



**U.S. Department of Housing and Urban
Development**

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Washington, DC 20410
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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: 2809 ECR Apartments

Responsible Entity: County of San Mateo Department of Housing

Grant Recipient (if different than Responsible Entity):

State/Local Identifier:

Preparer: R.L. Hastings & Associates, LLC
P.O. Box 552
Placerville, CA 95667

Certifying Officer Name and Title: Raymond J. Hodges, Director
County of San Mateo Department of Housing

Direct Comments to: Mr. Timothy A. Ponti
Housing and Community Development Specialist II
San Mateo County Department of Housing
264 Harbor Boulevard, Building A; Belmont, CA 94002-4017
650-453-0696
tponti@smchousing.org

Project Location:

2801-2809 El Camino Real, Redwood City, San Mateo County, CA 94061
USGS Palo Alto Quad – Las Pulgas Spanish Land Grant
APN: 054-284-330

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

Alta Housing is proposing to develop the 2809 ECR Apartments – a new 51-unit 100% affordable housing community in the North Fair Oaks community in San Mateo County. The Project is comprised of (1) unrestricted two-bedroom manager’s Unit and 50 income-restricted affordable units for rent to qualified Senior Households, including 13 studio units restricted to Extremely Low Income Senior Households with incomes no greater than 30% of Area Median Income (AMI), 34 one-bedroom units restricted to Very Low Income Senior Households with incomes no greater than 50% of AMI, and three (3) studio units subject to a preference for Extremely Low Income Senior Veteran Households as defined by the HUD-VASH Program experiencing or at risk of homelessness with incomes no greater than 30% of AMI.

2809 ECR will be located at the corner of El Camino Real and Dumbarton Ave. The property is within walking distance of grocery, pharmacy, restaurants, and public transit. On-site amenities will include a courtyard, a community room, a community kitchen, an elevator, and laundry rooms on two floors.

The project will include demolition of the existing structures, clearing of the lot, grading and site preparation, construction of the building and parking areas, landscaping and necessary infrastructure which may include, but not limited to, curbing, gutters, sidewalks, storm drains, street lighting, signage and installation of utilities.

Alta Housing will provide onsite management and resident services to address the needs of the tenants.

*Description of the Area**San Mateo County*

San Mateo County was formed in 1856 upon the division of San Francisco County, one of the state's 18 original counties established at California statehood in 1850. Until 1856, San Francisco's city limits extended west to Divisadero Street and Castro Street, and south to 20th Street. In 1856, the California state government divided the county. A straight line was then drawn across the tip of the San Francisco Peninsula just north of San Bruno Mountain. Everything south of the line became the new San Mateo County while everything north of the line became the new consolidated City and County of San Francisco. San Mateo County was officially organized on April 18, 1857, under a bill introduced by Senator T.G. Phelps. The 1857 bill defined the southern boundary of San Mateo County as following the south branch of San Francisquito Creek to its source in the Santa Cruz Mountains and thence due west to the Pacific Ocean, and named Redwood City as the county seat. San Mateo County then annexed part of northern Santa Cruz County in March 1868, including Pescadero and Pigeon Point.

Although the formation bill named Redwood City the county seat, a May 1856 election marked by "unblushing frauds perpetuated on an unorganized and wholly unprotected community by thugs and ballot stuffers from San Francisco" named Belmont the county seat. The election results were declared illegal and the county government was moved to Redwood City, with land being donated from the original Pulgas Grant for the county government on February 27, 1858. Redwood City's status as county seat was upheld in two successive elections in May 1861 and December 9, 1873, defeating San Mateo and Belmont. Another election in May 1874 named San Mateo the county seat, but the state supreme court overturned that election on February 24, 1875, and the county seat has remained at Redwood City ever since.

According to the U.S. Census Bureau, the San Mateo County has a total area of 741 square miles (1,920 km²), of which 448 square miles (1,160 km²) is land and 293 square miles (760 km²) (40%) is water.[18] It is the third-smallest county in California by land area. The northern and eastern parts of the County are very heavy densely populated with largely urban and suburban areas, with many of its cities as edge-cities for the Bay Area, while the deep south and the west-central parts of the County are less densely populated with more rural environment and coastal beaches areas. San Mateo County straddles the San Francisco Peninsula, with the Santa Cruz Mountains running its entire length. The county encompasses a variety of habitats, including estuarine, marine, oak woodland, redwood forest, coastal scrub and oak savannah

As of 2023, the County has an estimated population of 726,353, a per capita personal income of \$77,741 (in 2022 dollars), a median household income of \$151,485, and a median value for owner-occupied housing of \$1,441,300 with an estimated 7.2% in poverty per the U.S. Census Bureau Quick Facts for the County of San Mateo, and a median gross rent of \$2,805.

North Fair Oaks

North Fair Oaks is an unincorporated portion of San Mateo County, bounded by the cities of Redwood City to the north, west and southwest; Atherton to the east; and Menlo Park to the northeast. The City of San Francisco is approximately 30 miles to the north and the City of San José is roughly 20 miles to the south.

North Fair Oaks is one of the oldest communities in San Mateo County, with settlement dating to the 1850s. Much of the area was developed during two boom eras, one following the 1906 San Francisco earthquake and another occurring just before and after World War II. North Fair Oaks was originally part of a larger area known as Fair Oaks that included much of present-day Atherton, but when Menlo Park and Atherton incorporated in 1923, the area between the two communities that is now North Fair Oaks remained unincorporated. North Fair Oaks initially developed as a largely suburban, low-density single-family residential community, not unlike adjacent parts of Atherton and Menlo Park, with transportation based primarily around the automobile. Over time, the area developed the more diverse range of land uses described above, resulting in the current mix of lower and higher density housing, commercial establishments, small- and large-scale industrial establishments, and various other uses.

As of 2022, North Fair Oaks has an estimated population of 14,027 (2020), a per capita personal income of \$45,176 (in 2022 dollars), a median household income of \$114,925, and a median value for owner-occupied housing of \$1,172,700 with an estimated 11.5% in poverty per the U.S. Census Bureau Quick Facts for the North Fair Oaks CDP, and a median gross rent of \$2,344.

Description of the Surrounding Neighborhood

The project site is located on the northeast side of El Camino Real at the corner of El Camino Real and Dumbarton Avenue in a dense urban area of the County.

North/Northeast: Single-family residential
North/Northwest: Pink Panther Espresso
South/Southeast: Fair Oaks Commons Affordable Housing
West: Oil Changers
West/Southwest: Kensington Place Senior Living

Construction and Design Description

The project proposes to construct a 48,063 sq. ft, 5-story, 51-unit 100% affordable senior housing community. The project will consist of Type VA over IA construction (4 stories of wood frame over a concrete, at-grade parking podium). The project unit mix will consist of 16 studios, 34 1-bedroom units, and (1) 2-bedroom manager's unit, On-site amenities will include a courtyard, a community room, a community kitchen, an elevator, and laundry room access on every floor.

Development Partners will include: None

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The primary purpose of the proposed project, is to develop 50 units of affordable senior housing in an area with high housing costs and limited affordable housing. Per the North Fair Oaks Community Plan, dated 2021, half of current renters could not afford most market rentals. By 2021, the median renter household could not afford the median priced studio apartment, let alone a larger unit. An income of \$72,000 was needed by June 2021 to afford rent for a typical 1-bedroom unit: for the half of Richmond renter households making less than \$49,000 a year, renting a typical 1-bedroom would be difficult. If households in market rentals had to move, almost half of them could not afford any rentals advertised on the market in 2021. For comparison, the non-market and low-end market rental (LEMR) housing they could afford make up only 16% of all rentals.

San Mateo County DOH's strategic priorities for funding assistance to projects includes creating more housing within close proximity of services, amenities, employment opportunities, and transit – particularly where doing so leverages state and federal funding.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The project site is located in a fully built-out area of the County in a mixed commercial/office/retail area of San Mateo County. The project site is zoned CMU-1, Commercial Mixed Use, which allows for residential development. The project is approximately 1.47 miles southeast of Redwood City Station (with an accessible bus stop 219 feet from the project site) providing access to Caltrain and SamTrans services. The project will involve the construction of 5-stories of affordable senior housing on a previously developed lot. There are few sites to build new construction in the area due to density and the construction on a previously developed site utilizes in-fill and will improve the existing neighborhood.

U.S. Department of Housing and Urban Development (HUD) Funding Information

Grant Number	HUD Program	Funding Amount
B-24-UC-06-0006	Community Development Block Grant (CDBG)	\$592,887.50
	TOTAL	\$592,887.50

Estimated Total HUD Funded Amount: \$592,887.50

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$56,001,097

**2801-2809 El Camino Real
North Fair Oaks, CA**

**SOBRATO CENTER FOR NONPROFITS
3460 W. Bayshore Rd. Ste. 104
Palo Alto, CA 94303**



Developer	Alta Housing		
Property Management	PAHC Management & Services		
Development Type	New Construction		
Construction Type	5-story Type VA over IA. 4 stories of wood frame over concrete, at-grade parking podium		
Land Ownership:	Alta Housing		
Parking:	0.25, 22 parking spaces, 8 public bicycle spaces		
Development Profile	Type	No	
	Studio	20	
	1 bdrm	30	
	2 bdrm	1	
	TOTAL	51	
Resident Profile	Up to 60% AMI		
Funding Support	-County of San Mateo		
	-Federal: CDBG & HUD 202		
	-State: AB 102		
Architect	Dahlin Group		
Square Footage	49,063 SqFt (Gross Building Area)		

