Astragalus pycnostachyus var. pycnostachyus*	Rank 1B.2	coastal dunes, coastal scrub, marshes and swamps. Elevation ranges from 0 to 100 feet (0 to 30 meters). Blooms (Apr)Jun-Oct.
Brewer's calandrinia *Calandrinia breweri*	Rank 4.2	chaparral, coastal scrub. Elevation ranges from 35 to 4005 feet (10 to 1220 meters). Blooms (Jan)Mar-Jun.
Oakland star-tulip *Calochortus umbellatus*	Rank 4.2	broadleafed upland forest, chaparral, cismontane woodland, lower montane coniferous forest, valley and foothill grassland. Elevation ranges from 330 to 2295 feet (100 to 700 meters). Blooms Mar-May.
pink star-tulip *Calochortus uniflorus*	Rank 4.2	coastal prairie, coastal scrub, meadows and seeps, north coast coniferous forest. Elevation ranges from 35 to 3510 feet (10 to 1070 meters). Blooms Apr-Jun.
johnny-nip *Castilleja ambigua var. ambigua*	Rank 4.2	coastal bluff scrub, coastal prairie, coastal scrub, marshes and swamps, valley and foothill grassland, vernal pools. Elevation ranges from 0 to 1425 feet (0 to 435 meters). Blooms Mar-Aug.
pappose tarplant *Centromadia parryi ssp. parryi*	Rank 1B.2	chaparral, coastal prairie, marshes and swamps, meadows and seeps, valley and foothill grassland. Elevation ranges from 0 to 1380 feet (0 to 420 meters). Blooms May-Nov.
Point Reyes salty bird's-beak *Chloropyron maritimum ssp. palustre*	Rank 1B.2	marshes and swamps. Elevation ranges from 0 to 35 feet (0 to 10 meters). Blooms Jun-Oct.
San Francisco Bay spineflower *Chorizanthe cuspidata var. cuspidata*	Rank 1B.2	coastal bluff scrub, coastal dunes, coastal prairie, coastal scrub. Elevation ranges from 10 to 705 feet (3 to 215 meters). Blooms Apr-Jul(Aug).
Franciscan thistle *Cirsium andrewsii*	Rank 1B.2	broadleafed upland forest, coastal bluff scrub, coastal prairie, coastal scrub. Elevation ranges from 0 to 490 feet (0 to 150 meters). Blooms Mar-Jul.

SPECIES	STATUS*	HABITAT
fountain thistle *Cirsium fontinale var. fontinale*	FE, SE, Rank 1B.1	chaparral, cismontane woodland, meadows and seeps, valley and foothill grassland. Elevation ranges from 150 to 575 feet (45 to 175 meters). Blooms (Apr)May-Oct.
San Francisco Collinsia *Collinsia multicolor*	Rank 1B.2	closed-cone coniferous forest, coastal scrub. Elevation ranges from 100 to 900 feet (30 to 275 meters). Blooms (Feb)Mar-May.
clustered lady's-slipper *Cypripedium fasciculatum*	Rank 4.2	lower montane coniferous forest, north coast coniferous forest. Elevation ranges from 330 to 7990 feet (100 to 2435 meters). Blooms Mar-Aug.
western leatherwood *Dirca occidentalis*	Rank 1B.2	broadleafed upland forest, chaparral, cismontane woodland, closed-cone coniferous forest, north coast coniferous forest, riparian forest, riparian woodland. Elevation ranges from 80 to 1395 feet (25 to 425 meters). Blooms Jan-Mar(Apr).
California bottle-brush grass *Elymus californicus*	Rank 4.3	broadleafed upland forest, cismontane woodland, north coast coniferous forest, riparian woodland. Elevation ranges from 50 to 1540 feet (15 to 470 meters). Blooms May-Aug(Nov).
San Mateo woolly sunflower *Eriophyllum latilobum*	FE, SE, Rank 1B.1	cismontane woodland, coastal scrub, lower montane coniferous forest. Elevation ranges from 150 to 1085 feet (45 to 330 meters). Blooms May-Jun.
Jepson's coyote-thistle *Eryngium jepsonii*	Rank 1B.2	valley and foothill grassland, vernal pools. Elevation ranges from 10 to 985 feet (3 to 300 meters). Blooms Apr-Aug.
San Francisco wallflower *Erysimum franciscanum*	Rank 4.2	chaparral, coastal dunes, coastal scrub, valley and foothill grassland. Elevation ranges from 0 to 1805 feet (0 to 550 meters). Blooms Mar-Jun.
Hillsborough chocolate lily *Fritillaria biflora var. ineziana*	Rank 1B.1	cismontane woodland, valley and foothill grassland. Elevation ranges from 490 to 490 feet (150 to 150 meters). Blooms Mar-Apr.

SPECIES	STATUS*	HABITAT
fragrant fritillary *Fritillaria liliacea*	Rank 1B.2	cismontane woodland, coastal prairie, coastal scrub, valley and foothill grassland. Elevation ranges from 10 to 1345 feet (3 to 410 meters). Blooms Feb-Apr.
San Francisco gumplant *Grindelia hirsutula var. maritima*	Rank 3.2	coastal bluff scrub, coastal scrub, valley and foothill grassland. Elevation ranges from 50 to 1310 feet (15 to 400 meters). Blooms Jun-Sep.
short-leaved evax *Hesperevax sparsiflora var. brevifolia*	Rank 1B.2	coastal bluff scrub, coastal dunes, coastal prairie. Elevation ranges from 0 to 705 feet (0 to 215 meters). Blooms Mar-Jun.
Marin western flax *Hesperolinon congestum*	FT, ST, Rank 1B.1	chaparral, valley and foothill grassland. Elevation ranges from 15 to 1215 feet (5 to 370 meters). Blooms Apr-Jul.
Kellogg's horkelia *Horkelia cuneata var. sericea*	Rank 1B.1	chaparral, closed-cone coniferous forest, coastal dunes, coastal scrub. Elevation ranges from 35 to 655 feet (10 to 200 meters). Blooms Apr-Sep.
Point Reyes horkelia *Horkelia marinensis*	Rank 1B.2	coastal dunes, coastal prairie, coastal scrub. Elevation ranges from 15 to 2475 feet (5 to 755 meters). Blooms May-Sep.
harlequin lotus *Hosackia gracilis*	Rank 4.2	broadleafed upland forest, cismontane woodland, closed-cone coniferous forest, coastal bluff scrub, coastal prairie, coastal scrub, marshes and swamps, meadows and seeps, north coast coniferous forest, valley and foothill grassland. Elevation ranges from 0 to 2295 feet (0 to 700 meters). Blooms Mar-Jul.
island tube lichen *Hypogymnia schizidiata*	Rank 1B.3	chaparral, closed-cone coniferous forest. Elevation ranges from 1180 to 1330 feet (360 to 405 meters).
coast iris *Iris longipetala*	Rank 4.2	coastal prairie, lower montane coniferous forest, meadows and seeps. Elevation ranges from 0 to 1970 feet (0 to 600 meters). Blooms Mar-May(Jun).

SPECIES	STATUS*	HABITAT
perennial goldfields *Lasthenia californica ssp. macrantha*	Rank 1B.2	coastal bluff scrub, coastal dunes, coastal scrub. Elevation ranges from 15 to 1705 feet (5 to 520 meters). Blooms Jan-Nov.
bristly leptosiphon *Leptosiphon acicularis*	Rank 4.2	chaparral, cismontane woodland, coastal prairie, valley and foothill grassland. Elevation ranges from 180 to 4920 feet (55 to 1500 meters). Blooms Apr-Jul.
serpentine leptosiphon *Leptosiphon ambiguus*	Rank 4.2	cismontane woodland, coastal scrub, valley and foothill grassland. Elevation ranges from 395 to 3710 feet (120 to 1130 meters). Blooms Mar-Jun.
coast yellow leptosiphon *Leptosiphon croceus*	SE, Rank 1B.1	coastal bluff scrub, coastal prairie. Elevation ranges from 35 to 490 feet (10 to 150 meters). Blooms Apr-Jun.
broad-lobed leptosiphon *Leptosiphon latisectus*	Rank 4.3	broadleafed upland forest, cismontane woodland. Elevation ranges from 560 to 4920 feet (170 to 1500 meters). Blooms Apr-Jun.
rose leptosiphon *Leptosiphon rosaceus*	Rank 1B.1	coastal bluff scrub. Elevation ranges from 0 to 330 feet (0 to 100 meters). Blooms Apr-Jul.
Crystal Springs lessingia *Lessingia arachnoidea*	Rank 1B.2	cismontane woodland, coastal scrub, valley and foothill grassland. Elevation ranges from 195 to 655 feet (60 to 200 meters). Blooms Jul-Oct.
woolly-headed lessingia *Lessingia hololeuca*	Rank 3	broadleafed upland forest, coastal scrub, lower montane coniferous forest, valley and foothill grassland. Elevation ranges from 50 to 1000 feet (15 to 305 meters). Blooms Jun-Oct.
Ornduff's meadowfoam *Limnanthes douglasii ssp. ornduffii*	Rank 1B.1	meadows and seeps. Elevation ranges from 35 to 65 feet (10 to 20 meters). Blooms Nov-May.
San Mateo tree lupine *Lupinus arboreus var. eximius*	Rank 3.2	chaparral, coastal scrub. Elevation ranges from 295 to 1805 feet (90 to 550 meters). Blooms Apr-Jul.

SPECIES	STATUS*	HABITAT
arcuate bush-mallow *Malacothamnus arcuatus*	Rank 1B.2	chaparral, cismontane woodland. Elevation ranges from 50 to 1165 feet (15 to 355 meters). Blooms Apr-Sep.
woodland woollythreads *Monolopia gracilens*	Rank 1B.2	broadleafed upland forest, chaparral, cismontane woodland, north coast coniferous forest, valley and foothill grassland. Elevation ranges from 330 to 3935 feet (100 to 1200 meters). Blooms (Feb)Mar-Jul.
white-rayed pentachaeta *Pentachaeta bellidiflora*	FE, SE, Rank 1B.1	cismontane woodland, valley and foothill grassland. Elevation ranges from 115 to 2035 feet (35 to 620 meters). Blooms Mar-May.
Choris' popcornflower *Plagiobothrys chorisianus var. chorisianus*	Rank 1B.2	chaparral, coastal prairie, coastal scrub. Elevation ranges from 10 to 525 feet (3 to 160 meters). Blooms Mar-Jun.
Hickman's popcornflower *Plagiobothrys chorisianus var. hickmanii*	Rank 4.2	chaparral, closed-cone coniferous forest, coastal scrub, marshes and swamps, vernal pools. Elevation ranges from 50 to 1280 feet (15 to 390 meters). Blooms Apr-Jun.
Oregon polemonium *Polemonium carneum*	Rank 2B.2	coastal prairie, coastal scrub, lower montane coniferous forest. Elevation ranges from 0 to 6005 feet (0 to 1830 meters). Blooms Apr-Sep.
Hickman's cinquefoil *Potentilla hickmanii*	FE, SE, Rank 1B.1	closed-cone coniferous forest, coastal bluff scrub, marshes and swamps, meadows and seeps. Elevation ranges from 35 to 490 feet (10 to 149 meters). Blooms Apr-Aug.
Lobb's aquatic buttercup *Ranunculus lobbii*	Rank 4.2	cismontane woodland, north coast coniferous forest, valley and foothill grassland, vernal pools. Elevation ranges from 50 to 1540 feet (15 to 470 meters). Blooms Feb-May.
chaparral ragwort *Senecio aphanactis*	Rank 2B.2	chaparral, cismontane woodland, coastal scrub. Elevation ranges from 50 to 2625 feet (15 to 800 meters). Blooms Jan-Apr(May).
Scouler's catchfly *Silene scouleri ssp. scouleri*	Rank 2B.2	coastal bluff scrub, coastal prairie, valley and foothill grassland. Elevation ranges from 0 to 1970 feet (0 to 600 meters). Blooms (Mar-May)Jun-Aug(Sep).

SPECIES	STATUS*	HABITAT
San Francisco campion *Silene verecunda ssp. verecunda*	Rank 1B.2	chaparral, coastal bluff scrub, coastal prairie, coastal scrub, valley and foothill grassland. Elevation ranges from 100 to 2115 feet (30 to 645 meters). Blooms (Feb)Mar-Jul(Aug).
saline clover *Trifolium hydrophilum*	Rank 1B.2	marshes and swamps, valley and foothill grassland, vernal pools. Elevation ranges from 0 to 985 feet (0 to 300 meters). Blooms Apr-Jun.
San Francisco owl's-clover *Triphysaria floribunda*	Rank 1B.2	coastal prairie, coastal scrub, valley and foothill grassland. Elevation ranges from 35 to 525 feet (10 to 160 meters). Blooms Apr-Jun.
coastal triquetrella *Triquetrella californica*	Rank 1B.2	coastal bluff scrub, coastal scrub. Elevation ranges from 35 to 330 feet (10 to 100 meters).
Methuselah's beard lichen *Usnea longissima*	Rank 4.2	broadleafed upland forest, north coast coniferous forest. Elevation ranges from 165 to 4790 feet (50 to 1460 meters).

