

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

**NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION**

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: Parcel Legalization, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN2018-00364

OWNER/APPLICANT: Alex Bagerman

NAME OF PERSON UNDERTAKING THE PROJECT OR RECEIVING THE PROJECT APPROVAL (IF DIFFERENT FROM APPLICANT): Same as Owner/Applicant

ASSESSOR'S PARCEL NO.: 049-020-070

LOCATION: Vacant parcel at the end of the 300 block of Chesham Avenue, Devonshire.

PROJECT DESCRIPTION

Certificate of Compliance Type B to legalize a 9.6-acre undeveloped parcel for future residential use.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.
3. The project will not degrade the aesthetic quality of the area.
4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project will not:
 - a. Create impacts which have the potential to degrade the quality of the environment.
 - b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.
 - c. Create impacts for a project which are individually limited, but cumulatively considerable.

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

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

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

Mitigation Measure 1: Future development will provide a biological report to delineate and assess potential impacts to sensitive species and areas.

Mitigation Measure 2: Future development shall be subject to the following.

- a. The project proponent shall note on any plans that require ground disturbing excavation that there is a potential for exposing buried cultural resources including prehistoric Native American burials.
- b. The project proponent shall retain a Professional Archaeologist to provide construction crew sensitivity training to supervisors, foreman, project managers, and non-supervisory contractor personnel to alert them to the potential for exposing significant prehistoric and historic archaeological resources within the property. The Archaeologist shall develop an ALERT Sheet outlining the potential for the discovery of unexpected archaeological resources and provide protocols to deal with a discovery. The ALERT Sheet and protocols shall be presented as part of the training. The Contractor shall be responsible for ensuring that all workers requiring training are in attendance.
- c. The project proponent shall retain a Professional Archaeologist on an "on-call" basis during ground disturbing construction for the project to review, identify and evaluate cultural resources that may be inadvertently exposed during construction. The archaeologist shall review and evaluate any discoveries to determine if they are historical resource(s) and/or unique archaeological resources under CEQA.
- d. If the Professional Archaeologist determines that any cultural resources exposed during construction constitute a historical resource and/or unique archaeological resource under CEQA, he/she shall notify the project proponent and other appropriate parties of the evaluation and recommend mitigation measures to mitigate to a less-than significant impact in accordance with California Public Resources Code Section 15064.5. Mitigation measures may include avoidance, preservation in-place, recordation, additional archaeological testing and data recovery among other options. The completion of a formal Archaeological Monitoring Plan (AMP) and/or Archaeological Treatment Plan (ATP) that may include data recovery may be recommended by the Professional Archaeologist if significant archaeological deposits are exposed during ground disturbing construction. Development and implementation of the AMP and ATP and treatment of significant cultural resources will be determined by the project proponent in consultation with any regulatory agencies.
- e. A Monitoring Closure Report shall be filed with the project proponent at the conclusion of ground disturbing construction if archaeological and Native American monitoring of excavation was undertaken.

Mitigation Measure 3: The treatment of human remains and any associated or unassociated funerary objects discovered during any soil-disturbing activity within the project site shall comply with applicable State laws. This shall include immediate notification of the County of San Mateo Medical Examiner (ME) and the project proponent.

In the event of the ME's determination that the human remains are Native American, notification of the Native American Heritage Commission (NAHC), is required who shall appoint a Most Likely Descendant (MLD) (PRC Section 5097.98).

The project sponsor, archaeological consultant, and MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of human remains and associated or unassociated funerary objects (CEQA Guidelines Section 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. The California PRC allows 48 hours to reach agreement on these matters. If the MLD and the other parties do not agree on the reburial method, the project will follow PRC Section 5097.98(b) which states that ". . . the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance."

Mitigation Measure 4: Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

Mitigation Measure 5: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 6: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

RESPONSIBLE AGENCY CONSULTATION

None.

INITIAL STUDY

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

REVIEW PERIOD: September 13, 2019 – October 3, 2019

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., October 3, 2019.**

CONTACT PERSON

Kelsey Lang
Project Planner, 650/599-1549
klang@smcgov.org


Kelsey Lang, Project Planner

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County of San Mateo
Planning and Building Department

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

1. **Project Title:** Parcel Legalization
2. **County File Number:** PLN 2018-00364
3. **Lead Agency Name and Address:** San Mateo County Planning and Building Department, 455 County Center, 2nd Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Kelsey Lang, Planner III, 650/599-1549
5. **Project Location:** Vacant parcel at the end of the 300 block of Chesham Avenue, Devonshire
6. **Assessor's Parcel Number and Size of Parcel:** 049-020-070; (9.6 acres)
7. **Project Sponsor's Name and Address:** Alex Bagerman, 239 Manor Drive, San Carlos, CA 94070
8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** Same as Project Sponsor
9. **General Plan Designation:** Medium-Low Density Residential Urban
10. **Zoning:** R-E/S-102/DR and R-1/S-71/DR
11. **Description of the Project:** Certificate of Compliance Type B to legalize a 9.6-acre undeveloped parcel for future residential use.
12. **Surrounding Land Uses and Setting:** The property sits within the unincorporated community of Devonshire and directly abuts the City of San Carlos. The majority of the immediately adjacent parcels are undeveloped and forested. The wider neighborhood is developed with medium sized lots in residential subdivisions. The topography is steep with the property having a 60% slope.
13. **Other Public Agencies Whose Approval is Required:** None.
14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?:** *(NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process (see Public Resources Code Section 21080.3.2.). Information may also be available from the*

California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality).