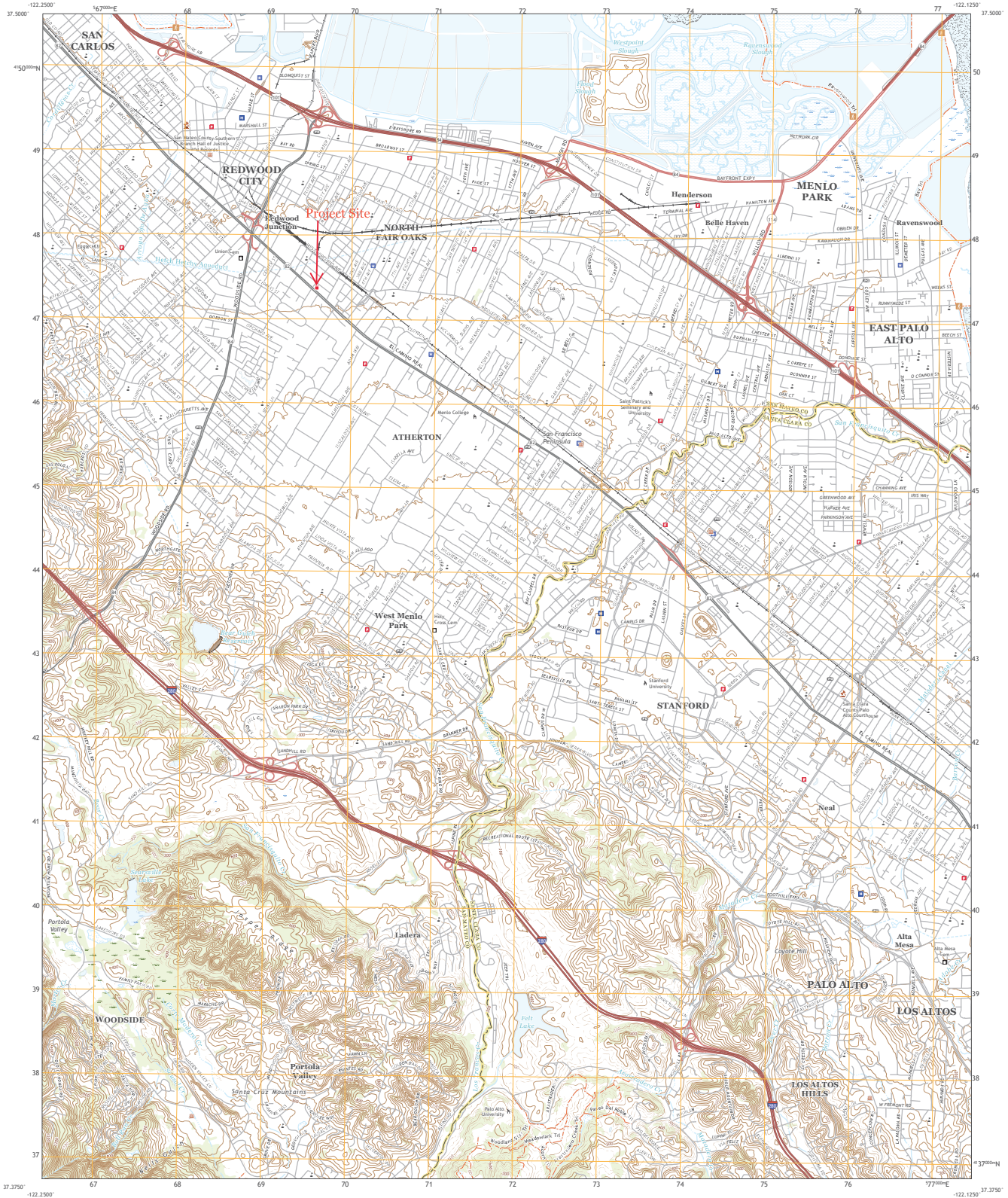
PROJECT DESCRIPTION:

Alta Housing is excited to bring to North Fair Oaks, 2809 ECR Apartments- a new 51-unit 100% affordable housing community that will provide independent living for a mix of extremely low-income to low-income seniors.

2809 ECR is located at the corner of El Camino Real and Dumbarton Ave. The property is within walking distance of grocery, pharmacy, restaurants, and public transit.

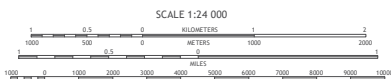
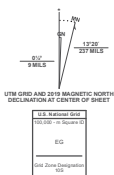
On-site amenities will include a courtyard, a community room, a community kitchen, an elevator, and laundry room access on every floor. Alta Housing offers onsite management and resident services to cater to the needs of our tenants.

We are proud to be a part of the development of the North Fair Oaks community, and we are excited to introduce this new property to you.



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1:500-meter grid Universal Transverse Mercator, Zone 10S
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery	NAIP	May 2020	May 2020
Roads	U.S. Census Bureau	2016	2016
Names	U.S. Census Bureau	2011	2011
Hydrography	National Hydrography Dataset	2001	2001
Contours	National Elevation Dataset	2011	2011
Boundaries	Multiple sources, see metadata file	2019	2021
Public Land Survey System	BLM	2020	2020
Wetlands	FWS National Wetlands Inventory	2005	2009



1	2	3
4	5	6
7	8	9

ALLEGRA QUADRANGLES



PALO ALTO, CA
2021

Figure 1: Regional Location Map



Figure 2: Project Site



Figure 3: Vicinity Map (Neighborhood)

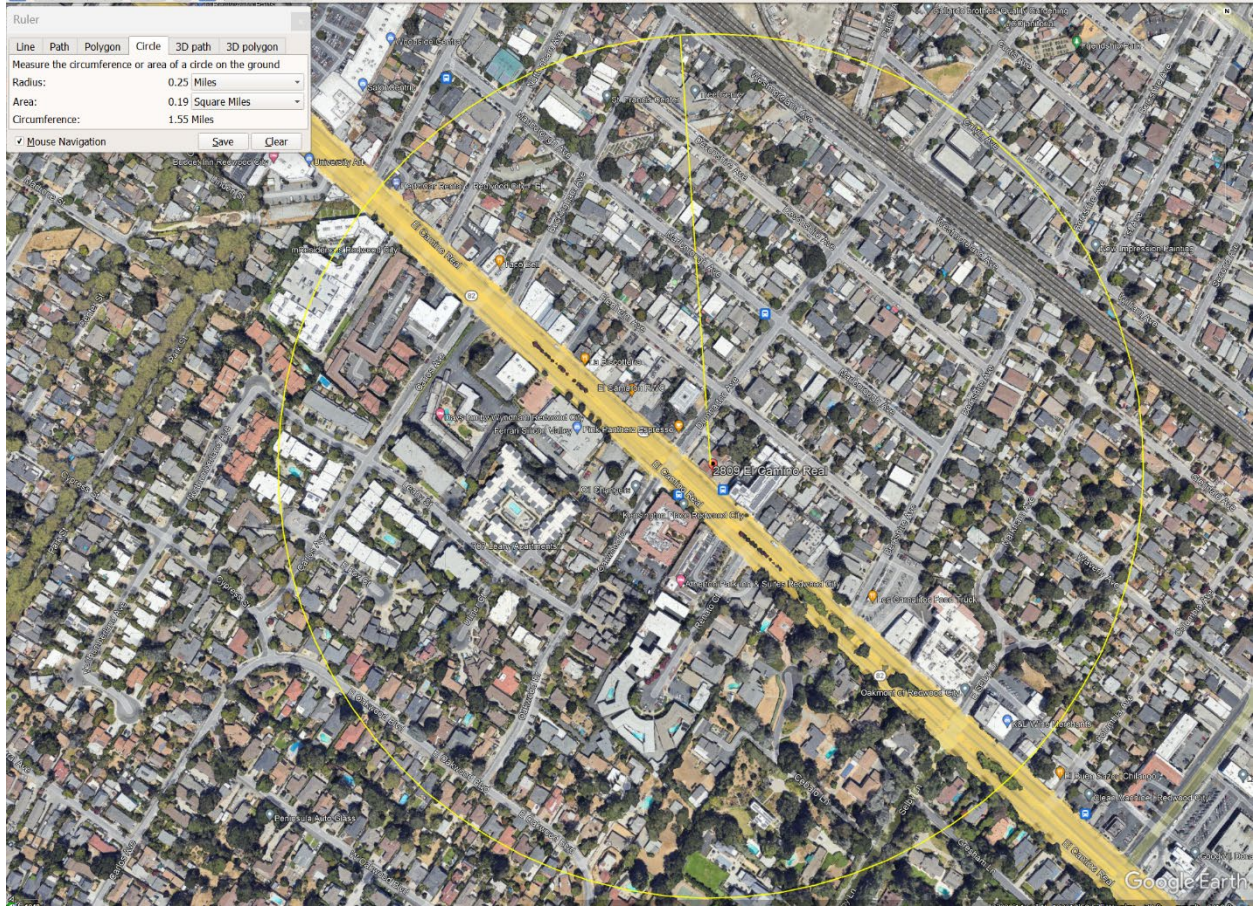


Figure 4: Vicinity Map (Extended Neighborhood)

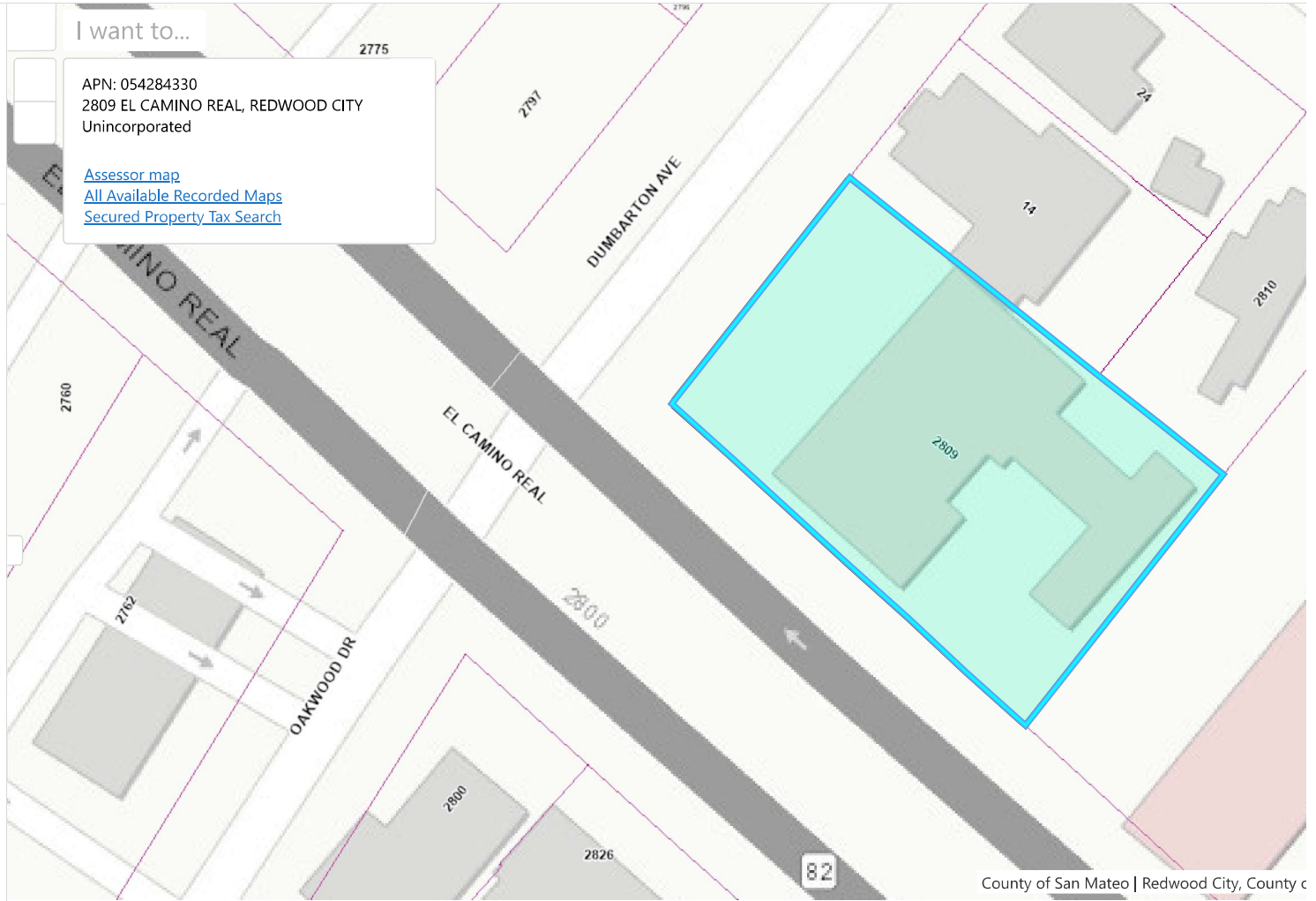
Home Draw Zoom Box Zoom to County Print Find parcels by APN Find parcels by ADDRESS Query Data

