COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT
SUBSEQUENT MITIGATED NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project *Soil Remediation and Land Restoration at the former Half Moon Bay Gun Club* when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2015-00245

OWNER: Peninsula Open Space Trust

APPLICANT: Peninsula Open Space Trust (POST)

ASSESSOR'S PARCEL NO.: 047-350-020

LOCATION: 3500 Frenchman's Creek Road, El Granada

PROJECT DESCRIPTION

The project will restore land through soil remediation at the former Half Moon Bay Gun Club which exists on a 357.13-acre parcel currently owned by POST. The project involves excavating approximately 300 cubic yards at depths of approximately 1-foot over approximately 9,300 square feet of flat land. Remedial action would include the removal of soil containing lead bullets, casings, shells, other metals, and polyaromatic hydrocarbons[1] at higher concentrations than the Environmental Screening Levels established by the Regional Water Quality Control Board (RWQCB). The project is intended to achieve a conservative, unrestricted lead cleanup goal of 80 milligrams of lead per kilogram of soil, which is acceptable for residential land use pursuant to RWQCB standards (RWQCB Environmental Screening Levels, February 2016). No construction is proposed, except for +drainage improvements (detailed in the previous section) to allow land access beyond the project area. No trees will be removed, and no fill, including import fill, is proposed for soil excavation areas. Erosion control blankets and seed-free wattles will be used to stabilize disturbed areas. Revegetation of disturbed areas will be permitted to occur naturally with surrounding native vegetation, through the application of a local mix of natives, and with measures to improve drainage control along the access route. For further project description detail, see the 2015 Initial Study and Mitigated Negative Declaration (IS/MND) project description.

The grading process would be initiated by mobilization to the project site, followed by marking and clearing of planned excavation areas prior to excavation. Excavated soil would be transferred to a separate on-site staging area where stockpiles would be contained on, and covered by, plastic sheeting. Confirmation sampling would be conducted to confirm remaining soil meets remedial goals while stockpiled soil will be transported to approved off- site disposal facilities. Minor grading for drainage improvements to the road in the vicinity of the excavation area is expected to be completed in 1 to 2 days.

[1] Polyaromatic hydrocarbons (PAHs) are typical in trap/skeet materials.

The IS/MND have been updated to consider the project scope changes identified above, and in accordance with the updated Biological Resources Evaluation, prepared by WRA Environmental Consultants, dated April 2018. Additionally, this IS document includes a Tribal Cultural Resources section discussion, pursuant to Assembly Bill (AB) 52, that was not included in the previous 2015 IS/MND.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

1. The project will not adversely affect water or air quality or increase noise levels substantially.

2. The project will not have adverse impacts on the flora or fauna of the area.

3. The project will not degrade the aesthetic quality of the area.

4. The project will not have adverse impacts on traffic or land use.

5. In addition, the project will not:

    a. Create impacts which have the potential to degrade the quality of the environment.

    b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

    c. Create impacts for a project which are individually limited, but cumulatively considerable.

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

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

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

Mitigation Measure 1: The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any grading "hard card" that, at a minimum, includes the "Basic Construction Mitigation Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

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

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

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

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

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

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

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

Mitigation Measure 2: To reduce the potential for impacts to sensitive communities and special-status species, the following general best management practices (BMPs) are recommended for implementation:
Appropriate perimeter erosion and sediment control measures (i.e. silt fencing, straw waddles) shall be installed around any stockpiles of soil or other materials which could be transported by rainfall or other flows in order to reduce the possibility of soil erosion and sediments flowing into natural habitats.

a. All access, staging, and work areas shall be delineated with orange construction fencing, or similar, and all work activities shall be limited to these areas.

b. All access, staging, and work areas shall be the minimum size necessary to conduct the work.

c. All staging, maintenance, and storage of construction equipment shall be performed in a manner to preclude any direct or indirect discharge of fuel, oil, or other petroleum products into the Study Area. No other debris, rubbish, soil, silt, sand, or other construction-related materials or wastes shall be allowed to enter into or be placed where they may be washed by rainfall or runoff into wetland areas. All such debris and waste shall be picked-up daily and shall be properly disposed of at an appropriate facility. If a spill of fluid materials occurs, the area shall be cleaned and contaminated materials disposed of properly. The affected spill area shall be restored to its natural condition.

d. Disturbance or removal of vegetation shall not exceed the minimum necessary to conduct the work.

e. Given that the Project proposes to allow excavated areas to revegetate naturally, certified weed-free erosion control natural fiber blankets shall be used to stabilize disturbed soils.

f. Stockpiles of soil or other materials that can be blown by wind shall be covered when not in active use.

g. All trucks hauling soil, sand, and other loose materials shall be covered.

Mitigation Measure 3: The following measures shall be implemented to minimize impacts to San Mateo tree lupine:

a. A temporary protective barrier or sheeting shall be placed on the ground in the location of the stockpiling area to minimize disturbance of the existing substrates and seedbank during temporary stockpiling efforts to avoid contamination from the stockpiled materials.

b. The extent of the stockpiling area and construction access routes in areas with known populations of San Mateo tree lupine should be delineated with orange construction flagging to avoid incidental, direct impacts from construction equipment access and stockpiling.

c. The size, limit, and duration of the stockpiling area shall be minimized to the extent possible to reduce temporary disturbance to San Mateo tree lupine individuals.

d. Post-construction monitoring of any project-related impacted habitat shall ensure that San Mateo tree lupine recolonizes into areas where it currently occurs. Monitoring shall occur for up to three years following the completion of project work or until the area demonstrates a trajectory of San Mateo tree lupine re-establishment of similar density to pre-construction conditions.

e. The applicant shall make an effort to relocate the one shrubby lupine (presumed to be Lupinus arboreus var. eximius) identified by Kramer Botanical (Kramer Botanical Assessment, May 15, 2015), located near the eastern edge of "Decision Unit-10," should there be a foreseen impact to the individual during project implementation.

Mitigation Measure 4: A pre-construction survey for woodrat houses shall be conducted by a qualified biologist within 30 days prior to the start of work. If woodrat houses are found to be present in the work area, the following additional measures shall be implemented:

a. Any woodrat houses present in the work area, shall be dismantled by and under the supervision of a qualified biologist.

b. If young are encountered during the dismantling process, the material shall be placed back on the house, and the house will remain undisturbed for 14 days. After 14 days has passed, nest dismantling shall begin again. Once fully deconstructed, any materials removed shall be moved to suitable adjacent areas that will not be impacted by project activities and the materials shall be scattered.

Mitigation Measure 5: In compliance with the Migratory Bird Treaty Act, a survey for active bird nests shall be conducted by a qualified biologist no more than 14 days prior to the start of project activities (vegetation removal, grading, or other ground-disturbing activities) during the nesting season (February 1 through August 31). The survey shall be conducted in a sufficient area around the work site to identify the location and status of any nests that could potentially be directly or indirectly affected by project activities. If active nests or protected species are found within the project area or close enough to these areas to affect nesting success, the following shall be implemented:

a. A work exclusion zone shall be established around each nest by a qualified biologist that will remain in place until all young in the nest have fledged or the nest otherwise becomes inactive. As exclusion zones vary in size depending on the species, the size will be determined by a qualified biologist.

Mitigation Measure 6: In order to mitigate impacts to the CRLF, consultation with the USFWS shall be initiated in order to obtain coverage for harassment during remediation and road improvement work. The qualification of designated biologists shall be submitted to the USFWS for review and written approval at least 30 calendar days prior to the start of work. The following measures from the Programmatic Biological Opinion for CRLF shall be implemented, unless superceded by mitigation measures as a result of consultation, and then the superceding measures shall be implemented:

a. Within 24 hours prior to initial ground disturbance, a preconstruction survey for CRLF shall be conducted. If any life stage of the species is found, the approved biologist will capture and move any individuals to an appropriate relocation site.

b. The approved biologist shall conduct an education training for employees working on the project. Personnel will be required to attend the training that would cover topics such as identification and legal protection of the species, as well as project specific avoidance and minimization measures.

c. The approved biologist shall be onsite during all activities that may result in take of CRLF including vegetation removal, initial ground disturbance, and spoils hauling.

d. The number of access routes, construction areas, equipment staging, storage, parking, and stockpile areas will be minimized to the extent possible.

e. To minimize temporary habitat disturbances, project-related vehicle traffic shall be restricted to established roads, and construction areas. Project-related vehicles shall observe a 20-mile per hour speed limit within construction areas.

f. All construction equipment shall be maintained to prevent leaks of fuels, lubricants, or other toxic fluids.

g. In order to avoid attracting predators of the CRLF, all trash shall be deposited in covered or closed trash containers that are removed from the project site regularly.

h. Any restoration and re-vegetation work for temporary effects shall be implemented using native California plant species.

i. Plastic monofilament netting (erosion control matting, or wrapping around wattles) or similar materials shall not be used on the project in order to avoid entangling, strangling, or trapping CRLF.

j. Construction shall be limited to the dry season (April 30 to October 1) to avoid impacting CRLF when they are most likely to use the study area as a migration corridor.

k. No construction activities shall occur during rain events or within 24-hours following a rain event.

l. Construction activities shall cease no less than 30 minutes before sunset and shall not begin again prior to no less than 30 minutes after sunrise.

Mitigation Measure 7: Any discharges of dredged or fill material into jurisdictional waters of the United States shall be in conformance with a permit issued by the U.S. Army Corps of Engineers (Corps) pursuant to Section 404 of the Clean Water Act and Water Quality Certification by the Regional Water Quality Control Board (RWQCB) pursuant to Section 401 of the Clean Water Act, prior to any grading or construction activities that may impact jurisdictional areas. Additionally, U.S. Fish and Wildlife Services Compliance with the federal and state "no net loss of wetlands" policy is required for the proposed project. The avoidance, minimization, and mitigation measures required by such permits shall be implemented.

Impacts to wetlands shall require the creation or restoration of wetlands at a minimum of a 1:1 ratio for the impacted area, creation and/or restoration of wetlands that would provide equivalent biological function, purchase of wetland credits at a mitigation bank, or some combination of these actions. Furthermore, during the application process, the Project proponent shall coordinate with the Corps and RWQCB to confirm that all proposed mitigation ratios and planned restoration activities are adequate to achieve a no net loss of wetland functions and services determination. Monitoring shall be required for impacted wetlands to ensure no weed infestations occur as a result of the project activities.

Mitigation Measure 8: In the event that archaeological resources are inadvertently discovered, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 25-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

Mitigation Measure 9: In the event that paleontological resources are inadvertently discovered, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified paleontologist can evaluate the significant of the find. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the paleontologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

Mitigation Measure 10: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Mitigation Measure 11: The applicant shall adhere to the San Mateo County Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.

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

d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.

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

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

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

h. Performing clearing and earth-moving activities only during dry weather.

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

j. Limiting construction access routes and stabilizing designated access points.

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

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

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

n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

Mitigation Measure 12: No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

An applicant-completed and County-issued grading permit "hard card" is required prior to the start of any land disturbance/grading operations. Along with the "hard card," the applicant shall submit a letter to the Current Planning Section, at least two (2) weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of revegetation and estimated date of establishment of newly planted vegetation.

Mitigation Measure 13: It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

Mitigation Measure 14: The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, as well as prior authorization from the Community Development Director to conduct grading during the wet weather season.

Mitigation Measure 15: Off-site hauling of excavated soil shall be limited to the hours of 9:00 a.m. to 3:00 p.m. on weekdays. Trucks or vehicles associated with the project shall not be parked on residential streets.

Mitigation Measure 16: The applicant shall obtain an encroachment permit for hauling of heavy loads on a public roadway. The applicant will be directed to submit traffic control plans which will notify the public of potential delays, and will have restricted hours for hauling operations. Any damage caused by the hauling operations or contractors equipment shall be repaired as directed by the County inspector.

Mitigation Measure 17: The applicant shall notify the public of hauling activities 10 days in advance of such work.

Mitigation Measure 18: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional

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

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

RESPONSIBLE AGENCY CONSULTATION

U.S. Army Corps of Engineers
Regional Water Quality Control Board

INITIAL STUDY

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

REVIEW PERIOD: December 14, 2018 to January 14, 2019

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., January 14, 2019**.