California Native American tribes identified by the Native American Historical Commission were contacted via certified mail, however no consultation requests were received.

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
	Air Quality		Hydrology/Water Quality		Transportation
X	Biological Resources		Land Use/Planning		Tribal Cultural Resources
	Climate Change		Mineral Resources		Utilities/Service Systems
X	Cultural Resources		Noise		Wildfire
	Geology/Soils		Population/Housing		Mandatory Findings of Significance

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.

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

1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
	<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 residential areas, public lands, water bodies, or roads?				X
<p>Discussion: The project does not involve any construction or change in use and, therefore, will not have an adverse impact on scenic resources. At the time of a development proposal, the project will be reviewed for conformance with the California Environmental Quality Act (CEQA).</p> <p>Source: Project Description</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>Discussion: The project does not involve any construction or change in use and, therefore, will not damage or destroy any scenic resources. Furthermore, future residential would not be expected to damage or destroy any scenic resources as no such resources are identified in either of these areas. Nonetheless, any future development will be subject to further County review and approval at the time of proposal, including environmental review under CEQA.</p> <p>Source: Project Description; Project Location</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>Discussion: The property is located within an urbanized area of the County and the legalization of the parcel will not conflict with applicable zoning, as any future development will conform to existing residential zoning and design review.</p> <p>Source: Project Description; Project Location; San Mateo County Zoning Regulations</p>				
1.d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?				X
<p>Discussion: No development is proposed at this time. This property is subject to design review, which will ensure any future development does not create new sources of light or glare.</p> <p>Source: Project Description; Project Location; San Mateo County Zoning Regulations</p>				
1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
<p>Discussion: This property is not within a designated Scenic Highway or within a State or County Scenic Corridor.</p> <p>Source: Project Location; San Mateo County Maps</p>				
1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X

<p>Discussion: This property is within a Design Review District. No development is proposed at this time. When development is proposed it will be required to meet Design Review standards.</p> <p>Source: Project Description; Project Location; San Mateo County Zoning Regulations</p>					
1.g.	Visually intrude into an area having natural scenic qualities?				X
<p>Discussion: See staff's discussion in Section 1.a. - 1.d. above.</p> <p>Source: Project Description; Project Location</p>					

<p>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:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
<p>Discussion: According to the California Department of Conservation Farmland Mapping and Monitoring Program, the project site is designated "Other Land" and therefore is not Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.</p> <p>Source: Project Location; California Department of Conservation Farmland Mapping and Monitoring Program (2017)</p>					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
<p>Discussion: The project site is zoned R-E/S-102/DR and R-1/S-71/DR. Although crop, tree farming, and truck gardening are permitted uses within the R-E and R-1 Districts, the primary designation is residential. The parcel is not encumbered by an Open Space Easement or Williamson Act contract.</p>					

Source: Project Location; San Mateo County Zoning Regulations.					
2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
<p>Discussion: As identified on the California Important Farmland Finder, the property is mapped as Other Land, which is defined by the California Department of Conservation as including <i>vacant and non-agricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land and low density residential</i>. No conversion of Farmland will occur.</p> <p>As defined in Public Resources Code Section 12220(g), <i>forest land is land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits</i>. As seen in aerial photos, more than 10% of the property is forested; however, no development is proposed at this time. Conversion of forest land will be reviewed at the time of development application.</p> <p>Source: Project Description; Project Location; San Mateo County Zoning Regulations; California Department of Conservation California Important Farmland Finder; Public Resources Code</p>					
2.d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
<p>Discussion: The project site is not located within the Coastal Zone.</p> <p>Source: Project Location.</p>					
2.e.	Result in damage to soil capability or loss of agricultural land?				X
<p>Discussion: The mapped Land Capability Classification rating is Class 7 and Class 8, which consist of soils that have very severe limitations that make them unsuitable for cultivation and miscellaneous areas that preclude commercial plan production (Natural Resources Conservation Service Web Soil Survey). No damage to soil capability or loss of agricultural land will occur with this project nor is it anticipated with future development.</p> <p>Source: Project Description; Project Location; United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey</p>					

<p>2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?</p> <p><i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i></p>				X
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Discussion: The proposed project does not include rezoning nor does the anticipated residential development conflict with the underlying zoning district. Timber harvesting is not a permitted use on this property.

Source: Project Description; San Mateo County Zoning Regulations.

<p>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:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>3.a. Conflict with or obstruct implementation of the applicable air quality plan?</p>				X
<p>Discussion: There is no development proposed at this time. However, with implementation of standard best management practices there are no expected future conflicts with the applicable air quality plan.</p> <p>Source: Project Description, Bay Area Air Quality Management District.</p>				
<p>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?</p>				X
<p>Discussion: As of January 2017, San Mateo County is a non-attainment area for PM-2.5. However, as no development is proposed at this time, no cumulatively considerable impacts to these levels will be created.</p> <p>Source: Project Description; Bay Area Air Quality Management District.</p>				
<p>3.c. Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?</p>				X

Discussion: The project does not involve any construction or change in use and, therefore, will not expose sensitive receptors to significant pollutant concentrations.

