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: *Grading Remediation and Variance Permit*, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2018-00309

OWNER/ APPLICANT: Brian Musante

ASSESSOR'S PARCEL NO.: 057-222-390

LOCATION: 651 Vista Drive, Redwood City

PROJECT DESCRIPTION: Grading Remediation and Variance Permit to remediate and restore unpermitted earthwork resulting from grading beyond the scope of work necessary to demolish a fire damaged single-family residence. Site remediation includes 1,233 cubic yards (1,200 cubic yards of over excavation to remove undocumented fill, 10 cubic yards of cut, and 20 cubic yards of fill) to establish stable slopes. Staff has assessed that two trees were removed along the roadway on Vista Drive due to the fire and/or to provide safe access for emergency vehicles. The project will be conditioned to require replacement trees at a 3:1 ratio which will be required upon proposal of a new single-family residence.

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

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

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

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

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

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

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

Mitigation Measure 2: Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

Mitigation Measure 3: Prior to the issuance of the building permit for the property, the applicant shall submit to the Planning Department for review and approval an erosion and drainage 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 Countywide 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 construction.

d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.

e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to 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. 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 acres 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.

k. 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.

l. No erosion or sediment control measures will be placed in vegetated areas.

m. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.

n. Control of fuels and other hazardous materials, spills, and litter during construction.

o. Preserve existing vegetation whenever feasible.

Mitigation Measure 4: In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

Mitigation Measure 5: If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

Mitigation Measure 6: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 7: A qualified engineer shall be on site to observe and test over excavation of the man-made fill slopes and backfill and compaction of the proposed fill slopes as recommended in the Romig Engineers Geotechnical Investigation.

Mitigation Measure 8: The applicant shall implement dust control measures, as listed below. Measures shall be included on plans submitted for the Building Permit and encroachment permit applications. The measures shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The measures shall include the following:

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

b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

c. Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least 2 feet of freeboard.

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

e. Sweep daily (preferably with water sweepers) all paved access roads, parking, and staging areas at the construction sites.

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

g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

h. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour (mph).

i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

j. Replant vegetation in disturbed areas as quickly as possible.

Mitigation Measure 9: 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 the 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 check 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 10: The applicant shall keep on-site soils in a moist condition throughout the construction period to help mitigate the potential effects of the expansive on-site soils.

Mitigation Measure 11: Should any traditionally or culturally affiliated Native American Tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation.

Mitigation Measure 12: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional

can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning Department prior to implementation and prior to continuing any work associated with the project.

Mitigation Measure 13: 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

San Mateo County Planning and Building Department

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: November 7, 2019 to November 27, 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., November 27, 2019**.

CONTACT PERSON

Olivia Boo
Project Planner, 650/363-1818
oboo@smcgov.org

Olivia Boo, Project Planner

OSB:cmc – OSBDD0560_WCH.DOCX

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Grading Remediation and Variance Permit

2. **County File Number:** PLN 2018-00309

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:** Olivia Boo, Project Planner; 650/363-1818, oboo@smcgov.org

5. **Project Location:** 651 Vista Drive, Redwood City

6. **Assessor's Parcel Number and Size of Parcel:** 057-222-390; 1.17 acres (51,400 sq. ft.)

7. **Project Sponsor's Name and Address:** Brian Musante, P.O. Box 172, San Carlos, CA 94070

8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** N/A

9. **General Plan Designation:** Low Density Residential

10. **Zoning:** Residential Hillside/Design Review (RH/DR)

11. **Description of the Project:** Grading Remediation and Variance to remediate and restore unpermitted earthwork resulting from grading beyond the scope of work necessary to demolish a fire damaged single-family residence. Site remediation includes 1,233 cubic yards (1,200 cubic yards of over excavation to remove undocumented fill, 10 cubic yards of cut, and 20 cubic yards of fill) to establish stable slopes. Staff has assessed that two trees were removed along the roadway on Vista Drive due to the fire and/or to provide safe access for emergency vehicles. The project will be conditioned to require replacement trees at a 3:1 ratio which will be required upon proposal of a new single-family residence.

12. **Surrounding Land Uses and Setting:** The 4.4-acre now vacant parcel is located in the unincorporated community of Emerald Lake Hills in Redwood City. The parcel abuts and takes access from Vista Drive but also fronts the unimproved Canyon Lane Road. The project parcel is surrounded by single-family residences. The project parcel has a steep 2.5:1 (68%) slope within the first 40 feet of the property. The rear of the property, to the northeast, has a drainage swale.

13. **Other Public Agencies Whose Approval is Required:** N/A

14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

    The project does not include any new development but rather remediation of grading work done without proper permits. The County seeks to satisfy the Native American Heritage Commission's best practices and will include conditions of approval that upon findings of any potential historic artifacts, construction activity must halt until an archeologic consultant is brought to site. As of the date of this report, no tribes have contacted the County requesting formal consultation on this project.