ACTIVE PARCELS (1)

APN: 054284330
2809 EL CAMINO REAL, REDWOOD CITY
Unincorporated
[Assessor map](#)
[All Available Recorded Maps](#)
[Secured Property Tax Search](#)

I want to...

APN: 054284330
2809 EL CAMINO REAL, REDWOOD CITY
Unincorporated
[Assessor map](#)
[All Available Recorded Maps](#)
[Secured Property Tax Search](#)



County of San Mateo | Redwood City, County of

Displaying 1 - 1 (Total: 1)

Figure 5: Parcel Map



Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
<p>Airport Hazards</p> <p>24 CFR Part 51 Subpart D</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project is not within an FAA-designated civil airport Runway Clear Zone (RCZ), or within a military airfield Clear Zone (CZ) or Accident Potential Zone (APZ), therefore no disclosure is required.</i></p> <p>- Only those airports designated by the FAA as "commercial civil airports" which are part of the National Plan of Integrated Airports, are subject to HUD regulation 24 CFR 51D.</p> <p>- There are no civil airports within 2,500' of the project site. The nearest civil primary airport is San Francisco International located approximately 12.5 miles north of the project site. San Carlos airport, a commercial service airport, is over 3 miles from the project site, and Palo Alto airport is not covered by 24 CFR 51D.</p> <p>- The nearest military airport to the project site is Moffett Federal Airfield (shown on CalTrans Military Airport map as a military airfield) located approximately 9 miles south of the project site. The project site is outside of all runway zones and the airfield flight tracks per the Santa Clara County Comprehensive Land Use Plan for Moffett Federal Airfield.</p> <p>- The project is in compliance with 24 CFR Part 51 Subpart D and noticing is not required.</p> <p>- The project is in compliance with this Factor</p> <p>- See Attach A: Airport Hazards</p>
<p>Coastal Barrier Resources</p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>There are no Coastal Barrier Resources in California.</i></p> <p>- The project is in compliance with this Factor.</p> <p>- See Attach B: Coastal Barrier Resources</p>

<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps.</i></p> <p>- According to FIRM map 06081C0302F dated 4/5/19, the project site is located in Zone X “Area of Minimal Flood Hazard.”</p> <p>Therefore, the project does not involve property within a 100-year floodplain.</p> <p>- Flood insurance is available but is not required. The project is in compliance with this Factor</p> <p>- See Attach C: Floodplain Management</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p><i>The project site is located in an area with two Federal criteria pollutants classified as “Nonattainment,” PM-2.5 (2006) and 8-Hour Ozone (2008, 2015).</i></p> <p>-Verified by EPA Greenbook “Currently Designated Nonattainment Areas for all Criteria Pollutants downloaded 5.15.24 from https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA</p> <p>- Per the EPA Greenbook, San Mateo County is classified as Nonattainment for three Federal criteria pollutants, however, the Bay Area Air Quality Management District has prepared a Bay Area Clean Air Plan April adopted 19, 2017, demonstrating how the region will further reduce air pollutant emissions in order to attain the current National Ambient Air Quality Standards for pm and ozone in the future.</p> <p>- BAAQMD follows California Air Resources Board guidance and rules pertaining to Greenhouse Gas emissions as outlined in the 2022 Scoping Plan for Achieving Carbon Neutrality.</p> <p>- Based on the above, the proposed project would not conflict with implementation of the BAAQMD Attainment Plans, impacts are considered to be less than significant.</p> <p>-Verified by Bay Area Air Quality Management District 2017 Bay Area Clean Air Plan, 2022 Scoping Plan for Achieving Carbon Neutrality, and EPA Greenbook “Currently Designated Nonattainment Areas for all Criteria Pollutants at https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA</p> <p>- A NEPA Conformity Analysis, dated October 7, 2024, using CalEEMod (2022.1) was used to calculate</p>

estimated EPA criteria pollutant annual emissions for the project and was compared to EPA *de minimis* emission thresholds which found that the estimated maximum annual emissions for the project were much less than their associated *de minimis* thresholds and a formal SIP consistency analysis is not required.

GHG Emissions

CalEEMod estimates GHG emissions from project construction in 2025 and during its first full year of operation in 2026 would be 241 metric tons and 271 metric tons, respectively.

The BAAQMD has moved away from quantitative thresholds for determining the significance of development project GHG emissions under its Air Quality Guidelines, Chapter 6, Project-Level Climate Impacts (2022).

Health Risk Assessment

- A Toxic Air Contaminant Screening Health Risk Assessment prepared for the project states:

“The Project cancer risk and chronic hazard impacts at maximally exposed sensitive receptors (MESRs; in this case, the area’s closest residential uses surrounding the Project site) are all below the corresponding significance thresholds. However, the screening model predicts that Project construction equipment emissions could exceed the BAAQMD’s project-level significance threshold for annual PM_{2.5} concentrations (0.3 µg/m³). Local PM_{2.5} levels could be brought well under the BAAQMD PM_{2.5} threshold by requiring that all Project diesel-powered on-site construction equipment have EPA-rated Tier 4 engines.”

- Additionally, the Health Risk Assessment noted that the BAAQMD recommends installing outdoor-to-indoor air filtration systems having a Minimum Efficiency Reporting Value of 13 or greater.

- See *Mitigation Measures and Conditions* section at the back of this EA for Mitigation Measure 1.

- See **Attach D: Clean Air**

<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 117(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>This project is not located in the coastal zone and therefore does not involve the placement, erection or removal of materials, nor increase the intensity of use in the coastal zone.</i></p> <p>- The project site is located approximately 7.5 miles east of the Coastal Zone per attached California Coastal Commission maps.</p> <p>- The project is in compliance with this Factor.</p> <p>- See Attach E: CZM</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p><i>The project involves new development for habitation; but is not located within one mile of an NPL (“Superfund”) site, within 2,000 feet of a SEMS (CERCLIS) site, nor adjacent to any other known or suspected sites contaminated with toxic chemicals or radioactive materials that are likely to affect the site other than what is discussed below.</i></p> <p>- Essel Environmental (EE) prepared a Phase I Environmental Site Assessment (ESA) on the project site, dated June 13, 2024, which identified one (1) Recognized Environmental Condition (REC). EE identified no Controlled Recognized Environmental Conditions (CRECs), Historic Recognized Environmental Conditions (HRECs) or <i>de minimis</i> conditions.</p> <p>RECs</p> <p>EE identified the following REC:</p> <p>The subject property was formerly utilized as a gasoline service station. Atherton Wilshire Gas Station, Former (T1000003944) is listed as a Non-Case Information Site associated with the subject property, with oversight by San Mateo County Environmental Health Department (SMCEHD). Available records from SMCEHD indicate that three underground storage tanks (USTs) at the subject property were closed-in-place and filled with cement slurry prior to 1985. During a 2021 subsurface investigation, Essel identified low concentrations of petroleum product in groundwater in the vicinity of the USTs. A chain of emails from February 2024 between the User/Owner and SMCEHD indicates the department indicated the USTs at the subject property need to be removed under oversight of their CUPA program prior to redevelopment.</p> <p>Vapor Encroachment Screening (VES) – Tier 1</p> <p>- The Phase I stated: “Three underground storage tanks (USTs) at the subject property were closed-in-place and filled with cement slurry prior to 1985. During a 2021 subsurface investigation, Essel identified low</p>

concentrations of petroleum product in groundwater in the vicinity of the USTs. The low detected concentrations of volatiles do not pose a health risk to future construction workers or occupants, therefore, available data suggests there is no vapor-intrusion risk as the subject property. No off-site contamination plumes suspect of impacting the subject property were identified; Therefore, a VEC from off-site sources is not anticipated at the subject property.”

Soil & Groundwater Sampling Report

- EE prepared a “Phase II” report dated November 5, 2021, and reached the following *Conclusions and Recommendations*:

“The field and laboratory analytical data generated during this subsurface investigation suggest that the soil and groundwater are impacted with chromium (soil) and total petroleum hydrocarbons as diesel and motor oil (groundwater). The chromium-impacted soil is at depths that Essel understands will not be encountered (greater than 10 feet bgs) during the redevelopment of the Site. Essel also understands that groundwater is not proposed to be encountered during redevelopment of the Site and furthermore will not generate a health and safety risk on on-Site personnel due to redevelopment excavation depths.

Based on the findings of the geophysical survey and on-site observations, the three USTs that were documented to be abandoned in place are currently on the property. Essel recommends for the three USTs to be removed if grading or redevelopment intersects at depths where the USTS are located.

If soil is proposed to be removed from the Site and off-hauled to a disposal facility, Essel recommends that the subsurface soil within the excavated area be pre-characterized to further assess off-haul and disposal options.