CONTACT PERSON

Summer Burlison
Project Planner, 650/363-1815
sburlison@smcgov.org

Summer Burlison, Project Planner

SSB:MDB:ann – MDBCC0520_WNH.DOCX

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Soil Remediation and Land Restoration at the former Half Moon Bay Gun Club

2. **County File Number:** PLN 2015-00245

3. **Lead Agency Name and Address:** County of San Mateo Planning and Building Department, 455 County Center, 2nd Floor, Redwood City, CA 94063

4. **Contact Person and Phone Number:** Summer Burlison, Project Planner; 650/363-1815

5. **Project Location:** 3500 Frenchman's Creek Road, El Granada

6. **Assessor's Parcel Number and Size of Parcel:** 047-350-020; 357.13 acres

7. **Project Sponsor's Name and Address:** Peninsula Open Space Trust (POST), 222 High Street, Palo Alto, CA 94301

8. **General Plan Designation:** Open Space

9. **Zoning:** RM-CZ/DR/CD (Resource Management-Coastal Zone/Design Review/Coastal Development) and RM (Resource Management)

10. **Description of the Project:**

Background:

An Initial Study (IS) and Mitigated Negative Declaration (MND) were previously prepared for the project and certified by the County of San Mateo in 2015. A copy of these previous documents are included as Attachment C. CEQA Guidelines section 15162(b) states that if changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a); otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation. A secondary review of biological impacts was completed in 2018 by WRA Environmental Consultants and new impacts were discovered that were not previously known at the time of project review in 2015. The newly identified impacts could be alleviated through mitigation. Therefore, pursuant to CEQA Guidelines section 15162(a)(3)(A), this subsequent MND is required.

Project Scope Changes:

Project scope changes since the previous 2015 IS/MND are included in amended plans, see Attachment B, and include the installation of drainage improvements for the access roadway at the excavation area and reducing the footprint of the stockpile area. Proposed drainage improvements involve replacing a ditch relief culvert, installing three rolling dips and a gravel

subdrain, installing two waterbars along the side road, and adding rock to approximately eighty (80) linear feet of the roadway running through the excavation area. Additional rock may be added to existing roadway sections beyond the excavation area. The applicant will allow some of the disturbed excavation areas to naturally revegetate. The amended project includes clarification that excavation work in the Decision Unit (DU) areas will be at depths of approximately 1-foot. Additionally, in order to minimize potential impacts to San Mateo tree lupine, the amended project includes a reduced footprint of the stockpile area from 1.35 acres to 0.35 acre.

Based on newly identified biological impacts, detail in the Biological Resources Section (4) below, the applicant is seeking an amendment to the previously approved Coastal Development Permit (CDP) and Grading Permit. The CDP is appealable to the California Coastal Commission.

Summary of Project Description

The project will restore land through soil remediation at the former Half Moon Bay Gun Club which exists on a 357.13-acre parcel currently owned by POST. The project involves excavating approximately 300 cubic yards at depths of approximately 1-foot over approximately 9,300 square feet of flat land. Remedial action would include the removal of soil containing lead bullets, casings, shells, other metals, and polyaromatic hydrocarbons[1] at higher concentrations than the Environmental Screening Levels established by the Regional Water Quality Control Board (RWQCB). The project is intended to achieve a conservative, unrestricted lead cleanup goal of 80 milligrams of lead per kilogram of soil, which is acceptable for residential land use pursuant to RWQCB standards (RWQCB Environmental Screening Levels, February 2016). No construction is proposed, except for drainage improvements (detailed in the previous section) to allow land access beyond the project area. No trees will be removed, and no fill, including import fill, is proposed for soil excavation areas. Erosion control blankets and seed-free wattles will be used to stabilize disturbed areas. Revegetation of disturbed areas will be permitted to occur naturally with surrounding native vegetation, through the application of a local mix of natives, and with measures to improve drainage control along the access route. For further project description detail, see the 2015 IS/MND project description (Attachment C).

The grading process would be initiated by mobilization to the project site, followed by marking and clearing of planned excavation areas prior to excavation. Excavated soil would be transferred to a separate on-site staging area where stockpiles would be contained on, and covered by, plastic sheeting. Confirmation sampling would be conducted to confirm remaining soil meets remedial goals while stockpiled soil will be transported to approved off-site disposal facilities. Minor grading for drainage improvements to the road in the vicinity of the excavation area is expected to be completed in 1 to 2 days.

The IS/MND have been updated to consider the project scope changes identified above, and in accordance with the updated Biological Resources Evaluation, prepared by WRA Environmental Consultants, dated April 2018. Additionally, this IS document includes a Tribal Cultural Resources section discussion, pursuant to Assembly Bill (AB) 52, that was not included in the previous 2015 IS/MND.

[1] Polyaromatic hydrocarbons (PAHs) are typical in trap/skeet materials.

11. **Surrounding Land Uses and Setting:** The 357.13-acre parcel is part of a larger 896-acre area of land that was acquired by POST in 2014 and is maintained as open space. The project site consists of moderately steep, heavily wooded and grass-covered open space and contains a single-story clubhouse formerly used by the Half Moon Bay Gun Club. The project site is approximately two miles northeast from El Granada Boulevard and is accessible by a private vehicle access road from El Granada Boulevard, traversing State Park lands before passing through the project area. Surrounding land use under State Parks ownership is rural public open space consisting of moderately to steep-sloped heavily vegetated hills with very few rural residential properties.

12. **Other Public Agencies Whose Approval is Required:** U.S. Army Corps of Engineers; Regional Water Quality Control Board

13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?:**
No California Native American tribe has requested consultation pursuant to Public Resources Code section 21080.3.1.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

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

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

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

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

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

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

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

1. AESTHETICS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?				X

Discussion: The project would not have any adverse effects on views, as the project does not involve any new significant development. Additionally, the project does not propose significant changes to any natural landforms or topography as a majority of the excavation work would be limited to relatively flat, previously disturbed areas with approximately 1 feet of excavation in any area. All proposed drainage improvements would be at-grade. Furthermore, all disturbed areas would be revegetated, naturally or manually, after excavation.

Source: Project Application/Plans; Site Visit, 2015.

1.b.	Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X

Discussion: The project would not damage or destroy any scenic resources, as the project would involve the excavation of approximately 1-foot of topsoil in relatively flat open areas, with the exception of a weathered vertical granite berm previously used for target practice that would only require approximately 1-foot of excavation and would be cut to a stable slope. Furthermore, the project site is not within, or adjacent to, a scenic highway or corridor.

Source: Project Application/Plans; Site Visit, 2015.

1.c.	Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?				X

Discussion: The project would not degrade the existing visual character or quality of the area as the project involves the excavation of approximatley 1-foot of soil in relatively flat open, previously disturbed areas. While the project would involve drainage improvements along the access roadway, such improvements would not result in a significant change to a natural landform or topography. See staff's discussion in Sections 1.a. and 1.b.

Source: Project Application/Plans; Site Visit, 2015.

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

Discussion: The project does not propose to install any sources of light or glare to the area and all work would be conducted during daylight hours.

Source: Project Plans.

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

Discussion: The project is not located adjacent to a scenic highway or within a scenic corridor.

Source: County General Plan Scenic Corridors Map.

1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
Discussion: The project site is located within a Design Review District; however, the project only involves at-grade drainage improvements and therefore would not conflict with any such applicable General Plan or Zoning Ordinance provisions. **Source:** County Zoning Map; Project Plans.					
1.g.	Visually intrude into an area having natural scenic qualities?				X
Discussion: The project would not have any adverse visual impacts to the area, as the project only involves at-grade drainage improvements. See staff's discussion in Section 1.a. **Source:** Project Plans.					

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

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
Discussion: N/A. The project area is located within the Coastal Zone. **Source:** Project Location.					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion: The project area is zoned Resource Management-Coastal Zone which is the County's					

open space zoning district. There are no known open space easements affecting the property. The property's Williamson Act contract was non-renewed on September 23, 2011 and expires on December 31, 2020. Since the project proposes no structural development or change in land use, there are no conflicts with the property's Williamson Act contract (currently in non-renewal status). **Source:** County Zoning Map; Notice of Non-Renewal of California Land Conservation Contracts, Document Number 2011-110518, Recorded September 23, 2011.					
2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
Discussion: The project would not result in the conversion of Farmland to non-agricultural use and is not considered forestland. While the proposed staging area is assumed to have been historically used for dry farming, the area does not currently support agriculture, nor is the immediate project site currently used for farming activities or identified as Farmland on the State of California's Important Farmlands Map. Furthermore, the project parcel is in the open rural hills of El Granada and not comprised of forestland. **Source:** State of California Department of Conservation, Important Farmlands Map 2012; Site Location.					
2.d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
Discussion: The project area is not comprised of Class I, II, or III soils according to the U.S. Department of Agriculture Natural Resources Conservation Service soil survey. **Source:** U.S. Department of Agriculture Natural Resources Conservation Service, Web Soil Survey (accessed October 9, 2015).					
2.e.	Result in damage to soil capability or loss of agricultural land?				X
Discussion: The project will not result in damage to soil capability or loss of agricultural land. The U.S. Department of Agriculture Natural Resources Conservation Service soil survey identifies the project area soil as "Rough broken land" and no agricultural activities are being conducted on the property. **Source:** U.S. Department of Agriculture Natural Resources Conservation Service, Web Soil Survey (accessed October 9, 2015); Project Plans.					
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland				X

	Production (as defined by Government Code Section 51104(g))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				
Discussion: The project site is zoned Resource Management-Coastal Zone and does not contain forestland, timberland, or timberland zoned Timberland Production. **Source:** County Zoning Map.					

3.	**AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
3.a.	Conflict with or obstruct implementation of the applicable air quality plan?		X		

Discussion: The project would not conflict with or obstruct the implementation of the Bay Area Air Quality Management District's (BAAQMD) 2017 Clean Air Plan (CAP), which is the regulating air quality plan for San Mateo County. During project implementation, air emissions would be generated from site grading, equipment, and work vehicles; however, any such grading-related emissions would be tempor ary and localized. Furthermore, the project would not generate any long-term operational air quality emissions as the project proposes no new development or change in land use.

The BAAQMD provides prelimimary screening criteria in their 2017 BAAQMD CEQA Guidelines to indicate whether a project would result in the generation of construction-related criteria air-pollutants and/or precursers that exceed defined thresholds of significance. The proposed project, with the basic construction mitigation control measures below, meets the screening criteria indicating a less than significant impact for construction-related activities as the project does not propose any applicable land use or development exceeding such criteria.

Mitigation Measure 1: The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any grading "hard card" that, at a minimum, includes the "Basic Construction Mitigation Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

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

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

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

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

e. Idling times shall be minimized either by shutting equipment or vehicles off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics

Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

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

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

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

3.b.	Violate any air quality standard or contribute significantly to an existing or projected air quality violation?			X	

Discussion: The project would not violate any construction-related air quality standard or contribute significantly to an existing or projected air quality violation once completed. Short-term grading-related activities would result in temporary emissions of particulate matter in the form of fugitive dust and exhaust from diesel construction vehicles, but given the short construction duration, any temporarily generated emissions would be less than significant. The applicant proposes to implement BAAQMD construction mitigation control measures throughout the project duration to minimize temporary air pollutants, as outlined in Mitigation Measure 1, and to ensure such temporary impacts are maintained at a less than significant level.

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

3.c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	

Discussion: The San Francisco Bay Area is in non-attainment for ozone and particulate matter (PM), including PM 10 (state status) and PM 2.5 (state status), including the 24-hour PM 2.5 national standard. Based on analysis of criteria pollutant emissions for the proposed project using the urban emission program URBEMIS, the project would only generate minor temporary criteria pollutant emissions given the short construction schedule and limited scope of work, which would be minimal with the implementation of Mitigation Measure 1. Therefore, construction-related emissions would not result in a cumulatively considerable increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard. The current amended project, which adds minor drainage improvements to the existing access road in the project area, are not expected to generate a significant change to this conclusion.

Source: BAAQMD Air Quality Standards and Attainment Status, http://www.baaqmd.gov/research-and-data/air-quality-standards-and-attainment-status; URBEMIS 2007, Version 9.2.4.

