County of San Mateo
Planning and Building Department

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

1. **Project Title:** *Joswiak Residence, Affordable Housing Unit, and Barn*

2. **County File Number:** PLN2020-00133

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

4. **Contact Person and Phone Number:** Camille Leung, Project Planner; cleung@smcgov.org

5. **Project Location:** The subject property, 2450 Purisima Creek Road, is an agriculturally-zoned parcel containing a 3,550 sq. ft. single-family residence, 915 sq. ft. horse barn, 150 sq. ft. shed, 2,300 sq. ft. barn and storage building, and 296 sq. ft. horse stall, located in the unincorporated North San Gregorio area of San Mateo County.

6. **Assessor's Parcel Number and Size of Parcel:** APN 066-230-050; 20.26 acres

7. **Project Sponsor's Name and Address:** Kurt Simrock (Architect), 329 Bryant Street, Suite 3C, San Francisco, CA 94107

8. **Owner:** Gregory R. Joswiak Trust, 736 Arroyo Leon Drive, Half Moon Bay, Ca 94019

9. **General Plan Designation:** Agriculture

10. **Zoning:** Planned Agricultural District/ Coastal Development District (PAD/CD)

11. **Description of the Project:** Planned Agricultural District, Coastal Development Permit (CDP), and Grading Permit to construct a new 6,200 sq. ft. two-story single-family residence with 1,025 sq. ft. attached garage, 725 sq. ft. basement, septic system, driveway and fire truck turnaround, 4,050 sq. ft. two-story barn, and one 706 sq. ft. Affordable Housing Unit (deed restricted) and septic system, on a 20.26-acre rural, agriculturally-zoned property. The project includes an After-the-fact CDP for emergency domestic well replacement (emergency approved under PLN2020-00109). Grading for access road/fire truck turnaround and structures totals 3,200 cubic yards (1,400 cy cut; 1,400 cy fill). Sixteen (16) trees are proposed for removal, including 7 significant trees. Associated Confined Animal Permit for keeping of 6 horses under PLN2020-00134. An existing residence, horse stable, and shed would be demolished. The CDP is appealable to the California Coastal Commission.

12. **Surrounding Land Uses and Setting**: The parcel is located in a rural area located within the unincorporated North San Gregorio area of San Mateo County, approximately 2 miles east (as the crow flies) of Cabrillo Highway. The site is located along Purisima Creek and is accessed via a driveway from Prisma Creek Road. The parcel is located within the Purisima Creek Road County Scenic Corridor.

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

14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?** No, consultation has not begun. Planning staff has consulted with the following tribes, as identified by the Native American Heritage Commission (NAHC): Rumsen Am:a Tur:ataj Ohlone, Wuksache Indian Tribe/Eshom Valley Band, The Ohlone Indian Tribe, Muwekma Ohlone Indian Tribe of the SF Bay Area, Indian Canyon Mutsun Band of Costanoan (2 contacts provided), Costanoan Rumsen Carmel Tribe, and Amah MutsunTribal Band of Mission San Juan Bautista. On May 12, 2021, a letter was sent to each of the contact persons provided by the NAHC regarding the subject project requesting comment by June 12, 2021. Please see Sections 5 and 18 for further discussion.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Significant Unless Mitigated" as indicated by the checklist on the following pages.

	Aesthetics		Energy	X	Public Services
X	Agricultural and Forest Resources		Hazards and Hazardous Materials		Recreation
	Air Quality	X	Hydrology/Water Quality		Transportation/Traffic
X	Biological Resources	X	Land Use/Planning	X	Tribal Cultural Resources
X	Cultural Resources		Mineral Resources		Utilities/Service Systems
	Geology/Soils		Noise	X	Wildfire
	Climate Change		Population/Housing	X	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 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 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. 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 project site is not located in a scenic vista and is not visible from residential areas, public lands, or the Pacific Ocean. The site is located within the Purisima Creek Road County Scenic Corridor. The proposed improvements on the subject parcel will be visible from the Purisima Creek Road. Views of the property would be primarily rural residential.				

The property slopes down from Purisima Creek Road (at elevation 340 feet) towards the pad of the proposed Main Residence (garage at elevation 332.25 feet) and towards the creek bank of Purisima Creek (at elevation 315 to 320 feet), reducing the apparent height of structures located further from Purisima Creek Road.

The approach to the design of the Main Residence is rustic in form and exterior materials, where the residence resembles multiple structures of various sizes and heights, reducing the appearance of building mass and scale. The Main Residence would be located behind the proposed Barn, approximately 150 feet from Purisima Creek Road, in the area of the existing residence (to be demolished). The proposed 29'3" high Barn and proposed tree plantings (described below) would block views of the proposed 28'6" high Main Residence. The height of the proposed residence is approximately the same as the existing residence, which is estimated at 28' to 30' high.

The barn would be located approximately 50 feet from Purisima Creek Road and would be visible from the road. The Barn is rustic in form and materials and would be compatible with view of existing structures within the agricultural area. The Barn would be clustered with the Main Residence, allowing more open space to be preserved and would minimize project view impacts to the scenic corridor.

The one-story Affordable Housing Unit (AHU) has a modular form with steel and glass finish materials and would be located approximately 50 feet from Purisima Creek Road and, therefore, has the potential to be visible from Purisima Creek Road. However, the AHU would be located adjacent to two existing agricultural buildings (existing horse stable and barn) located at the front western corner of the property near Purisima Creek Road that would provide some screening of the new building from the road. Proposed tree plantings, including nine (9) 24" box Pineapple Guava trees to be planted on each side of the AHU, would further screen and soften views of the AHU from the road.

The property has 2 existing driveways, an existing prominent and centrally located driveway that leads to the existing house and a secondary driveway on the west side of the property. The applicant proposes to replace the driveway for the residence with a new driveway on the east side of the property, which would reduce the visual prominence of the driveway and provide greener views of the property from Purisima Creek Road. The secondary driveway would be modified to provide access the proposed AHU to be located within close proximity. Proposed plantings (described below) would further screen and soften views of the main driveway from the road.

The applicant proposes to remove 16 trees, including 7 trees with a trunk circumference of 12" in diameter at breast height or larger, in the area of the proposed Main Residence, driveway, and barn. The applicant proposes to plant additional screening landscaping, including twenty-two (22) 24"-36" box trees, to soften views from Purisima Creek Road as shown on Page L4.0 of the Irrigation Plan. The proposed tree plantings would partially screen the new house, the new driveway to the house, the new barn, and new AHU, from viewing locations along Purisima Creek Road.

Source: Site visit; County GIS Maps

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 along a State scenic highway. The project involves the removal of a residence built in the 1980's and a horse stable. As the buildings are not historic, the project would not alter any historic buildings. See discussion in Section 1.a.

Source: County GIS Maps

1.c. In non-urbanized areas, significantly degrade the existing visual character or quality of the site and its surroundings, including 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 property slopes down from Purisima Creek Road (at elevation 340 feet) towards the pad of the Main Residence (at elevation 332.25 feet) and towards the creek bank of Purisima Creek (at elevation 315 to 320 feet), reducing the apparent height of structures located further from Purisima Creek Road. Proposed grading for access road/fire truck turnaround and structures totals 3,200 cubic yards (1600 cy cut; 1600 cy fill).

Excavation is proposed at the front of the property to create flat building pads for the new Barn and Affordable Housing Unit and fill is proposed behind the Main Residence, to create flat building pads on the moderately downward sloping property. The project does not involve grading or construction that would significantly degrade the existing visual character or quality of the site and its surroundings. The project does not involve development on a ridgeline. The project involves the construction of residential and agricultural buildings on an operating farm, consistent with development on surrounding farmlands.

Source: Site visit; County GIS Maps

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

Discussion: The project involves new light sources for three new buildings, a new driveway, and a new residential garden. The project could result in significant light sources that could adversely affect day or nighttime views of residential and agricultural area. Mitigation Measure 1 has been added to reduce light impacts to a less than significant level:

Mitigation Measure 1: The applicant shall submit a lighting plan along with the building permit application which demonstrates compliance with the following requirements:

a. No new light posts will be allowed. Path lighting on bollards of up to 4 feet are allowed along driveways and pathways.
b. Exterior lighting shall be minimized, and earth-tone colors of lights used (e.g., yellow, brown toned lights, rather than blue toned fluorescents). In grassland, or grassland/forest areas, all exterior materials shall be of the same earth and vegetative tones as the predominant colors of the site (as determined by on-site inspections). Highly reflective surfaces and colors are discouraged.

c. All exterior, landscape and site lighting shall be designed and located so that light and glare are directed away from neighbors and confined to the site. Low-level lighting shall be directed toward the ground.
d. Exterior lighting should be minimized and designed with a specific activity in mind so that outdoor areas will be illuminated no more than is necessary to support the activity designated for that area.

Source: Zoning Regulations; Project Plans

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

Discussion: The parcel is located within the Purisima Creek Road County Scenic Corridor. The proposed improvements on the subject parcel would be visible from Purisima Creek Road, as discussed in Section 1.a. However, due to the location of agricultural buildings at the front of the property and the Main Residence behind, the presence of existing structures along the front of the property, the downward sloping nature of the property, the proposed rustic design style of buildings, and proposed landscaping, the project would not significantly affected views from Purisima Creek Road.

Source: County GIS Maps

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

Discussion: The site is not located in a Design Review District.

Source: County GIS Maps; County Zoning Regulations

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

Discussion: Please see Section 1.a for discussion.