Essel understands groundwater is not currently proposed to be encountered during redevelopment of the Site and therefore concludes that the elevated diesel and motor oil concentrations are not a health and safety risk for on-Site workers or occupants. Based on the detections, vapor intrusion is not a concern. However, if proposed redevelopment plans change and are to encounter groundwater further assessment may be warranted.”

County of San Mateo UST Requirements

- Per Dermot Casey, Hazardous Materials Specialist with San Mateo County Environmental Health (see attached email) the following conditions apply to the project:

- The three (3) encased USTs are to be removed in accordance with Health and Safety Code Chapter 6.7, Title 23 California Code of Regulations, and Title 22 California Code of Regulations with the removal requirements summarized in the County's UST Closure Permit application
- Two (2) soil samples are required to be collected from beneath each of the former tanks, and
- A final closure report will be required at the end of the Project.

Radon

- The U.S. Environmental Protection Agency Radon Zone Classification for San Mateo County is 2, which is defined as having a moderate potential risk due to a predicted average indoor radon screening concentration from 2 picocuries per liter (pCi/L) to 4 pCi/L. The U.S. EPA action level for radon is 4.0 pCi/L

- The CDC National Environmental Public Health Tracking Network has the following data for San Mateo County. The only data available for California is "Lab" data. Over a 10-year period 14 buildings in San Mateo County were tested each year.

A) Mean pre-mitigation levels in buildings over 10 years equaled 2.0 pCi/L

B) Median pre-mitigation levels in buildings over 10 years equaled 0.9 pCi/L

Based on the radon concentration information, it is unlikely that radon abatement activities would be required at the subject property.

Lead Based Paint (LBP) & Asbestos Containing Materials (ACM)

Asbestos and Lead Survey Report

Essel prepared an Asbestos and Lead Survey Report, dated August 2, 2024, with the following results and conclusions:

Asbestos Containing Materials (ACM) Findings

- All bulk samples collected by Essel's representative as part of the asbestos building material survey were reported by the laboratory as none detected for asbestos content.

Essel did not conduct subsurface investigations at the Site during the survey and the potential exists for underground utilities constructed with asbestos

cement (e.g., Transite water pipelines) and/or naturally occurring regulated materials to be present beneath the Site.

- Due to the location of subsurface materials, some items were not accessible for sampling or unable to be visually inspected for. These items may or may not be present but are listed as assumed asbestos-containing, pending “destructive testing” prior to demolition:

- Vapor barrier below concrete slabs;
- Subgrade concrete encased piping and geothermal systems;
- Any other concealed or otherwise inaccessible materials.

ACM Recommendations

- If suspect ACMs that are not referenced in this report are identified during future activities, or if material that was not accessible is to be disturbed, Essel recommends that the materials be sampled and analyzed to establish whether the material(s) contain asbestos or treat them as assumed ACMs.

Lead-Based Paint (LBP) Findings

- Lead contents of sampled suspect painted surfaces were found to be Lead Containing. Paints were noted to be in good to poor condition during the inspection.

LBP Recommendations

- “All coated surfaces shall be considered to contain some lead and require dust control procedures for compliance with Cal/OSHA’s Construction Lead Standard under 8 CCR 1532.1. The aforementioned regulation contains requirements for lead air monitoring, work practices, respiratory protection, etc., that are triggered by the presence of even very low levels of lead.

In addition, all loose and peeling lead-based paints should be stabilized prior to disturbance with paint chips collected and characterized to determine leachability prior to disposal. Disposal of these materials may be as RCRA or California hazardous waste pending receipt of analytical waste characterization data.”

- See *Mitigation Measures and Conditions* section at the back of the EA for additional requirements in respect to ACM and LBP.

- See **Attach F: Contamination and Toxic Substances**

Endangered Species

Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402

Yes No

- ***The project will not affect Federally listed or proposed threatened and endangered species, nor designated or proposed critical habitat.***

-- The project site is a fully developed site with two buildings and hardscape in a densely developed urban area with no trees and minimal distressed vegetation on the site (one tiny area on the street corner}. The adjacent site has numerous trees up to and with some canopy overlapping the site

- The USFWS Species List identifies 18 Threatened, Endangered, or Candidate species that occur in the project area. Of these 18, there is one (1) Mammal, four (4) Birds, three (3) Reptiles, three (3) Amphibians, one (1) Insect, and six (6) Flowering Plants. Of the 18, four (4) have designated Critical Habitat – there is no Critical Habitat on or near the project site and with very minimal vegetation on the site, there is limited potential for any wildlife to be present on the site or for there to be any effect on wildlife other than the potential for migratory birds.

- The USFW Critical Habitat map indicates no critical habitat on or near the project site.

Mammals

- The only mammal – the Salt Marsh Harvest Mouse – is Endangered and has no Critical Habitat designated. There is also none in the project area as shown on the USFWS Critical Habitat Mapper. Additionally, given the project site is fully developed and in a heavily developed area, the species is unlikely to be present on the project site and there will be No Effect.

Birds

- Two (2) of the four (4) birds have Critical Habitat designated which does not overlap the project site per USFWS. There is also none in the project area as shown on the USFWS Critical Habitat Mapper. The other two (2) species are both Endangered and have no Critical Habitat designated.

- Under the federal Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711), it is unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR Part 10 including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). All migratory bird species are protected by the MBTA. Any disturbance that causes direct injury, death, nest abandonment, or forced fledging of migratory birds, is restricted under the MBTA. Any removal of active nests during the breeding season or any disturbance that results

in the abandonment of nestlings is considered a 'take' of the species under federal law.

- The trees adjacent to the project site provide potential nesting habitat for birds of prey and birds listed by the Migratory Bird Treaty Act (MBTA). Since nests could become established in the trees before construction begins, a nesting bird survey should be undertaken if construction begins during the nesting season of April 1 to July 1.

- To ensure that no listed Bird species will be impacted by the project, local nesting bird requirements shall be required to be followed as a Condition of Approval for the project.

This *Standard Condition* is in the Mitigation Measures and Conditions section at the back of the EA.

Reptiles

- Of the three (3) reptiles, one is threatened, one is proposed threatened, and one is endangered; and none have Critical Habitat designated. There are also none in the project area as shown on the USFWS Critical Habitat Mapper. Two (2) of the reptiles live in or near water, of which there is none on the project site. Additionally, given the project site is fully developed and in a heavily developed area, it is unlikely that these species will be found on the project site and there will be No Effect.

Amphibians

- Two (2) of the three (3) amphibians have Critical Habitat designated which does not overlap the project site per USFWS. There is also none in the project area as shown on the USFWS Critical Habitat Mapper. The other species is Threatened and has no Critical Habitat designated. Additionally, given the project site is fully developed with no water on or near the site and in a heavily developed area, it is unlikely that these species will be found on the project site and there will be No Effect.

Insects

- The only Insect, the Monarch Butterfly (C), is transitory in nature and requires milkweed for breeding purposes, a specific microclimate for overwintering, and flowering plants for feeding. The project site to be developed is hardscape lacking food sources for the Monarch and is located far from the required overwintering microclimate. With no habitat or food source on the project site, the Monarch Butterfly is unlikely to occur on the site and there will be No Effect.

Flowering Plants

		<p>- Of the four (4) flowering plants, one is threatened and three (3) are endangered; and none have Critical Habitat designated. There are also none in the project area as shown on the USFWS Critical Habitat Mapper. Additionally, the project site is fully developed and paved, therefore it is unlikely that these species will be found on the project site and there will be No Effect.</p> <p>- See Attach G: Endangered Species</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project will expose neither people nor buildings to above-ground explosive or flammable fuels or chemicals containers hazards.</i></p> <p>- CalEPA records show four (4) locations within one mile of the project site with above-ground storage tanks (ASTs). The closest AST is located across El Camino Real approximately 150' from the project site. The site, an Oil Changers, is within the ASD for CalEPA listed tank sizes but all tanks are located within the building with no outside tanks. All tanks are shielded from the project site.</p> <p>- There are no AST's within one mile of the project site that are within the Acceptable Separation Distance for the ASTs.</p> <p>- The project is in compliance with this Factor</p> <p>- See Attach H: Explosives & Flammable Hazards</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project site is classified by USDA NRCS as "Not Prime Farmland" and does not contain "Prime Farmland," "Unique Farmland" or "Farmland of Statewide Importance" or other "Farmland of Local Importance" as identified by the USDA, NRCS.</i></p> <p>- 100% of the project site is identified as "Not Prime Farmland"</p> <p><i>Verified through Web Soil Survey downloads from the USDA, NRCS website at http://websoilsurvey.sc.egov.usda.gov/App/HomePage.html</i></p> <p>- The California Important Farmland Finder classifies the site as "Urban and Built-Up Land."</p> <p>- The project is in compliance with this Factor</p> <p>- See Attach I: Farmlands</p>

<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project does not involve property acquisition, land management, construction or improvement within a 100-year floodplain (Zones A or V) identified by FEMA maps nor is the site located in a FFRMS floodplain.</i></p> <p>- According to FIRM map 06081C0302F dated 4/5/19, the project site is located in Zone X “Area of Minimal Flood Hazard.”</p> <p>- The project is not in the FFRMS floodplain per the FVA approach.</p> <p>- The project is in compliance with this Factor</p> <p>- See Attach C: Floodplain Management</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The County of San Mateo has determined that no historic properties will be affected by the project subject to conditions included in the SHPO consultation letter. The SHPO did not respond within 30-days of receipt of the County’s SHPO submission.</i></p> <p>- Attachment J contains the following supporting documentation:</p> <p>- SHPO consultation letter dated 9.9.24; CHRIS response dated 6.28.24; NAHC response dated 6.14.24; tribal consultation letters postmarked 8.7.24; three (3) tribal responses: Amah Mutsun Tribal Band of San Juan Bautista, Costanoan Rumsen Carmel Tribal Band, and Muwekma Ohlone Tribal Band offering recommendations and services, and; National Register of Historic Places (NRHP) internet search results for both Redwood City and County of San Mateo, and an NRHP Aerial indicating no sites within 0.25 miles of the project site.</p> <p>- The following two (2) conditions are to be implemented by the project and are included in the <i>Mitigation Measures and Conditions</i> section at the back of this EA:</p> <p>1) Project Developer’s Implementation of a Pre-Construction Training by a Qualified Archeologist for all Construction Personnel prior to the commencement of any ground disturbing activities; and</p> <p>2) Project Developer’s implementation of specific protocols for the inadvertent discovery of any previously unknown prehistoric resources in the APE and the inadvertent discovery of human remains.</p> <p>- The SHPO did not respond within 30 days; per 36 CFR Part 800.4(d)(1), lack of objection within 30 days means Federal agency has completed its Section 106 responsibilities.</p> <p>- See Attach J: Historic Preservation</p>