3.d.	Expose sensitive receptors to significant pollutant concentrations, as defined by				X

	BAAQMD?			

Discussion: The project would result in short-term, grading-related emissions, such as fugitive dust and exhaust from construction vehicles; however, the project site is located in a remote, rural area with no sensitive receptors (schools, residences, etc.) located within a mile of the project vicinity.

Source: Project Plans; Project Location.

3.e.	Create objectionable odors affecting a significant number of people?				X

Discussion: The project is located in a remote, rural, unpopulated area where any odors generated by the project would be temporary and minimal. Therefore, the project would not generate objectionable odors affecting a significant number of people.

Source: Project Plans; Project Location.

3.f.	Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?			X	

Discussion: The project would involve the excavation and removal of soil with concentrations of lead and polyaromatic hydrocarbons (PAHs) above the Environmental Screening Levels (for residential use) established by the Regional Water Quality Control Board. (However, having concentrations of contaminants above ESLs does not necessarily indicate an unacceptable risk to human health or the environment.) The primary objective of the project is to eliminate the identified polluted soils to a conservative level acceptable for residential land use (although recreational open space, not residential use, is the current and intended future land use for the parcel). Additionally, the project would result in short-term dust and exhaust emissions from construction activities. See staff's discussion in Section 3.a.

Source: Project Application/Plans; County Environmental Health Division.

4.	**BIOLOGICAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
4.a.	Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		

Discussion: WRA Environmental Consultant's (WRA) Biological Resources Evaluation supplements the previous biological survey completed by Kramer Botanical for San Mateo tree

lupine (*Lupinus arboreus var. eximius*), a rare, special-status species that is found to occur within the project area. In addition to the one individual that occurs near the excavation area at DU-10, the species is found to occur in abundance in the disturbed coastal scrub surrounding the stockpile area and in the northern portion of the stockpile footprint. The stockpile of soil that will be generated during the remediation is being shifted from the original project design to the north and reduced in size to minimize the extent of San Mateo tree lupine individuals that would be temporarily and directly impacted. However, the project has the potential to impact approximately less than 1% of the San Mateo tree lupine individuals observed within the study area (1 individual within the stockpile area out of the 328 total individuals observed) from the temporary stockpiling of excavated materials. Given the disturbance-adapted nature of San Mateo tree lupine and the adjacent, abundant seed source, the species is expected to recolonize the area after the project is completed. Nonetheless, Mitigation Measure 2 and 3 are recommended to reduce project related impacts to less than significant.

WRA identified three other special-status species, Brewer's calandrinia (*calandrinia breweri*, Rank 4.2), Western Leatherwood (*dirca occidentalis,* Rank 1B.2), and California Bottle Brush (*Elymus californicus,* Rank 4.3), found to be likely to occur within the area, but were not observed during surveys done at appropriate blooming periods, and therefore, were determined to not be in the current study area. The remaining 75 special-status plant species documented in the area were determined to be unlikely or have no potential to occur in the study area.

Sixty special-status wildlife species have been documented in the area surrounding the study area, but only 2 were documented within the study area; the San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens)* and California Red Legged Frog (*Rana draytonii*) (CRLF). The drainage improvements proposed to avoid ponding on the roadway will minimize the occasionally present dispersal habitat for CRLF (within the roadway), which will minimize opportunities for vehicle strikes in areas where CRLF have been observed. Thus, the quality of CRLF dispersal habitat would increase by minimizing habitat on the roadway, while still maintaining water levels within adjacent wetlands. Therefore, the project is expected to result in a net benefit to CRLF dispersal habitat. Three additional species have a moderate or high potential to occur within the study area; Costa's Hummingbird (*Calypte costae*), Allen's hummingbird (*Selasphorus sasin*), and the olive-sided flycatcher (*Contopus cooperi*). The project area also has the potential to host common birds protected by the Migratory Bird Treaty Act. Mitigation measures 2– 6 are recommended by WRA to minimize adverse impacts to these identified special-status wildlife species.

Mitigation Measure 2: To reduce the potential for impacts to sensitive communities and special-status species, the following general best management practices (BMPs) are recommended for implementation:

Appropriate perimeter erosion and sediment control measures (i.e. silt fencing, straw waddles) shall be installed around any stockpiles of soil or other materials which could be transported by rainfall or other flows in order to reduce the possibility of soil erosion and sediments flowing into natural habitats.

a. All access, staging, and work areas shall be delineated with orange construction fencing, or similar, and all work activities shall be limited to these areas.
b. All access, staging, and work areas shall be the minimum size necessary to conduct the work.
c. All staging, maintenance, and storage of construction equipment shall be performed in a manner to preclude any direct or indirect discharge of fuel, oil, or other petroleum products into the Study Area. No other debris, rubbish, soil, silt, sand, or other construction-related materials or wastes shall be allowed to enter into or be placed where they may be washed by rainfall or runoff into wetland areas. All such debris and waste shall be picked-up daily and shall be properly disposed of at an appropriate facility. If a spill of fluid materials occurs, the area shall be cleaned and contaminated materials disposed of properly. The affected spill area

shall be restored to its natural condition.

d. Disturbance or removal of vegetation shall not exceed the minimum necessary to conduct the work.
e. Given that the Project proposes to allow excavated areas to revegetate naturally, certified weed-free erosion control natural fiber blankets shall be used to stabilize disturbed soils.
f. Stockpiles of soil or other materials that can be blown by wind shall be covered when not in active use.
g. All trucks hauling soil, sand, and other loose materials shall be covered.

Mitigation Measure 3: The following measures shall be implemented to minimize impacts to San Mateo tree lupine:

a. A temporary protective barrier or sheeting shall be placed on the ground in the location of the stockpiling area to minimize disturbance of the existing substrates and seedbank during temporary stockpiling efforts to avoid contamination from the stockpiled materials.
b. The extent of the stockpiling area and construction access routes in areas with known populations of San Mateo tree lupine should be delineated with orange construction flagging to avoid incidental, direct impacts from construction equipment access and stockpiling.
c. The size, limit, and duration of the stockpiling area shall be minimized to the extent possible to reduce temporary disturbance to San Mateo tree lupine individuals.
d. Post-construction monitoring of any project-related impacted habitat shall ensure that San Mateo tree lupine recolonizes into areas where it currently occurs. Monitoring shall occur for up to three years following the completion of project work or until the area demonstrates a trajectory of San Mateo tree lupine re-establishment of similar density to pre-construction conditions.
e. The applicant shall make an effort to relocate the one shrubby lupine (presumed to be Lupinus arboreus var. eximius) identified by Kramer Botanical (Kramer Botanical Assessment, May 15, 2015), located near the eastern edge of "Decision Unit-10," should there be a foreseen impact to the individual during project implementation.

Mitigation Measure 4: A pre-construction survey for woodrat houses shall be conducted by a qualified biologist within 30 days prior to the start of work. If woodrat houses are found to be present in the work area, the following additional measures shall be implemented:

a. Any woodrat houses present in the work area, shall be dismantled by and under the supervision of a qualified biologist.
b. If young are encountered during the dismantling process, the material shall be placed back on the house, and the house will remain undisturbed for 14 days. After 14 days has passed, nest dismantling shall begin again. Once fully deconstructed, any materials removed shall be moved to suitable adjacent areas that will not be impacted by project activities and the materials shall be scattered.

Mitigation Measure 5: In compliance with the Migratory Bird Treaty Act, a survey for active bird nests shall be conducted by a qualified biologist no more than 14 days prior to the start of project activities (vegetation removal, grading, or other ground-disturbing activities) during the nesting season (February 1 through August 31). The survey shall be conducted in a sufficient area around the work site to identify the location and status of any nests that could potentially be directly or indirectly affected by project activities. If active nests or protected species are found within the project area or close enough to these areas to affect nesting success, the following shall be implemented:

a. A work exclusion zone shall be established around each nest by a qualified biologist that will remain in place until all young in the nest have fledged or the nest otherwise becomes inactive. As exclusion zones vary in size depending on the species, the size will be determined by a

qualified biologist.

Mitigation Measure 6: In order to mitigate impacts to the CRLF, consultation with the USFWS shall be initiated in order to obtain coverage for harassment during remediation and road improvement work. The qualification of designated biologists shall be submitted to the USFWS for review and written approval at least 30 calendar days prior to the start of work. The following measures from the Programmatic Biological Opinion for CRLF shall be implemented, unless superceded by mitigation measures as a result of consultation, and then the superceding measures shall be implemented:

a. Within 24 hours prior to initial ground disturbance, a preconstruction survey for CRLF shall be conducted. If any life stage of the species is found, the approved biologist will capture and move any individuals to an appropriate relocation site.
b. The approved biologist shall conduct an education training for employees working on the project. Personnel will be required to attend the training that would cover topics such as identification and legal protection of the species, as well as project specific avoidance and minimization measures.
c. The approved biologist shall be onsite during all activities that may result in take of CRLF including vegetation removal, initial ground disturbance, and spoils hauling.
d. The number of access routes, construction areas, equipment staging, storage, parking, and stockpile areas will be minimized to the extent possible.
e. To minimize temporary habitat disturbances, project-related vehicle traffic shall be restricted to established roads, and construction areas. Project-related vehicles shall observe a 20-mile per hour speed limit within construction areas.
f. All construction equipment shall be maintained to prevent leaks of fuels, lubricants, or other toxic fluids.
g. In order to avoid attracting predators of the CRLF, all trash shall be deposited in covered or closed trash containers that are removed from the project site regularly.
h. Any restoration and re-vegetation work for temporary effects shall be implemented using native California plant species.
i. Plastic monofilament netting (erosion control matting, or wrapping around wattles) or similar materials shall not be used on the project in order to avoid entangling, strangling, or trapping CRLF.
j. Construction shall be limited to the dry season (April 30 to October 1) to avoid impacting CRLF when they are most likely to use the study area as a migration corridor.
k. No construction activities shall occur during rain events or within 24-hours following a rain event.
l. Construction activities shall cease no less than 30 minutes before sunset and shall not begin again prior to no less than 30 minutes after sunrise.

Source: Half Moon Bay Gun Club Soil Remediation Project Biological Resources Evaluation. April 2018. WRA Environmental Consultants; 2015 Mitigated Negative Declaration.

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

Discussion: The project area does not contain riparian habitat or sensitive natural communities other than the potentially jurisdictional wetlands, discussed in Section 4.c. below and San Mateo tree

lupine, discussed in Section 4.a. above. The project will result in the net gain of critical habitat through the creation of depressions that can be filled with water from a seep, creating small pools and more habitat suitability for CRLF as the depressions will increase water depth and allow for enhanced predator avoidance.

Source: Half Moon Bay Gun Club Soil Remediation Project Biological Resources Evaluation. April 2018. WRA Environmental Consultants.

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

Discussion: The project area contains federally protected wetlands and non-wetland waters subject to jurisdiction by the U.S. Army Corps of Engineers under Section 404 of the Clean Water Act. Specifically, 0.06 acres of seasonal emergent wetland and 0.02 acres of arroyo willow thicket wetland are found in the project area. The proposed project involves excavation work that will result in a temporary impact to approximately 1,100 sq. ft. (0.03 acres) of the seasonal emergent wetland and approximately 50 sq. ft. (less than 0.01 acre) of the arroyo willow thicket wetland. Excavation work will not affect the hydrological sources (upslope seeps and natural runoff) of the wetlands, and the excavated areas will not be filled after the contaminated soil is removed. Therefore, the impacted wetland areas will be deeper and remain inundated for a greater duration after project completion than current conditions allow. Implementation of the following mitigation measure will ensure that all necessary federal and state permits are obtained for the work and any temporary adverse effects on the wetland areas are mitigated to a less than significant level. area does not contain any jurisdictional wetland areas or habitat. Therefore, the project would not have an impact on federally protected wetlands.

Mitigation Measure 7: Any discharges of dredged or fill material into jurisdictional waters of the United States shall be in conformance with a permit issued by the U.S. Army Corps of Engineers (Corps) pursuant to Section 404 of the Clean Water Act and Water Quality Certification by the Regional Water Quality Control Board (RWQCB) pursuant to Section 401 of the Clean Water Act, prior to any grading or construction activities that may impact jurisdictional areas. Additionally, U.S. Fish and Wildlife Services Compliance with the federal and state "no net loss of wetlands" policy is required for the proposed project. The avoidance, minimization, and mitigation measures required by such permits shall be implemented.