*** Key to status codes:**

FE	Federal Endangered
FT	Federal Threatened
FD	Federal Delisted
SE	State Endangered
SR	State Rare
ST	State Threatened
Rank 1A	California Rare Plant Rank 1A: Presumed extirpated in California and either rare or extinct elsewhere
Rank 1B	California Rare Plant Rank 1B: Plants rare, threatened, or endangered in California and elsewhere
Rank 1B.1	California Rare Plant Rank 1B.1: Plants rare, threatened, or endangered in California and elsewhere (seriously threatened in California)
Rank 1B.2	California Rare Plant Rank 1B.2: Plants rare, threatened, or endangered in California and elsewhere (moderately threatened in California)
Rank 1B.3	California Rare Plant Rank 1B.3: Plants rare, threatened, or endangered in California and elsewhere (not very threatened in California)
Rank 2B	California Rare Plant Rank 2B: Plants rare, threatened, or endangered in California, but more common elsewhere
Rank 2B.1	California Rare Plant Rank 2B.1: Plants rare, threatened, or endangered in California, but more common elsewhere (seriously threatened in California)
Rank 2B.2	California Rare Plant Rank 2B.2: Plants rare, threatened, or endangered in California, but more common elsewhere (moderately threatened in California)

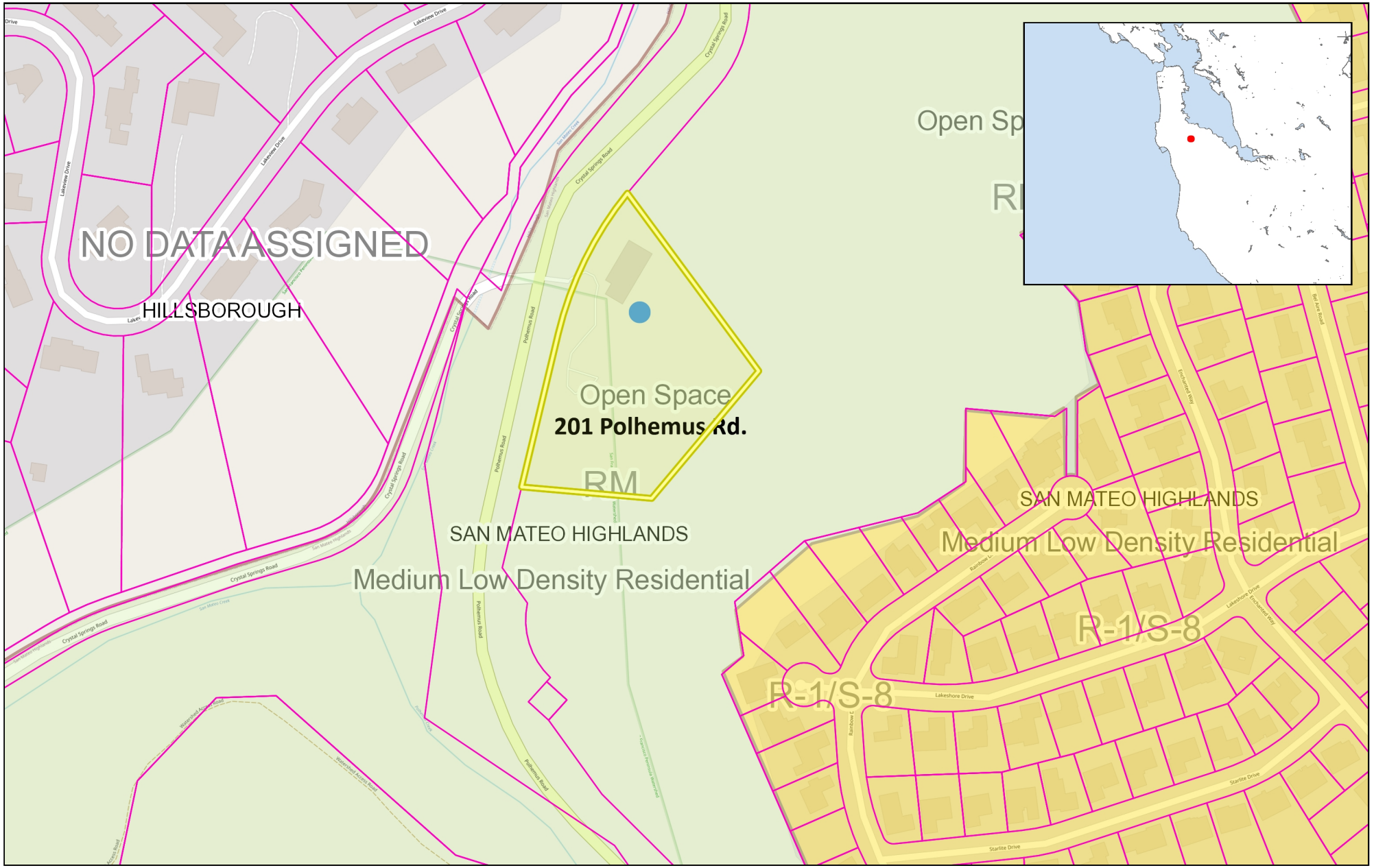
Rank 3	California Rare Plant Rank 3: Plants about which more information is needed (a review list)
Rank 3.2	California Rare Plant Rank 3.2: Plants about which more information is needed (a review list; moderately threatened in California)
Rank 4	California Rare Plant Rank 4: Plants of limited distribution - a watch list
Rank 4.2	California Rare Plant Rank 4.2: Plants of limited distribution - a watch list (moderately threatened in California)
Rank 4.3	California Rare Plant Rank 4.3: Plants of limited distribution - a watch list (not very threatened in California)

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

San Mateo County

Odyssey School - 3 Classroom Addition Project



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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

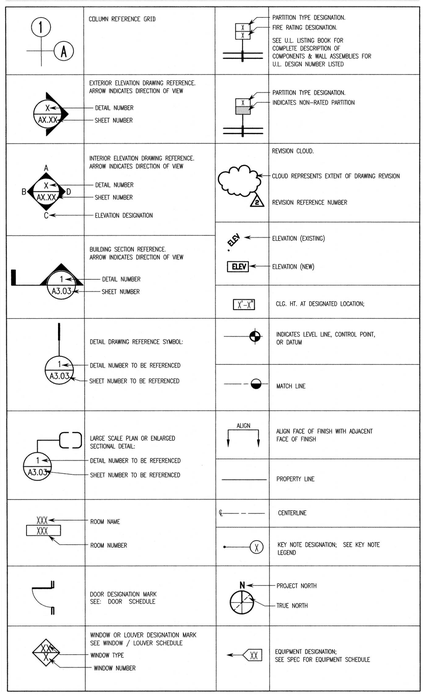
ODYSSEY SCHOOL CAMPUS EXPANSION

201 POLHEMUS ROAD, SAN MATEO, CA 94402

ABBREVIATIONS

KEY	DESCRIPTION	KEY	DESCRIPTION	KEY	DESCRIPTION
℄	PROPERTY LINE	HDCP.	HANDICAPPED	SCHED.	SCHEDULE
℄	CENTERLINE	H.M.	HOLLOW METAL	S.E.D.	SEE ELECTRICAL DRAWINGS
@	AT	HORIZ.	HORIZONTAL	SHT.	SHEET
(E)	EXISTING	H.P.	HIGH POINT	SIM.	SIMILAR
(N)	NEW	HGT./HT.	HEIGHT	S.J.	SCORE JOINT
(R)	REMOVE	INFO.	INFORMATION	S.L.D.	SEE LANDSCAPE DRAWINGS
ABV.	ABOVE	INSUL.	INSULATION	S.M.	SHEET METAL
A.D.	AREA DRAIN	INT.	INTERIOR	S.M.D.	SEE MECHANICAL DRAWINGS
ALUM.	ALUMINUM	INV.	INVERT	S.O.G.	SLAB ON GRADE
APPROX.	APPROXIMATE	JAN.	JANITOR	S.P.D.	SEE PLUMBING DRAWINGS
ASPH.	ASPHALT	LAV.	LAVATORY	SPEC.	SPECIFICATION
A.F.F.	ABOVE FINISHED FLOOR	LT.	LIGHT	SQ.	SQUARE
BLDG.	BUILDING	MAX.	MAXIMUM	S.ST.	STAINLESS STEEL
B/W	BOTH WAYS	M.D.F.	MEDIUM DENSITY FIBER	S.S.D.	SEE STRUCTURAL DRAWINGS
BOT./B.O.	BOTTOM/BOTTOM OF		BOARD	STD.	STANDARD
C.B.	CATCH BASIN	MECH.	MECHANICAL	STL.	STEEL
C.J.	CONTROL JOINT	MEMB.	MEMBRANE	STOR.	STORAGE
CLG.	CEILING	MFR.	MANUFACTURER	SYM.	SYMMETRICAL
C.M.U.	CONCRETE MASONRY UNIT	MH.	MANHOLE	T.O.	TOP OF
COL.	COLUMN	MIN.	MINIMUM	T.O.C.	TOP OF CURB
CONC.	CONCRETE	MTL.	METAL	T.P.	TOP OF PAVEMENT
CONT.	CONTINUOUS	MUL.	MULLION	T.O.W.	TOP OF WALL
CTR.	CENTER	N.A.	NOT APPLICABLE	TYP.	TYPICAL
DEMO.	DEMOLITION	N.I.C.	NOT IN CONTRACT	UNF.	UNFINISHED
DEPT.	DEPARTMENT	NOM.	NOMINAL	U.O.N.	UNLESS OTHERWISE NOTED
D.F.	DRINKING FOUNTAIN	N.T.S.	NOT TO SCALE	VEST.	VESTIBULE
DIA.	DIAMETER	OBS.	OBSCURE	V.I.F.	VERIFY IN FIELD
DIM.	DIMENSION	O.C.	ON CENTER	W/	WITH
DN.	DOWN	O.F.D.	OVERFLOW DRAIN	W.C.	WATER CLOSET
D.S.	DOWNSPOUT	OPP.	OPPOSITE	WD.	WOOD
EA.	EACH	PTD.	PAINTED	W/O	WITHOUT
E.J.	EXPANSION JOINT	PNTD.A.	PRE-CAST	WP.	WATERPROOF
EL.	ELEVATION	P.LAM	PLASTIC LAMINATE	W.P.	WORK POINT
ELEC.	ELECTRICAL	PLAS.	PLASTER	W.R.B.	WATER-RESISTANT BARRIER
ELEV.	ELEVATOR	PLYWD.	PLYWOOD		
EQ.	EQUAL	PCP.	PORTLAND CEMENT PLASTER		
EQPT.	EQUIPMENT	PT	PRESSURE TREATED		
E/W	EACH WAY	PTCL.BD.	PARTICLE BOARD		
F.D.	FLOOR DRAIN	PTD.	PAINTED		
FL.	FLOOR	R.C.P.	REFLECTED CEILING PLAN		
FLASH.	FLASHING	R.D.	ROOF DRAIN		
F.O.C.	FACE OF CONCRETE	REF.	REFERENCE		
F.O.F.	FACE OF FINISH	REQ./RQD.	REQUIRED		
F.O.S.	FACE OF STUDS	R.W.L.	RAIN WATER LEADER		
FT.	FOOT OR FEET	REFL.	REFLECTED		
FUT.	FUTURE	RE:	REFER TO		
GALV.	GALVANIZED	S.A.S.M.	SELF-ADHERED SHEET MEMBRANE		
G.L.	GRID LINE				
H.B.	HOSE BIBB	S.C.D.	SEE CIVIL DRAWINGS		

SYMBOLS LEGEND



PROJECT INFORMATION

APPLICABLE CODES AND ORDINANCES
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA FIRE CODE
UNIFORM CONSTRUCTION ADMINISTRATION CODE OF SAN MATEO COUNTY

PROPERTY IS LOCATED IN CAL FIRE STATE RESPONSIBILITY AREA - VERY HIGH FIRE SEVERITY

PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF A THREE CLASSROOM EXPANSION OF THE EXISTING SCHOOL CAMPUS LOCATED AT 201 POLHEMUS ROAD AT THE INTERSECTION WITH CRYSTAL SPRINGS ROAD IN UNINCORPORATED SAN MATEO COUNTY.

THE CAMPUS EXPANSION CONSISTS OF THREE PROPOSED INDIVIDUAL CLASSROOM BUILDINGS; TWO CLASSROOMS ARE EACH 886 GROSS SQ. FT.; ONE CLASSROOM BUILDING IS 2,338 GROSS SQ. FT. AND IN ADDITION TO A 1,200 SQ.FT. CLASSROOM ALSO CONTAINS ADULT AND STUDENT RESTROOMS, AND ACCESSORY OFFICE SPACE.

THE PROPOSED CLASSROOM BUILDINGS ARE CONNECTED TO EACH OTHER AND THE EXISTING BUILDING BY MEANS OF AN EXTERIOR DECK, NEW ADA PLATFORM LIFT, SEVERAL EXTERIOR STAIRWAYS AND ACCESSIBLE RAMPS.

SITE INFORMATION
201 POLHEMUS RD.
SAN MATEO, CA 94402
APN: 038-131-020
ZONE 'RM' DISTRICT
CAL FIRE: S.R.A. - VERY HIGH FIRE SEVERITY
TOTAL SITE AREA: 138,600 SQ.FT. APPROX. (3.182± ACRES)

ZONING SUMMARY
'RM' DISTRICT: SCHOOL IS PERMITTED USE

MINIMUM YARDS:
FRONT YARD: 50 FEET
SIDE YARD: 20 FEET
REAR YARD: 20 FEET

PROPOSED BUILDING AREA (SQUARE FOOTAGES)

EXISTING BUILDING 'A':	3,743 SF
CLASSROOM 1:	2,338 SF
CLASSROOM 2:	886 SF
CLASSROOM 3:	886 SF
TOTAL BUILDING AREA:	7,853 SF

SEE SHEET A0.01 FOR BUILDING SITE COVERAGE CALCULATIONS.

ALLOWABLE STRUCTURE HEIGHT PER 'RM' DISTRICT ZONING ORDINANCE:
MAXIMUM ALLOWABLE STRUCTURE HEIGHT: THREE STORIES -OR- 36'-0"

PROPOSED BUILDING HEIGHTS (AVERAGE HEIGHT OF PITCHED ROOF TO AVERAGE GRADE):
CLASSROOM 1: 23'-1"±
CLASSROOM 2: 14'-3"±
CLASSROOM 3: 19'-3"±

PARKING SUMMARY:
17 PARKING SPACES ARE PROVIDED
2 ACCESSIBLE SPACES (REQUIRED PER CBC TABLE 11B-208.2, INCLUDING ONE VAN ACCESSIBLE)

BUILDING CODE SUMMARY
BUILDING TYPE: TYPE V-B, FULLY SPRINKLERED
OCCUPANCY CLASSIFICATION: E OCCUPANCY

CBC 503.1.2 BUILDINGS ON SAME LOT.
TWO OR MORE BUILDINGS ON THE SAME LOT SHALL BE REGULATED AS SEPARATE BUILDINGS OR SHALL BE CONSIDERED AS PORTIONS OF ONE BUILDING WHERE THE BUILDING HEIGHT, NUMBER OF STORIES OF EACH BUILDING AND THE AGGREGATE BUILDING AREA OF THE BUILDINGS ARE WITHIN THE LIM-ITATIONS SPECIFIED IN SECTIONS 504 AND 506. THE PROVISIONS OF THIS CODE APPLICABLE TO THE AGGREGATE BUILDING SHALL BE APPLICABLE TO EACH BUILDING.