<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The project involves the development of noise sensitive uses and the project site is located within 1,000' of an arterial roadway and within 3,000 feet of an active railroad line.</p> <p>- HUD noise guidelines require exterior noise levels of no greater than 65 dBA without mitigation being required, and recommends interior noise levels of 45 dBA maximum. HUD requires that a noise assessment be performed on residential projects whenever a project is located within 1,000' of an arterial roadway and/or 3,000' of an active railroad line.</p> <p>- Coffman Engineers, Inc. (CEI) prepared a <i>HUD Noise Assessment</i> and an <i>Environmental Noise Study</i> for the project site, both dated 19 November 2024. Utilizing the HUD study, CEI determined that the residential units at the corner of El Camino Real and Dumbarton Avenue has a DNL of 74 dBA, which is considered "normally unacceptable" (stated as "conditionally acceptable" in the study), and the outdoor gathering area has a DNL of 60 dBA, which is acceptable.</p> <p>- The Project Area is not located within an airport zone and is outside of all airport noise contours.</p> <p>- See <i>Mitigation Measures and Conditions</i> section for required mitigation measures.</p> <p>- Mechanical ventilation utilizing a ducted fresh air system is required along with doors and windows at various locations with STC ratings of between 32 and 41.</p> <p>- See Attachment K: Noise Abatement</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not located within an area designated by the EPA as being supported by a sole source aquifer.</p> <p>Verified by sole source aquifer map downloaded 5.22.24 from: https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b</p> <p>- The project is in compliance with this Factor.</p> <p>- See Attachment L: Sole Source Aquifers</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project does not involve new construction within or adjacent to a wetland(s) habitat.</p> <p>Verified by: Wetlands Map downloaded 5.22.24 from https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/.</p> <p>- The project is in compliance with this Factor.</p> <p>- See Attachment M: Wetlands Protection</p>

<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project is not within one mile of a listed section of a Wild and Scenic River or National Rivers Inventory river.</i></p> <p>- There are no Wild and Scenic Rivers in San Mateo County or the San Francisco Bay area. The nearest designated river is in Monterey County.</p> <p><i>Verified by the Wild and Scenic Rivers list downloaded 5.15.24 from https://www.rivers.gov/california.php</i></p> <p>- There are no Nationwide Rivers Inventory segments within 1 mile of the project site per NRI map downloaded 5.22.24.</p> <p>- The project is in compliance with this Factor.</p> <p>- See Attachment N: W&S Rivers Act</p>
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<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><i>The project site is suitable for its proposed use; and the project won't be adversely affected by a pre-existing environmental condition.</i></p> <p>- The NEPA Environmental Assessment identified no individual or aggregate environmental Factors of significance that result in the site being adversely affected by environmental considerations that would fall disproportionately on People of Color or Low Income Populations.</p> <p>- Regardless of population group served, the population will not be affected disproportionately by environmental issues.</p> <p>- Additionally, the project will benefit the minority and low-income populations by bringing much needed affordable housing units to the neighborhood and community.</p> <p>- The project is in compliance with this Factor</p> <p>- See Attachment O: Environmental Justice</p>

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted.

Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p><i>The project is in conformance with the County of San Mateo General Plan, North Fair Oaks Community Plan and zoning ordinances.</i></p> <ul style="list-style-type: none"> - The project is consistent with the County of San Mateo’s General Plan and North Fair Oaks Community Plan land use designations and zoning ordinance with the following: <ul style="list-style-type: none"> Zoning – CMU-1 Commercial Mixed-Use This zoning allows any use permitted in any zoning district either alone or in combination with other uses with no restrictions other than those imposed by a Precise Plan or by other County Codes or Ordinances. Land Use – Medium High Density, Commercial Mixed-Use - The proposed project is compatible with the surrounding land uses. - The County will review and approve project design to ensure that the design is compatible with the neighborhood and meets all city design standards. - The project will produce no adverse urban impact. - See Attach P: Land Development

<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>3</p>	<p>Soil Suitability</p> <ul style="list-style-type: none"> - The project is an in-fill project on an fully developed and paved site. The existing structures which will be demolished as part of the new construction. - Geocon prepared a Geotechnical Investigation on the project site, dated December 2021, which reached the following conclusion: “The findings of this study indicate the site is suitable for development as planned provided the recommendations of this report are implemented during design and construction.” - The County will require that the recommendations contained in the report be complied with during site preparation and construction. - All applicable State and local building codes and County of San Mateo requirements will be complied with. <p>Slope</p> <ul style="list-style-type: none"> - Per USDA NRCS, 100% of the site has a slope rating of 8%, acceptable for construction. Additionally, this project is a previously developed and graded site. Slope will not be an issue for development of the project. <p>Erosion</p> <ul style="list-style-type: none"> - As the site is previously developed, there is minimal natural erosion potential. The potential for erosion during construction activities shall be controlled through the use of Best Management Practices as required by the County. <p>Storm Water Runoff and Drainage</p> <ul style="list-style-type: none"> - The project is required to comply with all applicable local, state, and federal policies and regulations related to erosion, storm water runoff and site remediation including the County’s Stormwater Treatment requirements and Municipal Regional Stormwater NPDES Permit (MRP) discussed below. - The Federal Clean Water Act delegates authority to the States to issue National Pollutant Discharge Elimination System (NPDES) permits for discharges of storm water from construction, industrial, and municipal entities to Waters of the United States. Large and medium size municipalities were issued individual municipal NPDES permits in the first phase (Phase I) of the process. The County of San Mateo is one of the municipalities specified in the current Phase I MRP MS4 Permit that must comply with these post-construction requirements, which are contained in Order No. R2-2022-0018, NPDES Permit No. CAS612008. - Low Impact Development (LID) mitigates excessive runoff by the use of control measures that utilize evapor-transpiration, infiltration, capture / reuse, and biotreatment to mimic the runoff of a natural environment. Hydromodification techniques are used to design development sites so that post-construction runoff flow rates do not exceed those of the pre-construction
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		<p>conditions.</p> <ul style="list-style-type: none"> - All projects within the County must comply with the current version of the MRP NPDES MS4 Permit and preparation of a SWPPP covering construction activities and post-construction flows. <p>- See Attach P: Land Development</p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>3</p>	<p>Earthquake Faults and Earthquake Potential</p> <ul style="list-style-type: none"> - The project is not expected to expose people or structures to substantial adverse effects, including the risk of loss, injury, or death as a result of geologic hazards including earthquakes, strong seismic ground shaking, seismic-related ground failure, or landslides with adherence to the applicable California Building Code requirements for projects located in Seismic Risk Category II, as required by the County. - The site is located in an Alquist-Priolo Earthquake Fault Zone and directly above the Stanford fault. However, the 2021 Multijurisdictional Local Hazard Mitigation Plan dated October 2021 noted, “Development in the planning area will be regulated through building standards and performance measures so that the degree of risk will be reduced. Geologic hazard areas are heavily regulated under California’s General Planning Law. The International Building Code establishes provisions to address seismic risk.” - Prior to the issuance of building permits, the County will ensure that any improvements to structures are designed and will be constructed in accordance with the 2022 Edition of the CBC, as recommended, during the building permit issuance process and construction site inspections. <p>Landslide</p> <ul style="list-style-type: none"> - The site has no potential for landslide as it is a relatively flat site in a relatively flat area with no hills or raised earth in the vicinity of the site. <p>Liquefaction Potential</p> <ul style="list-style-type: none"> - The project is located in a high liquefaction area, however, the project site is previously developed and in a highly developed area. Additionally, the 2021 Multijurisdictional Local Hazard Mitigation Plan dated October 2021 noted, “Development in the planning area will be regulated through building standards and performance measures so that the degree of risk will be reduced. Geologic hazard areas are heavily regulated under California’s General Planning Law. The International Building Code establishes provisions to address seismic risk.” A Geotechnical survey may be required prior to construction. <p>Tsunami and Seiches Potential</p> <ul style="list-style-type: none"> - The project will not expose people or property to significant risk of loss or damage due to tsunamis. The project site is located outside of the Tsunami Hazard Area.

- Verified by California Department of Conservation tsunami map [CGS Information Warehouse: Tsunami Hazard Area Map \(ca.gov\)](http://CGSInformationWarehouse.TsunamiHazardAreaMap.ca.gov)

Seiches, the oscillation of large bodies of standing water such as bays or lakes that can occur in response to ground shaking, do not pose a hazard to the site as there are no standing bodies of water in close enough proximity to the project site to impact the site.

Noise

- The project will temporarily increase community noise levels during construction due to normal noises attributable to construction activities.

- During construction, the County will require that standard BMPs be adhered to including allowable hours for use of equipment and other construction activities. The project will be required to comply with the following San Mateo County Code section:

§4.88 NOISE CONTROL

- Section 4.88.350 defines regulations for noise control in the County of San Mateo with exceptions, such as follows, defined in Section 4.88.360:

“Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property, provided said activities do not take place between the hours of 6:00 P.M. and 7:00 A.M. weekdays, 5:00 P.M. and 9:00 A.M. on Saturdays or at any time on Sundays, Thanksgiving and Christmas.”

Wildland Fires Potential

- The project will not expose people or structures to significant risk of loss or injury due to wildland fires. The project site is not located in a Fire Hazard Severity Zone per the Cal Fire FRAP FHSZ Viewer.

Verified by Cal Fire FRAP FHSZ Viewer

Emergency Response & Access

- The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project is required to comply with County of San Mateo development standards with access being reviewed and approved by the County.

Hazardous Materials

- The project will not create a significant hazard to the public or the environment due to hazardous materials other than the temporary use of hazardous materials such as gasoline and oil during the construction process.