Source: Project Description; Bay Area Air Quality Management District.

3.d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

X

Discussion: The project does not involve any construction or change in use and, therefore, will not generate any objectionable odors. Any future development will be subject to further County review and approval at the time of proposal, including environmental review under CEQA.

Source: Project Description

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?		X		

Discussion: According to review of the California Natural Diversity Database (CNDDDB), this property is within the mapped area for the endangered woodland woollythread flower (*Monolopia gracilens*). The project involves no construction or change in use and, therefore, will not have an impact on any local, regional, State, or federally identified candidate, sensitive, or special-status species. However, in order to assure this, the following mitigation measure will be included:

Mitigation Measure 1: Future development will provide a biological report to delineate and assess potential impacts to sensitive species and areas.

Source: Project Description; Project Location; California Natural Diversity Database

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

X

<p>Discussion: According to the National Wetlands Inventory the area of Pulgas Creek is classified as Riverine Intermittent Streambed with Seasonal Flooding (R4SBC). The project involves no development or change in use and, therefore, will not have an impact on any riparian habitat.</p> <p>Source: Project Description; Project Location; U.S. Fish and Wildlife Service, Wetland Mapper</p>					
4.c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		
<p>Discussion: According to the National Wetlands Inventory the area of Pulgas Creek is classified as Riverine Intermittent Streambed with Seasonal Flooding (R4SBC). The project does not involve any construction or change in use and, therefore, will not have any impact on protected wetlands. Any future development may require the submittal of a biological report as outlined in Mitigation Measure 1.</p> <p>Source: Project Description; Project Location; U.S. Fish and Wildlife Service, Wetland Mapper</p>					
4.d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
<p>Discussion: According to review of the California Natural Diversity Database (CNDDDB), there are no special-status animal species identified on the property or within the immediate vicinity of the project site. The project does not involve any construction or change in use and, therefore, will not interfere with the movement of any fish, wildlife species or wildlife corridors, or impede the use of native wildlife nursery sites.</p> <p>Source: Project Description; Project Location; 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>Discussion: The project does not involve any construction, tree removal, or change in use and, therefore, will not conflict with any policies or ordinances protecting biological resources. Any future development will be subject to further County review and approval.</p> <p>Source: Project Description</p>					
4.f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X

<p>Discussion: There are no identified adopted Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or State habitat conservation plans for the project parcels. Furthermore, the project does not involve any construction or change in use.</p> <p>Source: Project Description; Project Location; California Department of Fish and Wildlife, Habitat Conservation Planning</p>					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
<p>Discussion: The project area is not located inside or within 200 feet of any known marine or wildlife reserves.</p> <p>Source: Project Location; U.S. Fish and Wildlife Services, National Wildlife Refuge System</p>					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
<p>Discussion: The project does not involve any construction, tree removal, or change in use, and therefore, will not result in the loss of oak woodlands or other non-timber woodlands. Any future tree removal will be subject to the County's Tree Removal Ordinance.</p> <p>Source: Project Description</p>					

<p>5. CULTURAL RESOURCES. Would the project:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a.	Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?				X
<p>Discussion: The project does not involve any construction or change in use and, therefore, will not have an impact on any potential historical resources. Any future development will be subject to further County review and approval at the time of proposal.</p> <p>Source: Project Description</p>					
5.b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
<p>Discussion: The project does not involve any construction or change in use and, therefore, will not have an impact on any potential archeological resources. However, this property was reviewed by the Northwest Information Center at Sonoma State University who indicated that future construction could result in the inadvertent exposure of buried prehistoric or historic archaeological materials that could be eligible for inclusion on the CRHR (Public Resources Code Section 5024.1) and/or meet the definition of a unique archeological resource as defined in Section 21083.2 of the</p>					

Public Resources Code. As this risk has been brought to our attention now, the following mitigation measure has been included to address future construction.

Mitigation Measure 2: Future development shall be subject to the following.