Source: Site visit; County GIS Maps

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 forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***

2.a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
Discussion: The property is located within the Coastal Zone. **Source:** Site visit; County GIS Maps				
2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?			X	
Discussion: The project involves the construction of residential and horse keeping facilities on a property that is already developed with a residential use and is within the Planned Agricultural Development (PAD) zoning district but is not farmed. The applicant proposes three (3) new regenerative pasture areas to be planted with California Red Oats, but no commercial agriculture is proposed. The property is not subject to a Williamson Act contract. **Source:** County GIS Maps				
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: While no agricultural operations are conducted at the property and the property does not contain areas of prime soil (Class II soils; Lockwood loam, gently sloping) or Class III soils (Lockwood loam, sloping, eroded), the project involves the conversion of farmland to a non-agricultural use. While the proposed new residence would be largely in the same location as the previous residence, the proposed residence is significantly larger. In addition, while the applicant proposes to remove 3 buildings, the applicant proposes to construct 4 new buildings. The area of farmland converted for permanent structures would not significantly divide farmland and would leave three large open spaces for oat hay cultivation and pasture use. The proposed residence and new barn are clustered at the center of the property in the general location of the current residence. The proposed AHU is clustered with an existing barn and horse stable. **Source:** Project Plans; County GIS Maps				
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: See discussion under Section 2.c**.**				

Source: County GIS Maps				
2.e. Result in damage to soil capability or loss of agricultural land?			X	
Discussion: See discussion under Section 2.c. **Source:** County GIS 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 site does not contain forestland or timberland and lands which are specifically zoned for timber harvesting. **Source:** County GIS Maps				

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management 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 tree removal, grading, and construction activities associated with the construction of residential and agricultural buildings. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance for construction emissions and operational emissions. As described in the BAAQMD's 2017 California Environmental Quality Act (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 control measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures, *All Basic Construction Mitigation Measures,* and other criteria, that, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. Mitigation Measure 2.a- 2.i requires the applicant to comply with BAAQMD's *All Basic Construction Mitigation Measures*. Other applicable BAAQMD criteria requires that construction-related activities exclude the below listed activities (followed by staff's evaluation of project compliance):				

a. Demolition - Asbestos Renovation/Removal (if applicable) and Demolition Notifications and fee payments must be submitted to BAAQMD, as typically required for Building Permit Applications involving demolition of existing structures.

b. Simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously): Staff has added this as Mitigation Measure 2.i to require compliance with this criteria.

c. Simultaneous construction of more than one land use type (e.g., project would develop residential and commercial uses on the same site) (not applicable to high density infill development): The project only involves the construction of residential and horse keeping uses.

d. Extensive site preparation (i.e., greater than default assumptions used by the Urban Land Use Emissions Model [URBEMIS] for grading, cut/fill, or earth movement): The project involves grading for access road/fire truck turnaround and structures totaling 3,200 cubic yards (1,400 cy cut; 1,400 cy fill). The project would disturb an area of 62,605 sq. ft. or 1.44 acres and will be required to obtain coverage under the State General Construction Permit to minimize erosion and sedimentation (Mitigation Measure 18). Dust control measures are included in Mitigation Measure 2.

e. Extensive material transport (e.g., greater than 10,000 cubic yards of soil import/export) requiring a considerable amount of haul truck activity: The project proposes balanced grading and no off-haul.

BAAQMD measures and compliance with criteria b. above are required by the mitigation measure provided below.

Mitigation Measure 2: Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:

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

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

c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

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

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

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

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

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

i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously). **Source:** Project Plans; Bay Area Air Quality Management District.				
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: As of December 2012, San Mateo County is a non-attainment area for PM-2.5. On January 9, 2013, the Environmental Protection Agency (EPA) issued a final rule to determine that the Bay Area attains the 24-hour PM-2.5 national standard. However, the Bay Area will continue to be designated as "non-attainment" for the national 24-hour PM-2.5 standard until the BAAQMD submits a "re-designation request" and a "maintenance plan" to EPA and the proposed re-designation is approved by the EPA. A temporary increase in the project area is anticipated during construction since these PM-2.5 particles are a typical vehicle emission. The temporary nature of the proposed construction and California Air Resources Board vehicle regulations reduce the potential effects to a less than significant impact. Mitigation Measure 2 in Section 3.a. will minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level. **Source:** Project Plans; Bay Area Air Quality Management District				
3.c. Expose sensitive receptors to significant pollutant concentrations, as defined by Bay Area Air Quality Management District?				X
Discussion: See discussion in Section 3.a. **Source:** Project Plans; Bay Area Air Quality Management District				
3.d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
Discussion: The project involves construction and operation of two single-family residences and horse keeping facilities. While the project may result in dust and odors associated with the construction process, these odors would be temporary and would not affect a significant number of people due to intervening trees and the distance of the project site from other development. **Source:** Project Plans; Bay Area Air Quality Management District				

4. BIOLOGICAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***

4.a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?		X		

Discussion: A Coastal Biological Resources Review report (2021 Sol Ecology Report; Attachment C1) was prepared on October 7, 2021 for the project site by Dana Riggs Sol Ecology, Inc. (Project Biologist), based on a biological resources study and reconnaissance-level surveys for Sensitive Natural Communities as defined in the LCP performed on February 12, 2019 and April 27, 2021, on and adjacent to the Project Site.

In the 2021 Sol Ecology Report, Ms. Riggs states that, overall, the site consists of an existing residential unit and associated developments, ornamental landscaping, pastureland used for horse grazing, and Purisima Creek and its associated riparian habitat.

Sensitive Habitats
Purisima Creek, flowing east to west, bisects the property and borders the Project Site to the south. This feature contains riparian corridor, a sensitive community defined in the LCP (Figure 1 of Attachment C1). Riparian habitat was dominated by annual beard grass (Polypogon monspeliensis), arroyo willow (Salix lasiolepis), California blackberry (Rubus ursinus), cottonwood (Populus fremontii), curly dock (Rumex crispus), poison hemlock (Conium maculatum), prostrate knotweed (Polygonum aviculare ssp. depressum), stinging nettle (Urtica dioica), and white alder (Alnus rhombifolia). Water was flowing in Purisima Creek at the time of the site visit and it was noted that the channel bottom was sandy/loamy with cobble substrate. No aquatic species were observed. Purisima Creek flows to the Pacific Ocean (a traditional navigable water) and therefore, is considered a non-wetland water of the United States and state jurisdictional stream by the Regional Water Quality Control Board (RWQCB) and California Department of Fish and Wildlife (CDFW).

In an email to the Project Planner, dated November 3, 2021, the Project Biologist describes that the water body running north – south, to the west of the proposed Affordable Housing Unit, is not an intermittent creek and is only seasonal in nature. Ms. Riggs states that there are a few willows present, likely in part due to runoff from Purisima Creek, but that it is mostly dominated by invasive ivy. The drainage is shown in the Biological Report, Photo 6. Ms. Rigg evaluated the proposed location of 2 pits for undergrounding the water line beneath the drainage (Shown on Page C-6 of Attachment B). The pits, located approximately 20 feet on each side of the drainage, would be located within the delineated 50 feet setback from riparian shown in the 2021 report, but would be placed in non-native annual grassland. Therefore, Ms. Riggs does not think that encroachment for the purposes stated would have any negative effect on this feature.

Special Status Species
Ten (10) special status plants have been documented within five miles of the Project Site (Figure 2 of Attachment C1). A total of 8 special status plants may be present in the riparian corridor; no special status plants are likely to be present inside the development area due to the disturbed nature of the site. Therefore, no impacts to specials status plants are likely to occur.

A total of 15 special status animal (wildlife) species have been documented within five miles of

the Project Area (Figure 3 of Attachment C1. Of these 15 species, 6 species have a moderate to high potential to occur in Purisima Creek including California giant salamander (Dicamptodon ensanatus), California red-legged frog (Rana draytonii), San Francisco garter snake (Thamnophis sirtalis tetrataenia), Western pond turtle (Actinemys marmorata), Steelhead - Central California Coast DPS (Oncorhynchus mykiss irideus), and San Francisco dusky-footed woodrat (Neotoma fuscipes annectens). However, only 2 of these species, California red-legged frog and San Francisco dusky-footed woodrat may potentially be present on the Project Site. These species are described in more detail below. The Project Site also has the potential to support nesting birds protected under the MBTA and CDFG Code.

The remaining 4 species potential for occurrence is limited to Purisima Creek only. There are no nearby ponds within 650 feet of the Project Site for San Francisco garter snake and thus, this species is not likely to make any overland movements across the site. Similarly, steelhead, western pond turtle, and California giant salamander are primarily aquatic; giant salamander and pond turtle can occur in uplands but are more typically present in moist riparian and/or forest habitat and are unlikely to be present in landscaped or managed pastureland on the site. Of the remaining species documented in the vicinity of the Project Site, the potential for presence is relatively low primarily given the absence of suitable habitat on or adjacent to the site.

California Red-legged Frog (Rana draytonii), Federal Threatened Species, CDFW Species of Special Concern. The California red-legged frog (CRLF) is dependent on suitable aquatic, estivation, and upland habitat. During periods of wet weather, starting with the first rainfall in late fall, red-legged frogs disperse away from their estivation sites to seek suitable breeding habitat. Aquatic and breeding habitat are characterized by dense, shrubby, riparian vegetation and deep, still or slow-moving water. Breeding occurs between late November and late April. Following breeding during the wet season, adult frogs may disperse into upland habitats which include areas up to 300 feet from aquatic and associated riparian habitat and are comprised of grasslands, woodlands, and/or vegetation that provide shelter, forage, and predator avoidance. Upland habitat can include structural features such as boulders, rocks and organic debris (e.g. downed trees, logs), as well as small mammal burrows and moist leaf litter. At the end of the wet season, CRLF may disperse up to one-mile overland from upland or breeding habitats (often via riparian corridors) to aquatic non-breeding habitats. Although CRLF is highly aquatic, this species has been documented to make overland movements of several hundred meters and up to one mile during a winter-spring wet season in Northern California.

There are multiple occurrences of CRLF within 5 miles of the project site, though none are documented in Purisima Creek. Nonetheless there is potential for this species to be present in the creek and surrounding riparian habitat given the presence of deep pools and adjacent streamside vegetation. This species may move overland through the project site during dispersal events typically in the fall and spring – though this species is less likely to disperse through developed areas.

San Francisco dusky-footed woodrat (Neotoma fuscipes annectens), CDFW Species of Special Concern. This subspecies of the dusky-footed woodrat occurs in variable habitats including forest, woodland, riparian areas, and chaparral. Woodrats feed on woody plants, but will also consume fungi, grasses, flowers and acorns. Foraging occurs on the ground and in bushes and trees. This species constructs robust stick houses/structures in areas with moderate cover and a well-developed understory containing woody debris. Breeding takes place from December to September. Individuals are active year-round, and generally nocturnal. Suitable habitat is present along Purisima Creek, in landscaped areas and in chaparral habitat to the south of the Project

Site. Areas close to the existing residence are not suitable due to reduced cover. No woodrat stick houses were observed during the site visit.

Discussion and Recommendations
Purisima Creek and its associated riparian corridor is present along the southern border of the Project Site. A minimum 50-foot buffer zone or setback from the limit of riparian vegetation is required for all new development and redevelopment, in accordance with applicable LCP Sensitive Habitat Component policies to ensure impacts to this sensitive community does not occur. The extent of this setback is shown in Figure 2 of Attachment C1 and on the Overall Site Plan (sheet A1.1) of Attachment B. Additionally, best management practices (i.e. silt fencing, wattles, erosion controls etc.) should be utilized during all construction related activities to minimize secondary or indirect impacts. In general, no work is proposed within the riparian corridor or 50-feet buffer zone of the riparian corridor, with the exception of proposed grading along the driveway apron of the driveway for the AHU and potential hydrant work. Mitigation Measures 3 and 4 are required to prohibit disturbance of previously undisturbed areas and removal of riparian vegetation within the 50 feet riparian buffer zone and to require consultation with CDFW prior to any work in the riparian habitat to determine whether a Streambed Alteration Agreement may be necessary or not.

No special status plants are likely to be present outside the riparian habitat. Thus, the 50-foot setback will ensure any potential impacts to special status plants are avoided, as well as special status species that may occur in Purisima Creek.