ALLOWABLE AREA CALCULATION FOR E OCCUPANCY:

$A_A = A_T + [NS \times I_f]$
$A_A = 38,000 + [9,500 \times 0]$
$A_A = 38,000 + 0$
$A_A = 38,000$ SF

TOTAL ALLOWABLE AREA: 38,000 SF

ACTUAL AGGREGATE BUILDING AREA: 7,853 SF

SHEET INDEX

PROJECT TEAM

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CONTACT: COLE GAUMNITZ
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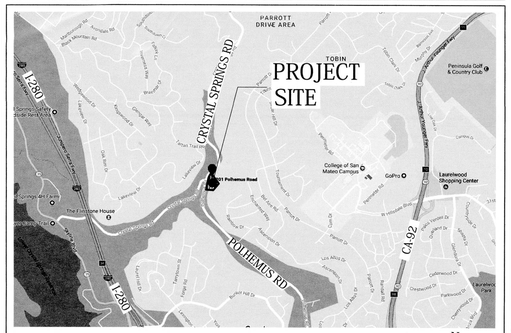
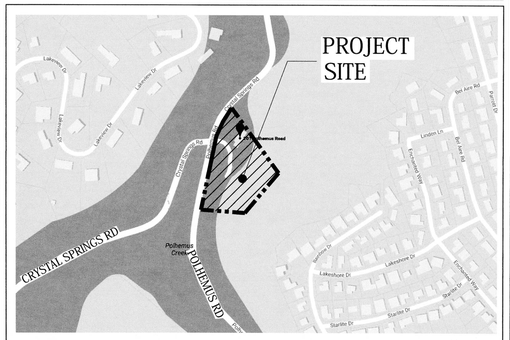
VICINITY MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE



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ODYSSEY SCHOOL CAMPUS EXPANSION

PROJECT NO:: 1524.00

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RECEIVED
NOV 15 2019
San Mateo County
Planning Division

PLN2002_00650

USE PERMIT APPLICATION

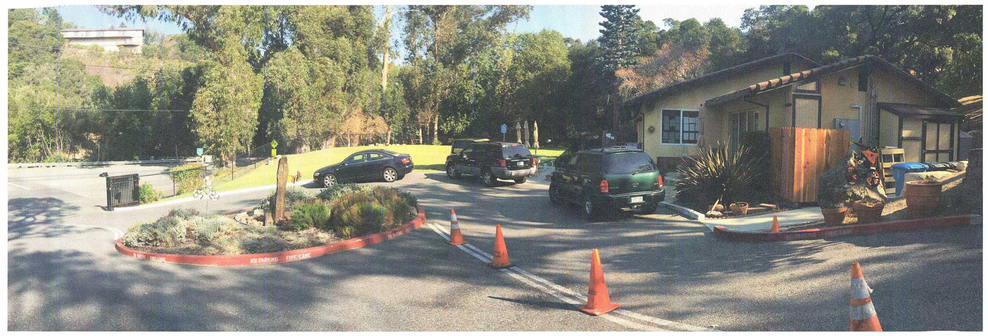
INITIAL SUBMITTAL	11.20.2017
1 DELTA 1 RESUBMITTAL	11.13.2019

N.T.S.

COVER SHEET & PROJECT INFORMATION

A0.00

EXISTING SITE PHOTO - EXISTING UPPER PARKING LOT 4



EXISTING SITE PHOTO - MAIN ENTRY • EXISTING BUILDING 'A' 3

EXISTING SITE PHOTO - POLHEMUS RD LOOKING WEST AWAY FROM SUBJECT PROPERTY 2

EXISTING SITE PHOTO - LOOKING EAST TOWARD SUBJECT PROPERTY • INTERSECTION OF CRYSTAL SPRINGS + POLHEMUS ROADS 1

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INITIAL SUBMITTAL 3.22.2018

N.T.S.

EXISTING SITE PHOTOS

A1.00

PROPOSED LOT COVERAGE CALCULATIONS

LOT SIZE (APPROX): 138,600 SQ.FT.

ZONE 'RM' - REGULATIONS

MAXIMUM BUILDING SITE COVERAGE RATIO FOR 'RM' DISTRICT: 40%

138,600 X 40% = 55,440 SQ.FT. MAXIMUM COVERAGE

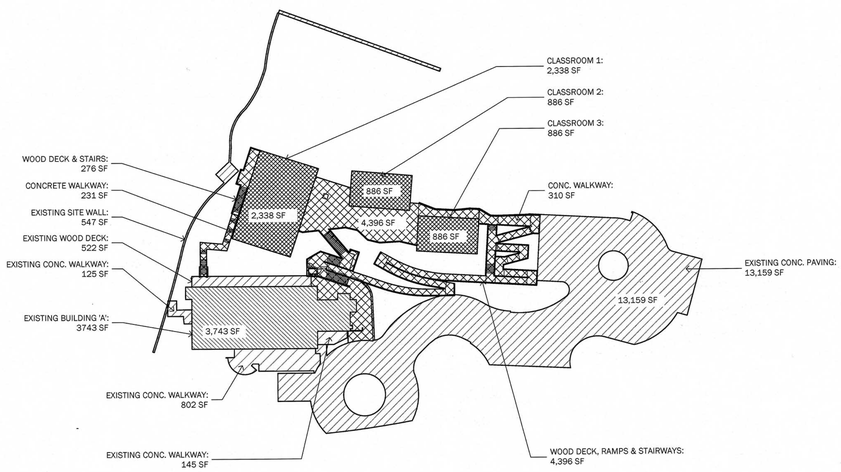
BUILDING SITE (SQ.FT.)	PROPOSED
EXISTING BUILDING 'A':	3,743 SQ.FT.
CLASSROOM 1:	2,338 SQ.FT.
CLASSROOM 2:	886 SQ.FT.
CLASSROOM 3:	886 SQ.FT.
EXIST. CONC. PAVING:	13,160 SQ.FT.
EXIST. CONC. WALKWAYS:	1,071 SQ.FT.
EXIST. WOOD DECKS:	522 SQ.FT.
EXIST. SITE WALL:	547 SQ.FT.
NEW WOOD DECKS / STAIRS:	4,634 SQ.FT.
NEW CONC. WALKWAYS:	1,313 SQ.FT.
TOTAL BUILDING SITE:	29,100 SQ.FT.

29,100 / 138,600 = 21% BUILDING SITE COVERAGE

PROPOSED BUILDING SITE COVERAGE CALCULATIONS 2

LEGEND

- EXISTING BUILDING
- EXISTING SITE STRUCTURES / IMPERVIOUS
- NEW BUILDINGS
- NEW SITE STRUCTURES / IMPERVIOUS



PROPOSED BUILDING SITE COVERAGE PLAN DIAGRAM 1

1" = 40'-0"

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10' 20' 40' 80' 1" = 40'-0"

PROPOSED BUILDING SITE COVERAGE PLAN & CALCULATIONS

A0.01

PROPOSED SITE PLAN
1" = 20'-0" (1)

GENERAL NOTES

SEE SHEET A1.00 FOR KEYED EXISTING SITE PHOTOS;
SEE SHEET A1.10 FOR KEYED CONCEPTUAL PERSPECTIVES;
SEE SHEET A1.20 FOR KEYED SITE SECTIONS

LEGEND

NEW CONSTRUCTION

NEW SITE STRUCTURES

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0 5' 10' 20' 40'
1" = 20'-0"

PROPOSED SITE PLAN

A1.01

AERIAL VIEW FROM NORTHWEST (4)
N.T.S.

AERIAL VIEW FROM SOUTHWEST (2)
N.T.S.

VIEW FROM EXISTING DRIVEWAY (3)
N.T.S.

VIEW FROM MAIN ENTRY GATE (1)
N.T.S.

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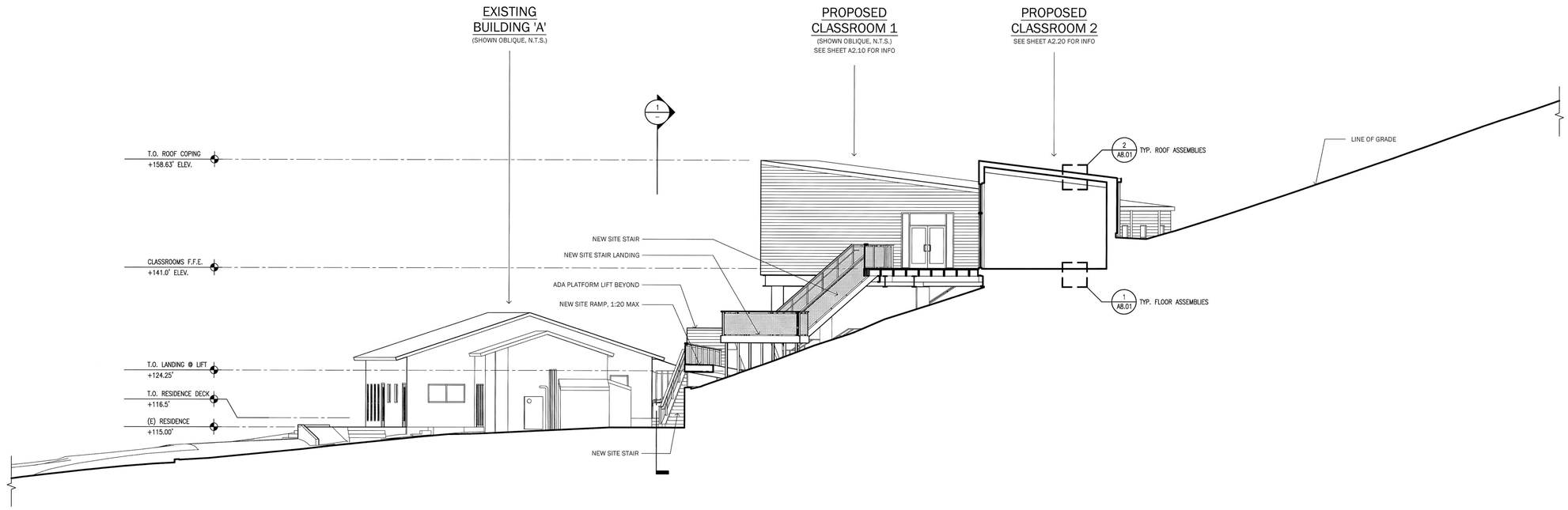
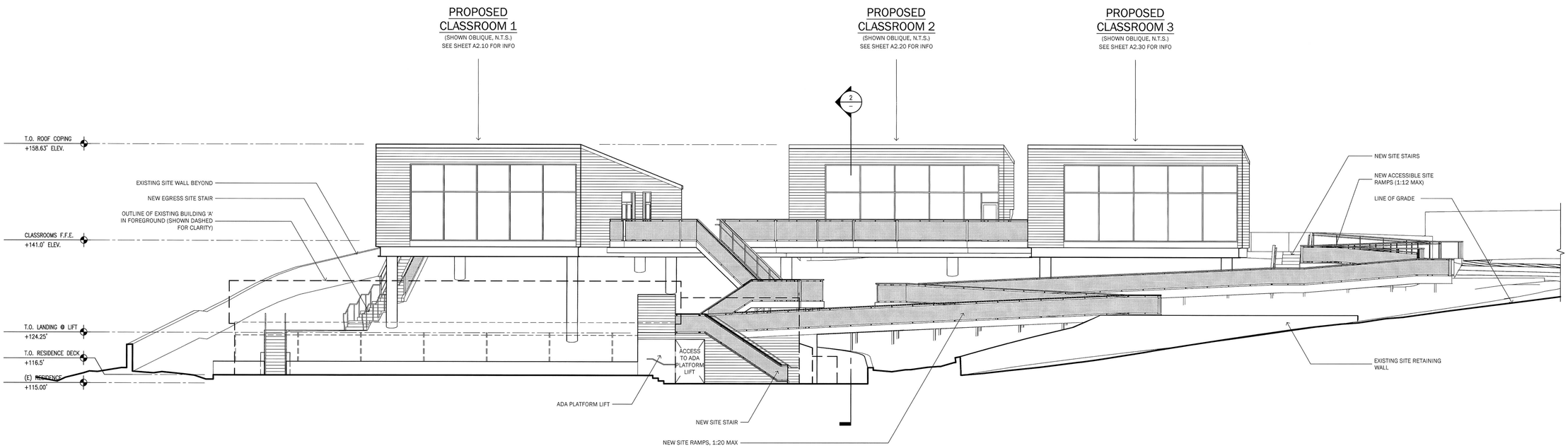
N.T.S.

PROPOSED CONCEPTUAL PERSPECTIVES

A1.10



PROPOSED TRANSVERSE SITE SECTION
1/8" = 1'-0" (2)



PROPOSED LONGITUDINAL SITE SECTION
1/8" = 1'-0" (1)

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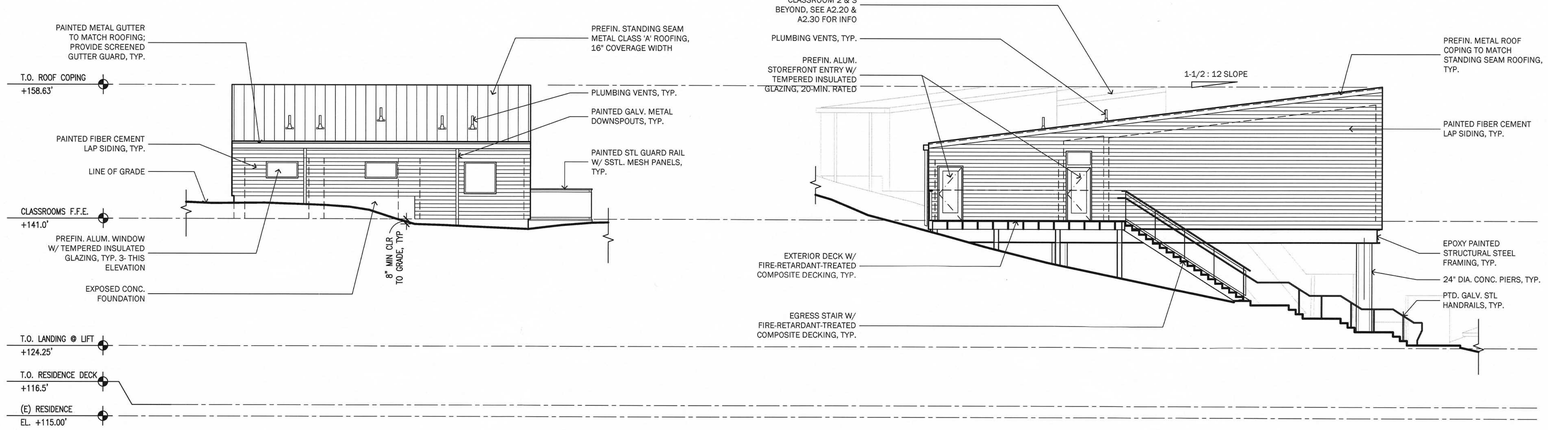
1/8" = 1'-0"