Impacts to wetlands shall require the creation or restoration of wetlands at a minimum of a 1:1 ratio for the impacted area, creation and/or restoration of wetlands that would provide equivalent biological function, purchase of wetland credits at a mitigation bank, or some combination of these actions. Furthermore, during the application process, the Project proponent shall coordinate with the Corps and RWQCB to confirm that all proposed mitigation ratios and planned restoration activities are adequate to achieve a no net loss of wetland functions and services determination. Monitoring shall be required for impacted wetlands to ensure no weed infestations occur as a result of the project activities.

Source: Project Location;Half Moon Bay Gun Club Soil Remediation Project Biological Resources Evaluation. April 2018. WRA Environmental Consultants.

4.d.	Interfere significantly with the movement of any native resident or migratory fish or			x	

	wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
Discussion: As identified by WRA, the project area functions as a wildlife corridor as the project area is located above two small natural canyons on a hillslope and is a dispersal corridor by CRLF. Additionally, the downhill canyons may also serve to naturally funnel wildlife through the area when moving between surrounding habitats. No migratory obstructions are proposed under the project. **Source:** Project Location; Half Moon Bay Gun Club Soil Remediation Project Biological Resources Evaluation. April 2018. WRA Environmental Consultants.					
4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				x
Discussion: The project, as proposed and mitigated, would not conflict with any local policies or ordinances protecting biological resources. See staff's discussion in Section 4.a-d. Furthermore, no trees are proposed for removal. **Source:** Project Plans					
4.f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?				x
Discussion: There are no known adopted Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or State habitat conservation plans for the project site. **Source:** California Department of Fish and Wildlife, Habitat Conservation Planning, California Regional Conservation Plans Map (October 2017).					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				x
Discussion: The project site is not located inside or within 200 ft. of a marine or wildlife reserve. **Source:** Project Location; U.S. Fish and Wildlife Services, National Wildlife Refuge System Locator.					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				x
Discussion: The project would not result in the loss of oak woodlands or other non-timber woodlands, as there are no such woodlands within the project area. **Source:** Site Visit, 2015.					

5. CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
5.a. Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				x
Discussion: The project area does not contain any known historical resources. There is a single-story building in the project area that was used as a clubhouse for the former gun club which would remain as-is. The project does not propose to modify or remove this structure. **Source:** Project Plans; California State Parks, Office of Historic Preservation, California Historical Resources List; County General Plan, Background, Historical and Archaeological Resources Appendices.				
5.b. Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		x		
Discussion: A records request search from the Northwest Information Center indicates no records were found on any research of resources in the project area and no reports that were available within the records search radius revealed any particular reason to believe that the proposed project would cause any significant adverse change in unknown archaeological resources. Additionally, the project is limited to shallow excavations of approximately 1-foot in depth in specific areas previously disturbed by human activity. Nonetheless, the following mitigation measures are recommended as best management practices in the event of the potential unearthing of unknown archaelogocail resources during proposed earthwork activities: **Mitigation Measure 8:** In the event that archaeological resources are inadvertently discovered, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified archaologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 25-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented. **Source:** Project Plans; California Historical Resources Information System, Northwest Information Center, Records Search, May 16, 2018.				
5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		x		
Discussion: The project would be conducted on previously disturbed and relatively flat land where excavations are limited to approximately 1-foot in depth. Therefore, the project is not expected to directly or indirectly destroy a unique paleontological resource or unique geologic feature. Nonetheless, the project may have the potential to impact unknown paleontological resources, therefore, the following mitigation measure is recommended:				

Mitigation Measure 9: In the event that paleontological resources are inadvertently discovered, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified paleontologist can evaluate the significant of the find. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the paleontologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

Source: Project Plans.

5.d. Disturb any human remains, including those interred outside of formal cemeteries?		x		

Discussion: The project is not expected to disturb any human remains, as the project site consists of disturbed land resulting from past human activity (i.e., former gun range) and proposed excavations are limited to approximately1-foot in depth. Nonetheless, in the event that human remains are inadvertenly discovered, the following mitigation measure shall apply:

Mitigation Measure 10: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Source: Project Plans.

6. **GEOLOGY AND SOILS**. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
6.a. Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*				x

Discussion: While the project is located within a region of California characterized by active faulting, there are no known active faults that cross the project site per the Alquist-Priolo Earthquake Fault Zone Maps published by the State Department of Conservation. **Source:** State Department of Conservation, Alquist-Priolo Earthquake Fault Zone Maps, Montara Mountain Quadrangle, 1982; Project Plans.				
ii. Strong seismic ground shaking?				x
Discussion: The project would involve no more approximately 1 foot of excavation below grade and does not involve any new significant structural development or change in use. Therefore, the project would not be impacted by strong seismic ground shaking. **Source:** Project Plans.				
iii. Seismic-related ground failure, including liquefaction and differential settling?				x
Discussion: The project would involve the shallow excavation of relatively flat areas to remove contaminated soil from a former gun range. There is no significant structural development or change in rural open space land use proposed as part of this project. Excavation of a granite berm previously used for target practice is comprised of relatively hard material as evidenced by the observation of high-velocity bullets appearing to have penetrated no more than 8 inches into the vertical berm. Therefore, it is not expected that the proposed excavation work will be impacted by seismic-related ground failures, such as liquefaction or differential settling. **Source:** Project Plans.				
iv. Landslides?				x
Discussion: According to the County's Local Coastal Program (LCP), the entire El Granada hills area is within a known potential landslide area; however, the County's Geotechnical Hazards Synthesis Map characterizes the project area as composed of granitic rock that is generally non-expansive where landslides would be few. Furthermore, the project involves shallow excavation of relatively flat already-disturbed areas. Excavation of a granite berm previously used for target practice is a relatively hard material, and excavation of the berm would be approximately 1-foot in depth to remove bullets embedded up to eight inches into the berm wall. Therefore, the project is not expected to be impacted by, or cause, a landslide. **Source:** County Local Coastal Program, Hazards Map; County Geotechnical Hazards Synthesis Map.				
v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*				x
Discussion: The project site is located over three miles from the coastline, in the upper hills of El Granada. Therefore, the project would not have an impact on coastal cliff or bluff instability or erosion.				

Source: Project Location.					
6.b.	Result in significant soil erosion or the loss of topsoil?		x		

Discussion: The project would include 300 cy of grading consisting of the removal of approximately 1 foot of soil in five separate areas of a former private gun range. The areas of remediation are relatively flat, previously disturbed areas located along an existing vehicle access road. Additionally, drainage improvements will be made along the existing access roadway. The applicant proposes to implement erosion control measures to ensure that soil erosion is minimized. Additionally, the vertical granite berm is inherently stable where excavation is not expected to result in significant soil erosion. The below mitigation measures will further ensure that grading work does not result in significant soil erosion impacts.

Mitigation Measure 11: The applicant shall adhere to the San Mateo County Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.

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

d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.

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

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

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

h. Performing clearing and earth-moving activities only during dry weather.

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

j. Limiting construction access routes and stabilizing designated access points.

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

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

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

n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

Mitigation Measure 12: No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

An applicant-completed and County-issued grading permit "hard card" is required prior to the start of any land disturbance/grading operations. Along with the "hard card," the applicant shall submit a letter to the Current Planning Section, at least two (2) weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of revegetation and estimated date of establishment of newly planted vegetation.

Mitigation Measure 13: It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

Mitigation Measure 14: The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, as well as prior authorization from the Community Development Director to conduct grading during the wet weather season.

Source: Project Plans.

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

Discussion: Given the limited excavation proposed, existing topographic conditions of the site, and short construction duration, the project is not expected to result in unstable land conditions. Furthermore, the occurrence for landslide, lateral spreading, subsidence, significant erosion, or liquefaction, as a result of the project, is expected to be low.

Source: Project Plans; Site Visit, 2015; County Geotechnical Hazards Synthesis Map.

6.d.	Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?				x

Discussion: The County's Geotechnical Hazards Synthesis Map characterizes the project area as composed of granitic rock that is generally non-expansive. Therefore, risk of the project having an adverse impact on life or property due to expansive soils is not a concern.

Source: County Geotechnical Hazards Synthesis Map.

6.e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the				x

disposal of wastewater?				

Discussion: The project does not require the construction or use of septic tanks or alternative wastewater disposal systems.

Source: Project Plans.

7. CLIMATE CHANGE. Would the project:

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
7.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			x	

Discussion: Implementation of the project would temporarily generate GHG emissions from construction vehicles and equipment. Given the minimal amount of grading proposed, excavation work is only expected to last 2 to 3 days. Stockpiled soils would be tested and would be contained and remain on-site until they are accepted and transported to an appropriate disposal facility (which would take one to two weeks). Therefore, it is expected that any potential temporary increase in GHG emission levels would be minimal and limited over a short duration of time.

Source: Project Plans.

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

Discussion: The project would not conflict with the applicable San Mateo County Energy Efficiency Climate Action Plan (EECAP) pursuant to the applicable criteria of the EECAP Development Checklist for individual projects, specifically, criteria 15.1 for construction idling. Mitigation Measure 1 would ensure that the project complies with the EECAP for construction idling.

Source: San Mateo County Energy Efficiency Climate Action Plan.

7.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				x

Discussion: The project would not result in the loss of forestland or the conversion of forestland to non-forestland use, as the project site does not contain any forestland and no tree removal is proposed.

Source: Project Plans; Site Visit, 2015.

7.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				x
Discussion: The project site is located over three miles inland from the Pacific Ocean and therefore would not contribute to accelerated coastal cliff/bluff erosion due to rising sea levels. **Source:** Project Location.					
7.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				x
Discussion: The project is located in the upper hills of El Granada, over three miles away from the Pacific Ocean, where sea level rise does not pose a potential concern. **Source:** Project Location.					
7.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				x
Discussion: The project site is not located within a flood hazard zone that would be inundated by a 100-year flood according to the Flood Insurance Rate Maps (FIRM) produced by the Federal Emergency Management Agency (FEMA). The project site is located in Flood Zone X, an area of minimal flood hazard. **Source:** FEMA Community Panel 06081C0140E, effective October 16, 2012.					
7.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				x
Discussion: See staff's discussion in Section 7.f. **Source:** FEMA Community Panel 06081C0140E, effective October 16, 2012.					

8.	**HAZARDS AND HAZARDOUS MATERIALS**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
8.a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?			x	

Discussion: The project is designed to minimize public and environmental risks from potentially hazardous materials. The project would involve the excavation, transport, and disposal of approximately 300 cubic yards of soil contaminated with metals (including lead bullets), organo-chloride pesticides, and polyaromatic hydrocarbons (PAHs) from the site's former use as a private gun range. Contaminated soils would be disposed of off-site at a Class II landfill or an approved hazardous waste disposal site. Of the various contaminants found, lead and benzo(a)pyrene were identified at being above the Environmental Screening Levels (ESLs) established by the Regional Water Quality Control Board (RWQCB) for residential land use. The project is intended to remove the contaminated soils to achieve compliance with the ESLs associated with residential land use, although no residential development is proposed or intended to be developed in the future. The project contractor would be required to prepare and implement a health and safety plan to ensure that workers' exposure to hazardous material would not result in harmful health effects. These practices would also reduce the potential for an accidental release of contaminated soil throughout project implementation.

Source: Project Application/Plans; RWQCB Environmental Screening Levels, February 2016.

8.b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				x

Discussion: Based on the proposed construction process, the project is not expected to have a high potential for any foreseeable upset or accident where hazardous materials would be released into the environment. Excavated soil would be transferred to a separate on-site staging area where stockpiles would be contained on, and covered by, plastic sheeting. Bullets would be separated from the soil and confirmation sampling would be conducted to confirm remedial goals, prior to being transported to approved off-site disposal facilities.

Source: Project Application/Plans.