Two special status species, CRLF and SFDFW have potential to occur on the Project Site, though their distribution is likely limited to riparian habitat only, with occasional movement into areas outside the riparian corridor. The 50-foot riparian setback will provide some limited protection to these species. However, demolition of existing structures (horse stable) within the setback may potentially impact SFDFW if present. Likewise, construction-related activities have the potential to impact CRLF directly if present during dispersal events. No long-term effects to either species are anticipated due to existing development on-site and in the surrounding area. As such the following mitigation measures are recommended by the Project Biologist to avoid direct impacts to either species if present during the course of activities on the site.

There is a moderate potential for nesting birds and raptors protected under the MBTA and/or CDFG Code to be present both on and adjacent to the Project Site. The following mitigation measures will minimize impacts to nesting birds:

Mitigation Measure 3: Within the 50 feet riparian buffer zone, with the exception of existing horse stable that is proposed to be demolished, disturbance of undisturbed areas and removal of riparian vegetation is prohibited. The applicant shall work with a professional biologist to prepare a demolition and restoration plan. Demolition and restoration activities shall be observed by a professional biologist.

Mitigation Measure 4: The Owner shall consult with CDFW prior to any work in the riparian habitat to determine whether a Streambed Alteration Agreement may be necessary or not.

Mitigation Measure 5: The applicant shall implement the following mitigation measures to avoid direct impacts to California Red-legged Frog (CRLF), San Francisco dusky-footed woodrat (SFDFW), protected nesting birds and raptors, if present during the course of activities on the site:

a. Pre-construction surveys for SFDFW houses shall be performed no less than 30 days prior construction (including ground disturbance work and/or demolition of existing structures). If

stick houses are found and avoidance is not feasible, the houses shall be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material shall be placed back on the house and a buffer of 25 to 50 feet shall be established by the biologist for a minimum of 3 weeks to allow young time to mature and leave the nest. Nest material shall be moved to a suitable adjacent area for reuse. Pre-construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.

b. A pre-construction survey for CRLF shall be performed within 48 hours of ground disturbing activities. Non-listed species if found, may be relocated to suitable habitat outside the Project Site. If CRLF is found, work should be halted, and the USFWS will be contacted. If possible, CRLF should be allowed to leave the area on its own. If the animal does not leave on its own, all work shall remain halted until the USFWS provide authorization for work to resume. Pre-construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.

c. No ground-disturbing work (including demolition or vegetation removal) shall be performed during or within 48 hours of any rain event (greater than 0.5 inches) between November 1 and April 31 when CRLF are most likely to disperse into upland habitats. Furthermore, no work shall occur within 30 minutes of sunrise or sunset during this period.

d. Environmental awareness training shall be provided to all construction crew prior to the start of work. Training will include a description of all biological resources that may be found on or near the Project site, the laws and regulations that protect those resources, the consequences of non-compliance with those laws and regulations, instructions for inspecting equipment each morning prior to activities, and a contact person if protected biological resources are discovered on the Project site.

e. Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting), rolled erosion control products, or similar material shall not be used. Acceptable substitutes include coconut coir matting or tackifier hydroseeding compounds. Compliance shall be demonstrated in an erosion and sediment control plan provided with the building permit application.

f. Tree and vegetation removal activities shall be initiated during the non-nesting season of from September 1 to January 31 of protected nesting birds and raptors when possible.

g. If work cannot be initiated during this period, then nesting bird pre-construction surveys shall be performed in trees proposed for removal and suitable nesting habitat within 500 feet of the project footprint. Pre-construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.

h. If nests are found, a no-disturbance buffer shall be placed around the nest of protected nesting birds and raptors until young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer may be determined by the biologist based on species and proximity to activities but should generally be between 50 to 100 feet for songbirds and up to 500 feet for nesting raptors.

Source: A Coastal Biological Resources Review report (2020 Sol Ecology Report), dated April 7, 2020; Coastal Biological Resources Addendum Letter, dated May 19, 2021, prepared by Dana Riggs of Sol Ecology, Inc.

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: Please see the discussion in Section 4.a, above.

Sources: A Coastal Biological Resources Review report (2020 Sol Ecology Report), dated April 7, 2020; Coastal Biological Resources Addendum Letter, dated May 19, 2021, prepared by Dana Riggs of Sol Ecology, Inc.

4.c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X

Discussion: The Project Site was evaluated by the Project Biologist to determine if any coastal wetland (one-parameter rule) is present on February 19, 2020 and April 27, 2021. Purisima Creek flows to the Pacific Ocean (a traditional navigable water) and therefore, is considered a non-wetland water of the United States and state jurisdictional stream by the Regional Water Quality Control Board (RWQCB) and California Department of Fish and Wildlife (CDFW). In 2020, The Project Biologist examined the site for indicators of the presence of wetland habitat, including whether the cover of any obligate, faculative wet, or faculative plants (hydrophytic vegetation) are present on the site comprising 50 percent or more cover in any location per LCP criteria for wetlands the proposed driveway, there remains an area where it appears that water sheet flows. No wetlands were observed anywhere on the site and all areas of the property were examined. A small depression was noted in the field on the western port of the property; however, no wetland indicator plants were observed despite the site visit occurring during the growing season when annual obligate and facultative plants are visible. The Project Biologist examined the site on April 27, 2021 to determine whether any new indicators of wetland habitat are present since the site was last visited in 2020. Therefore, the Project Biologist has concluded that there is still no evidence of 1-parameter coastal wetlands on the site.

Sources: A Coastal Biological Resources Review report (2020 Sol Ecology Report), dated April 7, 2020; Coastal Biological Resources Addendum Letter, dated May 19, 2021, prepared by Dana Riggs of Sol Ecology, Inc..

4.d. Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X

Discussion: The Project Biologist identified 4 special status species with potential for occurrence limited to Purisima Creek only, San Francisco garter snake, steelhead, western pond turtle, and California giant salamander. No work is proposed with the creek or on the creek banks. The

project involves the demolition of an existing horse stable within the 50-feet riparian buffer zone and grading and construction work in upland areas. Please see the discussion and mitigation measures in Section 4.a, above.

Sources: A Coastal Biological Resources Review report (2020 Sol Ecology Report), dated April 7, 2020; Coastal Biological Resources Addendum Letter, dated May 19, 2021, prepared by Dana Riggs of Sol Ecology, Inc.

4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?		X		

Discussion: The project involves the removal of 16 trees, including 7 significant trees, as shown on Page C-2 of Attachment B and described in the Tree Inventory and Protection Plan Report, revised September 21, 2021, prepared by Ned Patchett Consulting for the project in Attachment F. Significant trees include 3 White Birch Trees (12.5, 15.5 and 18" diameter at breast height (DBH)), 2 Grecian Laurel Trees (20.5" and 30.5" DBH), a 17" DBH Hollywood Juniper Tree, and a 14.5" DBH Hardy Banana tree. In general, the trees proposed for removal are located with the footprints of the proposed house, driveway/fire truck turnaround, and barn.

Policy 8.9 of the Local Coastal Program prohibits the removal of trees in scenic corridors except by selective harvesting which protects the existing visual resource from harmful impacts or by other cutting methods necessary for development approved in compliance with LCP policies and for opening up the display of important views from public places, i.e., vista points, roadways, trails, etc.

The trees proposed for removal are located over 150 feet from Purisima Creek Road and provide screening to the existing house and overall greening of the property, but do not have specific scenic value to the views along the scenic road due to their distance from the road. The proposed landscape plan in Page L4.0 of Attachment B provide for more new trees than the number of trees removed. The applicant proposes to plant additional screening landscaping, including twenty-two (22) 24"-36" box trees, to soften views from Purisima Creek Road. The applicant plans to plant the trees in locations that would provide partial screening of the new house, the new driveway to the house, the new barn, and new AHU. The applicant proposes three (3) new regenerative pasture areas to be planted with California Red Oats to the west, east, and south of the house. The implementation of Mitigation Measure 6 would protect existing trees to remain during project grading and construction activities.

Mitigation Measure 6: Prior to any land disturbance and throughout the grading operation, the applicant shall implement the tree protection measures of the Tree Inventory and Protection Plan Report, revised September 21, 2021, prepared by Ned Patchett Consulting, and said protections shall remain in place undisturbed throughout construction.

Sources: Project Plans; County Zoning Regulations; Tree Inventory and Protection Plan Report, dated April 9, 2020, prepared by Ned Patchett Consulting; revised September 21, 2021.

4.f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan,				X

other approved local, regional, or State habitat conservation plan?				

Discussion: The project site is not protected by an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan. The proposed area of work is located adjacent to existing residential homes in an area zoned for residential land use.

Source: County General Plan; County GIS Maps

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

Discussion: The project site is not located inside or within 200 feet of a marine or wildlife reserve.

Source: County General Plan; County GIS Maps

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

Discussion: The project would not involve the removal of oak woodlands or other non-timber woodlands.

Source: Site visit; County GIS Maps

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 as defined in CEQA Section 15064.5?		X		

Discussion: The project involves earth-moving and construction impacts that could adversely affect archaeological resources should any exist in areas impacted by this project. The project was referred to the California Historical Resources Information System (CHRIS). In a letter dated April 29, 2021, CHRIS staff stated that the office has no record of any previous cultural resource field survey for the proposed project area conducted by a professional archaeologist or architectural historian, the project area has the possibility of containing unrecorded archeological site(s) and recommends the preparation of a study prior to the commencement of project activities. The applicant submitted a report titled “Cultural Resources Survey Report” for the subject property, prepared by Daniel Shoup, RPA, Paul Hoornbeek, and Jennifer Ho Archaeological/Historical Consultants (A/HC), dated May 2021, included as Attachment E. This section contains portions of the analysis described in the Cultural Resources Survey Report.

A/HC staff performed an archival records search and field survey of the subject parcel. Archival sources were consulted at the Stanford University Library, Earth Sciences and Map Library, UC Berkeley, and in A/HC’s professional library. A/HC staff also reviewed the National Register of Historic Places, the California Register of Historic Resources, California Historical

Landmarks, and the California Inventory of Historical Resources to determine whether any previously recorded cultural resources exist within the project area. In the scope of that review, no additional resources were found.

Prior to 1770, the San Francisco Peninsula and the eastern and southern shores of San Francisco Bay were inhabited by people who spoke Costanoan (or Ohlone) languages. Ohlone society was organized in independent tribelets of 200-400 people, living in several semi-permanent villages, that controlled fixed territories averaging 10 to 12 miles in diameter (Milliken et al. 2007). Shoup and Milliken (1999:8) note that "tribelets were clusters of unrelated family groups that formed cooperative communities for ceremonial festivals, for group harvesting efforts, and – most importantly – for interfamily conflict resolution." Hereditary village leaders, who could be male or female, played an important role in conflict resolution, receiving guests, directing ceremonies, organizing food-gathering expeditions, and leading war parties but did not otherwise exercise direct authority (Levy 1978:487).

