

County of San Mateo  
Planning and Building Department

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

1. **Project Title:** Crabtree Single-Family Residential Addition
2. **County File Number:** PLN 2021-00011
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:** Angela Chavez, Senior Planner, 650/599-7217
5. **Project Location:** 7 Durham Road, San Gregorio
6. **Assessor's Parcel Number and Size of Parcel:** APN 081-100-110, 7.7 acres
7. **Project Sponsor's Name and Address:** Gerald Crabtree, 7 Durham Road, Woodside, CA  
94062
8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different  
from Project Sponsor):** Daniel Spiegel, 2325 3rd Steet No.216, San Francisco, CA. 94107
9. **General Plan Designation:** Open Space
10. **Zoning:** RM-CZ/CD (Resource Management- Coastal Zone/Coastal Development District)
11. **Description of the Project:** Resource Management-Coastal Zone, Grading, and Coastal  
Development Permits (CDP) to allow for the alteration/addition to an existing 2,981 sq. ft.  
house. The project includes construction of a new 2,308 sq. ft. basement, new 2,010 sq. ft.  
second floor and roof terrace, one attached trellis structure to the existing main house, and  
modification to an existing patio. The project will involve 1,065 cubic yards grading and the  
removal of one tree greater than 12-inch in diameter. The CDP is not appealable to the CA  
Coastal Commission
12. **Surrounding Land Uses and Setting:** The subject parcel has a single-family residence.  
There are a few existing single-family residences on both sides of the subject parcel on large  
parcels also several acres in lot size. In addition to the few single-family homes in proximity to  
the subject parcel, the majority of the surrounding land is open space land undeveloped,  
including the El Corte Madera Creek Open Space due East of the subject parcel.
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.?:** Yes, one Native American Tribe has requested to be notified of projects in the unincorporated area of San Mateo County. They were sent notification of the project but did not request consultation on this project. In accordance with the recommendations of the California Historic Resources System and Native American Heritage Commission, notification of the project was also sent to the identified Native American Tribes of the area. No comments/responses were received.

*(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).*

**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.

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

**EVALUATION OF ENVIRONMENTAL IMPACTS**

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

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

<b>1. AESTHETICS.</b> Except as provided in Public Resources Code Section 21099, would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a substantial adverse effect on a scenic vista, views from existing residen-				X

tial areas, public lands, water bodies, or roads?				
<p><b>Discussion:</b> The project site is in a heavily forested area amongst a small number of other single-family homes located on multi-acre parcels. The project site is approximately 7.5 acres and accessed via Durham Road which is a private road that serves several properties. Due to the size of the parcel, topography, and presence of significant vegetation the existing and proposed development will be minimally visible from surrounding parcels. The proposed addition includes a new second floor which will result in a height of 24'-8 3/8", an increase of approximately 10'. The resulting height will not have a substantial impact on views from existing residential areas. The proposed addition is largely located within the existing development area and other enlarged areas are immediately adjacent to the existing development footprint. There are no public viewpoints from public lands or water bodies from which the parcel is visible.</p> <p><b>Source:</b> Project Plans; Project Location; Site Inspection.</p>				
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
<p><b>Discussion:</b> The project includes the removal of one tree which is located in close proximity to the proposed residence. The project does not involve alterations to rock outcroppings, or any historic buildings and the parcel is not located within a state scenic highway.</p> <p><b>Source:</b> Project Location; Project Plans.</p>				
1.c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
<p><b>Discussion:</b> The project is located in a non-urbanized area and is surrounded by rural single-family residences. As discussed previously, the project site is minimally visible from the from the road due to its location offset of the road. Furthermore, the road is a private road which provides access to neighboring properties. The location of existing/proposed development and presence of natural barriers like topography and vegetation will keep visual impacts to a minimum.</p> <p><b>Source:</b> Project Location; Project Plans.</p>				
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 proposed project utilizes the existing development footprint and does not include colors, materials, or excessive lighting which would create a new source of substantial light or glare which would adversely affect day or nighttime views.

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

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

**Discussion:** This parcel is not located within or adjacent to a designated Scenic Highway or a State or County Scenic Corridor.

**Source:** Project Location; San Mateo County GIS Map Viewer.

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

**Discussion:** This parcel is not located within a Design Review District.

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

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

**Discussion:** The project site does have scenic qualities. However, the project site is currently developed, and the addition is located either immediately adjacent to or within the current building footprint (above and below). Given the large size of the adjacent parcels and location of existing development in relationship to the project site, the project will not alter current scenic vistas or impact scenic views from neighboring properties.