Construction Site Safety

		<p>- Appropriate construction site safety procedures, including those required by the County of San Mateo will be implemented during construction activities.</p> <p>- See Attach P: Land Development</p>
Energy Consumption	1	<p>- The project will meet or exceed Title 24 requirements for energy efficiency.</p> <p>- The building will be all electric. Units will have Energy Star appliances including refrigerators, ovens and ranges, and dishwashers. The project will also feature a photovoltaic system to offset electric costs.</p> <p>- Verified by: Alta Housing</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	<p>- The project will create temporary construction employment, some of which is likely to be drawn from the local employment base.</p> <p>- Additionally, the project may create some new permanent jobs to operate the project and will create additional continuing contracting opportunities for local businesses that may also lead to some job creation, most likely for existing area residents but the effect will be less than significant.</p>
Demographic Character Changes, Displacement	2	<p>- At 51 units, the project is too small to instigate any demographic character changes in the community. Additionally, the project is designed to serve existing residents of the project area rather than to attract and bring in new residents to the area.</p> <p>- The two buildings on site are vacant and, therefore, there will be no displacement of persons or businesses.</p>
Environmental Justice	1	<p><i>No adverse environmental impacts were identified in any of the other compliance review portion of this project's total environmental review.</i></p> <p>- The project is a new 51-unit 100% affordable housing community in the North Fair Oaks community in San Mateo County.</p> <p>- The project will not target any particular group and will have no adverse impact on low-income, minority, or other population groups, but rather will offer beneficial impacts to the target group and all members of the community by providing housing and services to those in need.</p> <p>- See all Factors and Attachments</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p><i>Educational Facilities</i></p> <ul style="list-style-type: none"> - The project is a permanent affordable housing project serving low-income seniors and will have no impact on schools. - The project is within the Redwood City School District and the Sequoia Union School District; the area is served by Garfield Elementary and Woodside High School. - School districts are authorized by State law (Government Code §65995-6) to levy a new residential construction fee of up to \$4.08/square foot for residential construction and 0.66/square foot for commercial construction. - Under California Government Code Sections 65995, 65996(a) and 65996(b), payment of these fees is deemed to be full and complete mitigation. Therefore, the impact of the project related to schools would be less than significant. <p><i>Cultural Facilities</i></p> <ul style="list-style-type: none"> - The proposed project may potentially result in an increase in demand on or for cultural facilities in the County of San Mateo and surrounding areas but due to the small project size and that the project is intended to serve existing area residents, the increased demand is not expected to exceed the capacity of existing facilities. - There is an adequate supply of cultural facilities, including libraries, the San Mateo County Museum of History, the Pulgas Water Temple, the Fox Theatre, the Gourmet Haus Staudt, the Foundry, as well as beaches and parks. The project is also approximately 20 miles from San Francisco and the array of cultural activities in that city. <p>- See Attach J: Historic Preservation; and Attach Q: Community Facilities and Services</p>

<p>Commercial Facilities</p>	<p>1</p>	<ul style="list-style-type: none"> - The proposed project will be potentially beneficial to nearby businesses as a result of increased business from new residents. Additionally, placing residents in more affordable housing provides more disposable income for spending on hard and soft goods. - Additionally, the project is not expected to negatively impact other businesses farther out from the project by significantly reducing current demand for their services as there is adequate and accessible public transportation making commercial facilities across the Redwood City urban area reasonably accessible to residents. - Due to the small size of the project (51 units), the net impact is expected to be positive but low and less than significant. <p>- See Attach Q: Community Facilities and Services</p>
<p>Health Care and Social Services</p>	<p>2</p>	<p>Health Care</p> <ul style="list-style-type: none"> - The proposed project is not expected to significantly impact demand for health care services in the area. The project is relatively small (51 units) and has been proposed as a means of providing affordable housing for existing County residents. Sufficient health care services are available in San Mateo County and surrounding areas to handle any potential increase in demand. - Three full-service hospitals are located within 4 miles of the project site. Kaiser Redwood is located approximately 1.4 miles northwest, Dignity Health Sequoia is located approximately 2.36 miles northwest and Stanford Hospital is located approximately 3.2 southeast of the project site. All three facilities have 24-hour full-service emergency departments and can handle any needs generated from the project. <p>Social Services</p> <ul style="list-style-type: none"> - Due to the small size of the proposed project (51 units), the project is not expected to significantly increase demand for social services. - As noted previously, the project is expected to provide affordable housing for households already residing within the project area and, therefore, there is anticipated to be little increase in demand for services generated by the project. Such services as are needed are offered in a wide variety by both public agencies and private non-profit agencies in the County of San Mateo. - Social Services in the area (social services and social/recreational services) include numerous both public and private providers. - Additionally, the project intends to provide some resident support services in the shared community building as part of the proposed project. <p>- See Attach Q: Community Facilities & Services</p>

Solid Waste Disposal / Recycling	2	<ul style="list-style-type: none"> - The proposed project will generate additional solid waste but will not exceed the ability to collect or recycle solid waste. - Recology of San Mateo County is the selected contractor to handle all solid waste collection, including garbage, recyclables, and organics. The Ox Mountain Sanitary Landfill (2 Mi N-E Half Moon Bay Off Hwy 92, Half Moon Bay, CA) is the disposal site for all solid waste collected by Recology that is not diverted. Ox Mountain Landfill is permitted to accept 3,598 tons of waste per day and currently averages approximately 1,650 tons of solid waste per day for disposal (including construction/demolition, and municipal waste). The Ox Mountain Landfill has approximately 17,240,000 cubic yards of remaining capacity as of February 2022 and is estimated to reach permitted disposal capacity by the year 2034. In 2019, the statewide average disposal rate was 6.7 pounds per resident per day with a total of approximately 42.2 million tons of solid waste landfilled. Solid Waste collection and disposal is a fee-based service. - Recology provides full services including garbage disposal, household hazardous waste disposal, bulky and special item disposal, electronic waste disposal, commercial recycling, organics and edible food recovery and zero-waste party packs whereby residents can borrow reusable table settings for up to 24 people to host zero-waste parties. - The project is expected to comply with statutes and regulations related to solid waste, similar to other residential developments in the area. No known project elements would create unusual solid waste conditions. - Construction activities, including this project, are required to comply with all federal, state, and local management and reduction statutes and regulations related to solid waste. Therefore, impacts would be less than significant.. - See Attach Q: Community Facilities and Services
Waste Water / Sanitary Sewers	2	<ul style="list-style-type: none"> - Per the San Mateo County website, the Fair Oaks Sewer Maintenance District (FOSMD) provides wastewater collection services to an approximate 5-square mile area of the City of Redwood City in San Mateo County including the unincorporated portion of the County that includes the project site. The FOSMD is the largest of the ten wastewater districts operated and maintained by the County of San Mateo Department of Public Works and serves approximately 7,200 customers. The collection system includes approximately 82 miles of 4- to 33-inch diameter sewer pipelines. - The project is small (51 units) and is a new construction on an existing lot that is already connected to and served by the FOSMD wastewater system, therefore, the project will not exceed the County's wastewater system capacity. - See Attach Q: Community Facilities and Services
Water Supply	2	<ul style="list-style-type: none"> - The project site is served by CalWater (Bear Gulch District). The District uses a combination of local surface water and surface water purchased from the City and County of San Francisco (SFPUC). The local surface water, about 11% of

	<p>total supply, comes from the District’s 1,200-acre watershed in the Woodside hills; it is collected and treated at its reservoir and treatment plant in Atherton. The remaining 89% of supply is purchased from the SFPUC</p> <ul style="list-style-type: none"> - The project is small (51 units) and is a new construction on an existing lot that is already connected to and served by CalWater; therefore, the project will not exceed the County’s capacity. <p>- See Attach Q: Community Facilities and Services</p>
<p>Public Safety - Police, Fire and Emergency Medical</p>	<p style="text-align: center;">2</p> <p>Public Safety – Police</p> <ul style="list-style-type: none"> - The proposed project is not expected to significantly increase demand for public safety services, including police protection services, due both to the size of the project (51 units) and that the project marketing plan prioritizes leasing to current County residents and/or workers, rather than attracting new residents into the area and, therefore, it’s anticipated that the majority of residents will already reside in the project area. - The project site is within the jurisdiction of the County of San Mateo Sheriff’s Department, Headquarters Patrol Bureau, which will serve the proposed project and its residents. - The proposed project will be required to pay development impact fees when procuring permits for construction of the project. These fees are intended to offset any increased costs imposed on County and local services, including police services, by construction of new developments. <p>Public Safety – Fire</p> <ul style="list-style-type: none"> - The proposed project may increase demand for fire protection services but compliance with all fire protection requirements of the Menlo Park Fire District for fire safety and fire emergency response will avoid significant impacts. This includes the requirement to incorporate fire sprinklers into all structures. - The project is required to be designed to meet all of the standards and requirements identified by the Menlo Park Fire District, which will be verified during the permitting process. <p>Station 3 in the Menlo Park Fire Protection District serves the Town of Atherton. In addition to Atherton, Station 3 also covers areas that are in the unincorporated areas of Redwood City. Since its response area borders the City of Redwood City, the personnel manning Engine 3 find themselves responding into Redwood City as an automatic aid engine.</p> <p>The Station is manned by one Captain and three firefighters. One of the three personnel will also be a licensed paramedic providing the Town of Atherton an Advanced Life Support Engine.</p> <p>This Station also has additional duties within the District. The firefighters working at this Station are also involved in managing the District's EMS</p>

		<p>Operations. They not only assist the EMS Division Chief with the day to day operations, but they also coordinate the restocking of all EMS supplies in the District.</p> <ul style="list-style-type: none"> - The proposed project will be required to pay development impact fees when procuring permits for construction of the project. These fees are intended to offset any increased costs imposed on County services, including fire department services, by construction of new developments. <p>Public Safety – Emergency Medical Services</p> <ul style="list-style-type: none"> - The proposed project is not expected to significantly increase demand for emergency medical services due to the small size of the project and the project as proposed is designed to serve the affordable housing needs of current area residents. - The Menlo Park Fire District, EMS Division, is responsible for emergency medical services in the unincorporated San Mateo County area which includes the project site (see discussion above under Public Safety - Fire). - Three full-service hospitals are located within 4 miles of the project site. Kaiser Redwood is located approximately 1.4 miles northwest, Dignity health Sequoia is located approximately 2.36 miles northwest and Stanford Hospital is located approximately 3.2 southeast of the project site. All three facilities have 24-hour full-service emergency departments and can handle any needs generated from the project. - The project is required to comply with County Standards regarding roadways and related issues including ensuring adequate access to the project area and site for emergency services response so as to not negatively impact response times. The project is an in-fill site and has adequate ingress and egress to the site. <p>- See Attach Q: Community Facilities and Services</p>
Parks, Open Space and Recreation	2	<ul style="list-style-type: none"> - The proposed project may generate a moderate increase in demand for parks, open space and other recreational opportunities. There are abundant open space and recreational opportunities in the County of San Mateo and in the surrounding areas, including the Linden park located approximately 1,583 feet west and Friendship Park located 1,660 feet northeast of the project site. - The proposed project will be required to pay development impact fees when procuring permits for construction of the project. These fees are intended to offset any increased costs imposed on county services, including parks and recreation services, by construction of new developments. <p>- See Attach Q: Community Facilities and Services</p>

Accessibility

- The project is required to and will meet all federal, state and local regulations governing accessibility.