- a. The project proponent shall note on any plans that require ground disturbing excavation that there is a potential for exposing buried cultural resources including prehistoric Native American burials.
- b. The project proponent shall retain a Professional Archaeologist to provide construction crew sensitivity training to supervisors, foreman, project managers, and non-supervisory contractor personnel to alert them to the potential for exposing significant prehistoric and historic archaeological resources within the property. The Archaeologist shall develop an ALERT Sheet outlining the potential for the discovery of unexpected archaeological resources and provide protocols to deal with a discovery. The ALERT Sheet and protocols shall be presented as part of the training. The Contractor shall be responsible for ensuring that all workers requiring training are in attendance.
- c. The project proponent shall retain a Professional Archaeologist on an “on-call” basis during ground disturbing construction for the project to review, identify and evaluate cultural resources that may be inadvertently exposed during construction. The archaeologist shall review and evaluate any discoveries to determine if they are historical resource(s) and/or unique archaeological resources under CEQA.
- d. If the Professional Archaeologist determines that any cultural resources exposed during construction constitute a historical resource and/or unique archaeological resource under CEQA, he/she shall notify the project proponent and other appropriate parties of the evaluation and recommend mitigation measures to mitigate to a less-than significant impact in accordance with California Public Resources Code Section 15064.5. Mitigation measures may include avoidance, preservation in-place, recordation, additional archaeological testing and data recovery among other options. The completion of a formal Archaeological Monitoring Plan (AMP) and/or Archaeological Treatment Plan (ATP) that may include data recovery may be recommended by the Professional Archaeologist if significant archaeological deposits are exposed during ground disturbing construction. Development and implementation of the AMP and ATP and treatment of significant cultural resources will be determined by the project proponent in consultation with any regulatory agencies.
- e. A Monitoring Closure Report shall be filed with the project proponent at the conclusion of ground disturbing construction if archaeological and Native American monitoring of excavation was undertaken.

Source: Project Description; Review by the Northwest Information Center

5.c. Disturb any human remains, including those interred outside of formal cemeteries?		X		
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Discussion: The project does not involve any construction or change in use and, therefore, will not disturb any human remains, including those interred outside of formal cemeteries. However, this property was reviewed by the Northwest Information Center at Sonoma State University who indicated that previously unknown Native American human remains could be exposed during future ground disturbing construction operations. As this risk has been brought to our attention now, the following mitigation measure has been included to address future construction.

Mitigation Measure 3: The treatment of human remains and any associated or unassociated funerary objects discovered during any soil-disturbing activity within the project site shall comply with

applicable State laws. This shall include immediate notification of the County of San Mateo Medical Examiner (ME) and the project proponent.

In the event of the ME's determination that the human remains are Native American, notification of the Native American Heritage Commission (NAHC), is required who shall appoint a Most Likely Descendant (MLD) (PRC Section 5097.98).

The project sponsor, archaeological consultant, and MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of human remains and associated or unassociated funerary objects (CEQA Guidelines Section 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. The California PRC allows 48 hours to reach agreement on these matters. If the MLD and the other parties do not agree on the reburial method, the project will follow PRC Section 5097.98(b) which states that ". . . the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance."

Source: Project Description; Review by the Northwest Information Center

6. ENERGY. 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>Discussion: The project does not involve any construction or change in use and, therefore, will not result in potentially significant environmental impact due to inefficient consumption of energy resources. Any future development will be subject to further County review and approval at the time of proposal.</p> <p>Source: Project Description</p>				
6.b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X
<p>Discussion: The project does not involve any construction or change in use and, therefore, will not conflict with state or local plans for energy efficiency. Any future development will be subject to further County review and approval at the time of proposal including compliance with the County's Green Building Requirements.</p> <p>Source: Project Description</p>				

7. GEOLOGY AND SOILS. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>				X
<p>Discussion: The property is approximately 1.6 miles from the Alquist-Priolo Earthquake Fault Zone. The project does not involve any construction or change in use and, therefore, will not create a situation that results in rupture of a known earthquake fault. Any future development will be subject to further County review and approval at the time of proposal.</p> <p>Source: Project Description; Project Location; Association of Bay Area Governments Resilience Map</p>				
ii. Strong seismic ground shaking?				
<p>Discussion: The Alquist-Priolo Earthquake Fault Zone is located approximately 1.6 miles from the property, as delineated on the Association of Bay Area Governments Resilience Map, and within the area of violent ground shaking. However, the project does not involve any construction or change in use and, therefore, will not expose people or structures to strong seismic ground shaking. Any future development would require further County review for potential impacts at the time of proposal.</p> <p>Source: Project Description; Project Location; Association of Bay Area Governments Resilience Map</p>				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
<p>Discussion: According to the Association of Bay Area Governments Resilience Map, the property has low susceptibility for liquefaction. The project does not involve any construction or change in use and, therefore, will not expose people or structures to such seismic-related ground failures. Any future development would require further County review for potential impacts at the time of proposal.</p> <p>Source: Project Description; Project Location; Association of Bay Area Governments Resilience Map</p>				

iv. Landslides?				X
<p>Discussion: The property is denoted as an area with a very low susceptibility to soil instability and a decreased potential for occurrences of a landslide. Furthermore, any future development would require further County review for potential impacts at the time of proposal.</p> <p>Source: Project Description; Project Location; Association of Bay Area Governments Resilience Map</p>				
v. Coastal cliff/bluff instability or erosion?				X
<p><i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i></p> <p>Discussion: This property does not contain coastal cliffs or coastal bluffs.</p> <p>Source: Project Location</p>				
7.b. Result in substantial soil erosion or the loss of topsoil?				X
<p>Discussion: The project does not involve any construction or change in use; therefore, the project will not result in significant soil erosion or the loss of topsoil. Any future development would require further County review for potential impacts and mitigation measures at the time of proposal.</p> <p>Source: Project Description</p>				
7.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?				X
<p>Discussion: The project does not involve any construction or change in use and, therefore, will not have any impacts. Any future development may require the submittal of a geotechnical and/or geological investigation report for focused assessment of soil stability as it relates to landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse.</p> <p>Source: Project Description</p>				
7.d. Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?				X
<p>Discussion: The project does not involve any construction or change in use; therefore, there will be no impacts. Any future development may require the submittal of a geotechnical and/or geological investigation report for focused assessment of the soils in relation to development proposed at that time.</p> <p>Source: Project Description</p>				

7.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
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Discussion: The applicant has submitted a passing percolation test to the County Environmental Health Services, indicating that the soils are capable of supporting the use of wastewater disposal systems.