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

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

		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide				X

<p>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?</p>				
<p><b>Discussion:</b> This project is located within the Coastal Zone.  <b>Source:</b> Project Location.</p>				
<p>2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?</p>				X
<p><b>Discussion:</b> The RM-CZ district allows single-family residences with the issuance of a RM-CZ permit (included as part of this application). While agriculture is allowed in the zoning district it is not the primary intended use. The project parcel is not covered by an Open Space Easement or Williamson Act contract.  <b>Source:</b> Project Location; San Mateo County Zoning Regulations.</p>				
<p>2.c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?</p>				X
<p><b>Discussion:</b> As mentioned previously, the proposed additions/modifications to the existing residence are largely located within the existing development footprint. Areas which are to be developed that are outside of the existing footprint are immediately adjacent to existing development. The project area is not designated as farmland. While the project location would be considered forestland the property is developed, and the proposed project does not result in a conversion of forestland to a non-forest use.  <b>Source:</b> Project Location; Project Plans.</p>				
<p>2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?</p>				X
<p><b>Discussion:</b> While the project is located within the Coastal Zone the project does not support soils identified as Class I, II, or III rated good or very good for artichokes or brussels sprouts. The property supports soils identified as Gazos fine sandy loam, moderately steep, and eroded. The project does not involve a subdivision or conversion of Class I, II, or III soils.  <b>Source:</b> Project Location; U.S. Department of Agriculture-Natural Resources Conservation Service's Web Soil Survey.</p>				
<p>2.e. Result in damage to soil capability or loss of agricultural land?</p>				X

**Discussion:** The subject property is not designated agricultural land and the parcel does not support soils capable of agriculture.

**Source:** Project Location; San Mateo County Zoning Regulations, San Mateo County Local Coastal Program; U.S. Department of Agriculture-Natural Resources Conservation Service's Web Soil Survey.

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

**Discussion:** The subject property is currently developed with a single-family residence which is an allowed use in the RM-CZ Zoning District with the issuance of an RM-CZ permit. While the area surrounding the parcel would qualify as forestland the project does not conflict with the zoning or result in a rezoning.

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

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

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

**Discussion:** The construction of an addition to the existing residence may result in temporary generation of pollutants related to construction and earthwork (1,065 cubic yards). However, the proposed single-family residential use would not result in the regular generation of air pollutants. Section 7 2-1-113 (Exemption, Sources and Operations) of the General Requirements of the Bay Area Air Quality Management District exempts sources of air pollution associated with construction of/addition to a single-family dwelling used solely for residential purposes. No mitigation measures are necessary.

**Source:** Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1: General Requirements.

--	--	--	--	--

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		
<p><b>Discussion:</b> The San Francisco Bay Area is in non-attainment for ozone and particulate matter (PM), including PM 10 (state status) and PM 2.5 (state status), including the 24-hour PM 2.5 national standard. Given the proposed project is for the construction of an addition to an existing single-family residence, the project would only generate minor temporary pollutant emissions, which would be addressed with the implementation of Mitigation Measure 1. Therefore, construction related emissions would not result in a cumulatively considerable increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard.</p> <p><b>Mitigation Measure 1:</b> The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any building permit that, at a minimum, includes the “Basic Construction Mitigations Measures” as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:</p> <ul style="list-style-type: none"> <li>a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access road) shall be watered two times per day.</li> <li>b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>d. All vehicle speeds on unpaved roads shall be limited to 15 mph.</li> <li>e. Idling times shall be minimized either by shutting equipment or vehicles 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.</li> <li>f. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</li> <li>g. Post a publicly visible sign with the telephone number and person to contact at the County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District’s phone number shall also be visible to ensure compliance with applicable regulations.</li> </ul> <p><b>Source:</b> BAAQMD CEQA Guidelines, May 2017; BAAQMD 2017 Clean Air Plan; Project Plans.</p>				
3.c. Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?			X	

**Discussion:** While residential areas are considered sensitive receptors by BAAQMD, the project does not involve elements which would result in substantial pollutant concentrations. The San Francisco Bay Area is in non-attainment for ozone and particulate matter (PM), including PM 10 (state status) and PM 2.5 (state status), including the 24-hour PM 2.5 national standard. Given the project scope the project would only generate minor temporary criteria pollutant emissions, which would be addressed with the implementation of Mitigation Measure 1. Therefore, construction related emissions would not result in a cumulatively considerable increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard.

**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 would result in short-term grading related emissions, such as fugitive dust and exhaust from construction vehicles. However, compliance with Mitigation Measure 1 will ensure that these temporary impacts do not result in a significant impact.

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

**4. BIOLOGICAL RESOURCES.** Would the project:

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

**Discussion:** The project site is currently developed, and the proposed project's additions/modifications are within or immediately adjacent to the existing building envelope. Areas immediately adjacent to the existing residence have been previously disturbed with landscaping and other site improvement customary to a single-family residence. A review of the California Natural Diversity Database identified no special status species (animal or plant) in the project area. Given that there are no mapped resources, and the project site is developed there is no anticipated adverse impacts either directly or through habitat modifications expected with this project.

**Source:** Project Location; California Natural Diversity Database; San Mateo County Local Coastal Program-Sensitive Habitat Map.

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
<p><b>Discussion:</b> The project site does not support any riparian habitat or other sensitive natural community.</p> <p><b>Source:</b> Project Location; Project Plans; California Natural Diversity Database; San Mateo County Local Coastal Program-Sensitive Habitat Map</p>				
4.c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
<p><b>Discussion:</b> There are no mapped state or federally protected wetlands on the project site. As noted, the project site is developed and there have been no identified resources for previous projects.</p> <p><b>Source:</b> Project Location; California Natural Diversity Database; San Mateo County Local Coastal Program-Sensitive Habitat Map.</p>				
4.d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
<p><b>Discussion:</b> See discussion under 4.a., above.</p> <p><b>Source:</b> Project Location; Project Plans; California Natural Diversity Database.</p>				
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
<p><b>Discussion:</b> The project includes the removal of one 34.2" diameter at breast Monterey pine tree. This tree does meet the size requirement to qualify as a significant under the County of San Mateo's Significant Tree Ordinance. It does not qualify as a heritage tree due to its size and species. The RM-CZ Zoning Regulations allow for removal of trees measuring 55" in circumference as may be required for development allowed by this zoning designation. Single-family residences are allowed in the RM-CZ zoning district with the issuance of an RM-CZ permit (part of this application). The</p>				

tree is immediately adjacent to the existing residence and will be impacted by the proposed construction. No other trees are proposed for removal in association with this project.