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than

significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.

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

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

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

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

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

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

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

1.	**AESTHETICS**. Except as provided in Public Resources Code Section 21099, would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
1.a.	Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
Discussion: The subject parcel is not located within or adjacent to any County or State Scenic Corridors. Due to the steep downward slope from Vista Drive (68% slope), the unpermitted earthwork is minimally visible from the roadway. The parcel is located in a densely vegetated area					

consisting of a variety of oak trees and other native/non-native tree species. Staff has determined that that two trees, adjacent to the roadway were removed during the grading activities likely due to the fire and/or in order to provide safe access required to remove the fire damaged home. The removal of these trees is less than significant given the minimal number of trees removed and the landscaping plan that will be required as part of a Design Review permit for a future residence. The Residential Hillside district requires a 3:1 replanting ratio for each tree removed. The replanting can be accomplished during the design review process. No water bodies or public lands are located in the immediate area. **Source:** Project Plans, Project Location, San Mateo County GIS.					
1.b.	Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
Discussion: The project site is not located within or in close proximity to a scenic resource. **Source:** Project Location; National Park Service National Register of Historic Place.					
1.c.	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
Discussion: The project site is located in an urbanized area and is surrounded by single-family residences. General Plan policies and Zoning Regulation development standards require that development minimize tree removal and natural topography alterations. The existing site conditions are in conflict with these policies, however, the proposed remediation plan will remove the undocumented fill, restore to the site to stable slopes, and require tree replanting (replanting will occur at the time a future residence is constructed). **Source:** Project Location; San Mateo County General Plan; Scenic Resources Map.					
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 project is for grading remediation only. No exterior lights are proposed at this time. **Source:** Project Plans.					

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

Discussion: The subject property is not located within a designated State or County Scenic Corridor.

Source: San Mateo County Geographic Information System.

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

Discussion: The project is within a Design Review District. As discussed in Question 1.c., the current conditions conflict with the provisions of the Emerald Lake Hills Design Review District, a variance is required to legalize the grading due to the amount exceeding 1,000 cubic yards, however, the project will resolve the conflict through remediation.

Source: Project Location; San Mateo County Zoning Map, Romig Engineers Geotechnical Report.

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

Discussion: The project site is located in the Emerald Lake Hills Design Review District area, which is a heavily vegetated hilly single-family residential area. As seen from the Vista Drive road right-of-way the grading work will be minimally visible due to the steep downslope from the roadway. Trees removed along the right-of-way will be replaced when future residential construction occurs. No other tree removal occurred during the past grading work nor will tree removal be necessary to carry out the remediation plan. The project will have a less than significant impact on the visual quality of the area.

Source: Project Plans; San Mateo County GIS.

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

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

	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?				
Discussion: The project site is identified as "Urban and Built-Up Land" on the California Important Farmland Finder (California Farmlands of Statewide Importance map) and is not mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No impact. **Source:** San Mateo County Geographic Information System, California Department of Conservation Important Farmland Finder map, https://maps.conservation.ca.gov/DLRP/CIFF/.					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion: The property is not contracted or encumbered by an easement nor are any surrounding lands under contract or encumbered. **Source:** Property History.					
2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
Discussion: See response to Question 2.a. The parcel is not designated as Farmland. Forest land is defined as *land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits* (PRC 12220(g)). Though it is likely that this parcel could support 10% native tree cover, forest resources management is not feasible given parcel size and the residential land use designation. **Source:** Project Plans, California Department of Conservation Important Farmland Finder map, https://maps.conservation.ca.gov/DLRP/CIFF/.					
2.d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
Discussion: This project is not located within the Coastal Zone. **Source:** San Mateo County GIS. The Natural Resources Conservation Service (NRCS) Web Soil Survey.					
2.e.	Result in damage to soil capability or loss of agricultural land?				X

Discussion: The Natural Resources Conservation Service (NRCS) Web Soil Survey indicates the project parcel is not considered to be protected agricultural land under the San Mateo County Zoning Regulations as soils in the project area have a Class 8 rating (soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes). With no current agricultural use of the project site the proposed grading remediation would not result in the significant loss of agricultural land or soil capability. The project parcel is undeveloped and does not include any farm land or agricultural land. The property is zone for single-family residential development.

Source: Zoning Maps.

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

Discussion: The project parcel is zoned Residential Hillside (RH) and, is not located in a Timberland Preserve Zoning District. The proposed project does not include rezoning nor does the grading remediation conflict with the underlying zoning district. Timber harvesting is not a permitted use on this property. The project parcel is dominated by open area and some mature trees and has not been identified as containing forestland (see discussion under Question 2.c.). Single-family residential development is the designated use in the RH District, does not conflict with the existing zoning, and would not require a rezoning of the area.