Source: Review by Environmental Health Services

7.f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
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Discussion: The project involves no construction or change in use and therefore will not destroy a unique paleontological resource or unique geologic feature. Future development will be reviewed and assessed by the County at the time of proposal.

Source: Project Description.

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>
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8.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?				X
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Discussion: The project involves no construction or change in use and, therefore, will not generate greenhouse gas emissions. Any future single-family residential development would be expected to generate some increased level of GHG emissions. Required compliance with the County's Green Building Ordinance would help to reduce both construction-related GHG emissions and operational emissions related to long-term energy savings; however, analysis of any future proposed development impacts of GHG emissions would be subject to further County review at the time of such proposal.

Source: Project Description

8.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
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Discussion: The project involves no construction or change in use and, therefore, will not conflict with plans or regulations focused on reducing greenhouse gas emissions. Any future single-family

<p>residential development would comply with the County's Green Building Ordinance and applicable climate action plans to reduce both construction-related GHG emissions and operational emissions related to long-term energy savings; however, analysis of any future proposed development impacts of GHG emissions would be subject to further County review at the time of such proposal.</p> <p>Source: Project Description</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>Discussion: The property is currently forested, however no tree removal, construction or change in use is proposed at this time. The property is zoned for residential uses, and any development will be analyzed at the time it's proposed, including tree replacement if removals are proposed.</p> <p>Source: Project Description</p>					
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
<p>Discussion: This property does not contain coastal cliffs or coastal bluffs.</p> <p>Source: Project Location</p>					
8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p>Discussion: This property is not located near water sources that could be affected by sea level rise.</p> <p>Source: Project Location</p>					
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
<p>Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0285E, effective October 16, 2012. No structures are proposed as part of the project.</p> <p>Source: Project Location; FEMA Panel No. 06081C0285E, effective October 16, 2012</p>					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X

Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0285E, effective October 16, 2012. No structures are proposed as part of the project.

Source: Project Location; FEMA Panel No. 06081C0285E, 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>Discussion: The project does not involve any construction or change in use and, therefore, would not generate any impact. Furthermore, any future development would not be expected to involve any hazardous materials.</p> <p>Source: Project Description</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>Discussion: The project does not involve any construction or change in use and, therefore, would not generate any impact. Furthermore, any future development would be low-density residential uses which would not be expected to involve any hazardous materials.</p> <p>Source: Project Description</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>Discussion: The project does not involve any construction or change in use and, therefore, would not generate any impact. Furthermore, any future development would not be expected to involve any hazardous materials.</p> <p>Source: Project Description</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>Discussion: The project parcel is not considered a hazardous material site, according to the latest Hazardous Waste and Substances Site List posted by the California Department of Toxic Substances Control (mandated by Government Code Section 65962.5).</p> <p>Source: Project Location; 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>Discussion: The property is more than 2 miles from the nearest public airport, therefore there would be no impact with future development.</p> <p>Source: Project Location</p>				
9.f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: The project does not involve any construction or change in use and, therefore, will not impair or interfere with any emergency response or evacuation plans. Furthermore, any potential future residential development is not expected to impair or interfere with any emergency response or evacuation plans and would be assessed at the time of proposal.</p> <p>Source: Project Description</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>Discussion: The project does not involve any construction or change in use and, therefore, will not expose people or structures to dangers involving wildland fires. The property is within the LRA Very High Fire Risk area and potential future residential development would be subject to further County review and approval at the time of proposal, including review by Cal-Fire to ensure compliance with all applicable fire safety standards.</p> <p>Source: Project Description; Project Location; San Mateo County Maps</p>				

9.h. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p>Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0285E, effective October 16, 2012. No housing would be placed within the flood hazard area.</p> <p>Source: Project Description; Project Location; FEMA Panel No. 06081C0285E, effective October 16, 2012</p>				
9.i. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0285E, effective October 16, 2012. No structures would be places within the 100-year flood hazard area.</p> <p>Source: Project Description; Project Location; FEMA Panel No. 06081C0285E, effective 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>Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0285E, effective October 16, 2012. There are no levees or dams near to the property whose failure would affect flooding on the property.</p> <p>Source: Project Description; Project Location; FEMA Panel No. 06081C0285E, effective October 16, 2012</p>				
9.k. Inundation by seiche, tsunami, or mudflow?				X
<p>Discussion: The project does not involve any construction or change in use and the project parcels are not located near any large bodies of water.</p> <p>Source: Project Description; Project Location</p>				