**Source:** Project Plans; Project Location; The Significant Tree Ordinance of San Mateo County; Regulations for the Preservation, Protection, Removal, and Trimming of Heritage Trees on Public and Private Property (San Mateo County Ordinance Code Section 11,000).

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:** There is no adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan that covers the project site. While the County’s Local Coastal Program does include habitat protection requirements, there are no mapped resources identified on the project site.

**Source:** Project Location; California Natural Diversity Database; San Mateo County Local Coastal Program-Sensitive Habitat Map.

4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
--	--	--	--	---

**Discussion:** A small portion of Midpeninsula Regional Open Space District’s El Corte de Madera Creek Open Space Preserve is located within 200 feet of the project parcel. However, the development itself is well over 200 feet away from the preserve. The addition/remodel of the existing residence does not introduce a new use to the site and is sufficiently distanced so as not to impact the preserve.

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

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

**Discussion:** The project will not result in the loss of oak woodlands or other non-timber woodlands. The project site is developed and involves the removal of only one 34.2” diameter Monterey pine tree. No other trees will be impacted by the project and the majority of trees located on the property will remain.

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

<b>5. CULTURAL RESOURCES.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?		X		
<b>Discussion:</b> A project referral was sent to California Historical Resources Information System				

(CHRIS), File No: NWIC 21-2197. The CHRIS response noted that no previous cultural resources study had been conducted which covered the project area and that the project area has the possibility of containing unrecorded archaeological sites. CHRIS recommended that a study by a qualified professional archaeologist is recommended prior to commencement of project activities. Therefore, the Mitigation Measure 2 has been added to address this recommendation.

CHRIS also recommended that the local Native American tribe(s) be contacted regarding traditional, cultural, and religious heritage values that might be present on the site. Staff contacted the Native American Heritage Commission (NAHC) to complete a sacred lands request and obtain a list of the local Native American tribe(s). The NAHC provided a response noting that the results were positive and to contact the Ohlone Indian Tribe. The NAHC also provided a list of other Native American tribes that may have knowledge of the site. The Ohlone Indian Tribe and all other tribes noted on the provided list were sent notification of the proposed project and site location. No responses to those notifications were received. However, in the event cultural resources are encountered Mitigation Measure 3 has been added.

**Mitigation Measure 2:** Prior to issuance of the building permit and/or commencement to any project related activities the applicant shall provide a study of the project site completed by a qualified professional archaeologist. Any measures recommended by the archaeologist shall be implemented for the duration of the project.

**Mitigation Measure 3:** In the event that unanticipated cultural resources are exposed during ground disturbance activities, work within 15 meters (50 feet) of the find must stop and a Secretary of the Interior qualified archaeologist, must be notified immediately. Work may not resume until a qualified archaeologist can evaluate the significance of the find. If the discovery proves significant, additional work such as archaeological testing, data recovery, or tribal consultation may be warranted.

**Source:** Source: Project Location; California Historical Resource Information System (File No.: 21-2197); State of California Native American Heritage Commission.

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

**Discussion:** See discussion under 5.b., above.

**Source:** Project Location; California Historical Resource Information System (File No.: 21-2197); State of California Native American Heritage Commission.

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

**Discussion:** Although there have been no identified human remains found within the project area, the following mitigation measure has been recommended to ensure that potential impacts are mitigated to a less than significant level in the event that they are discovered:

**Mitigation Measure 4:** Although not anticipated, there remains the potential for the inadvertent discovery of human remains during ground-disturbing activities. State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The San

Mateo County coroner must be notified of the find immediately. If concentrations of prehistoric or historic-era materials are encountered during project activities, all work in the immediate vicinity shall cease until a qualified archaeologist can evaluate the finds and make recommendations.

**Source:** Project Location; California Historical Resource Information System (File No.: 21-2197); State of California Native American Heritage Commission.