Source: San Mateo County Zoning Maps.

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

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

Discussion: The project involves the remediation of non-permitted grading. The Bay Area 2017 Clean Air Plan (CAP), developed by the Bay Area Air Quality Management District (BAAQMD), is the applicable air quality plan for San Mateo County. The CAP was created to improve Bay Area air quality and to protect public health and climate.

The proposed project would not conflict with or obstruct the implementation of the BAAQMD's 2017 CAP. The project and its operation involve minimal hydrocarbon (carbon monoxide: CO2) air emissions, whose source would be exhaust from vehicle trips (e.g., construction vehicles and

personal cars of construction workers), whose primary fuel source is gasoline. Assuming construction vehicles and workers are based in urban areas, potential project air emission levels from construction would be increased from general levels. However, any such earthwork-related emissions would be temporary and localized and would not conflict with or obstruct the Bay Area Air Quality Plan.

The BAAQMD has established thresholds of significance for construction emissions and operational emissions. As defined in the BAAQMD's 2017 CEQA Guidelines, the BAAQMD does not require quantification of construction emissions due to the number of variables that can impact the calculation of construction emissions. Instead, the BAAQMD emphasizes implementation of all feasible construction measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures that they have determined, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. These control measures have been included in Mitigation Measure 1 below:

Mitigation Measure 1: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

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

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

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

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

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

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

Also, see the discussion to Question 7.1. (Climate Change: Greenhouse Gas Emissions), relative to the project's compliance with the County Energy Efficiency Climate Action Plan.

Source: BAAQMD CEQA Guidelines, May 2017; Project Plans.

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

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

effects to a less than significant impact. Implementation of Mitigation Measure 2 will minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level.

Mitigation Measure 2: Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

Source: BAAQMD CEQA Guidelines, May 2017; Project Plans.

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

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

The project site is located in a medium density urban residential area with a park located within 1-mile of the project site. However, any pollutant emissions generated from the proposed project will primarily be temporary in nature and associated with earthwork remediation. Mitigation Measure 2 will minimize potentially significant exposure of pollutants to nearby sensitive receptors to a less than significant level.

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 has the potential to generate emissions during construction such as noise and odor. However, any such odors will be temporary and are expected to be minimal. Mitigation Measure 2 is recommended to control emissions related to the construction of the proposed development to reduce emissions to a less than significant level.

Source: Project Plans.

4. BIOLOGICAL RESOURCES. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
4.a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or		X		

regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				

Discussion: A search of the California Natural Diversity Database (CNDDB) on the County's Geographic Information System identified no State or Federal Special Status plan or animal species within the project parcel. There is an unnamed intermittent stream located on the northerly side of Canyon Lane (across the unimproved road) at the north end of the parcel approximately 250 feet from the project site. In order to minimize potential impacts resulting from erosion and sedimentation, the following mitigation measure is proposed to reduce runoff potential during project earthwork activities:

Mitigation Measure 3: Prior to the issuance of the building permit for the property, the applicant shall submit to the Planning Department for review and approval an erosion and drainage 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 Countywide 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 construction.

d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.

e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to 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. 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 acres 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.

k. 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.

l. No erosion or sediment control measures will be placed in vegetated areas.

m. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.

n. Control of fuels and other hazardous materials, spills, and litter during construction.

o. Preserve existing vegetation whenever feasible.

Source: California Natural Diversity Database, County GIS, Project Plans.

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		

Discussion: See response to 4.a.

Source: Project Site; San Mateo County GIS.

4.c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		

Discussion: A biologist report, prepared by SWCA Environmental Consultants, was prepared for a different project located along Canyon Lane. Canyon Lane is located northeast of the project site. In evaluating the Canyon Lane project, the biological report included portions of the parcel at 651 Vista Drive, namely, the forest of coast live oak existing on the subject parcel and the ephemeral drainage swale that crosses north to south along the center portion of the property. Both areas are located on the subject property behind where the home previously existed. The ephemeral drainage does not provide suitable habitat for fish and most aquatic wildlife species because the drainage is narrow and relatively shallow and the water in the drainage is the result of storm events. The drainages may provide a seasonally present water source for wildlife species in adjacent habitats, for drinking or bathing. To protect the ephemeral drainage swale from disturbance and maintain the drainage for drinking and bathing, implementation of the Mitigation Measure 3 is recommended.

Source: Project Plans; Site Visit; San Mateo County GIS, SWCA Environmental biologist report for Canyon Land Roadway Improvements Development Project.