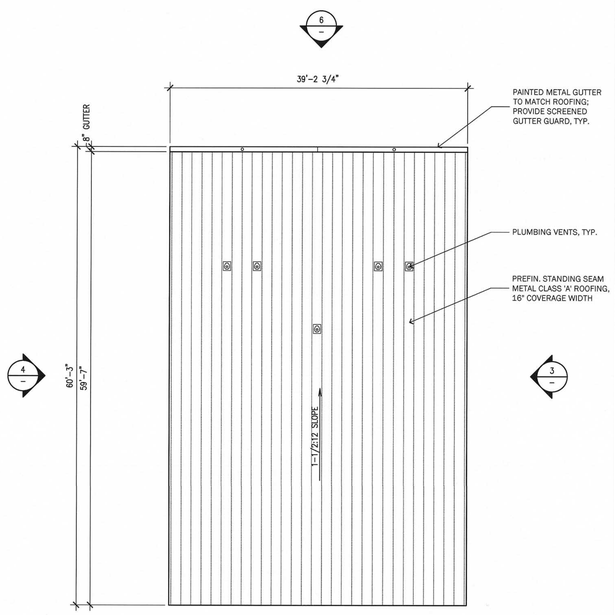
PROPOSED SITE SECTIONS

A1.20

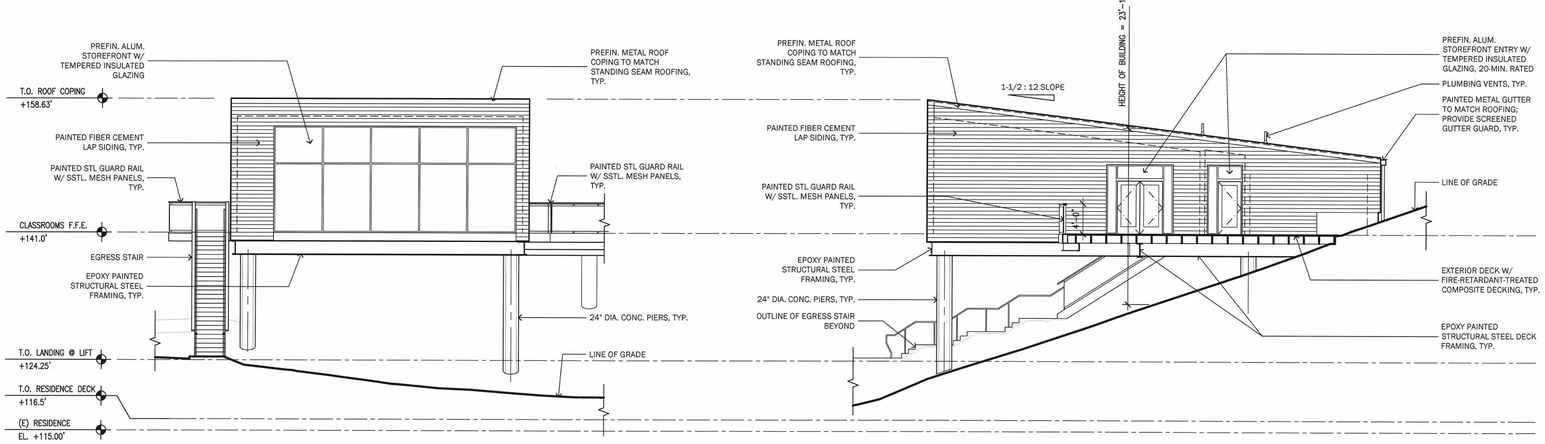


CLASSROOM 1 - EAST EXTERIOR ELEVATION 6
1/8" = 1'-0"

CLASSROOM 1 - NORTH EXTERIOR ELEVATION 4
1/8" = 1'-0"

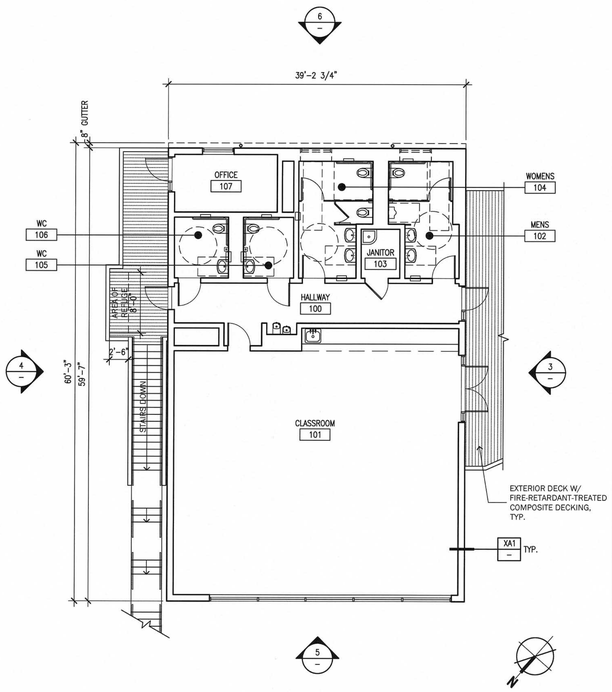


CLASSROOM 1 - ROOF PLAN 2
1/8" = 1'-0"



CLASSROOM 1 - WEST EXTERIOR ELEVATION 5
1/8" = 1'-0"

CLASSROOM 1 - SOUTH EXTERIOR ELEVATION 3
1/8" = 1'-0"



CLASSROOM 1 - FLOOR PLAN 1
1/8" = 1'-0"

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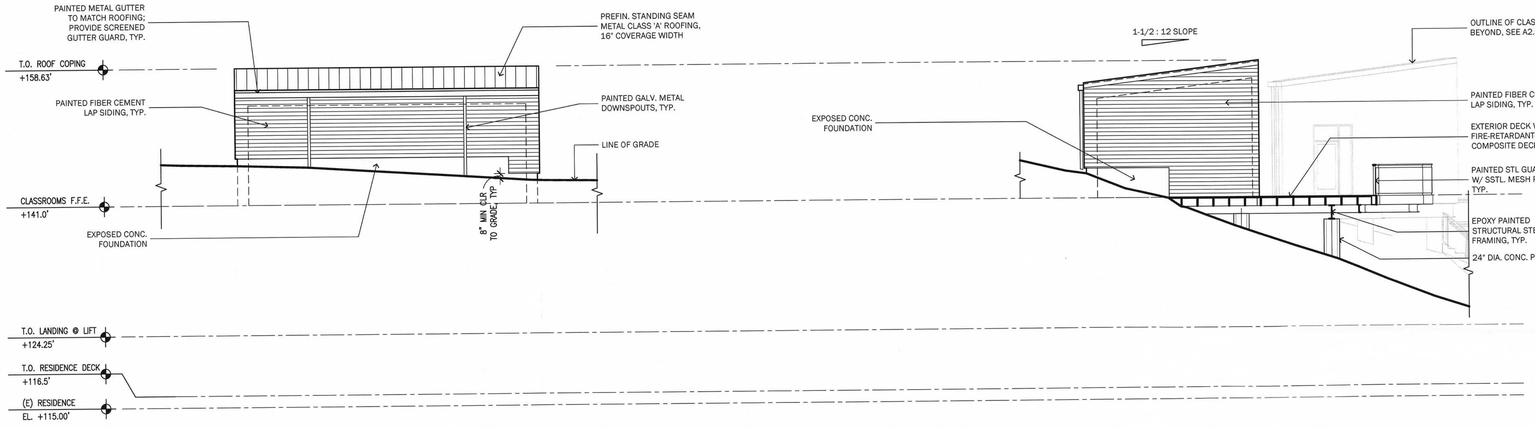
1/8" = 1'-0"

CLASSROOM 1

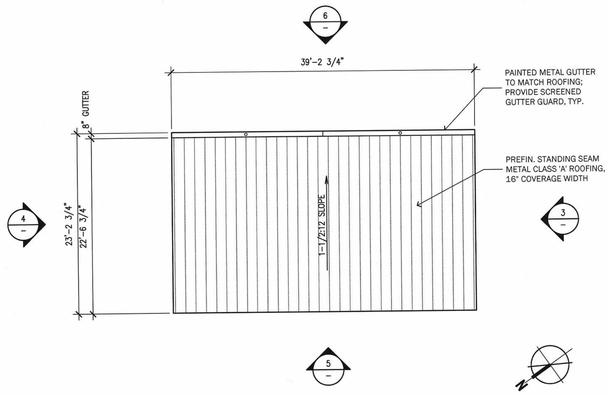
FLOOR PLAN
ROOF PLAN
EXTERIOR ELEVATIONS

A2.10

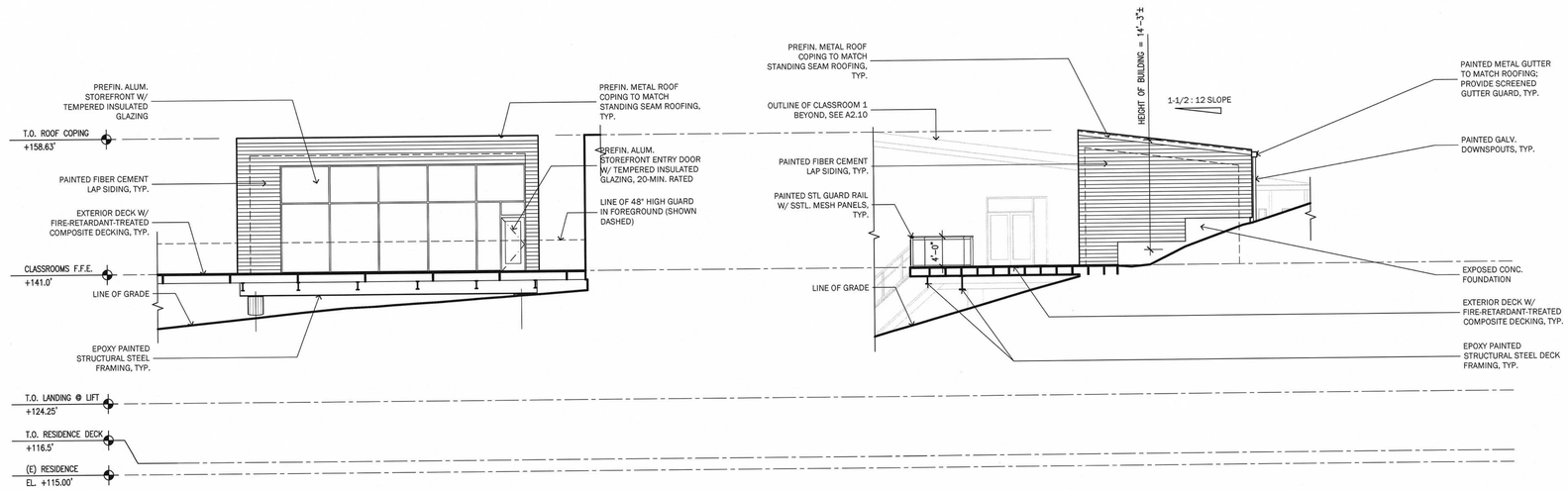


CLASSROOM 2 - EAST EXTERIOR ELEVATION 6
1/8" = 1'-0"

CLASSROOM 2 - NORTH EXTERIOR ELEVATION 4
1/8" = 1'-0"

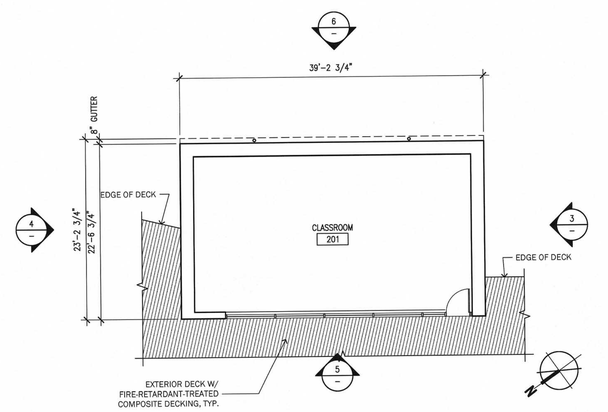


CLASSROOM 2 - ROOF PLAN 2
1/8" = 1'-0"



CLASSROOM 2 - WEST EXTERIOR ELEVATION 5
1/8" = 1'-0"

CLASSROOM 2 - SOUTH EXTERIOR ELEVATION 3
1/8" = 1'-0"



CLASSROOM 2 - FLOOR PLAN 1
1/8" = 1'-0"

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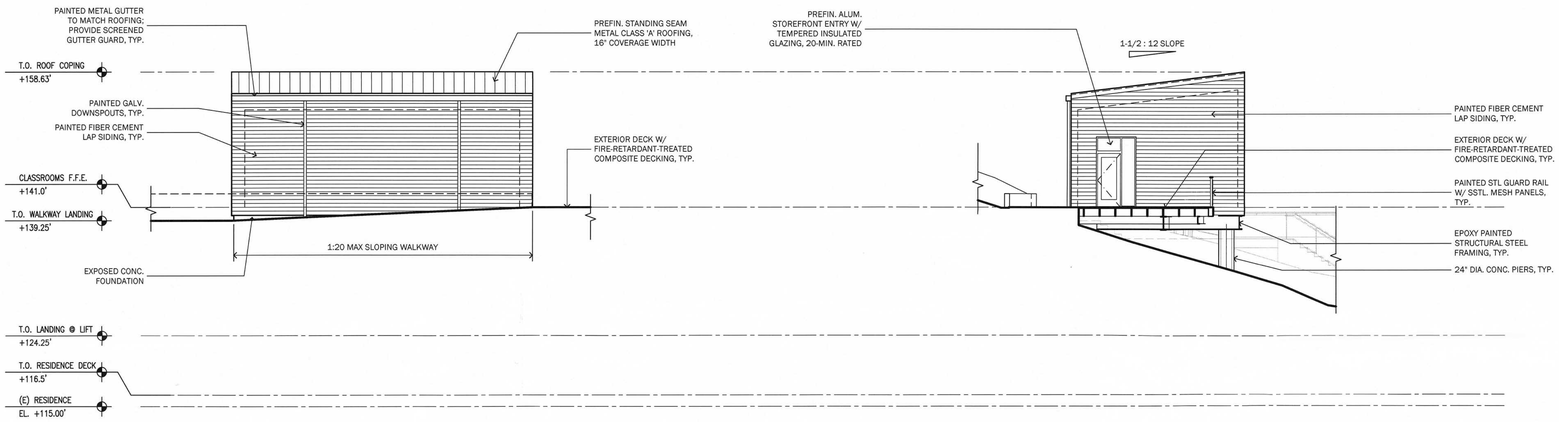
1/8" = 1'-0"