<b>6. ENERGY.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6.a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
<p><b>Discussion:</b> The project does not involve development which would consume or result in wasteful, inefficient, or unnecessary consumption of energy resources.</p> <p><b>Source:</b> Project Plans.</p>				
6.b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X
<p><b>Discussion:</b> The project does not involve elements which would conflict or obstruct a state or local plan for renewable energy or energy efficiency.</p> <p><b>Source:</b> Project Plans.</p>				

<b>7. GEOLOGY AND SOILS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				

<p>i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?</p> <p><i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i></p>				X
<p><b>Discussion:</b> A Geotechnical Study was prepared and submitted for the proposed project. The study was prepared by PGSoils, Inc., dated July 2010 (Geotechnical Study). The study noted that the site is located about 4.5 miles southwest of the San Andreas Fault Zone, 4.5 miles northeast of the San Gregorio Fault Zone, and about 23 miles southwest of the Hayward fault and is subject to strong and very strong ground shaking. However, the report notes that due to the lack of mapped fault traces through the site, that ground surface rupture is unlikely.</p> <p><b>Source:</b> San Mateo County Geotechnical Hazards Synthesis Map; California Geological Survey - Alquist-Priolo Earthquake Fault Zones; Project Location; County GIS Resource Maps, and Geotechnical Study prepared by PGSoils, Inc., dated July 201.</p>				
<p>ii. Strong seismic ground shaking?</p>			X	
<p><b>Discussion:</b> The project site is located within an active seismic area. Given the location, moderate to large earthquakes are probable along several active faults in the greater Bay Area over a 30-to 50-year design life. Strong ground shaking should therefore be expected several times during the design life of the structure, as is typical for sites throughout the Bay Area. The project will be required to comply with all applicable building code requirements as they relate to current earthquake resistance standards.</p> <p><b>Source:</b> San Mateo County Geotechnical Hazards Synthesis Map; California Geological Survey - Alquist-Priolo Earthquake Fault Zones; Project Location; County GIS Resource Maps, and Geotechnical Study prepared by PGSoils, Inc., dated July 2010.</p>				
<p>iii. Seismic-related ground failure, including liquefaction and differential settling?</p>			X	
<p><b>Discussion:</b> The geotechnical study found that the subsurface materials included layers of loose to medium dense sandy soils overlying medium dense to dense and hard Sandstone bedrock at a relatively shallow depth, and these conditions may help to reduce the intensity of the shaking. The study also noted that given that no fault traces are mapped through the site, ground surface rupture is not likely. In regard to liquefaction the study found that the risk was negligible as no loose, saturated granular soils were encountered. The study concluded that the potential of slope instability during a strong earthquake is low due to the existence of dense/hard sandstone bedrock at a relatively shallow depths.</p> <p><b>Source:</b> San Mateo County Geotechnical Hazards Synthesis Map; California Geological Survey - Alquist-Priolo Earthquake Fault Zones; Project Location; County GIS Resource Maps, and Geotechnical Study prepared by PGSoils, Inc., dated July 2010.</p>				
<p>iv. Landslides?</p>				X

**Discussion:** While San Mateo County Maps include the subject parcel as having lands susceptible to landslides the subject is an area unmapped by the State. However, the County maps show that these areas are not in vicinity of the existing or proposed development. The geotechnical study did not identify any landslide activity or scarring that would adversely impact the project.

**Source:** Project Location; San Mateo County GIS; CA Department of Conservation-CGS Information Warehouse; Geotechnical Study prepared by PGSoils, Inc., dated July 2010.

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:** The project site is not located adjacent to or on a coastal cliff or bluff.

**Source:** Project Location.

7.b. Result in substantial soil erosion or the loss of topsoil?

X

**Discussion:** The existing residence is located in a relatively flat portion of the parcel. Earthwork activities associated with the project are largely associated with the excavation of the basement. However, as the project does involve approximately 1,065 cubic yards of earthwork, the following mitigation measure has been added to ensure that there are no unexpected impacts associated with erosion during project construction.

**Mitigation Measure 5:** Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and sediment control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including:

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

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

**Source:** Project Location; 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 geotechnical study noted that even under the most favorable conditions, differential movements could occur between the existing house and the new addition area. The rationale provided for this was that as a result of the different timing of construction of the original house and its proposed addition, the foundation differences between the existing house and its addition with a proposed basement level, and variations of the underlying soil and rock materials. While the geotechnical study noted that such movements could result in the formation of cracks in walls and ceilings these were not expected to be significant assuming the applicant adhered to the recommendations of the report. Additionally, these potential differential movements could be

reduced by embedding all footings sufficiently into firm, competent bedrock. The applicant will be required to adhere to the recommendations of the geotechnical study as part of the standard building permit process.

**Source:** Project Location; Project Plans; County GIS Resource Maps, and Geotechnical Study prepared by PGSoils, Inc., dated July 2010.

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 geotechnical study notes that test borings conducted as part of the study encountered no groundwater. Additionally, the site soils were identified as sandy with minor amounts of clay. The study concludes that these soils are not considered to be significantly expansive which could result in direct or indirect risks to life or property.

**Source:** San Mateo County Geotechnical Hazards Synthesis Map; Project Location; County GIS Resource Maps, and Geotechnical Study prepared by PGSoils, Inc., dated July 2010.

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 project site is already developed with an in-ground septic system. The project has been reviewed and received conditional approval by the County’s Environmental Health Services.

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

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

**Discussion:** The project site does not contain an identified paleontological resource or site unique geologic feature. The project site is currently developed, and the proposed project will occur in areas either previously disturbed or immediately adjacent to the existing single-family residence. While previous construction activities have not identified or encountered resources, compliance with Mitigation Measure 3 will ensure that should any unanticipated resources be encountered there is a process in place to address that situation.