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				X

	impede the use of native wildlife nursery sites?				
Discussion: The subject parcel had already been developed with a single-family residence. The grading remediation will restore site with stable slopes. Given the developed nature of the surrounding area and the site as previously developed, migratory wildlife is not expected to be found on site. **Source:** Project Plans.					
4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
Discussion: There are seven trees within or near the area of grading remediation that are required to remain on site to help keep the soil intact and two trees located along Vista Drive that were removed in order to provide proper access to remove the fire damaged home. No additional tree removal is necessary to carry out the remediation and tree replanting (3:1 ratio) will be required as part of the Design Review permit for a future new residence. **Source:** Project Plans. SWCA Environmental biologist report for Canyon Land Roadway Improvements Development Project.					
4.f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X
Discussion: The project parcel is not located within the boundaries of a Habitat Conservation Plan, Natural Conservation Community Plan, or any other approved regional or State habitat conservation plan area. **Source:** Project Plans: California Department of Fish and Wildlife.					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion: The project parcel nor the project site is inside or within 200 feet of a marine or wildlife reserve. **Source:** Project Location; California Department of Fish and Wildlife Services; National Wildlife Refuge System Locator.					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
Discussion: Grading remediation will not result in the removal of additional trees. Past tree removal resulting from the unpermitted grading did not remove oak trees in the area of the oak woodlands					

identified in the SWCA Environmental Report for Canyon Land. Due to the distance of the project site to the oak woodlands, no impacts are anticipated as mitigated.

Source: Project Plans.

5. CULTURAL RESOURCES. Would the project:

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

Discussion: The project was not referred to the California Historical Resources Northwest Information Center of Sonoma State University since the property had been previously developed with a single-family residence. The property is now vacant, and no new development is proposed at this time, only grading remediation for unpermitted grading work done. Should any articles of historical evidence be found during the grading activities, construction is required to halt until an archaeological consultant can visit the site. The property is not listed on the National Park Service National Register of Historic Places. The following mitigation measures will ensure project impacts, should cultural resources be found, are reduced to less than significant impacts.

Mitigation Measure 4: In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

Mitigation Measure 5: If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

Mitigation Measure 6: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Source: Project Location, County GIS Map.

5.b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
Discussion: See staff's response to 5.a. **Source:** Project Location, County GIS Maps.					
5.c.	Disturb any human remains, including those interred outside of formal cemeteries?		X		
Discussion: There are no known human remains located within the project area or surrounding vicinity. Mitigation Measures 4,5, and 6 have been included in the event human remains are encountered. **Source:** California Public Resources Code; Project Location.					

6.	**ENERGY**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
6.a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
Discussion: No buildings are proposed with this project. Future residential construction and use is required to comply building energy and efficiency standards. Currently, the existing site does not use any electricity due to the parcel being vacant land. During grading remediation operations, energy consumption would be associated with grading vehicles and will be minimal given the temporary nature of the remediation plan. **Source:** California Building Code; California Energy Commission; Project Plans.					
6.b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X
Discussion: The project does not proposed development at this time, thus there is no conflict with state or local renewable energy or energy efficiency. **Source:** Project Plans.					

7.	**GEOLOGY AND SOILS**. Would the project:

		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
7.a.	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
	i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*			X	
Discussion: The submitted geotechnical report prepared by Romig Engineers states there are no mapped faults running within or adjacent to the site and the site is not located within a State of California Fault zone (formerly known as a Special Studies Zone) an area where the potential for fault rupture is considered probable. The closest active fault is the San Andreas Fault, located approximately 2.0 miles south of the property. The likelihood of surface ruptures occurring from active faulting at the site is low. The nearest fault to the property is the San Andreas fault about 2 miles southwest of the property. The San Gregorio fault, approximately 11 miles southwest. The site will experience severe ground shaking during moderate and large earthquakes along the San Andreas fault or other active faults. The purpose of the grading remediation is to stabilize the already disturbed soils on site. No further work is proposed. **Source:** Romig Engineering Report.					
	ii. Strong seismic ground shaking?			X	
Discussion: See staff's response to 7.a.i. **Source:** Romig Engineers Geotechnical Report; Project Plans.					
	iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
Discussion: Romig Engineers reported that pervious investigation by Michelucci and Associates indicated the surface soil has high plasticity and a high potential for expansion. The former house had been affected by differential foundation settling. Grading remediation will remove the undocumented fill and stabilize soils and slopes. **Source:** Romig Engineers Report.					
	iv. Landslides?			X	

Discussion: Romig engineers inspected the site in March 2018 and noted tension cracks at the top upper man-made cuts and fills that require restoration for long term stability. Landslides are not anticipated upon stability of the soil once remediation is completed.

Source: Romig Engineers Geotechnical Report.

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 parcel is not located near any coastal cliffs or bluffs.

Source: Project Location.