CLASSROOM 2

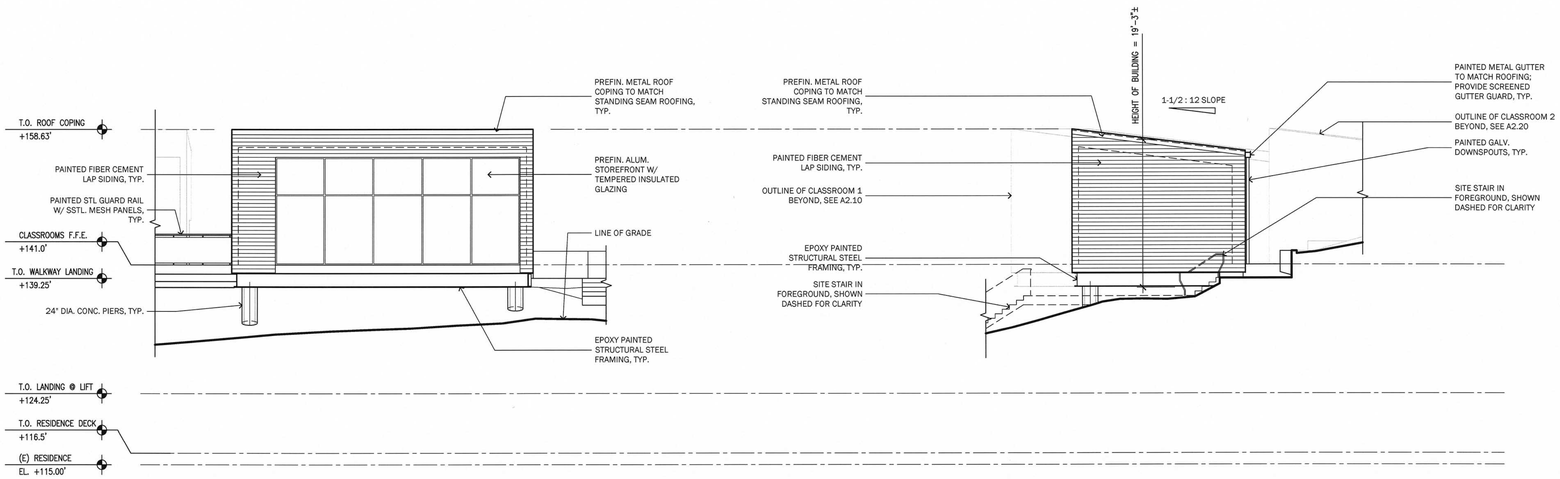
FLOOR PLAN
ROOF PLAN
EXTERIOR ELEVATIONS

A2.20



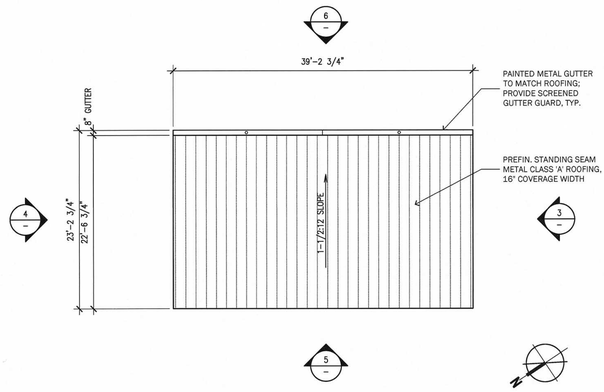
CLASSROOM 3 - EAST EXTERIOR ELEVATION

1/8" = 1'-0" (6)



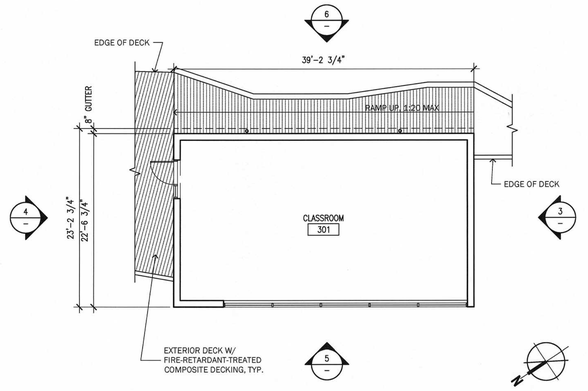
CLASSROOM 3 - WEST EXTERIOR ELEVATION

1/8" = 1'-0" (5)



CLASSROOM 3 - ROOF PLAN

1/8" = 1'-0" (2)



CLASSROOM 3 - FLOOR PLAN

1/8" = 1'-0" (1)

CLASSROOM 3 - NORTH EXTERIOR ELEVATION

1/8" = 1'-0" (4)

CLASSROOM 3 - SOUTH EXTERIOR ELEVATION

1/8" = 1'-0" (3)

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1/8" = 1'-0"

CLASSROOM 3

FLOOR PLAN
ROOF PLAN
EXTERIOR ELEVATIONS

A2.30

BOUNDARY AND TOPOGRAPHIC SURVEY PLAN

201 POLHEMUS ROAD
A.P.N. 038-131-020

UNINCORPORATED — SAN MATEO COUNTY — CALIFORNIA

PREPARED FOR: KAMRAN EHSANIPOUR, AIA

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS CA • 94070 (650) 593-8580

REVISION NO	DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY	DATE

DRAWN BY: G.I.	SCALE: 1"= 20'	DRAWING NO. 1893-02
DESIGNED BY: ---	DATE: 07-12-2002	
CHECKED BY: DGM	APP'D.	SHEET 1 OF 1

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THE THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- STORM DRAIN LINE (SD)
- SANITARY SEWER LINE (SS)
- DOMESTIC WATER LINE (W)
- ELECTRICAL LINE (E)
- CONTOUR LINE (35)
- EXISTING SLOPE OVER 15%
- FENCE LINE (x)
- TREE TO BE PROTECTED
- TREE TO BE REMOVED
- EXISTING SIGN
- EXISTING HYDRANT
- EXISTING ELECTRIC METER ON CONCRETE PAD

NOTES

SURVEY SHOWN ON THIS SHEET IS BY MACLEOD AND ASSOCIATES DATED 07/12/2002.

ABBREVIATIONS

COTG	CLEAN OUT TOP OF GRATE
DIA.	DIAMETER
HYD	HYDRANT
INV.	INVERT
LF	LINEAR FEET
PVC	POLYVINYL CHLORIDE
S	SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
TG	TOP OF GRADE

EXISTING 18" DIA. DROP INLET TG = 116.0 INV = 112.0

EXISTING 18" DIA. DROP INLET TG = 127.00 INV.= 120.00

EXISTING 18" DIA. DROP INLET TG = 141.00 INV.= 134.50

EXISTING 1 DROP IN TG = 141 INV.= 136

CO 108.0INV. 36LF~6"PVC S=0.11

COTG 106.0 INV. 74LF~6"PVC S=0.027

33 LF~6" PVC S=0.12

124.2 TG 120.5INV(8") 119.4INV(10"IN) 118.0(10"OUT) 27LF~10"PVC S=0.11

INV=115.0

EXISTING SDMH RIM = 134.00 INV.= 130.0

80LF ~8"PVC S =0.118

S=0.08 55LF~6"PVC

EXISTING 6'X10' ROCK RIPRAP DISSIPATOR

10' SANITARY SEWER EASEMENT

A.C. BERM

POLHEMUS ROAD

NORTH

GRAPHIC SCALE 1" = 10'

Studio Bondy Architecture

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USE PERMIT APPLICATION

INITIAL SUBMITTAL 11.20.2017

EXISTING CONDITIONS

C2.0

LEGEND

- PROPERTY LINE
- SPOT ELEVATION — FG99.0
- DIRECTION OF DOWNWARD SLOPE AND GRADIENT — 3.6%
- GRIND AND OVERLAY TO GRADE
- CONCRETE
- NEW PAVEMENT SECTION MATCH EXISTING IN KIND
- WOODEN DECK
- PROPOSED SIGN
- PROPOSED STOP BAR
- GRADES OVER 15% SLOPE

ABBREVIATIONS

AD	AREA DRAIN
BOS	BOTTOM OF STEP
CO	CLEAN OUT
DIA.	DIAMETER
FF	FINISHED FLOOR
FS	FINISHED SURFACE
GSF	GROSS SQUARE FEET
GB	GRADE BREAK
HYD	HYDRANT
INV.	INVERT
LF	LINEAR FEET
MH	MANHOLE
MAX.	MAXIMUM
PV	PAVEMENT
PVC	POLYVINYL CHLORIDE
S	SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
TC	TOP OF CURB
TG	TOP OF GRATE
TOS	TOP OF STEP
TW	TOP OF WALL

FF 141 CLASSROOM 1

FF 141 CLASSROOM 2

FF 141 CLASSROOM 3

FF 116.5 EXISTING BUILDING 'A'

DECK Area 454 sf

DECK Area 4,726 sf

REBUILD RETAINING WALL

RETAINING CURB

GRIND AND OVERLAY

EXISTING 6'X10' ROCK RIPRAP DISSIPATOR

18" RCP PIPE

EXISTING SDMH RIM = 134.00 INV.= 130.0

A.C. BERM

10' SANITARY SEWER EASEMENT

POLHEMUS ROAD

NORTH

GRAPHIC SCALE 1" = 10'

10 0 10 20

Studio Bondy Architecture

110 LINDEN STREET | OAKLAND, CA | 94607
510.836.6594 | studiobondy.com

ODYSSEY SCHOOL CAMPUS EXPANSION

PROJECT NO:: 1524.00

201 POLHEMUS RD | SAN MATEO | CA 94402
P: 650.548.1500 |

CIVIL ENGINEER
BKF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112
CONTACT: COLE GAUMNITZ
408.467.9166 P
EMAIL: CGAUMNITZ@BKF.COM

USE PERMIT APPLICATION

INITIAL SUBMITTAL	11.20.2017
⚠ DELTA 1 RESUBMITTAL	11.13.2019

PRELIMINARY GRADING PLAN

C3.0

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

GEOTECHNICAL INVESTIGATION FOR PROPOSED IMPROVEMENTS UPDATE at the Odyssey School 201 Polhemus Road San Mateo, California

Report Prepared for:

Education Facilities Consultants

Report Prepared by:

GeoForensics, Inc.

November 2017

GEOFORENSICS INC. Consulting Soil Engineering

561-D Pilgrim Drive, Foster City, CA 94404 Phone: (650) 349-3369 Fax: (650) 571-1878

File: 217316
November 16, 2017

Education Facilities Consultants
3742 Brunswick Court
South San Francisco, CA 94080

Attention: Kay McGough

Subject: **Odyssey School Expansion**
201 Polhemus Road
San Mateo, California
GEOTECHNICAL REPORT UPDATE

Ms. McGough:

This letter has been prepared to update our original report prepared for previously proposed improvements to the Odyssey School at the subject site. We understand that it is currently being proposed to construct some new classrooms upslope of the existing school facility on the subject property. This report summarizes our previous report, comments upon any changes to the site since our original work, and provides updated recommendations for the proposed new construction.

Previous Report

Our original report was prepared in 2002 and focused on protecting the site from potential damage due to debris flow failures in the creek channel to the east of the site, falling rocks from a large outcrop directly upslope of the site, and identification of other geologic threats to the site (landsliding to the south). As a result of that work, a concrete debris flow deflection wall was constructed along the western margins of the creek channel, and a rock fall containment fence was installed upslope (southeast) of the school building. The old slide identified to the south was not mitigated, but a buffer zone was established to keep the school buildings out of line of any anticipated future movement of that slide.

After the original work was completed, conceptual plans were floated for the possible construction of a new modular building on the slope above the existing school building. Our new report for the additional building was dated April 24, 2008. In preparing that report, we drilled a boring on the subject site, performed laboratory testing on collected soil samples, and reviewed our previous report.

Our boring was drilled in the vicinity of the currently proposed buildings, and encountered firm to dense gravelly, sandy clays of low plasticity to the depths explored (10.5 feet). The boring terminated due to drilling refusal, likely on a large rock, or possibly hard bedrock material. No free ground water was encountered in the boring.

Based upon our investigation, we recommended that the new modular building be supported on either spread footings or drilled piers.

Current Site Conditions

We returned to observe the current site conditions in early November 2017. During our visit we noted:

1 – there have been no significant changes to the site since the completion of our previous work.

2 – minor amounts of rock debris has accumulated against the upslope rock fence, but none larger than about 6 inches in nominal diameter;

3 – there has not been any accumulation of debris flow materials against the debris flow wall, despite a very heavy rainfall season earlier this year;

4 – no movement of the old southern landslide was indicated in the form of a newly denuded headscarp areas nor toe bulging.

RECOMMENDATIONS

Based upon our review of our previous investigation and our current site observations, it is our opinion that the site may be safely developed for the new class room buildings.

The recommendations in this report should be incorporated into the design and construction of the proposed new buildings and associated improvements.

Seismicity

The greater San Francisco Bay Area is recognized by Geologists and Seismologists as one of the most active seismic regions in the United States. Several major fault zones pass through the Bay Area in a northwest direction which have produced approximately 12 earthquakes per century strong enough to cause structural damage. The faults causing such earthquakes are part of the San Andreas Fault System, a major rift in the earth's crust that extends for at least 700 miles along western California. The San Andreas Fault System includes the San Andreas, San Gregorio, Hayward, Calaveras Fault Zones, and other faults.

During 1990, the U.S. Geological Survey cited a 67 percent probability that an earthquake of Richter magnitude 7, similar to the 1989 Loma Prieta Earthquake, would occur on one of the active faults in the San Francisco Bay Region in the following 30 years. Recently, this probability was increased to 70 percent, as a result of studies in the vicinity of the Hayward Fault. A 23 percent probability is still attributed specifically to the potential for a magnitude 7 earthquake to occur along the San Andreas Fault by the year 2020.

Ground Rupture - The lack of mapped active fault traces through the site, suggests that the potential for primary rupture due to fault offset on the property is low.