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

**8. CLIMATE CHANGE.** Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	--	-------------------------------------	-------------------------------------	------------------

8.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		X		
<p><b>Discussion:</b> A minor temporary increase in greenhouse gasses may occur during the construction phase. Vehicles and equipment associated with the construction phase of the project are subject to California Air Resources Board emission standards. Although the project scope is not likely to significantly generate greenhouse gases, the following mitigation measure is recommended.</p> <p><b>Mitigation Measure 6:</b> The applicant shall implement the following basic construction measures at all times:</p> <ul style="list-style-type: none"> <li>a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</li> <li>b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.</li> <li>c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</li> </ul> <p><b>Source:</b> California Air Resources Board, San Mateo County Energy Efficiency Climate Action Plan.</p>				
8.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
<p><b>Discussion:</b> The project does not conflict with the San Mateo County Energy Efficiency Climate Action Plan provided that the mitigation measure outlined in Section 8.a, above is implemented. At the building permit stage, the project is also required to comply with the California Green Building Standards Code, which includes requirements for energy saving measures.</p> <p><b>Source:</b> San Mateo County Energy Efficiency Climate Action Plan.</p>				
8.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
<p><b>Discussion:</b> While the project site does include lands that qualify as forestland the proposed project is setback from these areas. The project includes the removal of only one significant tree leaving the vast majority of existing trees on the site to remain. The property is currently developed,</p>				

and all proposed development is either within the existing building footprint or immediately adjacent to the existing house. Therefore, no conversion of forestland is proposed as part of the project.

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

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 site is located approximately four miles (as the crow flies) from the nearest coastal cliff/bluff. Given the distance and topography the project site is not susceptible to coastal cliff/ bluff erosion or to rising sea levels.

**Source:** Project Location.

8.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
---	--	--	--	---

**Discussion:** See discussion under question 8.d., above.

**Source:** Project Location; County of San Mateo Office of Sustainability, Sea Change, Sea Level Rise Vulnerability Assessment.

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 site is located in Flood Zone X designated as an area of minimal flood hazard, usually depicted on FIRMS as above the 500-year flood level.

**Source:** FEMA Flood Insurance Rate Map (Community Panel No. 06081C0290E, map effective October 16, 2012).

8.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
---	--	--	--	---

**Discussion:** See discussion under question 8.f., above.

**Source:** FEMA Flood Insurance Rate Map (Community Panel No. 06081C0290E, map effective October 16, 2012).

**9. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	--	-------------------------------------	-------------------------------------	------------------

9.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
<p><b>Discussion:</b> The project proposed is to add a second story, basement, and decks to an existing single-family residence. The proposed residence is consistent with the type and scope of development present in the surrounding neighborhood. The project does not involve elements that would result in a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials.</p> <p><b>Source:</b> Project Location; Project Plans.</p>				
9.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
<p><b>Discussion:</b> The project is to construct an addition to a single-family residence on a developed parcel. The proposed addition is consistent with the type and scope of development present in the surrounding neighborhood. The project does not involve elements that would result in a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</p> <p><b>Source:</b> Project Plans; Project Location.</p>				
9.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
<p><b>Discussion:</b> The project does not include elements which would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The project site is not located within one-quarter mile of an existing or proposed school.</p> <p><b>Source:</b> Project Plans; Project Location.</p>				
9.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
<p><b>Discussion:</b> The project site is not included on a list of hazardous materials sites.</p> <p><b>Source:</b> California Department of Toxic Substances Control, Hazardous Waste and Substances Site List.</p>				

9.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X
<p><b>Discussion:</b> The project site is not located within 2 miles of a public airport or public use airport.</p> <p><b>Source:</b> Project Location.</p>				
9.f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p><b>Discussion:</b> The project will not physically interfere with an adopted emergency plan. The project site developed and located amongst other large undeveloped parcels. The project has been reviewed by the responsible fire authority and received conditional approval.</p> <p><b>Source:</b> Project Application/Plans and San Mateo County GIS Resource Maps.</p>				
9.g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	
<p><b>Discussion:</b> The project site is located in a State Responsibility Area designated as high severity for wildland files. As noted previously the project site is currently developed and the project does not increase the number of living units. The project has been reviewed and received conditional approval from the responsible Fire Authority.</p> <p><b>Source:</b> Project Location; Project Plan.</p>				
9.h. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p><b>Discussion:</b> See discussion under Section 8.f., above.</p> <p><b>Source:</b> FEMA Flood Insurance Rate Map (Community Panel No. 06081C0290E, map revised October 16, 2012).</p>				
9.i. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p><b>Discussion: Discussion:</b> See discussion under Section 8.f., above.</p> <p><b>Source:</b> FEMA Flood Insurance Rate Map (Community Panel No. 06081C0290E, map revised October 16, 2012).</p>				

9.j. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
<p><b>Discussion:</b> The project is not in an area mapped for flooding. The project site is also not in the vicinity of a levee or dam that would put people or structures at risk for significant loss, injury, or death due to flooding.</p> <p><b>Source:</b> Project Location.</p>				
9.k. Inundation by seiche, tsunami, or mudflow?				X
<p><b>Discussion:</b> The project site is not in a mapped hazard zone for seiche, tsunami, and/or mudflows.</p> <p><b>Source:</b> Project Location.</p>				