Early archaeological research in the San Francisco Bay Area focused on the largest and most visible remnants of prehistoric settlements, the hundreds of shellmounds ringing San Francisco Bay. The San Mateo coast has been less archaeologically explored, although major excavations have taken place of shellmounds in El Granada, Half Moon Bay, and Pescadero. Based on evidence from mortuary practices in the Sacramento Delta and San Francisco Bay areas, the Central California Taxonomic System (CCTS) was developed, which organized Bay Area prehistory into Early, Middle, and Late periods. Here we present a summary of Hylkema's (2002) and Milliken et al.'s (2007) adaptations of the Early-Middle-Late system for the Bay Area and Central Coast.

Little evidence of Upper and Lower Archaic (pre-6000 years BP) settlement is known from the San Mateo coast, since early habitation sites were likely drowned by rising sea levels. In other parts of California this period is characterized by mobile foragers using wide-stemmed and leaf-shaped projectile points and large milling slabs (Milliken et al. 2007:112). For the Upper Archaic period, deep deposits from the Coyote Narrows (CA-SCl-178) in Morgan Hill have yielded radiocarbon dates of 10000-8500 years BP associated with flaked tools of local Franciscan chert (Jones et al. 2007:130).

The Early Period (or Windmiller Pattern) (4000-2500 BP) is characterized by large stemmed and concave-base obsidian projectile points, rectangular Olivella beads, charmstones, extended burials facing toward the west, and the replacement of milling slabs with mortars and pestles. Semisedentary land use, shell mound development, and evidence of regional trade are typical in some areas of the Peninsula. This cultural pattern appears earlier in the San Joaquin and Sacramento valleys, suggesting an influx of traditions or people from those areas into the Bay Area at some point during the period.

Within the Middle Period (or Berkeley Pattern, 2500-1300 BP), upper and lower sub-phases can be distinguished. The Lower Middle Period (2500-1700 BP) is marked by major cultural disruptions, such as the disappearance of the square Olivella bead tradition and the introduction of new bead types, much lower frequency of projectile points, introduction of flexed burials, and introduction of decorative objects that may represent religious or cosmological beliefs. In the Upper Middle Period (1700-1300 BP), another major cultural shift seems to have taken place, with the collapse of trade networks, site abandonment, and the introduction of new bead forms. In the Peninsula and South Bay, a distinct local tradition known as the Meganos culture emerged during the Middle Period, possibly marking a population movement from the San Joaquin Valley.

The last millennium before contact with the Spanish is characterized by the Augustine Pattern of

material culture (1300-250 BP), which is divided by Hylkema (2002) into three subphases: the Middle/Late Transition period and Late Period Phases 1 and 2. The Middle/Late transition saw the emergence of a wider range of social stratification, and burials showed a greater intensity of grave goods and the increasing significance of Olivella beads and Haliotis pendants (Hylkema 2002).

In the Late periods, significant social transformations seem to have occurred, with an increase in social complexity, increased sedentism, and the unification of ceremonial systems around the Bay Area. The introduction of the bow and arrow led to the production of new types of arrow-sized projectile points, cremation of high status individuals reappeared, and new forms of ornamentation such as the Haliotis 'banjo' effigy ornaments became more popular. The last two centuries before Spanish contact saw a series of changes in shell bead types, mortuary wealth distribution, and the introduction of new technology types such as the hopper mortar in parts of the Bay Area, although some of these innovations were slow to arrive in the Peninsula (Milliken et al. 2007:117).

The project area is located on Purisima Creek, about 2¼ miles upstream from the former town of Purisima. Purisima Creek Road was built by the 1870s, at which time the project area was owned by Mrs. Bowman (Cloud 1877). Later it was owned by C.S. Kelly from at least the 1890s to the 1920s (Bromfield 1894 and 1910, Kneese 1927). USGS maps show buildings at the project area as early as 1902, but no building currently extant appears to be that old. More recently, the Glynn family lived at 2450 Purisima Creek Road in the 1990s, and Serafin Lopez from 2006-2020.
Mr. Paul Hoornbeek of Archaeological/Historical Consultants surveyed the project area on May 10, 2021. The project area was examined for evidence of cultural occupation, including midden soil, shell, bone, modified lithic materials, fire-cracked rock; and historic debris and features. The survey area covered the whole of the APE where terrain allowed., using 5-meter pedestrian transects where possible. Mr. Hoornbeek meets the Secretary of the Interior's standards for archaeology and has over 20 years of experience in California archaeology.

The Area of Potential Effect (APE) occupies heavily-modified terrain, with houses, outbuildings and extensive landscaping, as well as well-used pasture land. Little of the landscape remains unmodified, and most is overgrown with non-native vegetation. The surveyor walked the APE wherever vegetation allowed, and examined the soils where exposed. Soils in the pasture areas were highly organic and compacted or affected by bioturbation; the soil appeared to be deep, rich loamy clay alluvium, dark grayish-brown (Munsell 10YR 4/2). At the secondary house site, little soil development was visible on a heavily-grazed rocky slope, Munsell 10YR 6/4 dark yellowish brown. No cultural resources were observed during this survey.

The project area is a mix of pasture, riparian woodland, and artificial landscaping. No important events associated with the property were identified during research (Criterion 1). Its previous owners do not appear to have been significant in the San Mateo coast community (Criterion 2). No built environment resources over 50 years of age are within the project footprint (Criterion 3). No archaeological resources appear to be present in the study areas (Criterion 4).
Given these facts, the proposed project does not appear to have the potential to affect historical resources as defined at 14 CCR §15064.5.

Nonetheless, creek-side locations in the San Francisco Bay region have moderate sensitivity for buried archaeological resources due to their proximity to fresh water, and it is possible that previously unknown archaeological materials may be encountered during construction. A/HC staff recommend that if buried cultural materials are encountered during construction, work should stop in that area until a qualified archaeologist can evaluate the nature and significance of the find; the recommendation is included in Mitigation Measure 7. Also, see Section 18 of this report for

comments on this project from a Kanyon Sayers-Roods, Creative Director/Tribal Monitor, for the Indian Canyon Band of Costanoan Ohlone People, and response from A/HC staff.

Mitigation Measure 7: Although no cultural resources were found on the subject property, previously unknown archaeological materials may be encountered during grading or construction. In the event that cultural, paleontological, or archeological 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 archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Sources: California Historical Resources Information System (CHRIS) letter, dated April 29, 2021; Cultural Resources Survey Report for the subject property, prepared by Daniel Shoup, RPA, Paul Hoornbeek, and Jennifer Ho Archaeological/Historical Consultants, dated May 2021.

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

Discussion: Please see Section 5.a for discussion.

Sources: California Historical Resources Information System (CHRIS) letter, dated April 29, 2021; Cultural Resources Survey Report for the subject property, prepared by Daniel Shoup, RPA, Paul Hoornbeek, and Jennifer Ho Archaeological/Historical Consultants, dated May 2021.

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

Discussion: To minimize potential impacts to human remains, the property owner shall implement the following mitigation measure:

Mitigation Measure 8: The applicants and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Sources: California Historical Resources Information System (CHRIS) letter, dated April 29, 2021; Cultural Resources Survey Report for the subject property, prepared by Daniel Shoup, RPA, Paul Hoornbeek, and Jennifer Ho Archaeological/Historical Consultants, dated May 2021.

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: Energy conservation standards for new residential and nonresidential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the California Energy Commission) in June 1977 and are updated every 3 years (Title 24, Part 6, of the California Code of Regulations). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods.

The County has adopted amendments to the 2019 Energy Code which require new buildings to be constructed without natural gas infrastructure and systems and meet solar photovoltaic system requirements, as well as amendments to the Green Building Code that require additional electric vehicle charging infrastructure (EVCI) for the construction of new buildings. The amendments would go into effect if and when the amendments are approved by California Energy Commission, which is pending.

At the time of building permit application, the project would be required to demonstrate compliance with the current Building Energy Efficiency Standards which would be verified by the San Mateo County Building Department prior to the issuance of the building permit. The project would also be required adhere to the provisions of CALGreen and GreenPoints, which establishes planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants.

Construction

The construction of the project would require the consumption of nonrenewable energy resources, primarily in the form of fossil fuels (e.g., fuel oil, natural gas, and gasoline) for automobiles (transportation) and construction equipment. Transportation energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction and would be temporary and would not require expanded energy supplies or the construction of new infrastructure. Most construction equipment during demolition and grading would be gas-powered or diesel powered, and the later construction phases would require electricity-powered equipment.

Operation

During operations, project energy consumption would be associated with resident and visitor vehicle trips and delivery trucks. The project is a residential development project served by existing road infrastructure and the proposed new driveway. Pacific Gas and Electric (PG&E) provides electricity to the project area. Due to the proposed construction of two single-family residences, project implementation would result in a permanent increase in electricity over existing conditions. However,

an increase of an additional residence the property would represent an insignificant percent increase compared to overall demand in PG&E's service area. The nominal increased demand is expected to be adequately served by the existing PG&E electrical facilities and the projected electrical demand would not significantly impact PG&E's level of service. It is expected that nonrenewable energy resources would be used efficiently during operation and construction of the project given the financial implication of the inefficient use of such resources. As such, the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts are less than significant, and no mitigation is required.

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 design and operation would comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. Therefore, the project does not conflict with or obstruct state or local renewable energy plans and would not have a significant impact. Furthermore, the development would not cause inefficient, wasteful and unnecessary energy consumption.

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 applicant has submitted a Geotechnical Study by Sigma Prime Geosciences, Inc. (Project Geotechnical Consultant), dated August 11, 2020. The Geotechnical study states:

Site Conditions

The property is located on Purisima Creek Road, 2.7 miles inland from Highway 1 in a broad valley. Purisima Creek crosses the property, about 140 feet south of the proposed house site. The

creek is incised about 15 feet. The house site is on a gently sloping alluvial terrace, with a gradient of about 6 percent. There is an existing house at the proposed house site on a level building pad. The lower floor of the proposed house will be about 35 feet higher in elevation than the creek bed.

Regional and Local Geology

Based on Brabb et al (1998), The site is underlain by Holocene age colluvium, which is slope wash debris that is derived from the hillside to the north. It is described as firm sand, silt, clay, gravel, and rock debris.

Site Subsurface Conditions
Based on the soil borings, the subsurface conditions at the site consist of medium stiff to very stiff clays with small amounts of clayey sand, clayey gravels, and gravelly clays. Sandstone or siltstone bedrock was encountered at depths of 14.5 to 24 feet. The upper clays mostly have high to very high plasticity, with a plasticity index as high as 49.

Faults and Seismicity
The site is in an area of high seismicity, with active faults associated with the San Andreas fault system. The closest active fault to the site is the San Gregorio fault, located about 6 km to the west. Other faults most likely to produce significant seismic ground motions include the San Andreas (8 km to the east), Hayward, Rodgers Creek, and Calaveras faults.