8.c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			x	

Discussion: The project site is more than one mile from any existing schools. The County is not aware of any proposed schools in the area. While the transport of contaminated soil to off-site

disposal facilities may involve haul routes that past by schools, the period of proximity would be very minimal and limited to haul trucks driving pass a school in-route to a disposal facility. Furthermore, haul trucks would be required to be covered during the transport of soil, per Mitigation Measure 1. **Source:** Project Plans.					
8.d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			x	
Discussion: The project site is listed on the State Water Quality Control Board's (SWQCB) Hazardous Waste and Substance (Cortese) List as a cleanup program site; however, the project is designed to minimize public and environmental risks from potentially hazardous materials by remediating soil contamination (i.e., metals, pesticides, and PAHs) in areas of a former private gun club to cleanup levels applicable for residential land use, per the RWQCBs established Environmental Screening Levels, although residential land use is neither the current or intended future land use for the property. Thus, the project would improve site conditions with respect to soil contamination. See staff's discussion in Section 8.a. **Source:** Project Application/Plans; State Water Resources Control Board, Geotracker, Former Half Moon Bay Gun Club.					
8.e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				x
Discussion: The project site is not located within an area regulated by an airport land use plan and is not located within two miles of a public airport or public use airport. **Source:** Half Moon Bay Airport Land Use Compatibility Plan; Project Location.					
8.f.	For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				x
Discussion: The project site is not located in the vicinity of any known private airstrip. **Source:** Project Location; Google Earth, 2018.					
8.g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			x	
Discussion: The project is located in the upper rural unpopulated hills of El Granada and would not impair or interfere with any emergency response or evacuation plans. Additionally, Mitigation Measures 15 and 17 would limit off-hauling to non-commute hours during the week and require					

proper notification to the public in advance of any off-hauling activity. **Source:** Project Plans; Project Location.					
8.h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				x
Discussion: Although the project site is located in a very high fire hazard severity zone, as mapped by the California Department of Forestry and Fire Protection, the project would not involve any significant structural development and requires a short construction duration. Therefore, the project would not introduce people or structures to a significant risk of loss, injury or death involving wildland fires. **Source:** California Department of Fire and Forestry, Fire Hazard Severity Zone Maps; Project Plans.					
8.i.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				x
Discussion: The project does not involve structural development, such as housing, and is not located within a 100-year flood hazard area according to any known flood hazard maps. **Source:** Project Plans; FEMA Community Panel 06081C0140E, effective October 16, 2012.					
8.j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				x
Discussion: See staff's discussion in Section 7.f. **Source:** FEMA Community Panel 06081C0140E, effective October 16, 2012.					
8.k.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				x
Discussion: See staff's discussion in Section 7.f. Furthermore, the project site is not located within an area that would be impacted by the failure of a levee or dam, as the project site is located in the upper hills of El Granada, at a higher elevation than any levee or dam in San Mateo County. **Source:** FEMA Community Panel 06081C0140E, effective October 16, 2012; Project Location.					
8.l.	Inundation by seiche, tsunami, or mudflow?				x
Discussion: The project site would not be inundated by a seiche, tsunami, or mudflow, as it is located over 3 miles inland from the Pacific Ocean, in the upper hills of El Granada. The project site					

is elevated approximately 1,450 ft. above sea level. **Source:** Project Location.

9. HYDROLOGY AND WATER QUALITY. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
9.a. Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?				x
Discussion: Implementation of the project would improve water quality, as the project proposes to remove contaminated soil in areas where testing has identified metals, pesticides, and PAHs from previous use of the area as a private gun range. Soil would be excavated to a depth of approximately 1-foot in five areas around the clubhouse building to remove lead bullets and contaminated soil. The excavated areas would be smooth-graded to restore the pre-excavated drainage patterns to the degree possible and to limit depressions. No import fill is proposed for soil excavation areas. Overall, removal of the identified soil contamination would improve water quality in the watershed. **Source:** Project Plans.				
9.b. Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				x
Discussion: The project would not result in adverse impacts to groundwater supplies. Excavation work associated with the project is limited to approximately 1-foot in depth in any area and, therefore, not expected to encounter groundwater. **Source:** Project Plans.				

9.c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?			x	
Discussion: The project would result in minor alteration to existing drainage patterns of the area, as the project is limited to excavations of approximately 1-foot in depth over relatively flat areas of the site, with the exception of a vertical granite berm where excavation is necessary to remove lead bullets embedded in the berm to a depth of approximately eight inches. The excavated berm would be cut to a stable slope. All excavated areas would be covered with erosion control blankets and revegetated with local, native vegetation to improve habitat value on-site. Additionally, drainage improvements are proposed along the access road running through the project site area, to include replacement of a ditch relief culvert, adding three rolling dips and a gravel subdrain, installing two waterbars, and adding rock to approximately eighty (80) linear feet of the access roadway, to help reduce road-related ponding and erosion. **Source:** Project Plans.				
9.d. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			x	
Discussion: See staff's discussion in Section 9.c. **Source:** Project Plans.				
9.e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?				x
Discussion: The project does not involve the addition of impervious surface or structures that would increase runoff from natural pre-existing conditions. Furthermore, the project would be expected to improve water quality by eliminating soil contaminated with metals, including lead bullets, pesticides, and PAHs. **Source:** Project Plans.				
9.f. Significantly degrade surface or ground-water water quality?				x
Discussion: Implementation of the project would improve water quality in the watershed, as the project proposes to remove contaminated soil in areas where testing has identified metals, pesticides, and PAHs from previous use of the area as a private gun range. **Source:** Project Plans.				

9.g.	Result in increased impervious surfaces and associated increased runoff?				x

Discussion: The project does not introduce any impervious surfaces to the area that would result in increased increased runoff.

Source: Project Plans

10. LAND USE AND PLANNING. Would the project:					
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
10.a.	Physically divide an established community?				x

Discussion: The project is being implemented on a portion of a 357-acre parcel located in the upper rural hills of El Granada, and does not include a subdivision, change of land use, or new access roads that would result in the physical division of an established community.

Source: Project Location; Project Plans.

10.b.	Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				x

Discussion: Chapter 16 (Man-Made Hazards) of the County General Plan and Chapter 36A.2 (Development Review Criteria) of the County Zoning Regulations include policies that seek to protect life, property, and the environment from hazardous material exposure, including pesticides and metals. The project would remove potential hazardous soil that contains lead bullets and other contaminants (metals, pesticides, and PAHs) resulting from the area's previous use as a private gun range.

Source: County General Plan, Chapter 16, Hazardous Materials Policies; County Zoning Regulations, Chapter 36A.2, Environmental Quality Criteria.

10.c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				x

Discussion: See staff's discussion in Section 4.f.

Source: California Department of Fish and Wildlife, Habitat Conservation Planning, California Regional Conservation Plans Map (October 2017).

10.d. Result in the congregating of more than 50 people on a regular basis?				x
Discussion: The project is limited to remediating contaminated soil in open space areas of a former private gun range. No development or further land improvements or changes in use are proposed that would result in the congregation of people. **Source:** Project Plans.				
10.e. Result in the introduction of activities not currently found within the community?				x
Discussion: The project would not result in the introduction of activities not currently found within the area, as the project is limited to remediating contaminated soil in open space areas of a former private gun range and providing drainage improvements along a portion of an existing access road. No development or further land improvements or changes in use are proposed. **Source:** Project Plans.				
10.f. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				x
Discussion: The project is limited to remediating contaminated soil in open space areas of a former private gun range and providing drainage improvements along a portion of an existing access road. No development or further land improvements are proposed that would encourage off-site development of undeveloped areas or increase development intensities of already developed areas. **Source:** Project Plans.				
10.g. Create a significant new demand for housing?				x
Discussion: The project does not introduce any new land use to the area that would create a demand for housing. **Source:** Project Plans.				

11. **MINERAL RESOURCES**. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
11.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				x
Discussion: There are no known mineral resources on the project site according to review of the San Mateo County General Plan Mineral Resources Map. **Source:** County General Plan, Mineral Resources Map.				
11.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				x
Discussion: See staff's discussion in Section 11.a. **Source:** County General Plan, Mineral Resources Map.				

12. **NOISE**. Would the project result in:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
12.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				x
Discussion: The project does not involve any development or change in use that would result in the permanent exposure of persons to, or generation of, noise levels in excess of any established standards. The project would generate temporary noise associated with the proposed grading work; however, such temporary construction or grading noises are regulated by Section 4.88.360 (Exemptions) of the County Ordinance Code for Noise Control which restricts work between the hours of 6:00 p.m. to 7:00 a.m. on weekdays, 5:00 p.m. to 9:00 a.m. on Saturdays or anytime on Sundays, Thanksgiving and Christmas. **Source:** Project Plans; County Ordinance Code, Noise Controls.				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			x	

Discussion: The project would not expose persons to or generate excessive ground-borne vibration or ground-borne noise levels that would result in an adverse impact to people. The project would only generate a temporary increase in noise and vibration from excavation and hauling activities associated with the project; however, any such increases would be for a short period of time and would be generated in a rural, unpopulated area where impacts would be minimal and limited. **Source:** Project Plans; Project Location.				
12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				x
Discussion: The project would not generate a significant permanent increase in ambient noise levels in the project vicinity, as the proposed scope of work is limited to the temporary excavation and off-site disposal of contaminated soil. No new development or change in use is otherwise proposed on this open space property. **Source:** Project Plans.				
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			x	
Discussion: The project would generate temporary increases in ambient noise levels in the project area from the proposed work. The overall project is expected to last approximately three weeks with excavation work to be two to three days and then one to two weeks for the stockpiled material to be tested and appropriate off-site disposal facilities identified before the excavated soils can be hauled off-site. Given the rural unpopulated project vicinity, any temporary increase in noise levels is not expected to generate a significant impact to the area. A total of 22 truck trips are anticipated to remove the 300 cubic yards of excavated soil off-site. While the transport of contaminated soil to off-site disposal facilities would involve haul routes that pass through the community of El Granada, the period in which truck vehicles would generate an increase in noise levels in the predominantly residential community would be minimal and limited to haul trucks in-route to a disposal facility. **Source:** Project Plans.				
12.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				x
Discussion: The project site is not located within an area regulated by an airport land use plan and is not located within two miles of a public airport or public use airport. **Source:** Half Moon Bay Airport Land Use Compatibility Plan; Project Location.				

12.f. For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?				x
Discussion: The project site is not located in the vicinity of any known private airstrip. **Source:** Project Location; Google Earth, 2018.				

13. POPULATION AND HOUSING. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
13.a. Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				x
Discussion: The project does not involve any new development or change in rural open space land use that would induce population growth in the area. **Source:** Project Plans.				
13.b. Displace existing housing **(including low- or moderate-income housing)**, in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				x
Discussion: The project does not involve any new development or change in rural open space land use that would cause a displacement of existing housing. **Source:** Project Plans.				

14. PUBLIC SERVICES. Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
14.a. Fire protection?				x

14.b. Police protection?				x
14.c. Schools?				x
14.d. Parks?				x
14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				x

Discussion: The project does not involve any new development or change in land use that would result in an adverse impact to any public services, public facilities, or public utilities.

Source: Project Plans.

15. RECREATION. Would the project:

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

Discussion: The parcel is currently managed as open space by POST. The project would increase the recreational value of the property by eliminating recreational users' potential exposure to lead and other contaminants; however, it is not expected that the project would generate a significant increase in recreational use of the property to a level that would result in a significant physical deterioration of the area.

Source: Project Plans.

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

Discussion: While the project would increase the recreational value of the property by eliminating lead and other soil contaminants, it does not involve the construction or expansion of any facilities in the area that could have an adverse effect on the environment. Furthermore, the project does not propose any new development or change in use.

Source: Project Plans.

16. TRANSPORTATION/TRAFFIC. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		x		

Discussion: The project would not conflict with any transportation plans, as the project would only result in a temporary increase in traffic levels to the area from construction workers and haul trucks. There would be no permanent increase in traffic levels expected, as the project does not involve any new development or change in use. The following mitigation measures are proposed to ensure the off-site hauling of excavated soil does not significantly impact any roadways.

Mitigation Measure 15: Off-site hauling of excavated soil shall be limited to the hours of 9:00 a.m. to 3:00 p.m. on weekdays. Trucks or vehicles associated with the project shall not be parked on residential streets.