<b>10. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a. 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		
<p><b>Discussion:</b> The project is subject to the implementation and maintenance of an erosion control plan and Best Management Practices (BMPs), as noted in Mitigation Measure 20, as part of issuance of the required building permit. The project, as proposed and conditioned, would result in less than significant impacts. The following additional measures are included to clearly communicate timing and responsibility requirements:</p> <p><b>Mitigation Measure 7:</b> The applicant shall implement erosion control measures prior to the beginning of grading or construction operations. Such activities shall not commence until the associated building permit for the project has been issued.</p> <p><b>Mitigation Measure 8:</b> The project shall include water runoff prevention measures for the operation and maintenance of the project for the review and approval by the Community Development Director. The project shall identify best management practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the discharge of pollutants with stormwater runoff and other water runoff produced from the project.</p>				

<b>Source:</b> Project Location; Project Plans.				
10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
<p><b>Discussion:</b> The project has an existing well that serves the project site. The project does not introduce a new use which would decrease or impact groundwater supplies. The existing single-family residence, while larger, is not expected to impact the demand on the existing well.</p> <p><b>Source:</b> Project Location; Project Plans.</p>				
10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i. Result in substantial erosion or siltation on- or off-site;				X
<p><b>Discussion:</b> The project involves approximately 1,065 cubic yards of grading which is largely associated with the excavation of the basement. The project would not significantly alter site topography. The project's impervious areas will increase slightly but given the overall size of the parcel and limited development areas the proposed new drainage facilities (as shown on the civil plans) would capture and filter increased site runoff flow and volume to ensure the project's compliance with the County's Guidelines for Drainage Review.</p> <p><b>Source:</b> Project Location; Project Plans.</p>				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				X
<p><b>Discussion:</b> The project proposes to introduce 4,712 sq. ft. of new impervious surface to the project site. The project is subject to compliance with the County's Drainage Policy and Provision C.3. of the San Francisco Bay Region Municipal Regional Permit which requires that the design of a project include measures to maintain the surface runoff at its current levels.</p> <p><b>Source:</b> Project Plans.</p>				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				X

<b>Discussion:</b> See discussion under Question 10(c)(ii).				
<b>Source:</b> Project Plans.				
iv. Impede or redirect flood flows?				X
<b>Discussion:</b> The project site is not located within an area mapped for flooding. See additional discussion under Question 10(c)(ii).				
<b>Source:</b> Project Plans FEMA Flood Zone Maps; San Mateo County Hazard Maps (GIS).				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
<b>Discussion:</b> The project parcel is not located in a mapped flood hazard, tsunami, or seiche zones.				
<b>Source:</b> Project Location; FEMA Flood Zone Maps; San Mateo County Hazard Maps (GIS).				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
<b>Discussion:</b> The project parcel is already developed with a well. The project has been reviewed by and received conditional approval from the San Mateo County Department of Environmental Health, the responsible agency for water wells within the County. The project does not involve the introduction of new uses. Therefore, no groundwater management plan is required under the State's Sustainable Groundwater Management Act. With regard to water quality control plans, the project site lies within the San Mateo Coastal SubBasin as identified within the San Francisco Bay Basin Water Quality Control Plan (Basin Plan).				
As such, any potential discharge from a site must comply with the Basin Plan, as was discussed under Question 10(a). Compliance with the SWRCB waste discharge permit requirements will ensure that the project will not conflict with the adopted Basin Plan.				
<b>Source:</b> San Francisco Bay Basin (Region 2) Water Quality Control Plan (Basin Plan), California Regional Water Quality Control Board (San Francisco Bay Region); 2019 SGMA Basin Prioritization Map, California Department of Water Resources.				
10.f. Significantly degrade surface or groundwater water quality?				X
<b>Discussion:</b> See discussion under 10.a. and 10.b., above.				
<b>Source:</b> Project Plans; County of San Mateo Drainage Policy; Project Location.				
10.g. Result in increased impervious surfaces and associated increased runoff?				X
<b>Discussion:</b> See discussion under Question 10(c)(ii)				
<b>Source:</b> Project Plans.				

<b>11. LAND USE AND PLANNING.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Physically divide an established community?				X
<p><b>Discussion:</b> The project involves the addition to an existing single-family residence in an existing developed area that will not divide the established community.</p> <p><b>Source:</b> Project Location; Project Plans.</p>				
11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
<p><b>Discussion:</b> The proposed project does not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The proposed project use is consistent with the applicable Zoning Regulations and General Plan Policies.</p> <p><b>Source:</b> Project Plans; Project Location; San Mateo County Zoning Regulations; San Mateo County General Plan.</p>				
11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
<p><b>Discussion:</b> The proposed addition to an existing residence does not involve elements that would encourage off-site development as the project, including proposed utilities. The proposed development is limited to the project site. The project has existing utilities and does not involve the establishment of new industry, commercial facilities, or recreation activities.</p> <p><b>Source:</b> Project Plans; San Mateo County GIS Resource Maps.</p>				

<b>12. MINERAL RESOURCES.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
<p><b>Discussion:</b> The project site is not located in an area known for mineral resources nor does the project involve mineral extraction.</p> <p><b>Source:</b> Project Location; San Mateo County General Plan; San Mateo County GIS Resource Map.</p>				
12.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
<p><b>Discussion:</b> See discussion under 12.a., above.</p> <p><b>Source:</b> Project Location; San Mateo County General Plan; San Mateo County GIS Resource Maps.</p>				