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

Discussion: Due to the placement of undocumented expansive fill placed at the site, up to 4 feet in some areas, remediation work will require 1,200 c.y. of over excavation to create stabilized compacted benches and keyways. Erosion control measures are currently in place and will be required to be maintained throughout the grading remediation. The Geotechnical Investigation by Romig Engineers report recommends that a member of their staff observe and test on nearly a full-time basis during over excavation of the man-made fill slopes, backfill and compaction of the proposed fill slopes. If remediation is anticipated during the wet season, Romig Engineers will be required to address whether grading remediation activity can continue through the wet season (October 1-April 30) and apply for a winter grading request if necessary. The following mitigation measures along with Mitigation Measure 3 will reduce potential significant impacts to less than significant levels.

Mitigation Measure 7: A qualified engineer shall be on site to observe and test over excavation of the man-made fill slopes and backfill and compaction of the proposed fill slopes as recommended in the Romig Engineers Geotechnical Investigation.

Mitigation Measure 8: The applicant shall implement dust control measures, as listed below. Measures shall be included on plans submitted for the Building Permit and encroachment permit applications. The measures shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The measures shall include the following:

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

b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

c. Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least 2 feet of freeboard.

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

e. Sweep daily (preferably with water sweepers) all paved access roads, parking, and staging areas at the construction sites.

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

g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

h. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour (mph).

i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

j. Replant vegetation in disturbed areas as quickly as possible.

Source: Project Plans.

7.c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?		X		

Discussion: See 7.b. above.

Source: Romig Engineers Geotechnical Report.

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: See response to 7.b.

Source: Romig Engineers Geotechnical Report.

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: Future development of a single-family residence would be served by the Emerald Lake Hills Sewer District.

Source: Project Plans, Project Location.

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

Discussion: Based on the project parcel's existing surrounding land uses, it is not likely that the project parcel would host any paleontological resource or site or unique geologic feature due to the fact that the area of the property had been developed with a single-family residence. However, Mitigation Measures 4, 6 shall ensure that if any resources are encountered that potential impacts will be reduced to less than significant levels.

Source: Project Plans; San Mateo County GIS.

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

Discussion: Greenhouse Gas Emissions (GHG) include hydrocarbon (carbon monoxide; CO2) air emissions from vehicles and machines that are fueled by gasoline. Project-related vehicle trips (e.g., construction vehicles and personal vehicles of construction workers) and machinery associated with the proposed grading will result in the temporary generation of GHG emissions along travel routes and at the project site. Even assuming construction vehicles and workers are based in and traveling from urban areas, the potential project GHG emission levels from construction would be considered minimal. Although the project scope is not likely to generate significant amounts of greenhouse gases, Mitigation Measure 2 will ensure that any impacts are less than significant.

Source: Project Plans; Project Location.

8.b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		X		

Discussion: The San Mateo County Energy Efficiency Climate Action Plan (EECAP) identifies implementation measures for the reduction of GHG emissions resulting from development consistent with state legislation, including construction idling. The majority of GHG emissions from the project are expected to occur during the construction phase, primarily from vehicle exhaust. The following mitigation measure will ensure potential impacts are less than significant in conformance with the EECAP.

Mitigation Measure 9: 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 the 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 check by a certified visible emissions evaluator.

c. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person, or his/her designee, shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Source: Project Plans, 2013 San Mateo County Energy Efficiency Climate Action Plan.					
8.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
Discussion: The project parcel has many trees on site, away from the proposed grading area. 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. **Source:** Project Site Features and Proposed Project Scope.					
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 parcel is located over ten miles from the Pacific Ocean and sits well above sea level. As such, the project will not expose people or structures to significant risk involving sea level rise. No structures are proposed at this time. **Source:** Project Location; San Mateo County GIS.					
8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: See staff's response to 8.d. **Source:** Project Location; San Mateo County GIS.					
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 not located in an anticipated 100-year flood hazard area as mapped by the Federal Emergency Management Agency (FEMA). The project site is located in FEMA Flood Zone X, which is considered a minimal flood hazard (Panel No. 06081C0285E, effective October 16, 2012). FEMA Flood Zone X areas have a 0.2% annual chance of flooding, with areas with one (1) percent annual chance of flooding with average depths of less than 1-foot. The project does not propose a new structure at this time. Therefore, the project impact would be less than significant. **Source:** Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0384E, 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 staff's response to 8.f.

Source: Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0384E, effective October 16, 2012.

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:					
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
9.a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
Discussion: The project does not involve the use, transport, or disposal of hazardous materials. **Source:** Project Plans.					
9.b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
Discussion: The project involves the repair and stabilizing of soils on site. The use of hazardous materials is not proposed for long term operation of this project. **Source:** Project Plans.					
9.c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
Discussion: The project parcel is located less than 0.5 miles from the nearest existing or proposed school and the emission of hazardous materials, substances, or waste is not proposed for this project. **Source:** Project Plans; San Mateo County GIS.					
9.d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X