Mitigation Measure 16: The applicant shall obtain an encroachment permit for hauling of heavy loads on a public roadway. The applicant will be directed to submit traffic control plans which will notify the public of potential delays, and will have restricted hours for hauling operations. Any damage caused by the hauling operations or contractors equipment shall be repaired as directed by the County inspector.

Mitigation Measure 17: The applicant shall notify the public of hauling activities 10 days in advance of such work.

Source: Project Application/Plans.

16.b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?			x	

Discussion: The project does not involve any development or change in use that would impact any congestion management program. Nonetheless, Mitigation Measures 15 through 17 would ensure that temporary increases in traffic levels from off-site hauling associated with the project would be limited to a less than significant impact to the area.

Source: Project Application/Plans.

16.c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				x
Discussion: The project does not involve any development or change in use that would impact any air traffic patterns. **Source:** Project Application/Plans.				
16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				x
Discussion: The project does not involve any development or change in use that would result in hazards to a design feature or incompatible use. **Source:** Project Application/Plans.				
16.e. Result in inadequate emergency access?			x	
Discussion: The project does not involve any development or change in use that would impact emergency access. Mitigation Measures 15 through 17 would ensure that traffic-related impacts that could affect emergency access from off-hauling activity is limited to a less than significant impact. **Source:** Project Application/Plans.				
16.f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				x
Discussion: The project would not generate a conflict with any adopted policies or plans related to public transit or non-vehicle modes of transportation. **Source:** Project Application/Plans.				
16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				x
Discussion: The project does not involve any development or change in use that would generate a permanent increase or change in pedestrian traffic or patterns. **Source:** Project Application/Plans.				
16.h. Result in inadequate parking capacity?				x
Discussion: The project does not involve any development or change in use that could impact any parking capacities in the project area.				

Source: Project Application/Plans.

17. TRIBAL CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
17.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				x
Discussion: The project site is not listed or eligible for listing in the California Register of Historical Resources. Furthermore, the project is not listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k). **Source:** Project Location; State Parks, Office of Historic Preservation, Listed California Historical Resources; County General Plan, Background, Historical and Archaeological Resources Appendices				
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)		x		
Discussion: The project will result in no change to the use of the project area as open space. Proposed grading and drainage improvement work will be confined to the immediate project area and includes shallow excavations to remove contaiminated soils and at-grade drainage improvements along an existing access road. A Sacred Lands file search of the project vicinity,				

conducted by the Native American Heritage Council (NAHC), resulted in no found records. Therefore, the project is not expected to cause a substantial adverse change to any potential tribal cultural resources.

The project is not subject to Assembly Bill 52 for California Native American tribal consultation requirements, as no traditionally or culturally affiliated tribe has requested, in writing, to the County to be informed of proposed projects in the geographic project area. However, in following the NAHC's recommended best practices, the County has sent tribal consultation request to five (5) tribes within San Mateo County that the NAHC identifies has traditional or cultural affiliation within the boundaries of the County of San Mateo. No responses were received from the tribes. Furthermore, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal cultural resources:

Mitigation Measure 18: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

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

Source: Project Plans; Native American Heritage Commission, Tribal Consultation List Response Letter, dated June 12, 2018; Assembly Bill 52.

18. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
18.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				x
Discussion: The project does not involve any development or change in use that would generate an impact or exceed wastewater treatment requirements. **Source:** Project Application/Plans.				
18.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				x
Discussion: The project does not involve any development or change in use that would require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. **Source:** Project Application/Plans.				

18.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				x
Discussion: The project includes installing drainage improvements along a portion of the existing access road in the immediate project area to reduce the potential for ponding and erosion in the project area. The proposed drainage improvements will be limited to existing disturbed areas and not cause a significant environmental effect on the area. **Source:** Project Application/Plans.				
18.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				x
Discussion: The project does not involve any development or change in rural open land use that would generate a demand for water supply. Any grading and remediation work associated with the project will use trucked-in water supply. **Source:** Project Application/Plans.				
18.e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				x
Discussion: The project does not involve any development or change in rural open land use that would generate a demand for wastewater treatment. **Source:** Project Application/Plans.				
18.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				x
Discussion: On-site confirmation samplings of the excavated soil would be completed in order to determine the appropriate off-site disposal facilities (e.g., Class II Facility, California Hazardous Waste Facility, or Resource Conservation and Recovery Act Facility). **Source:** Project Application/Plans.				
18.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				x
Discussion: The project has been reviewed and approved by the San Mateo County Environmental Health Division's Groundwater Protection Program as a Voluntary Cleanup Site. A Remedial Action Agreement has been executed between the County and POST which identifies County Environmental Health assuming the role as the regulatory oversight agency for				

characterization and potential remediation of the waste, including adherence to the County's Groundwater Protection Program Guidelines. **Source:** County Environmental Health Division, Remedial Action Agreement, dated August 4, 2015.				
18.h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?				x
Discussion: The project does not involve any development or change in land use that would consume energy, water, or generate waste on a long-term permanent basis. The project would be implemented over a short period of time and includes the minimal excavation necessary to meet the project goals. No tree removal is proposed. **Source:** Project Application/Plans.				
18.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				x
Discussion: The project does not involve any development or change in land use that would consume energy, water, or generate waste on a long-term permanent basis. The project would be implemented over a short period of time and includes the minimal excavation necessary to meet the project goals. No tree removal is proposed. **Source:** Project Application/Plans.				

19. MANDATORY FINDINGS OF SIGNIFICANCE.				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
19.a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		x		
Discussion: As discussed throughout this document, particularly Section 3 (Air Quality), Section 4 (Biological Resources), Section 6 (Geology and Soils), and Section 16 (Transportation/Traffic), the project has the potential to significantly degrade the quality of the environment and/or significantly impact the habitat of a fish or wildlife species. However, such potential impacts, as discussed				

throughout this document, can be reduced to a less than significant level with the implementation of all recommended mitigation measures. **Source:** Subject Document.				
19.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			x	
Discussion: The project is intended to remediate past environmental impacts generated by the project site's former use as a private gun club. Proposed project impacts would be reduced to less than significant with the recommended mitigation measures identified throughout this document. No other projects are proposed at this time on the project parcel or in the near vicinity of the project site. **Source:** Subject Document.				
19.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?		x		
Discussion: The project could result in environmental impacts that could both directly and indirectly cause impacts on human beings, including the temporary generation of construction-related emissions that exceed air quality standards, increased soil erosion, and temporary increases in traffic levels during off-hauling activity. However, the implementation of the recommended mitigation measures included in this document, and mitigation measures proposed in the project plans, would adequately reduce any potential impacts to a less than significant level. **Source:** Subject Document.				

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

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)	X		Section 404 Nationwide Permit
State Water Resources Control Board		X	
Regional Water Quality Control Board	X		Section 401 Certification
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	

AGENCY	YES	NO	TYPE OF APPROVAL
County Airport Land Use Commission (ALUC)		X	
Caltrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other:		X	

MITIGATION MEASURES

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

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

Mitigation Measure 1: The applicant shall submit a plan to the Planning and Building Department prior to the issuance of any grading "hard card" that, at a minimum, includes the "Basic Construction Mitigation Measures" as listed in Table 8-2 of the BAAQMD CEQA Guidelines (May 2017). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

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

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

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

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

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

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

g. Post a publicly visible sign with the telephone number and person to contact at the County regarding dust complaints. This person shall respond and take corrective action within 48

hours. The Bay Area Air Quality Management District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 2: To reduce the potential for impacts to sensitive communities and special-status species, the following general best management practices (BMPs) are recommended for implementation:

Appropriate perimeter erosion and sediment control measures (i.e. silt fencing, straw waddles) shall be installed around any stockpiles of soil or other materials which could be transported by rainfall or other flows in order to reduce the possibility of soil erosion and sediments flowing into natural habitats.

a. All access, staging, and work areas shall be delineated with orange construction fencing, or similar, and all work activities shall be limited to these areas.

b. All access, staging, and work areas shall be the minimum size necessary to conduct the work.

c. All staging, maintenance, and storage of construction equipment shall be performed in a manner to preclude any direct or indirect discharge of fuel, oil, or other petroleum products into the Study Area. No other debris, rubbish, soil, silt, sand, or other construction-related materials or wastes shall be allowed to enter into or be placed where they may be washed by rainfall or runoff into wetland areas. All such debris and waste shall be picked-up daily and shall be properly disposed of at an appropriate facility. If a spill of fluid materials occurs, the area shall be cleaned and contaminated materials disposed of properly. The affected spill area shall be restored to its natural condition.

d. Disturbance or removal of vegetation shall not exceed the minimum necessary to conduct the work.

e. Given that the Project proposes to allow excavated areas to revegetate naturally, certified weed-free erosion control natural fiber blankets shall be used to stabilize disturbed soils.

f. Stockpiles of soil or other materials that can be blown by wind shall be covered when not in active use.

g. All trucks hauling soil, sand, and other loose materials shall be covered.

Mitigation Measure 3: The following measures shall be implemented to minimize impacts to San Mateo tree lupine:

a. A temporary protective barrier or sheeting shall be placed on the ground in the location of the stockpiling area to minimize disturbance of the existing substrates and seedbank during temporary stockpiling efforts to avoid contamination from the stockpiled materials.

b. The extent of the stockpiling area and construction access routes in areas with known populations of San Mateo tree lupine should be delineated with orange construction flagging to avoid incidental, direct impacts from construction equipment access and stockpiling.

c. The size, limit, and duration of the stockpiling area shall be minimized to the extent possible to reduce temporary disturbance to San Mateo tree lupine individuals.

d. Post-construction monitoring of any project-related impacted habitat shall ensure that San Mateo tree lupine recolonizes into areas where it currently occurs. Monitoring shall occur for up to three years following the completion of project work or until the area demonstrates a trajectory of San Mateo tree lupine re-establishment of similar density to pre-construction conditions.

e. The applicant shall make an effort to relocate the one shrubby lupine (presumed to be Lupinus arboreus var. eximius) identified by Kramer Botanical (Kramer Botanical Assessment, May 15, 2015), located near the eastern edge of "Decision Unit-10," should there be a

foreseen impact to the individual during project implementation.

Mitigation Measure 4: A pre-construction survey for woodrat houses shall be conducted by a qualified biologist within 30 days prior to the start of work. If woodrat houses are found to be present in the work area, the following additional measures shall be implemented:

a. Any woodrat houses present in the work area, shall be dismantled by and under the supervision of a qualified biologist.

b. If young are encountered during the dismantling process, the material shall be placed back on the house, and the house will remain undisturbed for 14 days. After 14 days has passed, nest dismantling shall begin again. Once fully deconstructed, any materials removed shall be moved to suitable adjacent areas that will not be impacted by project activities and the materials shall be scattered.

Mitigation Measure 5: In compliance with the Migratory Bird Treaty Act, a survey for active bird nests shall be conducted by a qualified biologist no more than 14 days prior to the start of project activities (vegetation removal, grading, or other ground-disturbing activities) during the nesting season (February 1 through August 31). The survey shall be conducted in a sufficient area around the work site to identify the location and status of any nests that could potentially be directly or indirectly affected by project activities. If active nests or protected species are found within the project area or close enough to these areas to affect nesting success, the following shall be implemented:

a. A work exclusion zone shall be established around each nest by a qualified biologist that will remain in place until all young in the nest have fledged or the nest otherwise becomes inactive. As exclusion zones vary in size depending on the species, the size will be determined by a qualified biologist.