The Redwood City Station is located approximately 1.47 miles from the project site, and the nearest bus stop is approximately 219 feet from the project site. The Redwood City Station is served by Caltrain and Samtrans.

- SamTrans operates 76 bus routes throughout San Mateo County and into parts of San Francisco and Palo Alto. It began operating bus service in 1976 after consolidating 11 municipal transit services in the county into a coordinated network. In mid-1977, SamTrans inaugurated its mainline service from Palo Alto to San Francisco, previously operated by Greyhound.

- All SamTrans buses are equipped with features that provide system accessibility, such as low floor easy to board buses, audio announcements, designated priority seating areas for people with disabilities, enhanced signage, kneeling buses, and handrails.

- Caltrain provides commuter rail service along the San Francisco Peninsula, through the South Bay to San Jose and Gilroy. Caltrain is governed by the Peninsula Corridor Joint Powers Board (PCJPB) which consists of agencies from the three counties served by Caltrain: Santa Clara, San Francisco, and San Mateo. Each member agency has three representatives on a nine-member Board of Directors. The member agencies are the Santa Clara Valley Transportation Authority, the San Francisco Municipal Transportation Agency, and the San Mateo County Transit District (SamTrans).

Transportation

Temporary Impacts

- There will be a temporary increase in traffic from contractors building the project; however, this impact is temporary in nature and does not constitute a permanent impact.

Permanent Impacts

- Due to the small size of the project (51 units) and its location near transit services any increase in traffic generated by the project is not expected to have a significant effect on the level of service (LOS) of area roads or intersections, which are deemed adequate for serving the project.

Therefore, given that the proposed project is a new construction on an existing developed lot, the conclusion that the project would not have a significant impact is supported.

- The County will require the project to pay a Transportation Impact Fee in relation to the project's proportionate impact on project area intersections or road

	<p>segments in order to maintain or improve the level of service in the project area to acceptable conditions.</p> <p>- See Attach R: Transportation</p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	<p><i>Unique Natural Features</i></p> <p>-The project site is flat and contains no unique natural features. It is an in-fill site and currently entirely covered in hardscape.</p> <p>- See USGS Map, Aerial Maps and Photos in Project Information</p> <p><i>Water Resources</i></p> <p>- The project will be connected and served by the CalWater Bear Gulch District system and landscaping will be irrigated with domestic water or reclaimed water. Furthermore, implementation of the project would not deplete groundwater supplies or interfere with groundwater recharge resulting in groundwater loss. (See Water Supply element above).</p> <p>- See Soil Suitability / Slope / Erosion / Drainage / Storm Water Runoff element above for information on the issue of Storm water runoff.</p> <p>- Additionally, sewer service will be processed by the FOSMD sewer system and will not utilize an on-site septic system (see Waste Water / Sanitary Sewers element above).</p> <p>- See Attach 1: Project Information; Attach 2: Maps, Aerials & Photos, and; Attach Q: Community Facilities and Services</p>
Vegetation, Wildlife	2	<p><i>Vegetation</i></p> <p>- The project is in an urban area of unincorporated San Mateo County on the outskirts of the City of Redwood City and is the new construction of an existing lot and primarily hardscape; therefore, the new construction of the project at the subject site will have no impact on the vegetation or wildlife.</p> <p>- See Attach P: Land Development.</p> <p><i>Wildlife</i></p> <p>- Due to the site being located within an urban area and an in-fill project, there is unlikely any ground dwelling wildlife to be affected by development of the project. There is the possibility of nesting birds in the trees surrounding the site and, as such, a nesting bird survey will be required if construction begins during the nesting season.</p>

		- See Attach G: Endangered Species
Other Factors	--	N/A
Climate Change Impacts	2	<p>Climate Change</p> <p>The most significant issues in respect to climate change that may potentially affect this project or be affected by this project are increasing temperatures and drought.</p> <p><i>Temperature</i> – EJSscreen data indicates that the project site falls under the category of 40-60 max days above 90 degrees. Average ambient temperatures are rising in this area as elsewhere in the State, country and world. Increasing temperatures have health effects, especially on vulnerable populations, including low-income populations of every ethnicity.</p> <p><i>Drought (Water Resources)</i> – California and the western United States are currently experiencing drought conditions, and California has for the majority of the last 10 years. This project is not proposed in order to bring new residents into the area, resulting in a negative effect on water resources, but is proposed to meet the affordable housing needs of current area residents. The project is the rehabilitation of an existing structure, and construction will result in no additional effect on drought conditions and water resources in the region or in California.</p> <p><i>EPA EJSscreen Climate Change Factors</i></p> <p>The EPA EJSscreen includes a section on Climate Change that looks at 4 Factors: 100 Year Floodplain; Flood Risk Sea Level Rise; and Wildfire Risk. The following are the EJSscreen Climate Change Factors for the project site.</p> <p>100 Year Floodplain – EJSscreen data indicates that the project site is not projected to be within a 100-year Flood Plain. Additionally, FIRM map 06081C0302F dated April 05, 2019, the site is located in Zone X; an “0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mi.”</p> <p>Sea Level Rise – Additionally, EJSscreen data indicates the project site is outside of the area that could be affected by sea level rise. The area is not generally subject to hurricanes or extreme storms and is in a temperate area not subject to extreme heat or cold.</p> <p>Wildfire Risk – The current risk is shown at less than 50th percentile.</p> <p>Flood Risk – The current risk is shown at the 80-90th percentile for properties to be at risk of flooding.</p> <p>- See Attach R – Climate Change</p>

Energy Efficiency	1	<p>- The project will be all electric and will meet or exceed California Title 24 requirements for energy efficiency. Units will have EnergyStar appliances including refrigerators, ovens and ranges, and dishwashers. The project will also feature a photovoltaic system to reduce usage from the electrical grid.</p> <p>The project site is strategically located close to transit, both train and bus, which is done with the intention that located so will result in less use of private vehicles in favor of public transit.</p>
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Additional Studies Performed:

No additional studies were performed for preparation of this NEPA other than those referenced in specific factors and below.

Field Inspection (Date and completed by):

Field Inspections were done by the preparers of reports used in this NEPA including (see dates under Factors):

- Geocon – October 21 & 22, 2021
- Essel Environmental – October 14, 2021, June 4, 2024, and July 19, 2024
- Coffman Engineers, Inc. – Environmental Noise Study, 22 & 24 October 2019

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

The following were used for each item as applicable:

- USGS, Palo Alto Quadrangle 7.5-Minute series topographic map
- Google Earth and Google Maps

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6

Airport Hazards

- 24 CFR Part 51 Subpart D
- NEPAssist
- ALUC NUG CLUP – Moffett Field
- Military Airports Map
- Google Maps
- Google Earth

Coastal Barrier Resources

- Coastal Barrier Resource System Mapper

Flood Insurance

- FIRM map 06081C0302F dated 4/5/19

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

Clean Air

- EPA Greenbook “Currently Designated Nonattainment Areas for all Criteria Pollutants downloaded 5.15.24 from <https://www3.epa.gov/airquality/greenbook/ancl.html#CALIFORNIA>
- Bay Area Air Quality Management District 2017 Bay Area Clean Air Plan
- 2022 Scoping Plan for Achieving Carbon Neutrality
- NEPA Conformity Analysis
- Toxic Air Contaminant Screening Health Risk Assessment

Coastal Zone Management Act

- California Coastal Zone Map downloaded from <https://www.coastal.ca.gov/maps/czb/>
- Google Earth

Contamination and Toxic Substances

- Essel Environmental – Phase I ESA and VES, June 13, 2024
- Essel Environmental – Asbestos and Lead Survey Report, dated August 2, 2024
- Essel Environmental – Soil & Groundwater Sampling Report, dated November 5, 2021
- National Environmental Public Health Tracking Network

Endangered Species Act

- USFWS Species List
- USFWS Critical Habitat Mapper

Explosive and Flammable Hazards

- CalEPA Database: <https://siteportal.calepa.ca.gov/nsite/map/help>
- Explosives and Flammable Hazards Assessment Tool (ASD Tool):
- Google Earth

Farmlands Protection

- USDA, NRCS website at <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- California Department of Conservation – California Important Farmland Finder

Floodplain Management

- FIRM map 06081C0302F dated 4/5/19
- FFRMS Freeboard Value Approach Report

Historic Preservation

- Ms. Julianne Polanco, State Historic Preservation Officer
- California Historic Resources Information System
- Native American Heritage Commission
- Consultation Letters sent to all Tribes and Individuals on the NAHC Contact List
- Tribal responses from Amah Mutsun Tribal Band of San Juan Bautista, Costanoan Rumsen Carmel Tribal Band, and Muwekma Ohlone Tribal Band
- National Register of Historic Places (NRHP) Records Search
- The USGS, Palo Alto Quadrangle 7.5-Minute series topographic map
- Google Aerial Photos

Noise Abatement and Control

- NEPAssist
- Google Earth
- Coffman Engineers, Inc. – HUD Noise Assessment, 19 November 2024
- Coffman Engineers, Inc. – Environmental Noise Study, 19 November 2024

Sole Source Aquifers

- EPA Region 9 Sole Source Aquifers Map downloaded 5.22.24 from <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>

Wetlands Protection

- Wetlands Map downloaded 5.22.24 from <https://fws.gov/wetlands>

Wild and Scenic Rivers Act

- Wild and Scenic Rivers map downloaded 5.15.24 from <https://www.rivers.gov/river-app/index.html?state=CA>
- Nationwide Rivers Inventory downloaded 5.22.24 from <https://www.nps.gov/subjects/rivers/nationwide-rivers-inventory.htm>

ENVIRONMENTAL JUSTICE

Environmental Justice

- Environmental Justice Partner Worksheet

Environmental Assessment Factors

- NEPAssist
- County of San Mateo Website
- County of San Mateo GIS - various
- County of San Mateo – Zoning and Land Use Maps
- County of San Mateo Zoning Code
- County of San Mateo Municipal Code – various cited sections
- North Fair Oaks Community Plan
- Essel Environmental, Phase I ESA and VES, June 13, 2024
- Coffman Engineers, Inc. – HUD Noise Assessment, 19 November 2024
- Coffman Engineers, Inc. – Environmental Noise Study, 19 November 2024
- USDA, NRCS website at <https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- California Department of Conservation regulatory maps viewed or downloaded from: <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>
- 2021 Multijurisdictional Local Hazard Mitigation Plan and Hazard Plan maps dated October 2021
- California Emergency Management Agency – Tsunami Inundation Map for Emergency Planning
- San Mateo County Municipal Code 4.88
- Cal Fire – FRAP FHSZ Viewer
- Kaiser Redwood website
- Dignity Health Sequoia website
- Stanford Hospital website
- San Mateo County Public Works website
- CalWater website – Bear Gulch District
- Redwood City Transit website
- EPA EJScreen Mapping Tool

- NPDES Phase I MS4 General Permit
- Google Earth
- Google Maps

List of Permits Obtained:

None obtained yet. No permits other than standard construction-related permits are required.