Discussion: The project parcel is not included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and therefore would not result in the creation of a significant hazard to the public or the environment. **Source:** California Department of Toxic Substances Control, Hazardous Waste and Substances Site List.					
9.e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X
Discussion: The project site is 2.9 miles from the San Carlos. The project is not expected to pose a safety hazard or cause excessive noise for the airport. **Source:** Project Location; Geographic Information System.					
9.f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The proposed grading remediation is located on a privately-owned parcel. This parcel is accessed from Vista Drive. The proposed project would not impede, change, or close any roadways that could be used for emergency purposes and all existing roads would remain unchanged. Construction vehicles will be required to park along the edge of Vista Drive, if any constraints are needed that would confine traffic to one lane traffic, the construction workers will be required to direct traffic during construction hours. There is no evidence to suggest that the project will interfere with any emergency response plan. Therefore, the project poses no impact. **Source:** Project Plans, Project Location, County GIS Maps.					
9.g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X
Discussion: The project site is located within the very high Fire Hazard Severity Zone (State Responsibility Area). However, the project was reviewed by Cal-Fire and because no structure is proposed at this time, Cal-Fire had no comments. **Source:** Project Location, California State Fire Severity Zones Maps, Cal-Fire.					
9.h.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: No housing is proposed with this project.					

Source: Project Plans; Federal Emergency Management Agency, Flood Map 06081C0384E, Effective October 16, 2012.					
9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: No structures are proposed with this project. **Source:** Project Plans, Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0285E, effective October 16, 2012.					
9.j.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
Discussion: Northwestward of the parcel is the Lower Emerald Lake. Although the Division of Safety of Dams provides a GIS layer for emergency planning purposes and not for general planning, a mapped inundation area is identified along Canyon Lane (northerly property line), which is at a lower elevation than the project site area (grading and previous residential development). Given the topography and distance to the inundation area (over 200 feet from the grading area), no impacts are anticipated. **Source:** California Division of Safety of Dams Dam Breach Inundation Map Geographic Information System https://fmds.water.ca.gov/maps/damim/.					
9.k.	Inundation by seiche, tsunami, or mudflow?				X
Discussion: The project site is not in a seiche, tsunami, or mudflow hazard zone. **Source:** Project Plans, Project Location, County GIS Maps, San Mateo County Hazards Maps.					

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

Discussion: The geotechnical report confirms free ground water was not encountered. Free ground water is water flowing through soil mass during the boring exploration. A stabilized ground water level was not obtained. However, changes in ground level water can occur due to future changes in rainfall, landscaping, underground drainage patterns and other factors. No structure is proposed at this time, thus no change to water quality is expected. **Source:** Project Plans, Project Location, Romig Engineers report.					
10.b.	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
Discussion: No hardscape is proposed that may affect groundwater recharge. In-place erosion control measures consisting of plastic tarps may interfere with recharge, however, these measures are temporary and are located only in the areas of ground disturbance. **Source:** Project Plans, Project Location, Groundwater Website https://www.smcsustainability.org/energy-water/groundwater					
10.c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
	i. Result in substantial erosion or siltation on- or off-site;		X		
Discussion: The proposed project does not involve the alteration of the course of a stream or river. Erosion control measures are already in place from the 2018 wet season and shall be maintained through the duration of the grading remediation project and until a future home is under construction. The Geotechnical Report notes concerns for erosion and downslope soil creep of the surface and near surface soil thus the over excavation is necessary to properly compact the current earthwork to a series of level benches and to cut keyways into the weathered bedrock. At least two subdrains will be installed at the bottom of two benches (as noted on Figure 5 of the geotechnical report). Per Romig Engineers, on site soils should be kept in moist condition throughout the construction period to help mitigate the potential effects of the expansive on-site soils on the proposed improvements. This is included as Mitigation Measure 10. **Mitigation Measure 10:** The applicant shall keep on-site soils in a moist condition throughout the construction period to help mitigate the potential effects of the expansive on-site soils. **Source:** Project Plans; Project Location.					
	ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;		X		

Discussion: See response to 10.c.i. **Source:** Project Plans.				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or		X		
Discussion: See 10.c.i. The grading remediation project is not expected to affect existing stormwater drainage systems or cause additional pollution with implementation of the recommended mitigation measures. **Source:** Project Plans; Romig Engineering Report.				
iv. Impede or redirect flood flows?				X
Discussion: The proposed grading remediation does not involve the alteration or the course of a stream or a river. Additionally, the project is not located in a floodway or flood zone as identified by FEMA. **Source:** Project Plans, Project Location, County GIS Maps, Federal Emergency Management Agency Flood Insurance Rate Map 06081C0285E, effective October 16, 2012.				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
Discussion: The project is not located in a flood hazard, tsunami, or seiche zone. **Source:** Project Location; Federal Emergency Management Agency Flood Insurance Rate Map 06081C0285E, effective October 16, 2012.				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
Discussion: The parcel is not located in 9 identified groundwater basins (the parcel is located outside of the San Mateo Plain Basin as identified in the Office of Sustainability Groundwater map). The implementation of the recommended mitigation measures, the project will comply with the San Mateo County Water Pollution Prevention Program. **Source:** Project Plans; San Mateo County Office of Sustainability, Groundwater website https://www.smcsustainability.org/energy-water/groundwater				
10.f. Significantly degrade surface or ground-water water quality?				X
Discussion: Refer to 10.a. **Source:** Project Plans.				