<b>13. NOISE.</b> Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
<p><b>Discussion:</b> During project construction, excessive noise could be generated, particularly during grading and excavation activities. However, the project is subject to the County's Noise Ordinance which limits the days and hours of construction related activities. Once construction is complete, the project site is not expected to generate noise which would violate the San Mateo County Noise Ordinance.</p> <p><b>Source:</b> Project Plans, San Mateo County Noise Ordinance.</p>				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?				X

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

**Source:** Project Plans.

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

**Discussion:** The project parcel is not located within the vicinity of a private airstrip or an airport land use plan.

**Source:** Project Location.

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

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

**Discussion:** The project site is currently developed with a single-family residence. The proposed addition to the residence does not involve off-site improvements or additional density which could result in unplanned population growth.

**Source:** Project Plans.

14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
--	--	--	--	---

**Discussion:** The project site is developed with a single-family residence and the proposed project does not involve the introduction of new uses to the project site. All project elements are limited to the project site and do not involve the displacement of people or housing.

**Source:** Project Plans.

<b>15. PUBLIC SERVICES.</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Fire protection?				X
15.b. Police protection?				X
15.c. Schools?				X
15.d. Parks?				X
15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X
<p><b>Discussion:</b> The current level of public services will not be significantly affected by the proposed addition to the existing of one new single-family residence in the neighborhood.</p> <p><b>Source:</b> Project Location; Project Plans.</p>				

<b>16. RECREATION.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
<p><b>Discussion:</b> The project parcel is developed, and the proposed addition does not introduce a new use the subject property.</p> <p><b>Source:</b> Project Plans; Project Location.</p>				
16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

**Discussion:** The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities.

**Source:** Project Plans.

17. TRANSPORTATION. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?				X
<p><b>Discussion:</b> The proposed addition to the existing single-family residence will not significantly increase the vehicular or pedestrian traffic in the area. Nor is there an expectation that the project will change patterns in the area beyond the current levels experienced in the area.</p> <p><b>Source:</b> Project Plans; Project Location.</p>				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts</i> ?  <i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i>				X
<p><b>Discussion:</b> The project involves the addition to a single-family residence. The parcel is accessed via a private road utilized by several properties. The project does not involve altering the roadway and all development is limited to the project site. The proposed project is not of a scope/scale that would exceed a threshold of significance and/or result in significant impacts.</p> <p><b>Source:</b> Project Plans; Project Location.</p>				
17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
<p><b>Discussion:</b> The project site is currently developed, and the project does not involve an increase in density, the introduction of new uses, or changes to the existing access roads which could result in increased hazards.</p> <p><b>Source:</b> Project Plans; Project Location.</p>				

17.d. Result in inadequate emergency access?				X
<p><b>Discussion:</b> The project does not include any changes to the existing private driveway that serves the site. The project has been reviewed by the responsible Fire Authority and was determined to have adequate existing emergency access.</p> <p><b>Source:</b> Project Plans.</p>				

<b>18. TRIBAL CULTURAL RESOURCES.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)		X		
<p><b>Discussion:</b> See discussion under question 5.a., above.</p> <p><b>Source:</b> Project Location.</p>				
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)		X		

**Discussion:** See discussion under question 5.a., above.

**Source:** Project Location.

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

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
<p><b>Discussion:</b> The project site is currently served by existing utilities. The proposed project will continue to be served by the existing connections and does not require the relocation or construction of new or expanded services.</p> <p><b>Source:</b> Project Plans; Project Location.</p>				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
<p><b>Discussion:</b> The project site is currently developed and is served by an existing well. There is no indication that the well will be unable to serve the project site in the future.</p> <p><b>Source:</b> Project Location.</p>				
19.c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
<p><b>Discussion:</b> There is no municipal sewer provider for the project site. The parcel is served by an onsite wastewater treatment system which has been reviewed by and received conditional approval from the County's Environmental Health Services.</p> <p><b>Source:</b> Project Location; Project Plans.</p>				

19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
<p><b>Discussion:</b> The project site is currently developed with a single-family residence and accessory development. The proposed project does not propose a new or change in use. The property is currently served by an onsite wastewater treatment system and no changes to the system are proposed as part of this project. The property has existing municipal trash service and post project is not expected to generate any additional waste beyond its current levels.</p> <p><b>Source:</b> Project Location; Project Plans.</p>				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
<p><b>Discussion:</b> See discussion under 19.d., above.</p> <p><b>Source:</b> Project Plans; Project Location.</p>				

<p><b>20. WILDFIRE.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
<p><b>Discussion:</b> The project site is located within a state responsibility area identified as a high fire hazard severity zone. The project site is currently developed and the proposed additions to the existing house do not result in improvements that would impair an adopted emergency response plan or emergency evacuation plan.</p> <p><b>Source:</b> Project Location; Project Plans; San Mateo County GIS.</p>				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
<p><b>Discussion:</b> As discussed, the project is developed and is surrounded by low density residential development. The proposed addition will be required to incorporate fire resistant materials, installation of fire sprinkler system, and the creation of defensible space around the developed areas as part of project construction. The surrounding area is sloped and there is a significant amount of tree cover. In the event there was a wildfire in the area the occupants would likely be exposed to</p>				

pollutant concentrations and/or uncontrolled spread as would the other surrounding development. However, the incorporation of the fire reduction methods described would aid in minimizing impacts  
**Source:** Project Location; Project Plans.