Mitigation Measure 6: In order to mitigate impacts to the CRLF, consultation with the USFWS shall be initiated in order to obtain coverage for harassment during remediation and road improvement work. The qualification of designated biologists shall be submitted to the USFWS for review and written approval at least 30 calendar days prior to the start of work. The following measures from the Programmatic Biological Opinion for CRLF shall be implemented, unless superceded by mitigation measures as a result of consultation, and then the superceding measures shall be implemented:

a. Within 24 hours prior to initial ground disturbance, a preconstruction survey for CRLF shall be conducted. If any life stage of the species is found, the approved biologist will capture and move any individuals to an appropriate relocation site.

b. The approved biologist shall conduct an education training for employees working on the project. Personnel will be required to attend the training that would cover topics such as identification and legal protection of the species, as well as project specific avoidance and minimization measures.

c. The approved biologist shall be onsite during all activities that may result in take of CRLF including vegetation removal, initial ground disturbance, and spoils hauling.

d. The number of access routes, construction areas, equipment staging, storage, parking, and stockpile areas will be minimized to the extent possible.

e. To minimize temporary habitat disturbances, project-related vehicle traffic shall be restricted to established roads, and construction areas. Project-related vehicles shall observe a 20-mile per hour speed limit within construction areas.

f. All construction equipment shall be maintained to prevent leaks of fuels, lubricants, or other toxic fluids.

g. In order to avoid attracting predators of the CRLF, all trash shall be deposited in covered or closed trash containers that are removed from the project site regularly.

h. Any restoration and re-vegetation work for temporary effects shall be implemented using native California plant species.

i. Plastic monofilament netting (erosion control matting, or wrapping around wattles) or similar materials shall not be used on the project in order to avoid entangling, strangling, or trapping CRLF.

j. Construction shall be limited to the dry season (April 30 to October 1) to avoid impacting CRLF when they are most likely to use the study area as a migration corridor.

k. No construction activities shall occur during rain events or within 24-hours following a rain event.

l. Construction activities shall cease no less than 30 minutes before sunset and shall not begin again prior to no less than 30 minutes after sunrise.

Mitigation Measure 7: Any discharges of dredged or fill material into jurisdictional waters of the United States shall be in conformance with a permit issued by the U.S. Army Corps of Engineers (Corps) pursuant to Section 404 of the Clean Water Act and Water Quality Certification by the Regional Water Quality Control Board (RWQCB) pursuant to Section 401 of the Clean Water Act, prior to any grading or construction activities that may impact jurisdictional areas. Additionally, U.S. Fish and Wildlife Services Compliance with the federal and state "no net loss of wetlands" policy is required for the proposed project. The avoidance, minimization, and mitigation measures required by such permits shall be implemented.

Impacts to wetlands shall require the creation or restoration of wetlands at a minimum of a 1:1 ratio for the impacted area, creation and/or restoration of wetlands that would provide equivalent biological function, purchase of wetland credits at a mitigation bank, or some combination of these actions. Furthermore, during the application process, the Project proponent shall coordinate with the Corps and RWQCB to confirm that all proposed mitigation ratios and planned restoration activities are adequate to achieve a no net loss of wetland functions and services determination. Monitoring shall be required for impacted wetlands to ensure no weed infestations occur as a result of the project activities.

Mitigation Measure 8: In the event that archaeological resources are inadvertently discovered, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 25-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

Mitigation Measure 9: In the event that paleontological resources are inadvertently discovered, work in the immediate vicinity (within 25 feet) of the find must stop until a qualified paleontologist can evaluate the significant of the find. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the paleontologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

Mitigation Measure 10: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public

Resources Code Section 5097.98. If the County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Mitigation Measure 11: The applicant shall adhere to the San Mateo County Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.

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

d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.

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

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

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

h. Performing clearing and earth-moving activities only during dry weather.

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

j. Limiting construction access routes and stabilizing designated access points.

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

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

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

n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

Mitigation Measure 12: No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

An applicant-completed and County-issued grading permit "hard card" is required prior to the start of any land disturbance/grading operations. Along with the "hard card," the applicant shall submit a

letter to the Current Planning Section, at least two (2) weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of revegetation and estimated date of establishment of newly planted vegetation.

Mitigation Measure 13: It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

Mitigation Measure 14: The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, as well as prior authorization from the Community Development Director to conduct grading during the wet weather season.

Mitigation Measure 15: Off-site hauling of excavated soil shall be limited to the hours of 9:00 a.m. to 3:00 p.m. on weekdays. Trucks or vehicles associated with the project shall not be parked on residential streets.

Mitigation Measure 16: The applicant shall obtain an encroachment permit for hauling of heavy loads on a public roadway. The applicant will be directed to submit traffic control plans which will notify the public of potential delays, and will have restricted hours for hauling operations. Any damage caused by the hauling operations or contractors equipment shall be repaired as directed by the County inspector.

Mitigation Measure 17: The applicant shall notify the public of hauling activities 10 days in advance of such work.

Mitigation Measure 18: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

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

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

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

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

Jenna Buhaer
(Signature)

12/11/18
Date

Planner III
(Title)

ATTACHMENTS:

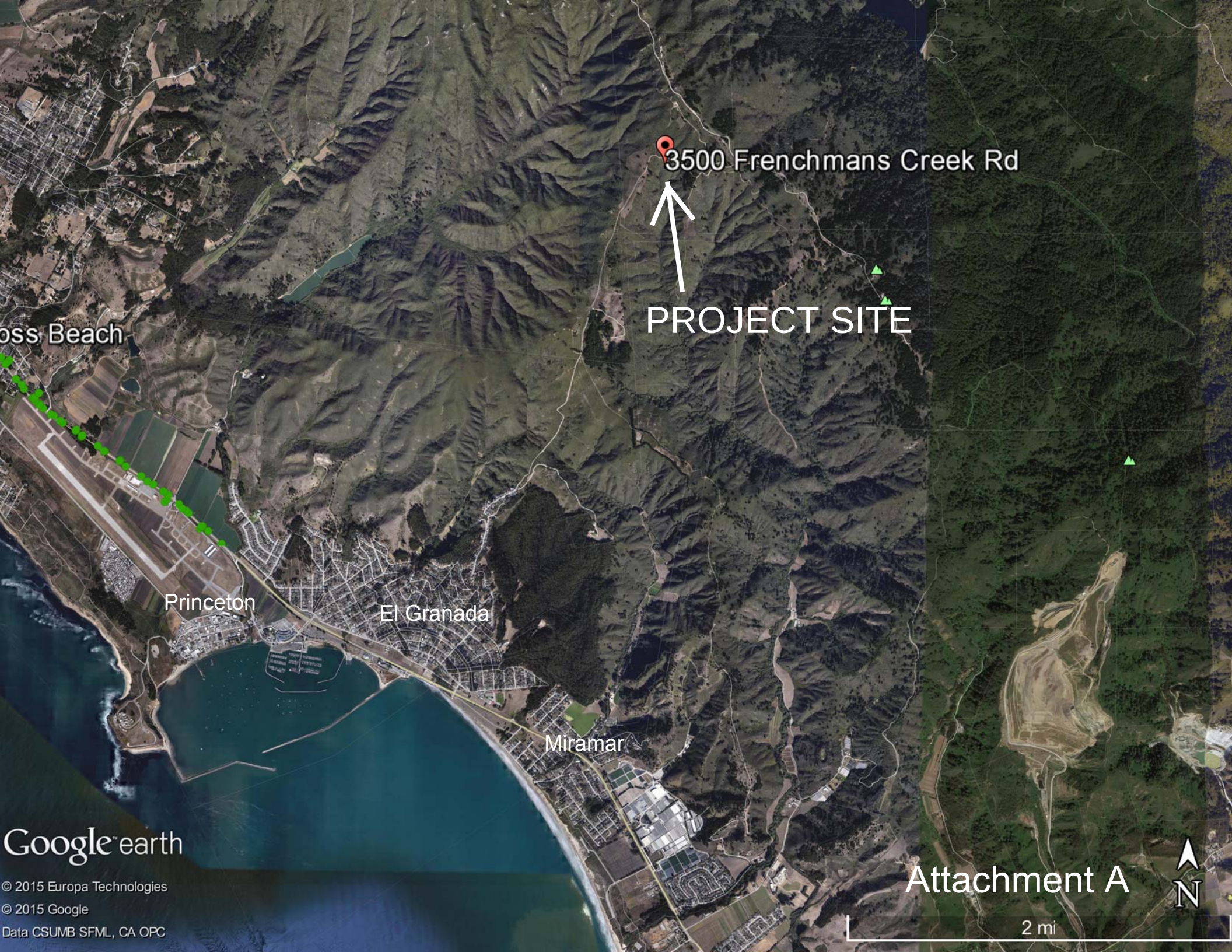
A. Vicinity Map

B. Project Plans (2018)

C. Certified Initial Study and Mitigated Negative Declaration (2015)

D. Biological Resouces Evaluation, WRA Environmental Consultants, April 2018 (Available upon request at the County of San Mateo Planning Department)

SSB:MDB: ann – MDBCC0519_WNH.DOCX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PROJECT SITE
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Miramar
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REMEDIAL SOIL EXCAVATION FOR THE FORMER HALF MOON BAY GUN CLUB

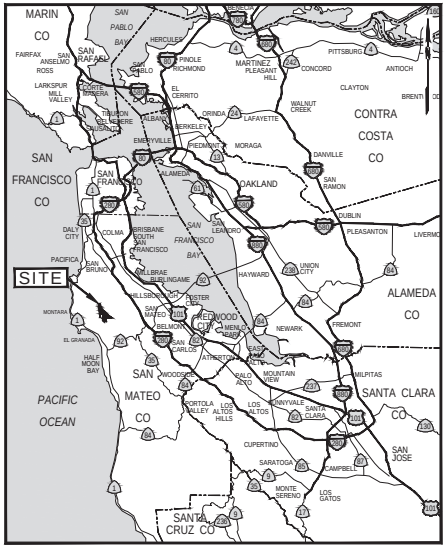
EL GRANADA, SAN MATEO COUNTY, CALIFORNIA

PREPARED FOR

PENINSULA OPEN SPACE TRUST

PREPARED BY

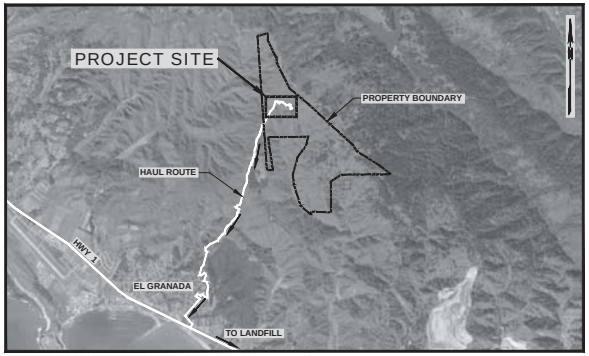
EKI Environment & Water, Inc.



REFERENCE: TRACED FROM THE THOMAS GUIDE BAY AREA METRO STREET GUIDE, 2014.

VICINITY MAP

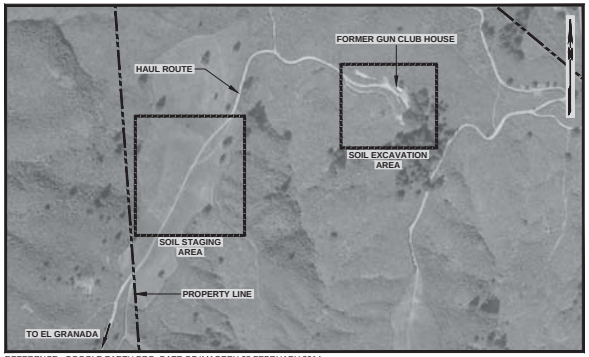
7.5 5 2.5 0 7.5 15
(APPROXIMATE SCALE IN MILES)



REFERENCE: GOOGLE EARTH PRO, DATE OF IMAGERY 23 FEBRUARY 2014.

SITE LOCATION MAP/HAUL ROUTE

4,000 0 4,000 8,000
(APPROXIMATE SCALE IN FEET)



REFERENCE: GOOGLE EARTH PRO, DATE OF IMAGERY 23 FEBRUARY 2014.

SITE ACCESS MAP

400 0 400 800
(APPROXIMATE SCALE IN FEET)

LIST OF DRAWINGS

G-1	TITLE SHEET, VICINITY MAP, SITE LOCATION MAP, AND SITE ACESS MAP
G-2	EXISTING CONDITIONS
G-3	EXCAVATION PLAN AND CROSS-SECTIONS
G-4	EROSION CONTROL PLAN
D-1	ROAD DRAINAGE PLAN

GENERAL NOTES

1. VERTICAL ELEVATIONS ARE IN FEET, LOCAL ARBITRARY DATUM SURVEYED BY MCCLEOD, MARCH 2015.
2. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT AT 1-800-227-2000 OR 811 A MINIMUM OF 2 WORKING DAYS PRIOR TO DIGGING. KEEP NOTIFICATION TICKET CURRENT.
3. WORK ON THIS PROJECT MAY BE HAZARDOUS. ALL ON-SITE PERSONNEL SHALL HAVE RECEIVED HEALTH AND SAFETY MONITORING AND TRAINING AS REQUIRED UNDER LAWS AND REGULATIONS, INCLUDING OSHA AND CAL OSHA STANDARDS.