Regarding fault rupture, the site is not located in an Alquist-Priolo special studies area or zone where fault rupture is considered likely (California Division of Mines and Geology, 1974). Active faults are not believed to exist beneath the site, and the potential for fault rupture to occur at the site is low, in the opinion of the Project Geotechnical Consultant.

Source: Geotechnical Study by Sigma Prime Geosciences, Inc., dated August 11, 2020.

ii. Strong seismic ground shaking?			X	

Discussion: Regarding ground shaking, the site is located in an active seismic area. Moderate to large earthquakes are probable along several active faults in the greater Bay Area over a 30 to 50 year design life. Strong ground shaking should therefore be expected several times during the design life of the structure, as is typical for sites throughout the Bay Area. The improvements should be designed and constructed in accordance with current earthquake resistance standards, as required by the current Building Code.

Source: Geotechnical Study by Sigma Prime Geosciences, Inc., dated August 11, 2020.

iii. Seismic-related ground failure, including liquefaction and differential settling?			X	

Discussion: Regarding liquefaction, liquefaction occurs when loose, saturated sandy soils lose strength and flow like a liquid during earthquake shaking. Ground settlement often accompanies liquefaction. Soils most susceptible to liquefaction are saturated, loose, silty sands, and uniformly graded sands. Loose, saturated sands were not encountered at the site and are not anticipated, as the borings revealed stiff clays and shallow bedrock below the groundwater surface. Therefore, in our opinion, the likelihood of liquefaction occurring at the site is low.

Regarding differential compaction, differential compaction occurs during moderate and large earthquakes when soft or loose, natural or fill soils are densified and settle, often unevenly across a site. The soils consist of medium stiff to stiff clays minor amounts of clayey sands and gravels

to bedrock at a depth of 14.5 to 24 feet. Only Boring B-1 had loose clayey sands, 4.8 feet thick, that will be marginally prone to differential compaction. The foundation recommendations of the Project Geotechnical Consultant would mitigate this potential. Therefore, the likelihood of significant damage to the structure from differential compaction is low.

Source: Geotechnical Study by Sigma Prime Geosciences, Inc., dated August 11, 2020.

iv. Landslides?				X

Discussion: The project site is not located in an area with an identified risk for landslides.

Source: Geotechnical Study by Sigma Prime Geosciences, Inc., dated August 11, 2020.

v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*				X

Discussion: The project site is not located in an area with an identified risk for Coastal cliff/bluff instability or erosion. The project is not located on or adjacent to a coastal cliff or bluff.

Source: Geotechnical Study by Sigma Prime Geosciences, Inc., dated August 11, 2020.

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

Discussion: The project site is gently sloped at 6%. The project involves a substantial amount of grading, involving 1,400 cubic yards (c.y.) of excavation and 1,400 c.y. of fill.

The applicant proposes an Erosion Control Plan, included on page C-5 of Attachment B, which includes measures that would contain and slow run-off, while allowing for natural infiltration. Due to the potential for erosion and sedimentation during land disturbing and earth-moving activities, the following mitigation measures have been included. Mitigation Measures 9 and 10 require revision of the Erosion Control and Staging Plan to include additional stormwater pollution prevention measures and to require compliance with the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines." Mitigation Measures 11 and 12 require implementation and monitoring of erosion control measures throughout the term of the grading permit and building permit.

Mitigation Measure 9: Prior to the issuance of the building permit for any project structure, the applicant shall revise the Erosion and Sediment Control Plan to incorporate the following additional measures, subject to the review and approval of the Community Development Director:

a. Show type and location of biological mitigation measures on the plan. Biological mitigation measures should be shown for all project areas, including the riparian area near the AHU. Please have Project Biologist confirm that the revised plan adequately addresses biological mitigation measures.

b. Show location of utility trenches, indicate utility types, and identify timing of installation for all project buildings, including AHU.

c. Construction Access Route for AHU: Show measures to reduce tracking onto Purisma Creek Road.

Mitigation Measure 10: The applicant shall adhere to the San Mateo County-wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

c. Performing clearing and earth moving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.

e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

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

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

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

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

Mitigation Measure 11: Once approved, erosion and sediment control measures of the revised Erosion and Sediment Control Plan shall be installed prior to beginning any site work and maintained throughout the term of grading and construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Building Inspection Section.

Mitigation Measure 12: It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper

maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record. **Source:** Project C3C6 form, Erosion and Sediment Control Plan (Page C-5)				
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: Regarding potential for landslide, erosion, and liquefaction, see discussion in Sections 7.a and 7.b, above. Lateral spreading, subsidence, and collapse were not identified as potential geological concerns by the Geotechnical Investigation. **Source:** Geotechnical Study by Sigma Prime Geosciences, Inc., dated August 11, 2020.				
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: Due to the nature of the highly expansive soils found on this site, pier-and-grade-beam foundations are recommended for the main house, the large barn, and the Affordable Housing Unit, by the Project Geotechnical Consultant. **Source:** Geotechnical Study by Sigma Prime Geosciences, Inc., dated August 11, 2020.				
7.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
Discussion: The project proposes 2 residential dwelling units with separate septic systems. Proposed septic systems have been reviewed and preliminarily approved by Environmental Health Services. **Source:** Project Plans; Geotechnical Study by Sigma Prime Geosciences, Inc., dated August 11, 2020.				
7.f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
Discussion: Mitigation Measure 8 requires that, in the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery, County staff shall be notified, and the applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. As mitigated, the project would result in less than significant impacts related to the direct or indirect destruction of a unique paleontological resource or site or unique geologic feature.				

Source: California Historical Resources Information System (CHRIS) letter, dated April 29, 2021; Cultural Resources Survey Report for the subject property, prepared by Daniel Shoup, RPA, Paul Hoornbeek, and Jennifer Ho Archaeological/Historical Consultants, dated May 2021.

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. Grading involves GHG emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and personal cars of construction workers, and operation of grading equipment). Due to the site's coastal location and assuming construction vehicles and workers are based largely in city or larger urban areas, potential project GHG emission levels from construction would be increased from general levels.

The project involves a significant amount of grading, including 1,400 cubic yards (c.y.) of excavation and 1,400 c.y. of fill (balanced on-site). The project would also require importation of drain rock and aggregate rock; however, the volume of imported rock is anticipated to be small. The project would be required to comply with the California Green Building Standards Code (CALGreen).

Due to the site's rural location and assuming construction vehicles and workers are based in urban areas, potential project GHG emission levels from construction would be increased from general levels.

To ensure new development projects are compliant with the County's Energy Efficiency Climate Action Plan (EECAP), the County provides the EECAP Development Checklist. According to the Applicant-completed EECAP Development Checklist (Attachment G), the project incorporates several EECAP measures, including tree plantings to provide shade, non-propane heating, CALGreen Tier 1 efficiency standards, solar photovoltaic system, pre-wired solar, electric vehicle charging, compliance of construction equipment with BAAQMD guidance for idling, and electrification of outdoor household equipment.

While the above described measures would reduce GHG emissions associated with project construction and operation, the BAAQMD encourages lead agencies to incorporate Best Management Practices (BMPs) to reduce GHG emissions during construction, including, but are not limited to: using alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet; using local building materials of at least 10 percent; and recycling or reusing at least 50 percent of construction waste or demolition materials. These Best Management Practices have been included in Mitigation Measure 14 in order to further reduce project-related GHG emissions.

Compliance with and/or consideration of EECAP and BAAQMD measures is required in order to reduce project-related GHG emissions.

Mitigation Measure 13: At the time of building permit application, the applicant shall demonstrate compliance with the measures indicated on the applicant-completed EECAP Development Checklist (Attachment G) to the extent feasible. Such measures shall be shown on building plans.

Mitigation Measure 14: At the time of building permit application, the applicant shall demonstrate compliance with the following measures, to the extent feasible, where such measures shall be shown on building plans:

a. BAAQMD BMP: Use alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet;
b. BAAQMD BMP: Use local building materials of at least 10 percent;
c. BAAQMD BMP: Recycle or reuse at least 50 percent of construction waste.
Inclusion of these practices in project construction and/or operation shall be demonstrated, to the extent feasible, prior to the Current Planning Section's approval of the building permit for the proposed residence.

Source: Project plans; San Mateo County Energy Efficiency Climate Action Plan (EECAP); Bay Area Air Quality Management District, California Environmental Quality Act, Air Quality Guidelines, Updated May 2011.

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 project involves construction of a single family residence and associated driveway. The Bay Area Air Quality Management District (BAAQMD) exempts construction and operation of residential uses from permit requirements (Regulation 2-1-113).

Source: Bay Area Air Quality Management District

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 would not result in the loss of forestland or conversion of forestland to non-forest use, as the project site does not contain forestland.

Sources: County GIS Maps; Project Plans

8.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X

Discussion: The project is not located on or adjacent to a coastal cliff or bluff. **Source:** County GIS Maps				
8.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: The project is not located on or adjacent to the San Francisco Bay or Pacific Ocean. **Source:** County GIS Maps				
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: See discussion under Section 9.i., below. **Source:** County GIS Maps; Conditional Letter of Map Amendment (LOMA) issued by the Federal Emergency Management Agency, dated July 15, 2020.				
8.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?			X	
Discussion: See discussion in Section 8.f. **Source:** County GIS Maps				

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: No such use is proposed. The project involves the construction and operation of two single-family residences with a horse keeping use, where an existing residence and horse keeping facilities currently exist. **Source:** Project Plans				
9.b. Create a significant hazard to the public or the environment through reasonably				X

foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				
Discussion: No use involving the storage or release of hazardous materials is proposed. The project involves the construction and operation of two single-family residences with a horse keeping use, where an existing residence and horse keeping facilities currently exist. **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: No use involving the emission or handling of hazardous materials or waste is proposed. The project involves the construction and operation of two single-family residences with a horse keeping use, where an existing residence and horse keeping facilities currently exist. **Source:** Project Plans; County GIS Maps				
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 site is not a listed hazardous materials site. **Source:** County GIS Maps				
9.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X
Discussion: The project is not located within an airport land use plan or within 2 miles of a public airport or public use airport. **Source:** Half Moon Bay Airport Land Use Compatibility Plan; County GIS Maps				
9.f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
Discussion: The project site is located within an agricultural area and, based on a review of aerial satellite imagery, is not within the immediate vicinity of a private airstrip.				