10.g. Result in increased impervious surfaces and associated increased runoff?				X
Discussion: No impervious surfaces are proposed. **Source:** Project Plans.				

11. LAND USE AND PLANNING. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
11.a. Physically divide an established community?				X
Discussion: There is no land division or development proposed that would result in the division of an established community. **Source:** Project Plans; Project Location.				
11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
Discussion: Provided the recommended mitigation measures are implemented, no significant impacts will result. **Source:** Project Plans.				
11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
Discussion: The project site was previously development with a single-family residence, now demolished. Grading remediation will not create or require expanded utilities, industry, commercial facilities or recreation activities. **Source:** Project Plans.				

12. MINERAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
Discussion: No known mineral resources are mapped on the parcel. **Source:** San Mateo County General Plan Mineral Resources map, California Department of Conservation Mines and Mineral Resources Map.				
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: There are no known mineral resources on the project parcel. **Source:** Project Plans; San Mateo County General Plan Mineral Resources Map.				

13. NOISE. Would the project result in?				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
Discussion: The proposed project would not produce any long-term significant noise source. However, the project will generate short-term noise associated with grading activities. The short-term noise generated during grading activities will be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the San Mateo County Ordinance Code for Noise Control. Adherence to Mitigation Measure 3 will limit any potential impacts related to grading and construction to a less than significant level. **Source:** Project Plans; Project Location; San Mateo County Noise Ordinance.				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?			X	

Discussion: Grading activities will generate ground-borne vibration. However, these impacts are temporary and will cease when remediation is completed. **Source:** Project Plans; Project Location; San Mateo County Noise Ordinance.					
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 site is 2.9 miles from the San Carlos airport. The grading project is not expected to cause excessive noise impacts to the airport. **Source:** Project Location.					

14.	**POPULATION AND HOUSING**. Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
14.a.	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
Discussion: No new home development is proposed at this time. **Source:** Project Plans; Project Location.					
14.b.	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: No existing housing will be displaced during grading remediation. **Source:** Project Location; Project Plans.					

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

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

Discussion: The proposed grading remediation will not impact these public services.

Source: Project Plans; Project Location.

16. RECREATION. Would the project:

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
16.a.	Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X

Discussion: The project does not propose development and thus would not significantly increase the use of existing parks or other recreational facilities.

Source: Project Location; San Mateo County GIS.

16.b.	Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion: The project does not include 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
Discussion: The project does not include residential development and thus does not conflict with circulation systems, transit, roadway, bicycle or pedestrian facilities or parking. **Source:** Project Plan.					
17.b.	Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) *Criteria for Analyzing Transportation Impacts*? *Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.*				X
Discussion: The project does not involve 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. **Source:** Project Plans.					
17.c.	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
Discussion: The project site is served by an existing right of way, Vista Drive. The project will not require the construction of new road infrastructure nor does it propose to alter any existing roadway that would create a hazard due to sharp turns or dangerous intersections. No mitigation is necessary. **Source:** Project Site Settings.					
17.d.	Result in inadequate emergency access?				X
Discussion: The project does not include residential development and will not affect emergency service access. **Source:** Project Plans; Cal-Fire.					

18. TRIBAL CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X
Discussion: The project site is not listed in the California Register of Historical Resources nor is the location listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k). **Source:** Project Location, California Register of Historical Resources, County General Plan.				
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)		X		
Discussion: This project site was previously developed with a single-family residence until it was destroyed by fire damage and then removed from site. The possibility of the land containing California Native American artifacts is unlikely. However, while the project is not expected to cause a substantial adverse change to any potential tribal cultural resources, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal resources: **Mitigation Measure 11:** Should any traditionally or culturally affiliated Native American Tribe respond to the County's issued notification for consultation, such process shall be completed and				

any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation.

Mitigation Measure 12: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning Department prior to implementation and prior to continuing any work associated with the project.

Mitigation Measure 13: 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: California Office of Historic Preservation, San Mateo County Listed Historical Resources.

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
Discussion: The grading remediation does not involve any septic system or municipal sewer service. **Source:** Project Plans.				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
Discussion: The property has existing water supply that was used to serve the previously existing single-family home provided by City of Redwood City Municipal Water. Water will be used to help maintain dust levels for erosion control during the remediation. **Source:** Project Plans.				
19.c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X

Discussion: The grading remediation does not involve a waste water system. **Source:** Project Plans.				
19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
Discussion: The grading remediation is not expected to generate solid waste on a long-term basis. **Source:** Project Plans.				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
Discussion: The grading remediation is not expected to generate solid waste on a long-term basis. no mitigation is required. **Source:** Project Plans.				