Public Outreach [24 CFR 50.23 & 58.43]:

- Consultation letters mailed to tribal contacts on 8.7.24 and the State Historic Preservation Officer on 10.30.24

Cumulative Impact Analysis [24 CFR 58.32]:

No Factors in this Environmental Assessment were found to be significant on a stand-alone basis; and there are no other activities functionally or geographically related to this project requiring aggregation with this action – i.e., there are no other activities that are similar, connected and closely related, or that are dependent upon other activities and actions, and, therefore would need to be aggregated and evaluated with this activity (See 40 CFR 1508.25(a)); and; there are no cumulative impacts when considering all factors as a whole that would result in the Finding being other than **No Significant Impact**.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

This site was considered originally at the same time that the site next door at 2821 ECR was considered. The owners of this site were not willing to sell the site at that time and after considering other sites in the area 2821 ECR was purchased for the proposed project.

Other sites in the North Fair Oaks community were considered but none were ideal for a 100% affordable housing project. During construction of the adjoining site – 2821 ECR – the owners of this site decided to sell the site. It was considered ideal for the project as the developer owns the adjacent site.

No Action Alternative [24 CFR 58.40(e)]:

There are few benefits to be obtained by not developing the site as proposed. The project site currently contains two vacant buildings that provide no housing in an area with a significant housing need. This project will increase the much-needed supply of housing in the project area with existing public infrastructure and without significantly impacting existing public services. Not developing this particular project will delay the development of much needed affordable housing in the community.

Summary of Findings and Conclusions:

The County of San Mateo finds that the project will have no significant effect on the quality of the human environment. In several areas, implementation of County and other agency required measures during construction, along with other conditions required for County approval of the project, will not only result in the project having no significant impact on the quality of the human environment but will have a beneficial impact in several areas such as improving the visual aesthetics of the area through utilization of a site designated for housing which was never completed.

The project will benefit the County of San Mateo and low-income residents needing affordable rental housing by providing quality low-income housing without exposing residents to hazardous environmental conditions and will improve their quality of life.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measures and Conditions
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p><i>Mitigation Measure 1: Install minimum efficiency reporting value (MERV) 13 filters in the project. Heating, air conditioning and ventilation (HVAC) systems shall be installed with a fan unit power designed to force air through the MERV filter. To ensure long-term maintenance and replacement of the MERV filters in the individual units, the owner/property manager shall maintain and replace MERV filters in accordance with the manufacturer’s recommendations. The property owner shall inform renters of increased risk of exposure to diesel particulates when windows are open.</i></p> <p><i>Mitigation Measure 2: Require all project diesel-powered on-site construction equipment have EPA-rated Tier 4 engines to reduce construction equipment emissions during project construction.</i></p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p><i>Underground Storage Tanks</i></p> <p><i>The following conditions apply to the project:</i></p> <ul style="list-style-type: none"> <i>• The three (3) encased USTs are to be removed in accordance with Health and Safety Code Chapter 6.7, Title 23 California Code of Regulations, and Title 22 California Code of Regulations with the removal</i>

requirements summarized in the County's UST Closure Permit application

- *Two (2) soil samples are required to be collected from beneath each of the former tanks, and*
- *A final closure report is required at the end of the Project.*

ACM

If suspect ACMs that are not referenced in the attached Asbestos and Lead Survey Report are identified during future activities, or if material that was not accessible is to be disturbed, Essel recommends that the materials be sampled and analyzed to establish whether the material(s) contain asbestos or treat them as assumed ACMs.

These may include:

- *Vapor barrier below concrete slabs;*
- *Subgrade concrete encased piping and geothermal systems;*
- *Any other concealed or otherwise inaccessible materials.*

LBP

All coated surfaces shall be considered to contain some lead and require dust control procedures for compliance with Cal/OSHA's Construction Lead Standard under 8 CCR 1532.1. The aforementioned regulation contains requirements for lead air monitoring, work practices, respiratory protection, etc., that are triggered by the presence of even very low levels of lead.

In addition, all loose and peeling lead-based paints should be stabilized prior to disturbance with paint chips collected and characterized to determine leachability prior to disposal. Disposal of these materials may be as RCRA or California hazardous waste pending receipt of analytical waste characterization data.

Conventional demolition techniques should be employed for all painted surfaces and materials with measurable lead content with the Contractor complying with applicable OSHA and Cal/OSHA statutes regarding:

- *Worker awareness training;*
- *Exposure monitoring, as needed;*
- *Medical examinations, which may include blood lead level testing; and*
- *Establishing a written respiratory protection program.*

	<p><i>Additional Total Threshold Lead Concentration (TTLC) sampling should be conducted by the contractor for waste characterization. If the TTLC is less than 50 ppm, the waste is considered a non-hazardous waste for lead. If the TTLC is > 100 ppm then a Soluble Threshold Limit Concentration (STLC) analysis should be performed.</i></p> <p><i>See the attached Asbestos and Lead Survey Report, pp. 5-7, for more detailed information on requirements.</i></p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p> <p><i>[Standard Condition]</i></p>	<ul style="list-style-type: none"> - <i>The project site is a fully developed site with buildings and hardscape in a densely developed urban area with no trees and minimal vegetation on the site. There are approximately four (4) bushes on the north end of the site and trees on the street side of the sidewalk along Vera Avenue. With very minimal vegetation on the site, there is limited potential for any wildlife to be present on the site or for there to be any effect on wildlife other than that discussed below.</i> - <i>The USFW Critical Habitat map indicates no critical habitat on or near the project site.</i> - <i>Under the federal Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711), it is unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR Part 10 including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). All migratory bird species are protected by the MBTA. Any disturbance that causes direct injury, death, nest abandonment, or forced fledging of migratory birds, is restricted under the MBTA. Any removal of active nests during the breeding season or any disturbance that results in the abandonment of nestlings is considered a 'take' of the species under federal law.</i> - <i>The trees on and adjacent to the project site provide potential nesting habitat for birds of prey and birds listed by the Migratory Bird Treaty Act (MBTA). Since nests could become established in the trees before construction begins, a nesting bird survey should be undertaken if construction begins during the nesting season of April 1 to July 1.</i>

<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><i>Based on the Code of Federal Regulations Title 36, Volume 3 (Rev. July 1, 2001), if archaeological remains are exposed during ground construction, work within five meters of the radius of the find(s) must be halted and a qualified archaeologist retained to evaluate the findings. If human remains are encountered during excavations associated with this project, all work must halt, and the County Coroner must be notified (Section 7050.5 of the California Health and Safety Code). The coroner will determine whether the remains are of forensic interest. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, the coroner will contact the Native American Heritage Commission (NAHC).</i></p> <p><i>The NAHC will be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 5097.98 of the Public Resources Code. The MLD should make his/her recommendations within 48 hours of their notification by the NAHC. This recommendation may include A) the nondestructive removal and analysis of human remains and items associated with Native American human remains; (B) preservation of Native American human remains and associated items in place; (C) relinquishment of Native American human remains and associated items to the descendants for treatment; or (D) other culturally appropriate treatment.</i></p> <p><i>The following two (2) Conditions are to be implemented by the project:</i></p> <p><i>1) Project Developer's Implementation of a Pre-Construction Training by a Qualified Archeologist for all Construction Personnel prior to the commencement of any ground disturbing activities; and</i></p> <p><i>2) Project Developer's implementation of specific protocols for the inadvertent discovery of any previously unknown prehistoric resources in the APE and the inadvertent discovery of human remains.</i></p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><i>Mechanical ventilation utilizing a ducted fresh air system is required along with doors and windows at various locations with STC ratings of between 32 and 41.</i></p>

<p>Hazards and Nuisances Including Site Safety and Noise</p>	<p>Noise</p> <p>- During construction, the County will require that standard BMP's be adhered to include allowable hours for use of equipment and other construction activities. Per San Mateo County Code of Ordinances Section 4.88.360, construction noise is exempted from the noise ordinance under the following conditions: Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property, provided said activities do not take place between the hours of 6:00 P.M. and 7:00 A.M. weekdays, 5:00 P.M. and 9:00 A.M. on Saturdays or at any time on Sundays, Thanksgiving and Christmas.</p> <p>- Best practices require all construction equipment must be maintained according to the manufacturer's specifications, and noise generating construction equipment must be equipped with factory-installed mufflers.</p> <p>Air Quality</p> <p>The project site is located in the Bay Area Air Quality Management District (BAAQMD) and is required to comply with all applicable rules governing construction activities and building design, including, but not limited to, those governing fugitive dust emissions during construction activities, architectural coatings used on the building, and demolition of structures with toxic materials present in building materials. Additionally, A Health Risk Assessment recommended requiring all project diesel-powered on-site construction equipment have EPA-rated Tier 4 engines to reduce construction equipment emissions during project construction.</p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>Both interim and permanent erosion control measures are required by the San Francisco Bay Regional Water Quality Control Board and by the County as a condition of construction with standard BMP's followed during and after construction and re-vegetation following construction.</p>

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: *Roy Hastings* Date: 12.27.24

Name/Title/Organization: Roy Hastings / Owner / R.L. Hastings & Associates, LLC

Certifying Officer Signature: _____ Date: _____

Name/Title: Raymond J. Hodges / Director, County of San Mateo Department of Housing

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).