10. HYDROLOGY AND WATER QUALITY. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?				X
<p>Discussion: The project does not involve any construction or change in use and, therefore, will not generate any water quality standard violations or degrade ground water quality. Any future residential development will be subject to further review and approval by the County, California Water Service, and Regional Water Quality Control Board at the time of proposal.</p> <p>Source: Project Description</p>				
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>Discussion: The project does not involve any construction or change in use and, therefore, will not generate any impact to groundwater levels. Any future residential development is anticipated to connect to the California Water Service, thereby avoiding interference with ground water. All development will be subject to further County review and approval at the time of proposal.</p> <p>Source: Project Description; Project Location; Review by California Water Service</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>Discussion: The project does not involve any construction or change in use and, therefore, will not alter any existing drainage patterns of the site that would result in erosion or siltation. Furthermore, it is not expected that any future residential development would generate significant impacts. Any future residential development will be subject to further County review and approval at the time of proposal, including review for compliance with all County drainage policies.</p> <p>Source: Project Description</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>Discussion: The project does not involve any construction or change in use and, therefore, will not substantially increase the rate or amount of surface runoff. Any future residential development will be subject to further County review and approval at the time of proposal, including review for compliance with all County drainage and impervious surface policies.</p> <p>Source: Project Description</p>				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				X
<p>Discussion: The project does not involve any construction or change in use and, therefore, will not create or contribute runoff water that could exceed the capacity of any stormwater drainage system or generate additional sources of polluted runoff. Any future residential development will be subject to further County review and approval at the time of proposal, including review for compliance with all County drainage policies and the County's Municipal Stormwater Regional Permit.</p> <p>Source: Project Description</p>				
iv. Impede or redirect flood flows?				X
<p>Discussion: The project does not involve any construction or change in use and is not within a flood zone or flood way, therefore, will not impede or redirect flood flows. Any future residential development will be subject to further County review and approval at the time of proposal.</p> <p>Source: Project Description; Project Location; FEMA Panel No. 06081C0285E, effective October 16, 2012</p>				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
<p>Discussion: The project does not involve any construction or change in use and is not within a flood hazard, tsunami or seiche zone, therefore, will not risk the release of pollutants in such an event.</p> <p>Source: Project Description; Project Locations; FEMA Panel No. 06081C0285E, effective October 16, 2012</p>				

10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
<p>Discussion: The project does not involve any construction or change in use and, therefore, will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Any future residential development will be subject to further County review and approval at the time of proposal.</p> <p>Source: Project Description</p>				
10.f. Significantly degrade surface or groundwater water quality?				X
<p>Discussion: The project does not involve any construction or change in use and, therefore, will not degrade surface or groundwater water quality. Any future residential development will be subject to further County review and approval at the time of proposal, including review for compliance with all County drainage policies and County's Municipal Stormwater Regional Permit.</p> <p>Source: Project Description</p>				
10.g. Result in increased impervious surfaces and associated increased runoff?				X
<p>Discussion: The project will not involve adding any impervious surfaces to the parcels as no construction is proposed. Any future residential development will generate impervious surface which leads to increased runoff; however, any such development will be subject to further County review and approval at the time of proposal, including review for compliance with all County drainage policies and the County's Municipal Stormwater Regional Permit.</p> <p>Source: Project Description</p>				

11. LAND USE AND PLANNING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Physically divide an established community?				X
<p>Discussion: The project will not physically divide any established community. The project borders the City of San Carlos.</p> <p>Source: Project Location</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>Discussion: The project substantially complies with the General Plan, Zoning Regulations and all other applicable land use plans, policies, and regulations.</p> <p>Source: Project Description; San Mateo County General Plan; San Mateo County Zoning Regulations</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>Discussion: The project does not involve any construction or change in use and, therefore, will not encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas. The anticipated future use of this property is one single-family home. Any future potential development will be subject to further County review and approval at the time of proposal, including meeting any service requirements to support such development.</p> <p>Source: Project Description</p>				

12. MINERAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
<p>Discussion: The project area does not contain any known mineral resources, according to the San Mateo County General Plan Mineral Resources Map.</p> <p>Source: Project Location; San Mateo County General Plan Mineral Resources 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

Discussion: The project area does not contain any known mineral resources, according to the San Mateo County General Plan Mineral Resources Map.

Source: Project Location; San Mateo County General Plan Mineral Resources Map

13. NOISE. Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
<p>Discussion: The project does not involve any construction or change in use and, therefore, will not result in the exposure of persons to, or generation of, noise levels in excess of any established standards. Any future development would be subject to compliance with all noise standards at the time of proposal.</p> <p>Source: Project Description</p>				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?				X
<p>Discussion: The project does not involve any construction or change in use and, therefore, will not result in the exposure of persons to, or generation of, excessive ground-borne vibration or ground-borne noise levels. Any future development will be subject to compliance with all noise standards at the time of proposal.</p> <p>Source: Project Description</p>				
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
<p>Discussion: The property is more than 2 miles from the nearest public airport, therefore there would be no impact to noise levels with future development.</p> <p>Source: Project Location</p>				

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
<p>Discussion: The project does not involve any construction or change in use and, therefore, will not induce population growth in the area. Furthermore, potential future development of a single-family residence on the property is a permitted use and will not induce other population growth in the area.</p> <p>Source: Project Description</p>				
14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
<p>Discussion: The project does not involve any construction or change in use and, therefore, will not displace any existing housing. Furthermore, potential future development of a single-family residence will not displace any existing housing.</p> <p>Source: Project Description</p>				

15. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Fire protection?				X
15.b. Police protection?				X
15.c. Schools?				X
15.d. Parks?				X
15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

Discussion: The project does not involve any construction or change in land use and, therefore, will not result in an adverse impact to any public services, public facilities, or public utilities. Furthermore, potential future development of a single-family residence is not expected to adversely impact any public services, public facilities, or public utilities.