Source: County GIS Maps				
9.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project involves replacement of an existing private driveway with a new private driveway and fire turnaround. The project would not permanently or significantly impede access on existing public roads. **Sources:** Project Plans, County GIS Maps				
9.h. 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 a high fire severity zone within a designated State Responsibility Area (SRA). Requirements pertaining to the fire rating of exterior building materials in fire severity zones are incorporated into the adopted Fire Code. Compliance with applicable requirements will be reviewed during the building permit application process and confirmed prior to issuance of the a building permit for each building. **Source:** County GIS Maps				
9.i. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
Discussion: The project site is located in Flood Zones A (Areas subject to inundation by the 1-percent-annual-chance flood event) and X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0267F, effective August 2, 2017. The location of the proposed house is located in areas designated as Flood Zone A with the garage located in Flood Zone X. All other proposed buildings are located in Flood Zone X. The Federal Emergency Management Agency (FEMA) has provided a Conditional Letter of Map Amendment removing the area of the existing residence from Zone A, amending the map to designate the area as Flood Zone X. The area of the proposed residence is generally in the same location as the existing residence, only further upslope and away from the creek. Compliance with applicable requirements will be reviewed during the building permit application process and confirmed prior to issuance of a building permit for each building. **Source:** County GIS Maps; Conditional Letter of Map Amendment issued by the Federal Emergency Management Agency, dated July 15, 2020.				

9.j. 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: See discussion in Section 9.i. **Source:** County GIS Maps				
9.k. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: See discussion in Section 9.i. **Source:** County GIS 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: Regarding the potential impact of construction-related erosion and sedimentation to water quality, please see discussion in Section 7.b, above. Regarding post-construction, the project involves the construction and operation of two new single-family residences and horse keeping facilities for 6 horses. The two (2) proposed septic systems have been reviewed and preliminarily approved by County Environmental Health Services. Horse keeping facilities are subject to the County's Confined Animal Regulations, including requirements for a Manure Management Plan, and would not result in the violation of any water quality standards or waste discharge requirements. Requirements pertaining to the Manure Management Plan are listed below: **Mitigation Measure 15:** Prior to the issuance of a building permit for any horse keeping facilities, the Owner shall submit a Manure Management Plan, including a written description of the method for and the frequency of processing, storing, and disposing of or using manure product on site.				

The written description shall include the types of equipment and storage facilities used during the manure management process, and comply with the following requirements:

A. Manure storage piles shall be not visible from Purisima Creek Road and shall be screened to reduce visibility.
B. Manure piles shall be located a minimum of 75 feet from the creek.
C. Manure piles shall be covered during the rainy season from October 1 to April 30 of every year.
D. Drainage facilities to handle manure pile run off shall be shown on a Drainage Plan, which shall include pile locations, topographic contours, and location of creek and 50-feet buffer zone. The Drainage Plan shall be subject to review by County Environmental Health Services, the Drainage Section, and the Project Planner.

Source: Zoning Regulations; Project Plans

10.b.	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?		X		

Discussion: Based on the Geotechnical Study by Sigma Prime Geosciences, Inc., dated August 11, 2020, free groundwater was encountered at depths ranging from 11 to 19 feet. Groundwater is not expected to impact the proposed construction.

The project includes an After-the-fact CDP for emergency domestic well replacement (emergency approved under PLN2020-00109). The domestic well has been reviewed and preliminarily approved by County Environmental Health Services. For the proposed main residence and 706 sq. ft. AHU, Section 4.68.190(2) of the County Wells Ordinance requires water supply to meet the following requirements:

*(2) For a vertical well serving a single family dwelling with the second unit less than 750 square feet, said term shall mean a well which produces a minimum of **3 gallons per minute** [g.p.m.] at a stabilized water level during pumping with at least 1,500 gallons of emergency storage*.

In terms of water supply available to the project, the applicant provided a Technical Memorandum, dated July 9, 2021, prepared by Stetson Engineers Inc. (Attachment H) which outlines the following water sources:

Water Source Type	*Gallons per minute*	*Water Volume Available*
Decree Water Rights		500 gallons per day (gpd) for domestic use (1st Priority)
		4,900 gallons per day (gpd) for irrigation use (2nd Priority)
Two (2) On-Site Wells	6.7 gpm combined yield from both wells	9,648 gallons per day (gpd) (stabilized yield from pump test)

As shown in the table above, the two (2) on-site wells have a combined yield of 6.7 g.p.m.

County Environmental Services staff also state that the applicant may retain the old domestic well for irrigation uses only, subject to the following requirements: 1) all setbacks are met, including

from well to well, 2) the well is not damaged and has an appropriate sanitary seal, 3) the two water systems (one potable, one non-potable) are kept separate. This requirement has been added as a mitigation measure:

Mitigation Measure 16: Per County Environmental Services staff, the applicant may retain the old domestic well for irrigation uses only, subject to the following requirements: 1) all setbacks are met, including from well to well, 2) the well is not damaged and has an appropriate sanitary seal, 3) the two water systems (one potable, one non-potable) are kept separate.

Source: Geotechnical Study by Sigma Prime Geosciences, Inc., dated August 11, 2020; Consultation with Greg Smith of County Environmental Health Services; Technical Memorandum, dated July 9, 2021, prepared by Stetson Engineers Inc.

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:		X		
	i. Result in substantial erosion or siltation on- or off-site;				

Discussion: The project would result in 13,426 sq. ft. of new impervious surface and proposes a detention basins to handle drainage from the proposed Main Residence and AHU. The project could potentially alter the existing drainage pattern of the site or area. Mitigation Measure 17, below, requires that post-construction project run-off comply with standard requirements of the Municipal Regional Permit Provision C.3.i and the County's Drainage Policy. Project compliance with these regulations would prevent the substantial alteration of existing drainage patterns of the site and area. The project does not involve alteration of the course of a stream or river.

Mitigation Measure 17: At the time of application for a building permit, the applicant shall submit a permanent stormwater management plan to the Building Inspection Section for review for compliance with Municipal Stormwater Regional Permit Provision C.3.i and the County's Drainage Policy.

Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) shall implement at least one (1) of the three (3) site design measures listed below:

a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.

b. Direct roof runoff onto vegetated areas.

c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.

A site drainage plan is required that demonstrates how roof drainage and site runoff will be directed to an approved location. In compliance with the County's Drainage Policy, this plan must demonstrate that post-development flows and velocities to adjoining private property and the public right-of-way shall not exceed those that existed in the pre-developed state.

Mitigation Measure 18: As the project involves over 1 acre of land disturbance, the property owner shall file a Notice of Intent (NOI) with the State Water Resources Board to obtain coverage under the State General Construction Activity NPDES Permit. A copy of the project's NOI, WDID Number, and Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the Current

Planning Section and the Building Inspection Section, prior to the issuance of the grading permit "hard card." **Source:** Project C3C6 form, Project Site Plan and Drainage Plan (Pages A-1 and C-1)					
ii.	Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;		X		
Discussion: Please see Section 10.c for discussion. The project would not result in the alteration of the course of a stream or river. **Source:** Project Plans					
iii.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
Discussion: Please see Section 10.c, above, for discussion. **Source:** Project Plans					
10.d.	Significantly degrade surface or ground water water quality?		X		
Discussion: With the implementation of mitigation measures as discussed in Section 7.b, potential project impacts to surface water quality related to sedimentation would be reduced to a less than significant level. **Source:** Project Plans					
10.e.	Result in increased impervious surfaces and associated increased runoff?		X		
Discussion: Please see Section 10.c for discussion. **Source:** Project Plans					
iv.	Impede or redirect flood flows?				**X**
Discussion: The project would not impede or redirect flood flows There is no work proposed within an existing drainage channel or creek. **Source:** Project Plans					
10.f.	In flood hazard, tsunami, or seiche zones, create or contribute runoff water which would risk release of pollutants due to project inundation?				**X**

Discussion: Inundation by seiche, tsunami, or mudflow is not identified as potential concerns by the Geotechnical Investigation. **Source:** Project Plans; Geotechnical Study by Sigma Prime Geosciences, Inc., dated August 11, 2020.				
10.g. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			**X**	
Discussion: Please see Section 10.c for discussion regarding potential impact to stormwater quality and Section 10.b for discussion regarding potential impact to sustainable groundwater management plan. **Source:** Project Plans; Geotechnical Study by Sigma Prime Geosciences, Inc., dated August 11, 2020.				

11. LAND USE AND PLANNING. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
11.a. Physically divide an established community?				X
Discussion: The project site is located within the Planned Agricultural District (PAD) zoning district, with existing single-family residential and horse keeping uses; this uses will continue at the site. The applicant proposes to add additional buildings to support these uses, as well as an Affordable Housing Unit (AHU). Development of the property with a residential use and an AHU would not result in the physical division of an established community. **Source:** County GIS Maps				
11.b. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
Discussion: The project generally complies with the PAD Zoning District and the County's General Plan. **Source: County GIS Maps**				

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 is an agriculturally-zoned parcel containing residential and horse-keeping uses and proposed improvements would support these uses. The project relies on on-site septic systems and wells that would meet the demands of the proposed project only and would not encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas.

Source: Project Plans; County GIS Maps

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: The project does not involve any mining or extraction of minerals.

Source: Project Plans

12.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion: The project would not affect any nearby mineral resource recovery site, if such a site should exist nearby.

Source: Project Plans; County GIS Maps

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 project would generate additional non-substantial, temporary noise associated with grading and construction. However, such noises would be temporary, where volume and hours are regulated by Section 4.88.360 (*Exemptions*) of the County Ordinance Code. **Source:** Project Plans				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?			X	
Discussion: Due to the nature of the highly expansive soils found on this site, the Project Geotechnical Consultant recommends pier-and-grade-beam foundations for the main house, the large barn, and the AHU. Piers would be drilled and cast-in-place; no pile driving is proposed. Also, please see discussion in Section 13.a. **Source:** Project Plans; ; Geotechnical Study by Sigma Prime Geosciences, Inc., dated August 11, 2020.				
12.e. 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 not in the vicinity of a private airstrip. Please see discussion in Section 9.e, above. **Source:** Project Plans.				

14. POPULATION AND HOUSING. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
14.a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	

Discussion: The project site is an agriculturally-zoned parcel containing residential and horse-keeping uses and proposed improvements would support these uses. The project relies on on-site septic systems and wells that would meet the demands of the proposed project only and would not induce significant population growth in the area, either directly or indirectly.

Source: Project Plans

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

Discussion: The project includes a new residence to replace the existing residence and an AHU. The AHU would provide one additional unit of housing and would not displace any existing housing.

Source: Project Plans

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

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

Discussion: The project involves the construction of a single-family residence and an AHU within a rural area, where a single family residence currently exists. The AHU contains 1 bedroom and 1 bathroom and would not 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, including fire, police, school, and park facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.