Ground Shaking - The subject site is likely to be subject to very strong to violent ground shaking during its life span due to a major earthquake in one of the above-listed fault zones. Current (2016) building code design may be followed by the structural engineer to minimize damages due to seismic shaking, using the following input parameters from the USGS Java Ground Motion Parameter Calculator based upon ASCE 7-10 design parameters:

Site Class - C	$SM_S = 2.517$	$SM_1 = 1.573$	$SD_S = 1.678$	$SD_1 = 1..048$

Landsliding - The subject site and the surrounding area are gently to steeply sloping. Fortunately, the site is underlain by competent bedrock material at relatively shallow depths above the site, but there is a deposit of old landside debris to the south of the site. That debris is believed to be comprised of predominantly clay rich materials which should have limited displacement possible due to any seismic shaking. Further, even if there was to be significant movement, the slide displacements would occur to the south of the proposed building site and would not impact the proposed structures. Therefore, the hazard due to seismically-induced landsliding is, in our opinion, low for the site.

Liquefaction - Liquefaction most commonly occurs during earthquake shaking in loose fine sands and silty sands associated with a high ground water table. These conditions were demonstrated to be absent down to the site bedrock. Therefore, it is our opinion the liquefaction is unlikely to occur on the subject property.

Ground Subsidence - Ground subsidence may occur when poorly consolidated soils densify as a result of earthquake shaking. Since the proposed building site is underlain at shallow depths by resistant materials, the hazard due to ground subsidence is, in our opinion, considered to be low.

Lateral Spreading - Lateral spreading may occur when a weak layer of material, such as a sensitive or liquefiable silt or clay, loses its shear strength as a result of earthquake shaking. Such conditions are not present at the site, hence, the hazard due to lateral spreading is, in our opinion, considered to be low.

Site Preparation and Grading

All debris resulting from the demolition of existing improvements should be removed from the site and may not be used as fill. Any existing underground utility lines to be abandoned should be removed from within the proposed building envelope and their ends capped outside of the building envelope.

Any vegetation and organically contaminated soils should be cleared from the building area. All holes resulting from removal of tree stumps and roots, or other buried objects, should be over-excavated into firm materials and then backfilled and compacted with native materials.

The placement of fills at the site is expected to include: utility trench backfill, retaining wall backfill, slab subgrade materials, and finished drainage and landscaping grading. These and all other fills should be placed in conformance with the following guidelines:

Fills may use organic-free soils available at the site or import materials. Import soils should be free of construction debris or other deleterious materials and be non-expansive. *A minimum of 3 days prior to the placement of any fill, our office should be supplied with a 30 pound sample (approximately a full 5 gallon bucket) of any soil or baserock to be used as fill (including native and import materials) for testing and approval.*

All areas to receive fills should be stripped of organics and loose or soft near-surface soils. Fills should be placed on level benches in lifts no greater than 6 inches thick (loose) and be compacted to at least 90 percent of their Maximum Dry Density (MDD), as determined by ASTM D-1557.

All unretained fills to be placed on slopes steeper than 6 to 1 (horizontal to vertical, H:V) will need to be keyed and benched into competent native materials. Any retained fills will need to be benched into competent native materials, however, a formal keyway is not required. The entire base of any keyway should extend into competent native soils, located about 7 feet below grade. The entire bases of all benches should extend into competent colluvial soils, as identified in the field by representatives from our office. It should be anticipated that the outer edge of bench excavations will extend at least 7 feet below native grade. Keyways and benches should be sloped back into the hillside at a minimum 2% gradient.

For fills over 5 feet thick, or where deemed necessary by our personnel, a blanket drain should be provided within any keyway excavations, and chimney drains should be provided at the back of any benches identified by our office in the field. The blanket drain should cover the entire keyway and consist of a minimum 6 inch thick layer of clean crushed drain rock completely covered (top and sides) with filter fabric (Mirafi 140N or approved equivalent). Chimney drains should consist of a minimum 6 inch wide column of clean crushed drain rock, also wrapped with filter fabric, for at least half the height and for the full width of the bench. These systems should drain to 4 inch diameter perforated pipes, placed at the base of the drain rock. The pipes should consist of Schedule 40 PVC or SDR 35. No flexible, corrugated pipe may be used within any drainage system installed as part of this project. The bench drain pipes may connect to the keyway blanket drain pipe. A solid line should be used to convey the water to an appropriate discharge point. We note that *Caltrans Class 2 permeable rock* is an acceptable substitution for clean drain rock and filter fabric.

Temporary, dry-weather, vertical excavations should remain stable for short periods of time to heights of 5 feet. All excavations should be shored or sloped in accordance with OSHA standards.

Even moderately deep cuts are likely to encounter hard bedrock boulders. Heavy excavation equipment may be required. Similarly, it may be necessary to utilize hand-held jackhammers to clean out the footing excavations.

Permanent cut and/or fill slopes should be no steeper than 2:1 (H:V). However, even at this gradient, minor sloughing of slopes may still occur in the future. Positive drainage improvements (e.g. drainage swales, catch basins, etc.) should be provided to prevent water from flowing over the tops of cut and/or fill slopes.

Foundations - Piers

Due to the relatively steep site slopes, drilled piers should be used where grading operations do not flatten the slope to a gradient of less than 5H:1V.

If used, piers should penetrate a minimum of 10 feet below lowest adjacent grade, and 5 feet into competent native materials, whichever is deeper. It should be assumed that up to 7 feet of overburden will exist at the site, so nominal pier depths may range from 10 to 12 feet below lowest adjacent grade.

The piers should have a minimum diameter of 16 inches and be nominally reinforced with a minimum of four #4 bars vertically. Piers should be spaced a maximum of 10 feet center to center, and be spaced no closer than 4 diameters, center to center.

A friction value of 500 psf may be assumed to act on that portion of the pier below a depth of 7 feet (as measured from existing grades). A lateral creep force of 35 pcf Equivalent Fluid Weight (EFW) should be applied to all piers on any portion of the site where grading operations do not flatten slopes to less than 5:1 (H:V). This creep force should be applied over 3 projected pier diameters to a depth of 5 feet. Lateral support may be assumed to be developed along the length of the pier below 7 feet, using a passive pressure of 350 pcf Equivalent Fluid Weight (EFW), starting at a value of 750 psf. Passive resistance may be assumed to act over 1.5 projected pier diameters. Above 7 feet, no frictional or lateral support may be assumed. These design values may be increased 1/3 for transient loads (i.e. seismic and wind).

Even though piers are designed to derive their vertical resistance through skin friction, the bases of the piers holes should be clean and firm prior to setting steel and pouring concrete. If more than 6 inches of slough exists in the base of the pier holes after drilling, then the slough should be removed. If less than 6 inches of slough exists, the slough may be tamped to a stiff condition. Piers should not remain open for more than a few days prior to casting concrete. In the event of rain, shallow groundwater, or caving conditions it may be necessary to pour piers immediately.

All perimeter piers, and piers under load-bearing walls, should be connected by concrete grade beams. Perimeter grade beams should penetrate a minimum of 6 inches below crawlspace grade (unless a perimeter footing drain is installed to intercept water attempting to enter around the perimeter). Interior grade beams do not need to penetrate below grade.

All improvements connected directly to any pier supported structure, also need to be supported by

piers. This includes, but is not limited to: porches, decks, entry stoops and columns, etc. If the designer does not wish to pier support these items, then care must be taken to structurally isolate them (with expansion joints, etc.) from the pier supported structure.

If the above recommendations are followed, total foundation settlements should be less than 1 inch, while differential settlements should be less than ½ inches.

Foundations – Spread Footings

Where grading flattens the slope to less than a 5H:!V gradient, the foundations may consist of conventional spread footings bearing on either native soils or engineered fill.

All footings should be a minimum of 12 inches wide. Strip footings should be embedded a minimum of 30 inches below exterior grade and 24 inches below interior grade, *whichever is deeper*. Stepped footings need only be embedded 24 inches below exterior grade at the toe. Isolated footings (e.g. interior pads or exterior post supports) should be embedded at least 30 inches below lowest adjacent grade.

The footings should be founded below an imaginary line projecting at a 1:1 slope from the base of any adjacent, parallel utility trenches. The footings must be embedded so that there is a minimum of 20 feet of horizontal cover between the face of the footings and any adjacent, parallel slope.

The footings should be designed to exert pressures on the ground, which do not exceed 2500 psf for Dead plus Live Loads. The weight of the embedded portion of the footings may be neglected when determining bearing pressures. Lateral pressures may be resisted by friction between the base of the footings and the ground surface. A friction coefficient of 0.40 may be assumed. Alternatively, lateral pressures may be resisted by a passive pressure of 350 pcf EFW assumed to be acting against the face of the footings (or shear keys, if required). These values may be increased 1/3 for transient loads (i.e. seismic and wind).

Footings should be nominally reinforced with four #4 bars (two at top and two at bottom). The designer should determine actual width, embedment and reinforcement for the footings.

If the above recommendations are followed, total foundation settlements should be less than 1 inch, while differential settlements should be less than ¾ inches.

Retaining Walls

Retaining walls which are located on, or within 10 feet of the crest of, slopes steeper than 5:1 (H:V); should utilize a pier and grade beam foundation system. Site retaining walls which are located in level areas (flatter than 5:1, H:V) may be supported by drilled piers or by spread footings depending upon wall type. Where site walls are attached to buildings, they should have the same foundation type used for the building. Segmental block walls may be used in lieu of spread footing walls.

Wall Forces - Any unrestrained retaining walls required for the proposed construction should be designed to resist an active pressure of 45 pcf Equivalent Fluid Weight (EFW) in supporting soils with retained slopes less than 4:1 (H:V). An active pressure of 65 pcf EFW should be utilized for retained slopes with an inclination of 2:1 (H:V). Where retained slopes are greater than 4:1, though less than 2:1, the designer should linearly interpolate between 45 and 65 pcf EFW.

Any restrained retaining walls required should be designed for the aforementioned active pressures with an additional uniform pressure of 8H psf, where H is the height of the wall in feet. We leave it to the design professional's judgment in determining whether a wall is restrained or not. An additional force of 10H psf may be applied to account for seismic forces on the wall, although it is our opinion that such forces need not be applied.

All retaining walls should also be designed to resist a point load applied at the midpoint of the wall, equal to ½ the maximum applied surcharge.

Drilled Piers - Any wall which is structurally connected to the house, or that is located on, or within 10 feet of the crest of, slopes steeper than 5:1 (H:V) should utilize a drilled pier foundation system. Additionally, any site walls for which expansive soil shifting is unacceptable should use drilled piers. We note that pier-supported walls may not rely upon a toe footing to resist overturning forces. All vertical and lateral forces should be resisted by piers. This may require the use of a staggered, double row of piers, depending upon the wall height and any surcharges.

If used, drilled piers should penetrate a minimum of 10 feet below the lowest adjacent grade, and at least 5 feet into competent native materials, *whichever is deeper.* The piers should have a minimum diameter of 16 inches. Pier should be spaced no closer than 4 diameters, center to center. Actual pier depth, diameter, reinforcement, and spacing should be determined by the structural engineer.

Please refer to the *Foundation-Piers* section of this report for the applicable pier design recommendations.

If drilled piers are utilized beneath a concrete or block wall, they will need to be connected by a concrete grade beam. No grade beam is required for a wood lagging wall.

Spread Footings - Walls located 20 or more feet from the crest of slopes steeper than 5:1 (H:V) may utilize a spread footing foundation system. Refer to the *Foundation-Spread Footings* section of this report for the applicable spread footing design recommendations.

Wall Drainage - The above values have been provided assuming that back-of-wall drains will be installed to prevent build-up of hydrostatic pressures behind all walls. This drainage system may consist of a prefabricated drainage panel (i.e. Miradrain) or a gravel and filter fabric type system. We also recommend that any interior retaining walls, or walls through which efflorescence transmission would be undesirable, should be waterproofed. The waterproofing should be specified by the

designer, though we suggest the use of Bituthene, Miradri, or other similar waterproofing membrane. Surface drainage above the wall should preclude overtopping of the wall, and should also preclude ponding on the ground surface above the wall. *Additionally, the ground surface above all walls should form a drainage swale to carry water to the sides of the wall and/or to area drain locations.*

The back-of-wall drain systems should be installed with a minimum 3-inch diameter perforated pipe placed a minimum of 4 inches below the top of the footing (preferably at the base of the footing heel). The pipe should not be placed on top of the heel of the wall footing unless seepage through the base of the wall is acceptable. Perforations should be placed face-down (at 5 and 7 o'clock). The perforated pipe should connect to a solid discharge line, which discharges away from the new structures. This solid line should not connect to surface water drain lines (i.e. downspout and area drain lines). If water transmission through the base of a wall is not a concern, then weep holes may be used in place of the pipe.

If used, the gravel system should consist of a minimum 12 inch wide column of drain rock (3/8 to ¾ inch clean, crushed rock) extending the full width of the wall. The rock should continue to within 12 inches of finish grade. Prior to backfilling with the drain rock, a layer of filter fabric (Mirafi 140N or approved equivalent) should be placed against all soil surfaces to separate the rock and soil. The filter fabric should wrap over the top of the gravel and then a 12 inch thick cap of native soils should be placed at the top of the drain. If concrete flatwork is to directly overlay the back-of-wall drain, or if the drain is located in a crawlspace area, then the soil cap should be eliminated.

If prefabricated drainage panels are used, a packet of filter fabric-wrapped drain rock should be placed around the perforated collector pipe at the base of the panel. The tops of the panels should be sealed and secured in accordance with the manufacturer's recommendations. The base of the drainage panels should extend down below the top of the filter fabric-wrapped drain rock.

We note that Caltrans Class II permeable rock may be utilized in lieu of clean drain rock and filter fabric. The Class II permeable rock needs to be compacted into place, and needs to be certified by the quarry or rockery that it meets the Caltrans Class II permeable rock specifications.

Basement Foundations, Walls, and Floors

No basements are proposed for these buildings. IF plans change to include basements, please contact our office for further recommendations.

Slabs-on-Grade

The building floors should not consist of conventional concrete slabs-on-grade. If a concrete floor slab is desired, please contact our office for recommendations for structural floor slabs.

Any sidewalks or patios may consist of conventional concrete slabs-on-grade, though it should be expected that some post-construction shifting and cracking of such slabs may occur. We have provided guidelines to help reduce post-construction movements and cracking, however, it is nearly impossible to economically eliminate all movement/cracking.