Source: Project Description

16. RECREATION. 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>Discussion: The project does not involve construction or a change of use, and therefore will not affect neighborhood or regional parks or other recreational facilities. Future residential construction of a single-family dwelling is expected to contribute to a minimal increase in park usage, which will be assessed at the time of proposal and is not anticipated to be a significant impact.</p> <p>Source: Project Description</p>				
16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<p>Discussion: The project does not involve construction or a change of use, and therefore will not affect local recreational facilities. Future residential construction of a single-family dwelling is expected to contribute to a minimal increase in recreational facility usage, however this minimal increase is not anticipated to require facility expansion.</p> <p>Source: Project Description</p>				

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>Discussion: The project does not involve any construction or change in use and, therefore, will not have an impact on any circulation system. Potential future development of a single-family residence would not be expected to generate a significant impact; however, any such future development proposal will be subject to further County review and approval at that time.</p> <p>Source: Project Description</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>Discussion: The project does not involve any construction or change in use, and therefore will not have an impact on vehicle miles travelled. Potential future development of a single-family residence would not be expected to generate a significant impact; however, any such future development proposal will be subject to further County review and approval at that time.</p> <p>Source: Project Description</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>Discussion: The project does not involve any construction or change in use and, therefore, will not result in any hazards to a design feature or incompatible uses. Future residential development will be reviewed by applicable County departments including the Department of Public Works for safety design.</p> <p>Source: Project Description</p>				
17.d. Result in inadequate emergency access?				X
<p>Discussion: The project does not involve any construction or change in use and, therefore, will not have an impact on emergency access. Furthermore, any potential future development would require review and approval by Cal-Fire to ensure adequate emergency access is provided.</p>				

Source: Project Description

18. TRIBAL CULTURAL RESOURCES. 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>Discussion: The project site is not listed or eligible for listing in the California Register of Historical Resources. Furthermore, the project is not listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k).</p> <p>Source: Project Location; State Parks, Office of Historic Preservation, Listed California Historical Resources; County General Plan</p>				
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)		X		
<p>Discussion: Staff requested a Sacred Lands file search of the project vicinity, which was conducted by the Native American Heritage Council (NAHC), which resulted in no records found. The project is not expected to cause a substantial adverse change to any potential tribal cultural resources. The project is not subject to Assembly Bill 52 for California Native American tribal consultation requirements, as no traditionally or culturally affiliated tribe has requested, in writing, to the County</p>				

to be informed of proposed projects in the geographic project area. However, in following the NAHC's recommended best practices, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal cultural resources.

Mitigation Measure 4: Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

Mitigation Measure 5: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 6: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Source: Project Description; Project Location; Reviewed by Native American Heritage Council, California Assembly Bill 52.

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
<p>Discussion: The project does not involve any construction or change in use and, therefore, will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. Any potential future single-family residential development would be required to comply with the County Environmental Health Services requirements for the installation of an adequate on-site septic system.</p> <p>Source: Project Description; Review by Environmental Health Services</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>Discussion: The project does not involve any construction or change in use and, therefore, will not require water supplies. Any potential future single-family residential development would be required to connect to the California Water Service system and be subject to their water availability analysis.</p> <p>Source: Project Description; Review by California Water Service</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>Discussion: The project does not involve any construction or change in use and, therefore, will not require or result in the determination that additional wastewater treatment capacity is required. Further, when potential future single-family residential development is proposed, the project would be required to install a septic system which would comply with the requirements of the County Environmental Health Services.</p> <p>Source: Project Description; Review by Environmental Health Services</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>Discussion: The project does not involve any construction or change in use and, therefore, will not have an impact on any solid waste disposal facility. Furthermore, any potential future single-family residential development would not be expected to generate a significant increase in solid waste disposal.</p> <p>Source: Project Description</p>					
19.e.	Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
<p>Discussion: The project does not involve any construction or change in use and, therefore, will not have an impact on any statutes or regulations related to solid waste. Furthermore, any potential future single-family residential development would not be expected to generate a significant increase in solid waste disposal.</p> <p>Source: Project Description</p>					