Source: Project Plans

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 involves the construction of a single-family residence and an AHU within a rural area, where a single family residence currently exists. The AHU contains 1 bedroom and 1 bathroom and would not significantly increase the use of existing neighborhood or regional parks or other recreational facilities. **Source:** Project Plans				
16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
Discussion: The project does not involve the construction of any public recreational facilities. The project involves the construction of two residential dwelling units and private horse keeping facilities and would not require the construction or expansion of existing recreational facilities. **Source:** Project Plans				

17. TRANSPORTATION/TRAFFIC. 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 County LCP (Policy 2.52) exempts the development of single-family dwellings from the development and implementation of a traffic impact analysis and mitigation plan. The project involves the construction of a single-family residence and a 1 bedroom AHU within a rural area, and would result in a temporary increase in traffic levels during construction and a negligible permanent increase in traffic levels after construction. Therefore, the project does not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.				

Source: Project Plans, Local Coastal Program (LCP)				
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: CEQA Guidelines Section 15064.3, Subdivision (b) *Criteria for Analyzing Transportation Impacts,* describes specific considerations for evaluating a project's transportation impacts. It states that, generally, vehicle miles traveled is the most appropriate measure of transportation impacts. "Vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. The project involves the construction of two residential dwelling units within an existing agricultural area. The project would result in a temporary increase in traffic levels during construction and a negligible permanent increase in traffic levels after construction. Therefore, the project does not conflict with CEQA Guidelines Section 15064.3. **Source:** Project Plans				
17.c. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
Discussion: The project would replace the existing driveway with a new driveway that would preserve larger areas of open space. The new driveway has been reviewed and preliminarily approved by the Department of Public Works and the Coastside Fire Protection District. **Source:** Project Plans				
17.d. Result in inadequate emergency access?				X
Discussion: The project has been reviewed and preliminarily approved by Cal-Fire and would not result in inadequate emergency access. **Source:** Project Plans				

18. TRIBAL CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
18.a. Cause a substantial adverse change in the significance of a tribal cultural				X

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: In the Cultural Resources Survey Report for the subject property, prepared by Daniel Shoup, RPA, Paul Hoornbeek, and Jennifer Ho Archaeological/Historical Consultants (A/HC), dated May 2021, A/HC staff advise that under CEQA, local agencies must consider whether projects will cause a substantial adverse change in the significance of a historical resource, which is considered to be a significant effect on the environment (Public Resources Code [PRC] §21084.1). A "historical resource" is a resource determined eligible for the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), or local registers by a lead agency (14 Code of California Regulations [CCR] §15064.5), while a "substantial adverse change" can include physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings" that impairs the significance of an historical resource in such a way as to impair its eligibility for Federal, State, or local registers.

Evaluation for the CRHR uses similar criteria to the Federal process, though evaluation should primarily consider the significance of the property in State and local contexts. The CRHR also uses four criteria, namely:
1) association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2) association with the lives of persons important to local, California, or national history; or
3) embodiment of the distinctive characteristics of a type, period, or method of construction, represents the work of a master, or possesses high artistic values; or
4) potential to yield, information important to prehistory or history of the local area, California, or the nation.
In addition, historic landmark designations by cities and counties are also presumptively eligible for CRHR.

The project area is a mix of pasture, riparian woodland, and artificial landscaping. No important events associated with the property were identified during research (Criterion 1). Its previous owners do not appear to have been significant in the San Mateo coast community (Criterion 2). No built environment resources over 50 years of age are within the project footprint (Criterion 3). No archaeological resources appear to be present in the study areas (Criterion 4). Given these facts, A/HC staff find that the proposed project does not appear to have the potential to affect historical resources as defined at 14 CCR §15064.5.

Sources: California Historical Resources Information System (CHRIS) letter, dated April 29, 2021; Cultural Resources Survey Report for the subject property, prepared by Daniel Shoup, RPA, Paul Hoornbeek, and Jennifer Ho Archaeological/Historical Consultants, dated May 2021.

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: Please see cultural resource discussion in Section 5.a of this report. The recommendation of the Cultural Resources Survey Report has been included as Mitigation Measure 7 in Section 5.a.

Staff requested a Sacred Lands file search of the project vicinity, which was conducted by the Native American Heritage Council (NAHC), and resulted in no found records. Planning staff has consulted with the following tribes, as identified by the NAHC:

- Rumsen Am:a Tur:ataj Ohlone
- Wuksache Indian Tribe/Eshom Valley Band
- The Ohlone Indian Tribe
- Muwekma Ohlone Indian Tribe of the SF Bay Area
- Indian Canyon Mutsun Band of Costanoan (2 contacts provided)
- Costanoan Rumsen Carmel Tribe
- Amah MutsunTribal Band of Mission San Juan Bautista

On May 12, 2021, a letter was sent to each of the contact persons provided by the NAHC regarding the subject project requesting comment by June 12, 2021. Staff received a comment letter, dated June 2, 2021, from Kanyon Sayers-Roods, Creative Director/Tribal Monitor, of the Indian Canyon Band of Costanoan Ohlone People (Attachment E2).

Ms. Sayers-Roods states that “As this project’s Area of Potential Effect (APE) overlaps or is near the management boundary of a recorded and potentially eligible cultural site, we recommend that a Native American Monitor and an Archaeologist be present on-site at all times. The presence of a monitor and archaeologist will help the project minimize potential effects on the cultural site and mitigate inadvertent issues.” Ms. Sayers-Roods also suggest three potential approaches to ingenious culture awareness/history:

--Signs or messages to the audience or community of the territory being developed. (ex. A commerable plaque or as advantageous as an Educational/Cultural Center with information about the history of the land)

-- Commitment to consultation with the native peoples of the territory in regards to presenting messaging about the natives/Indigenous history of the land (Land Acknowledgement on website, written material about the space/org/building/business/etc)

-- Advocation of supporting indigenous lead movements and efforts. (informing one's audience and/or community about local present Indigenous community)

In an email dated June 3, 2021, Daniel Shoup responds to the letter from Ms. Sayers-Roods, stating:

• The second paragraph states that the project area is near a recorded archaeological site. Our record search at NWIC identified no recorded archaeological sites or potentially eligible archaeological sites within 1/4 mile of the project area, so this statement doesn't appear to be accurate. Thus, I don't believe that there is a rationale for archaeological and Native American monitoring services during construction. An inadvertent discoveries clause, along with an alert sheet and/or pre-construction meeting, might be appropriate given the project's creekside location.

• The third paragraph outlines services which Ms. Sayers-Roods company provides "if applicable". These would be at the discretion of the property owner and I don't think that there is a connection to CEQA requirements here.

• The remainder of the letter suggests cultural awareness raising efforts through consultation, interpretation, and advocacy. These are good ideas in the context of a large urban or public-facing project, but seem to be to be less relevant to private properties in rural areas (who would see an interpretative plaque?). I don't think these suggestions have a connection to CEQA's requirements for cultural resources identification.

Mr. Shoup states that, while he “appreciates Ms. Sayers-Roods' efforts to raise awareness of Native American heritage in the region, I'm not aware of a justification for monitoring construction and consider her other recommendations to be outside of the requirements of CEQA.”

The project is not subject to Assembly Bill 52 for California Native American tribal consultation requirements, as no traditionally or culturally affiliated tribe has requested, in writing to the County to be informed of proposed projects in the geographic project area. However, based on the NAHC’s recommended best practices, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal cultural resources.

Mitigation Measure 19: 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: Letter from Native American Heritage Council, dated November 30, 2018; California Assembly Bill 52; Email Letter from Kanyon Sayers-Roods, Creative Director/Tribal Monitor, of the Indian Canyon Band of Costanoan Ohlone People, dated June 2, 2021; Cultural Resources Survey Report for the subject property, prepared by Daniel Shoup, RPA, Paul Hoornbeek, and Jennifer Ho Archaeological/Historical Consultants, dated May 2021.

19. UTILITIES AND SERVICE SYSTEMS. Would the project:					
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
19.a.	Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X

Discussion: The project is required to demonstrate compliance with the County's Drainage Policy and Provision C.3.i of the San Francisco Bay Region Municipal Regional Permit, which require the construction of new site design measures to reduce stormwater runoff and associated negative environmental impacts. The project relies on on-site septic systems and wells, as reviewed and preliminarily approved by the County Environmental Health Division and is subject to permitting requirements, that would meet the demands of the proposed project only. Therefore, the project would not 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.

Source: Project Plans

19.b.	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	

Discussion: The project includes an After-the-fact CDP for emergency domestic well replacement (emergency approved under PLN2020-00109).

In terms of water demand, Planning consulted with Greg Smith of County Environmental Health Services. For the proposed main residence and 706 sq. ft. AHU, Section 4.68.190(2) of the County Wells Ordinance applies: *(2) For a vertical well serving a single-family dwelling with the second unit less than 750 sq. ft., said term shall mean a well which produces a minimum of **3 gallons per minute** [g.p.m.] at a stabilized water level during pumping with at least 1,500 gallons of emergency storage*.

In terms of water supply, the applicant provided a Technical Memorandum, dated July 9, 2021, prepared by Stetson Engineers Inc. (Attachment H) which outlines the following water sources:

Water Source Type	Gallons per minute	Water Volume Available
Decree Water Rights		500 gallons per day (gpd) for domestic use (1st Priority)
		4,900 gallons per day (gpd) for irrigation use (2nd Priority)
Two (2) On-Site Wells	6.7 gpm combined yield from both wells	9,648 gallons per day (gpd) (stabilized yield from pump test)

As shown in the table above, the two (2) on-site wells have a combined yield of 6.7 g.p.m.

Greg Smith also states that the applicant may retain the old domestic well for irrigation uses only, subject to the following requirements: 1) all setbacks are met, including from well to well, 2) the well is not damaged and has an appropriate sanitary seal, 3) the two water systems (one potable, one non-potable) are kept separate. Therefore, the project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.

Source: Project Plans

19.c. Result in a determination by the waste-water 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: Not applicable; Please see discussion in Section 19.a, above. **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 project involves the construction of two single-family residences and would result in a negligible increase in solid waste disposal needs. **Source:** Project Plans				
19.e. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
Discussion: The project involves the construction of two single-family residences and would result in a negligible increase in solid waste disposal needs. **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 site is not located within a designated State Responsibility Area (SRA) or Local Responsibility Area (LRA) fire hazard zone or Wildland Urban Interface Zone. **Source:** County GIS Map				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to,				X

	pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				
Discussion: The site is moderately sloped at 19.9%. Montara Creek is located south of the property and an unvegetated drainage is located to the east of the property, providing natural fuel breaks should a fire occur. Please see discussion in Section 20.a. **Source:** County GIS Map					
20.c.	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
Discussion: Please see discussion in Sections 20.a and 20.b. **Source:** County GIS Map					
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 site is relatively moderately sloped at 19.9%. Please see discussion in Sections 20.a and 20.b. **Source:** County GIS Map.					