To help reduce cracking, we recommend slabs be a minimum of 4 inches thick and be nominally reinforced with #4 bars at 18 inches on center, each way. Slabs which are thinner or more lightly reinforced may experience undesirable cosmetic cracking. However, actual reinforcement and thickness should be determined by the structural engineer based upon anticipated usage and loading.

In large non-interior slabs (e.g. patios, garage, etc.), score joints should be placed at a maximum of 10 feet on center. In sidewalks, score joints should be placed at a maximum of 5 feet on center. All slabs should be separated from adjacent improvements (e.g. footings, porches, columns, etc.) with expansion joints. Interior floor slabs will experience shrinkage cracking. These cosmetic cracks may be sealed with epoxy or other measures specified by the architect.

Exterior landscaping flatwork (e.g. patios and sidewalks) may be placed directly on proof-rolled soil subgrade materials (e.g. no granular subgrade), however, they will be potentially subject to shifting and moisture transmission.

Drainage

Surface Drainage - Adjacent to any buildings, the ground surface should slope at least 5 percent away from the foundations within 5 feet of the perimeter. Impervious surfaces should have a minimum gradient of 2 percent away from the foundation.

Surface water should be directed away from all buildings into drainage swales, or into a surface drainage system (i.e. catch basins and a solid drain line). "Trapped" planting areas should not be created next to any buildings without providing means for drainage (i.e. area drains).

All roof eaves should be lined with gutters. The downspouts may be connected to solid drain lines, or may discharge onto paved surfaces which drain away from the structure. The downspouts may be connected to the same drain line as any catch basins, but must not connect to any perforated pipe drainage system. If splash blocks are preferred, then a perimeter footing drain system **must** be installed.

Footing Drain - Due to the potential for changes to surface drainage provisions, it would be wise (though not required) to install a perimeter footing drain to intercept water attempting to enter the crawlspace. If a footing drain is not installed, some infiltration of moisture into the crawlspace may occur. Such penetration should not be detrimental to the performance of the structure, but can possibly cause humidity and mildew problems within the building, or seepage up through the slab floors.

The footing drain system, if installed, should consist of a 12 inch wide gravel-filled trench, *dug at least 12 inches below the elevation of the adjacent crawlspace*. The trench should be lined with a layer of filter fabric (Mirafi 140N or equivalent) to prevent migration of silts and clays into the gravel, but still permit the flow of water. Then 1 to 2 inches of drain rock (clean crushed rock or pea gravel) should be placed in the base of the lined trench. Next a perforated pipe (minimum 3 inch diameter) should be placed on top of the thin rock layer. The perforations in the pipe should be face down. The trench should then be backfilled with more rock to within 6 inches of finished grade. The filter fabric should be wrapped over the top of the rock. Above the filter fabric 6 inches of native soils should be used to cap the drain. If concrete slabs are to directly overlay the drain, then the gravel should continue to the base of the slab, without the 6 inch soil cap. This drain should not be connected to any surface drainage system.

Drainage Discharge - The surface drain lines should discharge at least 15 feet away from the buildings, preferably at the street or adjacent creek channel. The discharge location(s) may need to be protected by energy dissipaters to reduce the potential for erosion.

The footing drain (if installed) and any back-of-wall drain lines should discharge independently from the surface drainage system. The surface and subsurface drain systems should not be connected to one another.

Drainage Materials - Drain lines should consist of hard-walled pipes (e.g. SDR 35 or Schedule 40 PVC). In areas where vehicle loading is not a possibility, SDR 38 or HDPE pipes may be used. Corrugated, flexible pipes may not be used in any drain system installed at the property.

Surface drain lines (e.g. downspouts, area drains, etc.) should be laid with a minimum 2 percent gradient (¼ inch of fall per foot of pipe). Any subsurface drain systems (e.g. footing drains) should be laid with a minimum 1 percent gradient (1/8 inch of fall per foot of pipe).

Plan Review and Construction Observations

The use of the recommendations contained within this report is contingent upon our being contracted to review the plans, and to observe geotechnically relevant aspects of the construction.

We should be provided with a full set of plans to review at the same time the plans are submitted to the building/planning department for review. A minimum of one working week should be provided for review of the plans.

At a minimum, our observations should include: key and bench excavations; compaction testing of fills and subgrades; footing excavations; pier drilling; slab subgrade preparation; installation of any drainage system (e.g. back-of-wall, under-slab, footing, and surface), and final grading. A minimum of 48 hours notice should be provided for all construction observations.

File: 217316
November 16, 2017

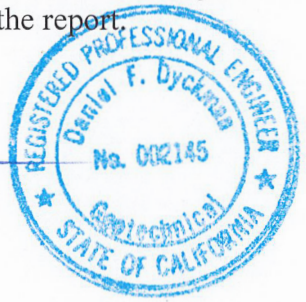
LIMITATIONS

This report has been prepared for the exclusive use of the addressee, and their architects and engineers for aiding in the design and construction of the proposed development. It is the addressee's responsibility to provide this report to the appropriate design professionals, building officials, and contractors to ensure correct implementation of the recommendations.

The opinions, comments and conclusions presented in this report were based upon information derived from our field investigation and laboratory testing. Conditions between or beyond our borings may vary from those encountered. Such variations may result in changes to our recommendations and possibly variations in project costs. Should any additional information become available, or should there be changes in the proposed scope of work as outlined above, then we should be supplied with that information so as to make any necessary changes to our opinions and recommendations. Such changes may require additional investigation or analyses, and hence additional costs may be incurred.

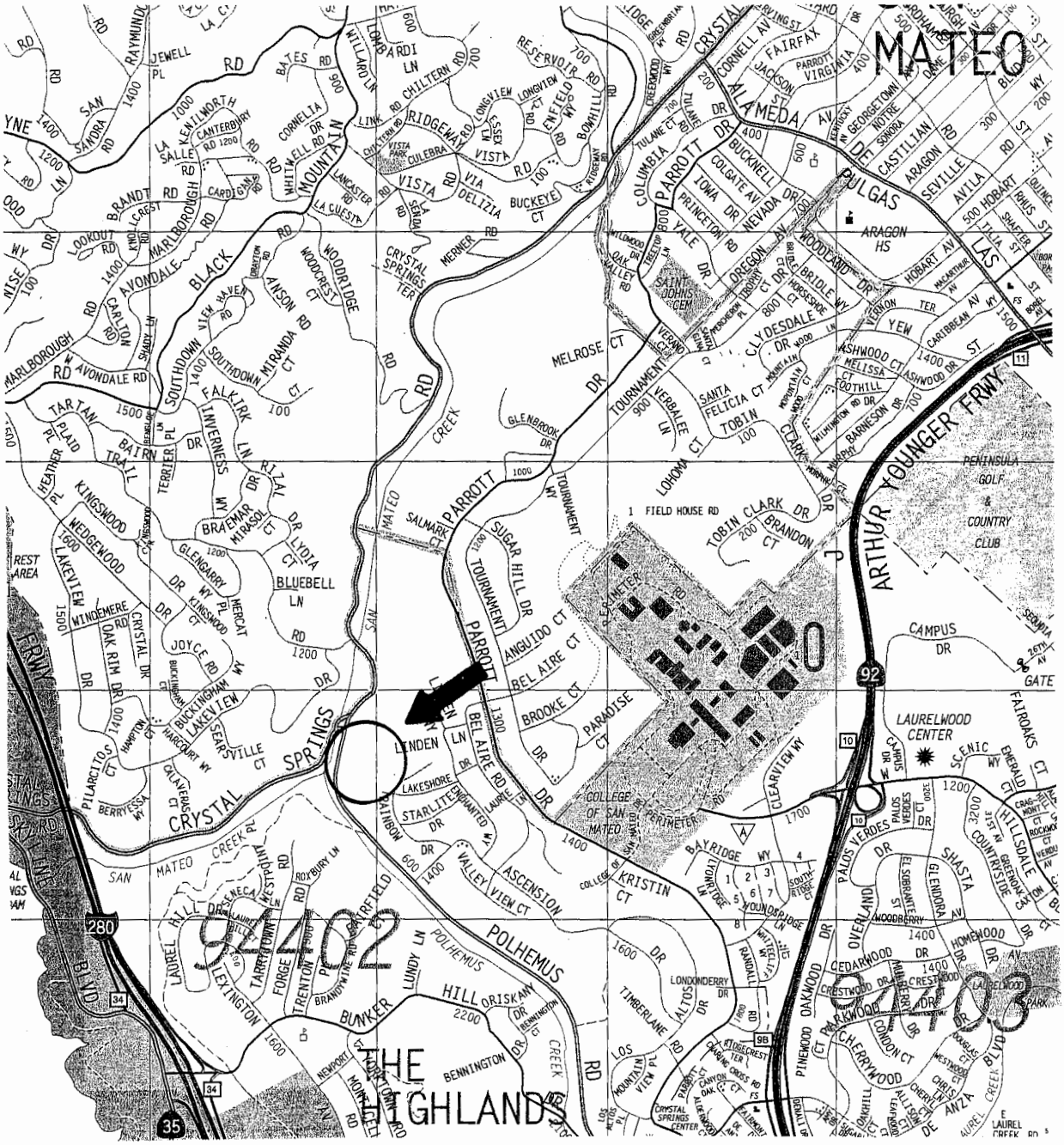
Our work has been conducted in general conformance with the standard of care in the field of geotechnical engineering currently in practice in the San Francisco Bay Area for projects of this nature and magnitude. We make no other warranty either expressed or implied. By utilizing the design recommendations within this report, the addressee acknowledges and accepts the risks and limitations of development at the site, as outlined within the report.

Respectfully Submitted;
GeoForensics, Inc.



Daniel F. Dyckman, PE, GE
Senior Geotechnical Engineer, GE 2145

cc: 5 to addressee



Source: Thomas Bros. Guide

GeoForensics Inc.
561-D Pilgrim Drive Foster City, CA 94404
Tel: (650) 349-3369 Fax: (650) 571-1878