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 project includes the installation of fire suppression water storage tanks and fuel breaks. However, these items are meant to minimize fire impacts and are not expected to exacerbate fire risk or result in temporary or ongoing impacts to the environment. The construction of the tanks is minimal as the tanks are prefabricated and aside from the one tree proposed for removal the existing development is sufficiently distanced from other mature vegetation to avoid additional removal.

**Source:** Project Location, 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:** While downslope landslides associated with post-fire slope instability are a possibility, the proposed project does not exacerbate this situation. As noted previously, the majority of the adjacent parcels are developed and the proposed additions to the existing single-family residence on the subject property will not increase or create additional risks associated with landslides.

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

**21. MANDATORY FINDINGS OF SIGNIFICANCE.**

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

important examples of the major periods of California history or prehistory?				
<p><b>Discussion:</b> The project could have impacts on cultural resources and temporary impacts associated with project construction. However, compliance with standard requirements of the CA building and fire codes, conditions of approval provided by the various responsible review agencies, and mitigation measures included in this document will reduce those impacts to less than significant.</p> <p><b>Source:</b> Project Location; Project Plans.</p>				
21.b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
<p><b>Discussion:</b> The project site has been developed for some time and has done a number of improvement projects over the years. However, this development has been designed and constructed in a manner that has preserved the parcels natural resources. The large majority of the parcel remains as open space. There are no other projects currently planned for the project site. A review of the immediately adjacent parcels identified only one pending project in the project area for a lot line adjustment. Given the project scope, the project does not have impacts that are individually limited but cumulatively considerable.</p> <p><b>Source:</b> Project Location; Project Plans; County Permit Tracking System.</p>				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		
<p><b>Discussion:</b> See discussion of 21.a. and 21.b.</p> <p><b>Source:</b> Project Plans; Project Location.</p>				

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

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District		x	
Caltrans		x	
City		x	
California Coastal Commission		x	

AGENCY	YES	NO	TYPE OF APPROVAL
California Department of Food and Agriculture		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	

<b><u>MITIGATION MEASURES</u></b>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.		X
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p><b><u>Mitigation Measure 1:</u></b> The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any building permit that, at a minimum, includes the “Basic Construction Mitigations Measures” as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:</p> <ol style="list-style-type: none"> <li>a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access road) shall be watered two times per day.</li> <li>b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>c. All visible mud or dirt track-out onto adjacent paved roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> </ol>		

- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. Idling times shall be minimized either by shutting equipment or vehicles 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.
- f. 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.
- g. Post a publicly visible sign with the telephone number and person to contact at the County regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

**Mitigation Measure 2:** Prior to issuance of the building permit and/or commencement to any project related activities the applicant shall provide a study of the project site completed by a qualified professional archaeologist. Any measures recommended by the archaeologist shall be implemented for the duration of the project.

**Mitigation Measure 3:** In the event that unanticipated cultural resources are exposed during ground disturbance activities, work within 15 meters (50 feet) of the find must stop and a Secretary of the Interior qualified archaeologist, must be notified immediately. Work may not resume until a qualified archaeologist can evaluate the significance of the find. If the discovery proves significant, additional work such as archaeological testing, data recovery, or tribal consultation may be warranted.

**Mitigation Measure 4:** Although not anticipated, there remains the potential for the inadvertent discovery of human remains during ground-disturbing activities. State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The San Mateo County coroner must be notified of the find immediately. If concentrations of prehistoric or historic-era materials are encountered during project activities, all work in the immediate vicinity shall cease until a qualified archaeologist can evaluate the finds and make recommendations.

**Mitigation Measure 5:** Prior to commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and sediment control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for project activities.
- d. Within five days of clearing or inactivity, stabilize bare soils through either non-vegetative BMPs, such as mulching, or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
- e. Project site entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sandbags.
- k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/ basins shall be cleaned out when 50 percent full (by volume).
- l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly, and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion resistant species.
- m. Utilize coir fabric/netting on sloped graded areas to provide a reduction in water velocity, erosive areas, habitat protection, and topsoil stabilization.
- n. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan.

**Mitigation Measure 6:** The applicant shall implement the following basic construction measures at all times:

- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxic Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

**Mitigation Measure 7:** The applicant shall implement erosion control measures prior to the beginning of grading or construction operations. Such activities shall not commence until the associated building permit for the project has been issued.

**Mitigation Measure 8:** The project shall include water runoff prevention measures for the operation and maintenance of the project for the review and approval by the Community Development Director. The project shall identify best management practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the discharge of pollutants with stormwater runoff and other water runoff produced from the project.

**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)

November 23, 2022

\_\_\_\_\_  
Senior Planner

\_\_\_\_\_  
Date

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

**Attachments**

- A. Project Plans
- B. Geotechnical (Soils) Report by PGSoils, Inc. dated July 27, 2010
- C. Arborist Report by Kielty Arborist Services LLC dated November 3, 2021

ACC:cmc – ACCGG0377\_WCH.DOCX