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: The project does not involve any construction or change in use and, therefore, will not impair or interfere with any emergency response or evacuation plans. Furthermore, any potential future residential development is not expected to impair or interfere with any emergency response or evacuation plans.</p> <p>Source: Project Description; Project Location</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>Discussion: The project does not involve any construction or change in use and, therefore, will not exacerbate wildfire risks. While the lot is steeply sloped and forested, any potential future residential development will be reviewed by Cal-Fire to ensure wildfire risk is minimized.</p> <p>Source: Project Description; Project Location</p>				
20.c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
<p>Discussion: The project does not involve any construction or change in use and, therefore, will not require the installation or maintenance of infrastructure that will exacerbate wildfire risks. Any potential future residential development will be reviewed by County departments and Cal-Fire to ensure that reducing wildfire risk will not create environmental impacts.</p> <p>Source: Project Description; Project Location</p>				
20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X
<p>Discussion: The project does not involve any construction or change in use and, therefore, will not expose people or structures to significant risks. Any future development may require the submittal</p>				

of a geotechnical and/or geological investigation report for focused assessment of soil stability as it relates to runoff, post-fire slope instability and drainage changes.

Source: Project Description

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>
<p>21.a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>				X
<p>Discussion: The project involves no construction or change in use and, therefore, will not generate any adverse environmental impacts. Future development may require the submittal of a biological report for focused assessment of any potential adverse environmental or biological impacts at the time of proposal. Furthermore, any future development will be subject to further County review and approval at the time of proposal, including environmental review under CEQA.</p> <p>Source: Project Description; Project Location</p>				
<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.)</p>				X
<p>Discussion: The project involves no construction or change in use and, therefore, will not generate any adverse environmental impacts. The project area is surrounded by large lot single-family residential parcels. Thus, any pending, current, or future projects would include new and/or improved residential development within a developed residential area. Therefore, the project does not generate impacts that are individually limited, but cumulatively considerable.</p> <p>Source: Project Location</p>				

21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X
<p>Discussion: The project involves no construction or change in use and, therefore, will not have any significant adverse effects on human beings. Any future development will be subject to further County review and approval at the time of proposal, including environmental review under CEQA.</p> <p>Source: Project Description</p>				

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

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

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

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

Mitigation Measure 1: Future development will provide a biological report to delineate and assess potential impacts to sensitive species and areas.

Mitigation Measure 2: Future development shall be subject to the following.

- a. The project proponent shall note on any plans that require ground disturbing excavation that there is a potential for exposing buried cultural resources including prehistoric Native American burials.
- b. The project proponent shall retain a Professional Archaeologist to provide construction crew sensitivity training to supervisors, foreman, project managers, and non-supervisory contractor personnel to alert them to the potential for exposing significant prehistoric and historic archaeological resources within the property. The Archaeologist shall develop an ALERT Sheet outlining the potential for the discovery of unexpected archaeological resources and provide protocols to deal with a discovery. The ALERT Sheet and protocols shall be presented as part of the training. The Contractor shall be responsible for ensuring that all workers requiring training are in attendance.
- c. The project proponent shall retain a Professional Archaeologist on an "on-call" basis during ground disturbing construction for the project to review, identify and evaluate cultural resources that may be inadvertently exposed during construction. The archaeologist shall review and evaluate any discoveries to determine if they are historical resource(s) and/or unique archaeological resources under CEQA.
- d. If the Professional Archaeologist determines that any cultural resources exposed during construction constitute a historical resource and/or unique archaeological resource under CEQA, he/she shall notify the project proponent and other appropriate parties of the evaluation and recommend mitigation measures to mitigate to a less-than significant impact in accordance with California Public Resources Code Section 15064.5. Mitigation measures may include avoidance, preservation in-place, recordation, additional archaeological testing and data recovery among other options. The completion of a formal Archaeological Monitoring Plan (AMP) and/or Archaeological Treatment Plan (ATP) that may include data recovery may be recommended by the Professional Archaeologist if significant archaeological deposits are exposed during ground disturbing construction. Development and implementation of the AMP and ATP and treatment of significant cultural resources will be determined by the project proponent in consultation with any regulatory agencies.
- e. A Monitoring Closure Report shall be filed with the project proponent at the conclusion of ground disturbing construction if archaeological and Native American monitoring of excavation was undertaken.

Mitigation Measure 3: The treatment of human remains and any associated or unassociated funerary objects discovered during any soil-disturbing activity within the project site shall comply with applicable State laws. This shall include immediate notification of the County of San Mateo Medical Examiner (ME) and the project proponent.

In the event of the ME's determination that the human remains are Native American, notification of the Native American Heritage Commission (NAHC), is required who shall appoint a Most Likely Descendant (MLD) (PRC Section 5097.98).

The project sponsor, archaeological consultant, and MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of human remains and associated or unassociated funerary objects (CEQA Guidelines Section 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation,

analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. The California PRC allows 48 hours to reach agreement on these matters. If the MLD and the other parties do not agree on the reburial method, the project will follow PRC Section 5097.98(b) which states that “. . . the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.”

Mitigation Measure 4: Should any traditionally or culturally affiliated Native American tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation of the project.

Mitigation Measure 5: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 6: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

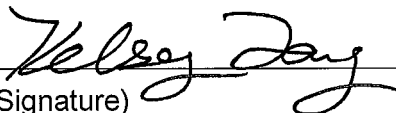
DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

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

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


(Signature)

Sept 13/19

Date

Planner III
(Title)