Figure 1 - Site Location

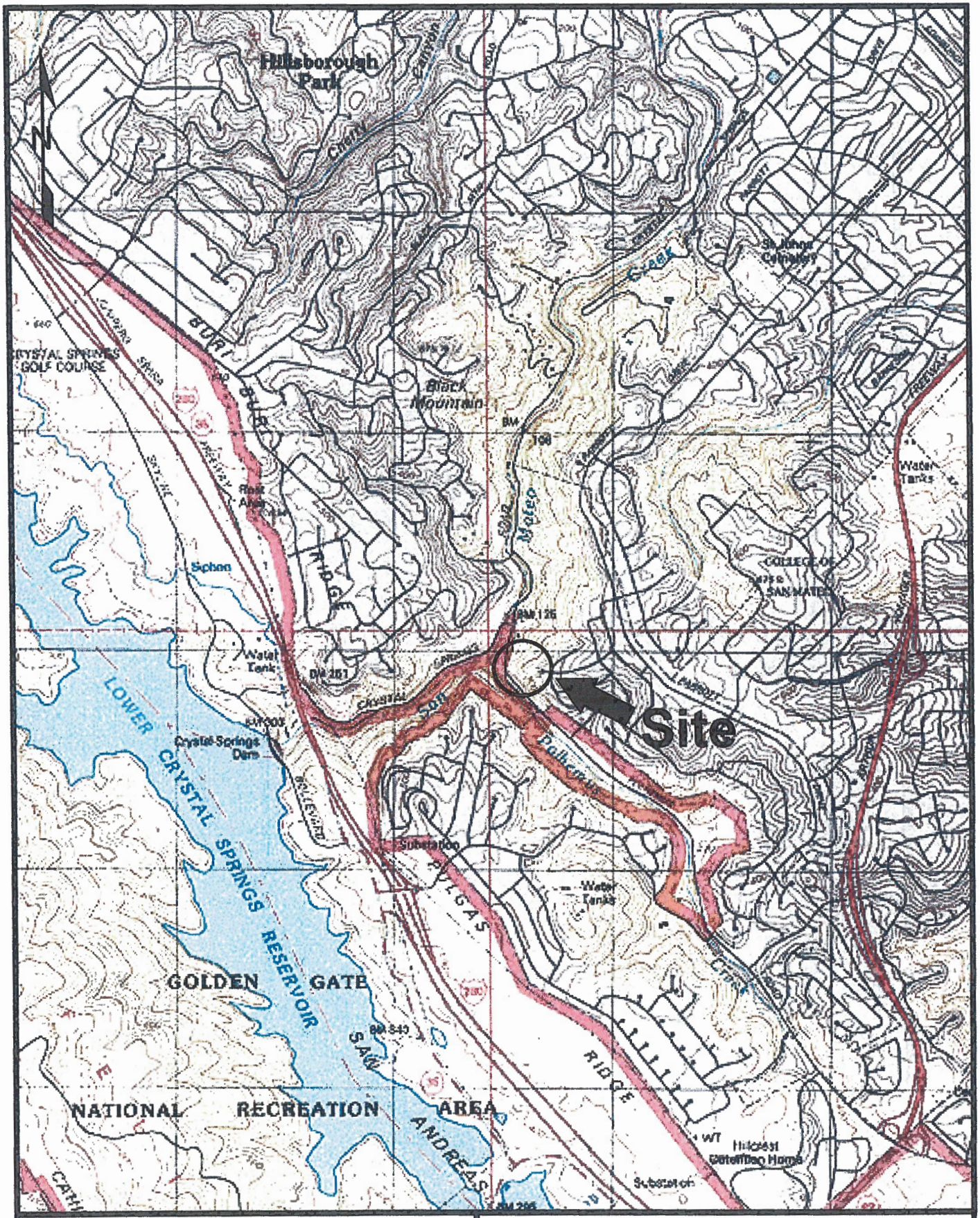


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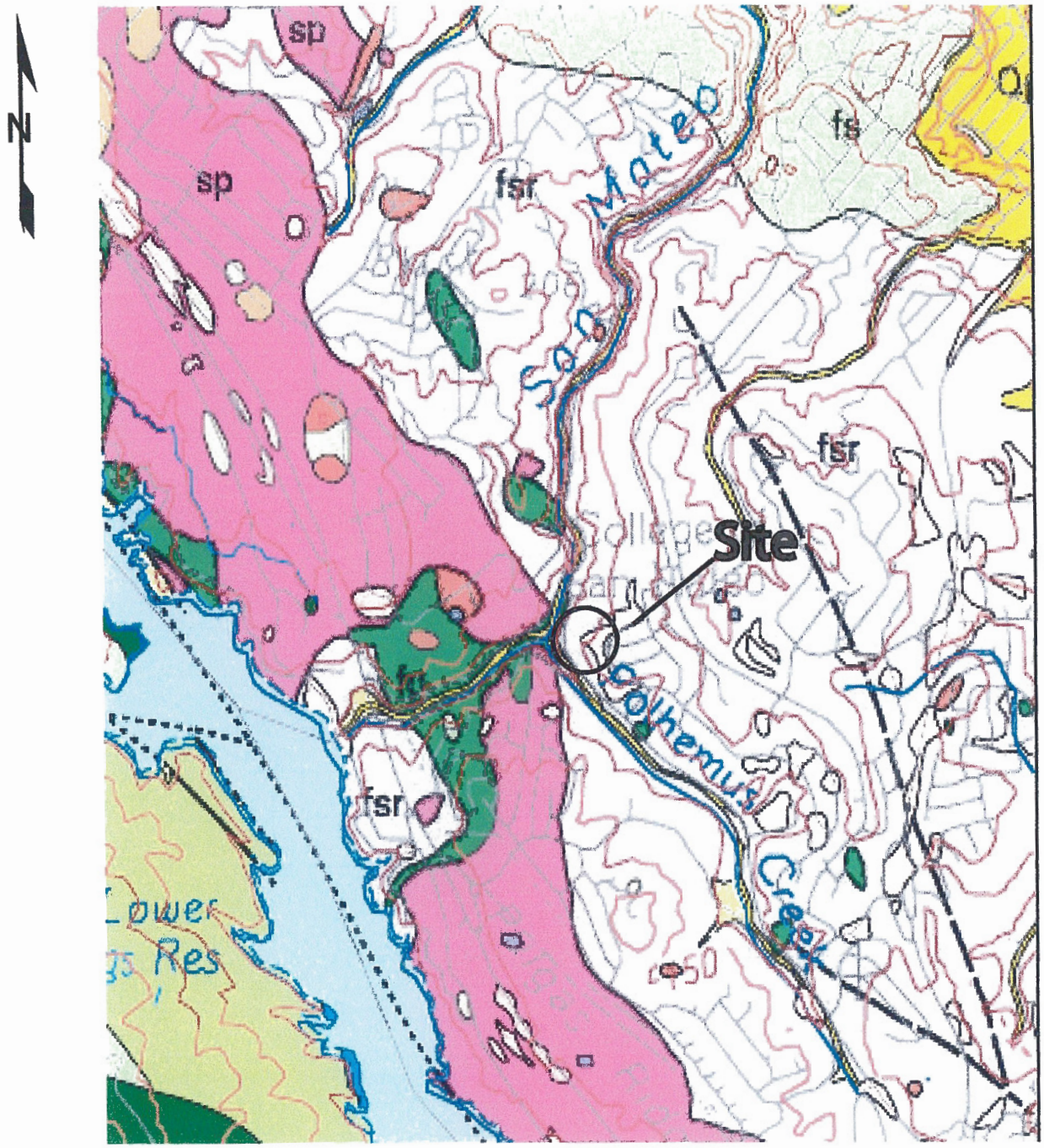
Figure 2 - Vicinity Topography



fsr

Sheared rock (melange)—Predominantly graywacke, siltstone, and shale, substantial portions of which have been sheared, but includes hard blocks of all other Franciscan rock types. Total thickness of unit is unknown, but is probably at least several tens of meters

Source: Geology of the onshore part of San Mateo County, California: Derived from the digital database Open-File 98-137.

GEOFORENSICS, INC.

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Figure 3 - Geologic Map

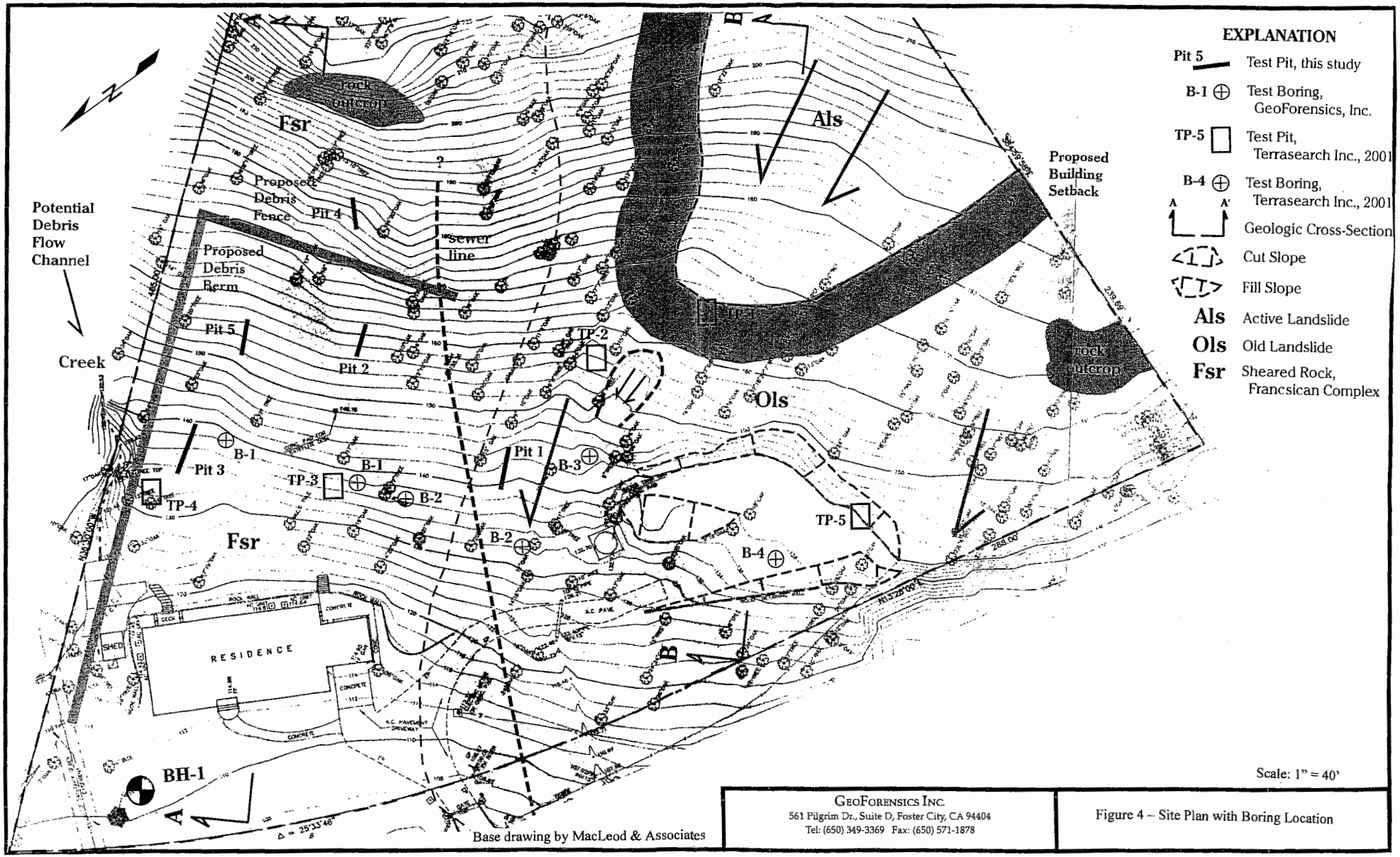

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Figure 4 – Site Plan with Boring Location

APPENDIX A - BORING LOGS

LOG OF BORING

DEPTH (ft)	SAMPLE NO.	SAMPLE LOC.	BLOW COUNTS (12 Inches)	DESCRIPTION	DRY DENSITY (pcf)	MOISTURE CONTENT (%)
	3 - 1		46	silty fine gravelly sandy CLAY - dark brown & olive-brown; slightly moist; stiff (CL, maybe CH)	-	-
5	3 - 2		19	silty CLAY with sand & some gravels & rootlets - olive-brown & green-brown; slightly moist; firm (CH)	-	-
	3 - 3		93	silty fine to large gravelly sandy CLAY - red-brown; slightly moist; very stiff (CL, maybe CH)	118.0	15.3
10	SPT 3 - 4		85	as above; hard (CJ, maybe CH)	-	10.9
				Drilling refusal at 10.5 feet.		
15						
20						
25				No groundwater encountered. Bottom of boring at 11.5 feet Drilled on 03/04/08 Logged by ba Minute Man portable drilling rig Modified California & Split Spoon samplers 70# hammer		
30						
35						

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Figure A3 - Log of Boring 3

APPENDIX B - LABORATORY TEST RESULTS

Moisture-Density-Porosity Report
Cooper Testing Labs, Inc.

Job No:	060-1920	**Date:**	03/14/08
Client:	GeoForensics	**By:**	RU
Project:	Odessey - 208026	**Remarks:**	

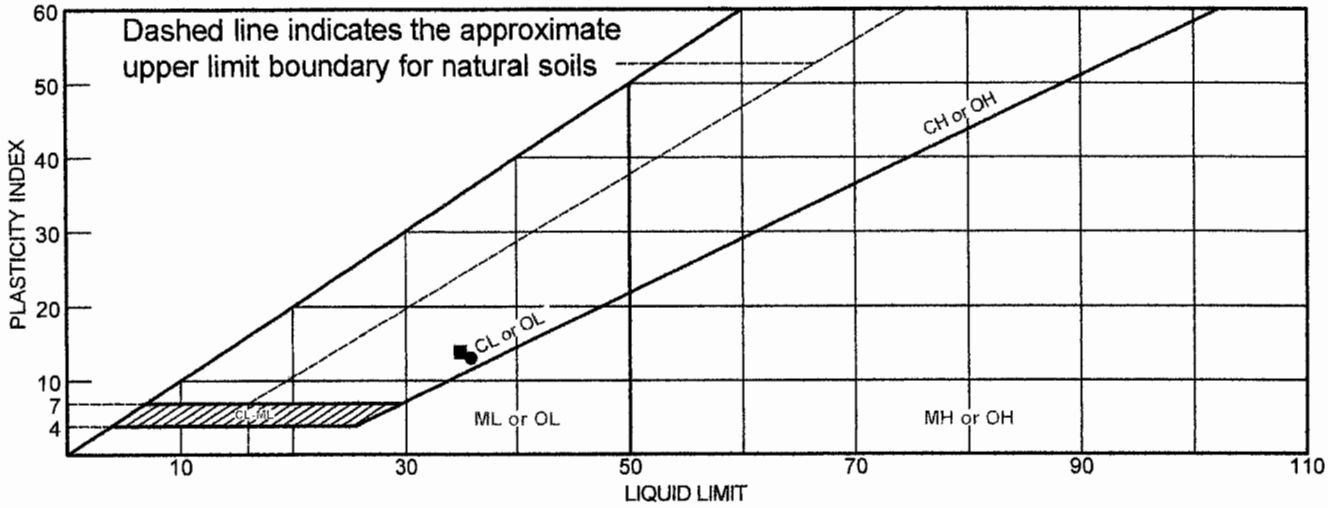
Boring:	1-3	1-4						
Sample:								
Depth, ft:	8	11						
Visual Description:	Brown Clayey SAND w/ Gravel	Brown Clayey SAND w/ Gravel						
Actual G_s								
Assumed G_s	2.70							
Total Vol cc	112.2							
Vol Solids,cc	78.5							
Vol Voids,cc	33.7							
Moisture, %	15.3	10.9						
Wet Unit wt, pcf	136.0							
Dry Unit wt, pcf	118.0							
Saturation, %	95.9							
Porosity, %	30.0							
Air filled Poros.,%	1.2							
Water filled Poros.,%	28.8							
Void Ratio	0.43							
Series	1	2	3	4	5	6	7	8

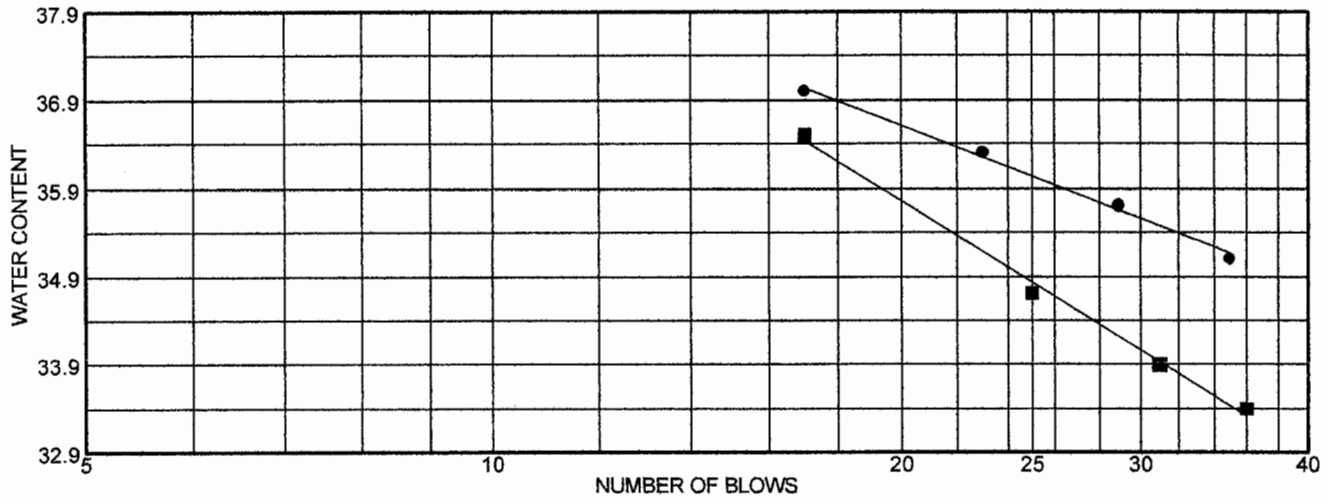
Note: If an assumed specific gravity (Gs) was used then the saturation, porosities, and void ratio should be considered approximate.

The Zero Air-Voids curves represent the dry density at 100% saturation for each value of specific gravity

COOPER TESTING LABORATORY

LIQUID AND PLASTIC LIMITS TEST REPORT





	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Brown Lean Clayey SAND w/ Gravel	36	23	13			
■	Brown Lean Clayey SAND w/ Gravel	35	21	14			

Project No. 060-1920 **Client:** GeoForensics

Project: Odessey - 208026

● **Source:** 1-1 **Elev./Depth:** 2'

■ **Source:** 1-2 **Elev./Depth:** 4.5'

Remarks:

●

■

LIQUID AND PLASTIC LIMITS TEST REPORT

COOPER TESTING LABORATORY

Figure