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project is located in a High Fire State Responsibility Area as identified by the County's GIS maps. Cal-Fire reviewed the plans and will not have any comment until a single-family residence is proposed. **Source:** Project Plans; Project Location.				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
Discussion: See response to 20.a. **Source:** Project Plans; Project Location.				
20.c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water				X

	sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				
Discussion: The proposed project does not require the installation of any new roads, fuel breaks, or power lines. See response to 20.a. **Source:** Project Plans.					
20.d.	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	
Discussion: The soil on the project site is currently unstable and slope failure may occur without the remediation. The site has been secured with erosion control measures and those measures shall be maintained through the duration of the project. Per Romig Engineers report, subdrains should be included at the back of the keyways and at least two to three of the benches or as directed by the field representative during construction. The subdrains should consist of an 18-inch width of Caltrans Class 2 permeable material. Four-inch diameter rigid plastic pipe should be placed with perforations down on a 4-inch thick bed of Class 2 permeable material. The Class material should be continued up to within 12-inches of the elevation of the next bench. The pipe should slope at a minimum inclination of 1.5 percent and should drain to a low point or points and then be connected to a suitable discharge location. The slopes and soil surfaces should be planted with erosion resistant vegetation. Implementation of the recommended mitigation measures will ensure potential significant impacts are reduced to less than significant levels. **Source:** Project Plans.					

21.	**MANDATORY FINDINGS OF SIGNIFICANCE**.				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
21.a.	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X

Discussion: A search of the California Natural Diversity Database (CNDDB) on the County's Geographic Information System identified no State or Federal Special Status plan or animal species within or adjacent to the project parcel. The project is not expected to have an adverse effect on any candidate or special status species. There is no riparian area near the property.

Source: All Applicable Sources Previously Cited in This Document.

21.b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X

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

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

Source: All Applicable Sources Previously Cited in This Document.

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

Discussion: As discussed in the previous sections, the proposed project is grading remediation for an unstable soil due to non-permitted grading. Based on the discussions in the previous sections where project impacts were determined to be less than significant or mitigation measures were required to result in an overall less than significant impact, the proposed project would not cause significant adverse effects on human beings, either directly or indirectly.

Source: All Applicable Sources Previously Cited in This Document.

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

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

MITIGATION MEASURES

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

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

Mitigation Measure 1: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:

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

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

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

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

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

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

Mitigation Measure 2: Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

Mitigation Measure 3: Prior to the issuance of the building permit for the property, the applicant shall submit to the Planning Department for review and approval an erosion and drainage 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 Countywide 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 construction.

d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.

e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to 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. 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 acres 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.

k. 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.

l. No erosion or sediment control measures will be placed in vegetated areas.

m. Environmentally sensitive areas shall be delineated and protected to prevent construction impacts.

n. Control of fuels and other hazardous materials, spills, and litter during construction.

o. Preserve existing vegetation whenever feasible.

Mitigation Measure 4: In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

Mitigation Measure 5: If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

Mitigation Measure 6: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 7: A qualified engineer shall be on site to observe and test over excavation of the man-made fill slopes and backfill and compaction of the proposed fill slopes as recommended in the Romig Engineers Geotechnical Investigation.

Mitigation Measure 8: The applicant shall implement dust control measures, as listed below. Measures shall be included on plans submitted for the Building Permit and encroachment permit applications. The measures shall be implemented for the duration of any grading, demolition, and

construction activities that generate dust and other airborne particles. The measures shall include the following:

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

b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

c. Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least 2 feet of freeboard.

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

e. Sweep daily (preferably with water sweepers) all paved access roads, parking, and staging areas at the construction sites.

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

g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

h. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour (mph).

i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

j. Replant vegetation in disturbed areas as quickly as possible.

Mitigation Measure 9: 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 the 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 check 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 10: The applicant shall keep on-site soils in a moist condition throughout the construction period to help mitigate the potential effects of the expansive on-site soils.

Mitigation Measure 11: Should any traditionally or culturally affiliated Native American Tribe respond to the County's issued notification for consultation, such process shall be completed and any resulting agreed upon measures for avoidance and preservation of identified resources be taken prior to implementation.

Mitigation Measure 12: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place or minimize adverse impacts to the resource. Those measures shall be approved by the County

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

e. Sweep daily (preferably with water sweepers) all paved access roads, parking, and staging areas at the construction sites.

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

g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

h. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour (mph).

i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

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Planning Department prior to implementation and prior to continuing any work associated with the project.

Mitigation Measure 13: 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)

11/7/19
Date

Olivia Boo
Project Planner

OSB:cmc – OSBDD0559_WCH.DOCX