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: Yes, as discussed in this document, the project has the potential to result in environmental impacts. Implementation of mitigation measures included in this document would adequately reduce project impacts to a less than significant level. **Source:** Subject 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: The project involves the construction and operation of two single-family residences within an existing residential and agricultural area on a property previously developed with a single-family residence. While an additional dwelling unit would be located on the property, both proposed residences would be properly distanced from the creek, would rely on an on-site well and septic system(s), are designed to be compatible with the rural nature of the area, and would be adequately screened by existing development and new landscaping. Therefore, the project would not likely result in a cumulatively considerable impact when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. **Source:** Subject 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 this document, the project could result in environmental impacts that could both directly and indirectly cause impacts on human beings. However, implementation of mitigation measures included in this document would adequately reduce project impacts to less than significant levels. Source: Subject 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	
Coastal Commission		X	CDP Appealable to CC

AGENCY	YES	NO	TYPE OF APPROVAL
County Airport Land Use Commission (ALUC)		X	
Other: None		X	
National Marine Fisheries Service		X	
Regional Water Quality Control Board	X		State General Construction Permit
San Francisco Bay Conservation and Development Commission (BCDC)		X	
Sewer/Water District: MWSD		X	
State Department of Fish and Wildlife		X	
State Department of Public Health		X	
State Water Resources Control Board		X	

MITIGATION MEASURES

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

Mitigation Measure 1: The applicant shall submit a lighting plan along with the building permit application which demonstrates compliance with the following requirements:

e. No new light posts will be allowed. Path lighting on bollards of up to 4 feet are allowed along driveways and pathways.
f. Exterior lighting shall be minimized, and earth-tone colors of lights used (e.g., yellow, brown toned lights, rather than blue toned fluorescents). In grassland, or grassland/forest areas, all exterior materials shall be of the same earth and vegetative tones as the predominant colors of the site (as determined by on-site inspections). Highly reflective surfaces and colors are discouraged.
g. All exterior, landscape and site lighting shall be designed and located so that light and glare are directed away from neighbors and confined to the site. Low-level lighting shall be directed toward the ground.
h. Exterior lighting should be minimized and designed with a specific activity in mind so that outdoor areas will be illuminated no more than is necessary to support the activity designated for that area.

Mitigation Measure 2: Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented:

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

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

c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

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

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

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

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

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

i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).

Mitigation Measure 3: Within the 50 feet riparian buffer zone, with the exception of existing horse stable that is proposed to be demolished, disturbance of undisturbed areas and removal of riparian vegetation is prohibited. The applicant shall work with a professional biologist to prepare a demolition and restoration plan. Demolition and restoration activities shall be observed by a professional biologist.

Mitigation Measure 4: The Owner shall consult with CDFW prior to any work in the riparian habitat to determine whether a Streambed Alteration Agreement may be necessary or not.

Mitigation Measure 5: The applicant shall implement the following mitigation measures to avoid direct impacts to California Red-legged Frog (CRLF), San Francisco dusky-footed woodrat (SFDFW), protected nesting birds and raptors, if present during the course of activities on the site:

i. Pre-construction surveys for SFDFW houses shall be performed no less than 30 days prior construction (including ground disturbance work and/or demolition of existing structures). If stick houses are found and avoidance is not feasible, the houses shall be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material shall be placed back on the house and a buffer of 25 to 50 feet shall be established by the biologist for a minimum of 3 weeks to allow young time to mature and leave the nest. Nest material shall be moved to a suitable adjacent area for reuse. Pre-construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.

j. A pre-construction survey for CRLF shall be performed within 48 hours of ground disturbing activities. Non-listed species if found, may be relocated to suitable habitat outside the Project Site. If CRLF is found, work should be halted, and the USFWS will be contacted. If possible, CRLF should be allowed to leave the area on its own. If the animal does not leave on its own, all work shall remain halted until the USFWS provide authorization for work to resume. Pre-construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.

k. No ground-disturbing work (including demolition or vegetation removal) shall be performed during or within 48 hours of any rain event (greater than 0.5 inches) between November 1 and April 31 when CRLF are most likely to disperse into upland habitats. Furthermore, no work shall occur within 30 minutes of sunrise or sunset during this period.

l. Environmental awareness training shall be provided to all construction crew prior to the start of work. Training will include a description of all biological resources that may be found on or near the Project site, the laws and regulations that protect those resources, the consequences of non-compliance with those laws and regulations, instructions for inspecting equipment each morning prior to activities, and a contact person if protected biological resources are discovered on the Project site.

m. Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting), rolled erosion control products, or similar material shall not be used. Acceptable substitutes include coconut coir matting or tackifier hydroseeding compounds. Compliance shall be demonstrated in an erosion and sediment control plan provided with the building permit application.

n. Tree and vegetation removal activities shall be initiated during the non-nesting season of from September 1 to January 31 of protected nesting birds and raptors when possible.

o. If work cannot be initiated during this period, then nesting bird pre-construction surveys shall be performed in trees proposed for removal and suitable nesting habitat within 500 feet of the project footprint. Pre-construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.

p. If nests are found, a no-disturbance buffer shall be placed around the nest of protected nesting birds and raptors until young have fledged or the nest is determined to be no longer active by the biologist. The size of the buffer may be determined by the biologist based on species and proximity to activities but should generally be between 50 to 100 feet for songbirds and up to 500 feet for nesting raptors.

Mitigation Measure 6: Prior to any land disturbance and throughout the grading operation, the applicant shall implement the tree protection measures of the Tree Inventory and Protection Plan Report, revised September 21, 2021, prepared by Ned Patchett Consulting, and said protections shall remain in place undisturbed throughout construction.

Mitigation Measure 7: Although no cultural resources were found on the subject property, previously unknown archaeological materials may be encountered during grading or construction. In the event that cultural, paleontological, or archeological 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 archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 8: The applicants and contractors must be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Mitigation Measure 9: Prior to the issuance of the building permit for any project structure, the applicant shall revise the Erosion and Sediment Control Plan to incorporate the following additional measures, subject to the review and approval of the Community Development Director:

a. Show type and location of biological mitigation measures on the plan. Biological mitigation measures should be shown for all project areas, including the riparian area near the AHU. Please have Project Biologist confirm that the revised plan adequately addresses biological mitigation measures.

b. Show location of utility trenches, indicate utility types, and identify timing of installation for all project buildings, including AHU.

c. Construction Access Route for AHU: Show measures to reduce tracking onto Purisma Creek Road.

Mitigation Measure 10: The applicant shall adhere to the San Mateo County-wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.

b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

c. Performing clearing and earth moving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.

e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.

f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.

g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.

h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.

i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.

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

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

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

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

Mitigation Measure 11: Once approved, erosion and sediment control measures of the revised Erosion and Sediment Control Plan shall be installed prior to beginning any site work and maintained throughout the term of grading and construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Building Inspection Section.

Mitigation Measure 12: It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading remediation activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

Mitigation Measure 13: At the time of building permit application, the applicant shall demonstrate compliance with the measures indicated on the applicant-completed EECAP Development Checklist (Attachment G) to the extent feasible. Such measures shall be shown on building plans.

Mitigation Measure 14: At the time of building permit application, the applicant shall demonstrate compliance with the following measures, to the extent feasible, where such measures shall be shown on building plans:

a. BAAQMD BMP: Use alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet;
b. BAAQMD BMP: Use local building materials of at least 10 percent;
c. BAAQMD BMP: Recycle or reuse at least 50 percent of construction waste.
Inclusion of these practices in project construction and/or operation shall be demonstrated, to the extent feasible, prior to the Current Planning Section's approval of the building permit for the proposed residence.

Mitigation Measure 15: Prior to the issuance of a building permit for any horse keeping facilities, the Owner shall submit a Manure Management Plan, including a written description of the method for and the frequency of processing, storing, and disposing of or using manure product on site. The written description shall include the types of equipment and storage facilities used during the manure management process, and comply with the following requirements:

E. Manure storage piles shall be not visible from Purisima Creek Road and shall be screened to reduce visibility.
F. Manure piles shall be located a minimum of 75 feet from the creek.
G. Manure piles shall be covered during the rainy season from October 1 to April 30 of every year.

H. Drainage facilities to handle manure pile run off shall be shown on a Drainage Plan, which shall include pile locations, topographic contours, and location of creek and 50-feet buffer zone. The Drainage Plan shall be subject to review by County Environmental Health Services, the Drainage Section, and the Project Planner.

Mitigation Measure 16: Per County Environmental Services staff, the applicant may retain the old domestic well for irrigation uses only, subject to the following requirements: 1) all setbacks are met, including from well to well, 2) the well is not damaged and has an appropriate sanitary seal, 3) the two water systems (one potable, one non-potable) are kept separate.

Mitigation Measure 17: At the time of application for a building permit, the applicant shall submit a permanent stormwater management plan to the Building Inspection Section for review for compliance with Municipal Stormwater Regional Permit Provision C.3.i and the County's Drainage Policy.

Projects subject to Provision C.3.i (individual single-family home projects that create and/or replace 2,500 sq. ft. or more of impervious surface, and other projects that create and/or replace at least 2,500 sq. ft. of impervious surface but are not C.3 Regulated Projects) shall implement at least one (1) of the three (3) site design measures listed below:

a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.

b. Direct roof runoff onto vegetated areas.

c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.

A site drainage plan is required that demonstrates how roof drainage and site runoff will be directed to an approved location. In compliance with the County's Drainage Policy, this plan must demonstrate that post-development flows and velocities to adjoining private property and the public right-of-way shall not exceed those that existed in the pre-developed state.

Mitigation Measure 18: As the project involves over 1 acre of land disturbance, the property owner shall file a Notice of Intent (NOI) with the State Water Resources Board to obtain coverage under the State General Construction Activity NPDES Permit. A copy of the project's NOI, WDID Number, and Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to the Current Planning Section and the Building Inspection Section, prior to the issuance of the grading permit "hard card."

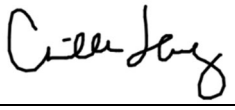
Mitigation Measure 19: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, 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)

November 10, 2021 — Date

Camille Leung, Project Planner — (Title)

ATTACHMENTS:

A. Vicinity Map

B. Project Plans

C. Biological Reports:

1. Sol Ecology Report, dated October 7, 2021.
2. Letter dated November 3, 2021, Sol Ecology.

D. Geotechnical Study by Sigma Prime Geosciences, Inc., dated August 11, 2020.

E. Cultural Resources Reports:

1. Cultural Resources Survey Report for the subject property, prepared by Daniel Shoup, RPA, Paul Hoornbeek, and Jennifer Ho Archaeological/Historical Consultants, dated May 2021.
2. Comment letter from Kanyon Sayers-Roods, Creative Director/Tribal Monitor, of the Indian Canyon Band of Costanoan Ohlone People, dated June 2, 2021.
3. Response to the letter from Ms. Sayers-Roods from Daniel Shoup, dated June 3, 2021.

F. Tree Inventory and Protection Plan Report, revised September 21, 2021, prepared by Ned Patchett Consulting.

G. Completed Project EECAP Checklist, dated May 26, 2021

H. Technical Memorandum, dated July 9, 2021, prepared by Stetson Engineers Inc.