LEGEND AND REFERENCE SYMBOLS

	INITIAL EXCAVATION AREA
	DENSE VEGETATION
	PROPERTY BOUNDARY
DU-10 (0.5)	DEPTH OF INITIAL EXCAVATION IN FEET OF DU-10
	TREE WITH DIAMETER GREATER THAN 12 INCHES
130	EXISTING GROUND CONTOUR
	TEMPORARY SURVEYOR BENCHMARK
	TOP OR TOE OF SLOPE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
?	SUSPECTED UNDERGROUND LINE
	EROSION CONTROL WATTLE
A A'	CROSS SECTION MARKER

ABBREVIATIONS

CONC	CONCRETE
CY	CUBIC YARD
DOT	DEPARTMENT OF TRANSPORTATION
DU	DECISION UNIT
DWG	DRAWING
(E)	EXISTING
ELEV	ELEVATION
ER	EDGE OF ROAD
FF	FINISH FLOOR
FT MSL	FEET ABOVE MEAN SEA LEVEL
GB	GRADE BREAK
IN	INCHES
INV	INVERT
(N)	NEW
NO.	NUMBER
PM	PAINT MARK
PVC	POLYVINYL CHLORIDE
SD	STORM DRAIN
SF	SQUARE FOOT
SHT	SHEET
TEMP	TEMPORARY
TYP	TYPICAL

REGISTERED PROFESSIONAL ENGINEER — JOHN THOMAS DE WITT — C 55468 EXP. 12-31-18 — CIVIL — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

eki environment & water
577 AIRPORT BOULEVARD, SUITE 900
BURLINGAME, CALIFORNIA 94010-5306
(650) 292-9100 / FAX (650) 552-9012

REMEDIAL SOIL EXCAVATION FOR THE FORMER HALF MOON BAY GUN CLUB
EL GRANADA, SAN MATEO COUNTY, CALIFORNIA

TITLE SHEET, VICINITY MAP, SITE LOCATION MAP, AND SITE ACCESS MAP

NO.	DESCRIPTION	APPR'D	DATE
1	ECO PERMIT SET	JDW	12/15/17
2	BID SET	JDW	5/13/16

DATE: MAY 2016
SCALE: AS SHOWN
DRAWN: CCR
DESIGNED: RTC
APPROVED: JDW
JOB NO.: BA0053.01

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
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SHEET NUMBER
G-1
1 OF 5

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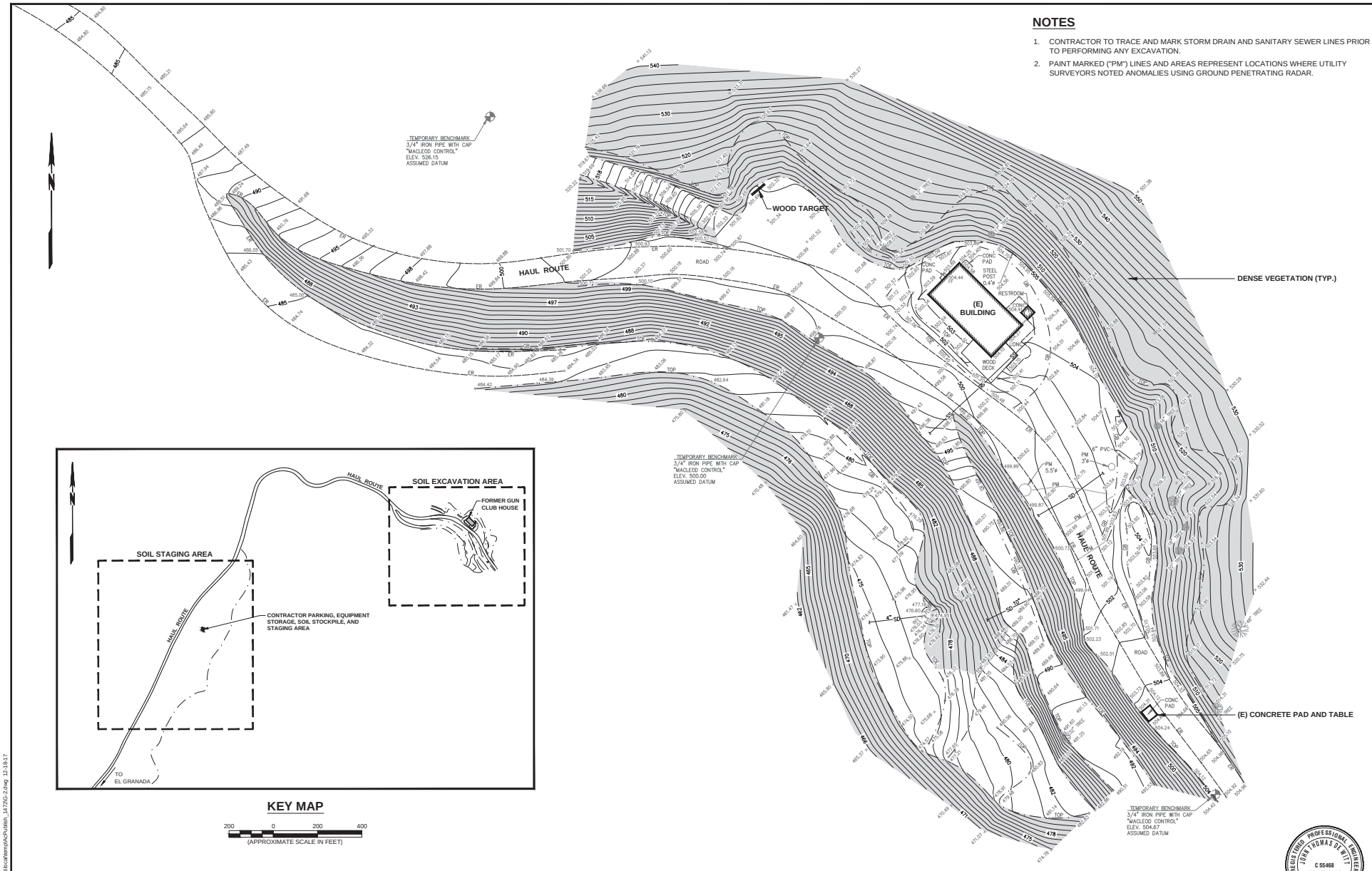
ATTACHMENT B



NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
JOHN THOMAS DE WITT
C 55468
EXP. 12-31-18
CIVIL
STATE OF CALIFORNIA

eki environment & water
577 AIRPORT BOULEVARD, SUITE 900
BURLINGAME, CALIFORNIA 94010-5306
(650) 292-9100 / FAX (650) 552-9012

REMEDIAL SOIL EXCAVATION FOR THE FORMER HALF MOON BAY GUN CLUB
EL GRANADA, SAN MATEO COUNTY, CALIFORNIA

EXISTING CONDITIONS

NO.	DESCRIPTION	DATE	APPRD.
1	ECO PERMIT SET	12/15/17	JDW
2	BID SET	5/13/18	JDW

DATE: MAY 2016
SCALE: AS SHOWN
DRAWN: CCR
DESIGNED: RTC
APPROVED: JDW
EKI NO.: B40093.01

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SHEET NUMBER
G-2
2 OF 5

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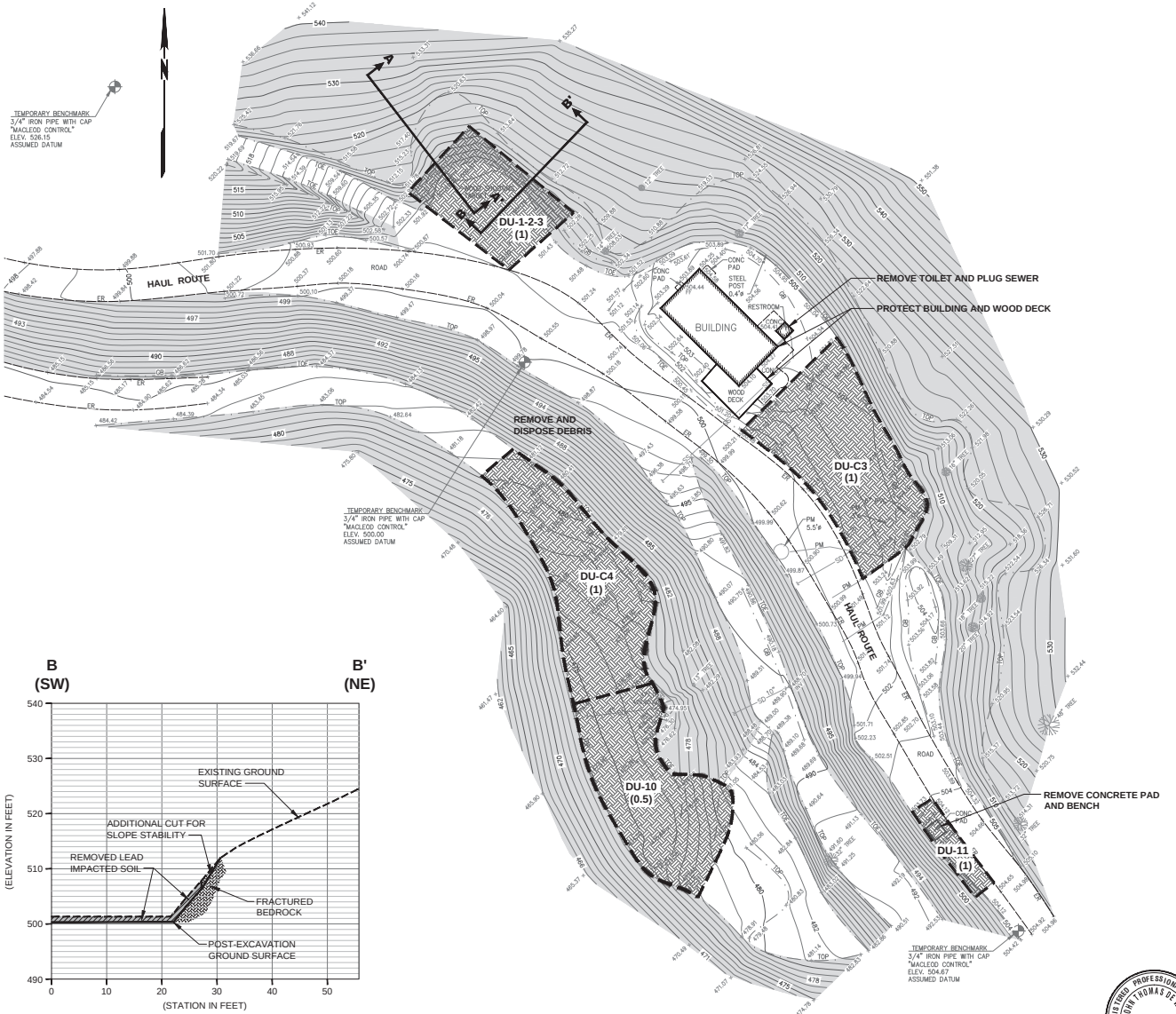
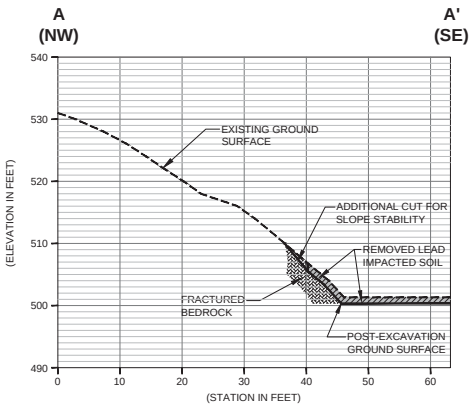
NOTES

1. CONTRACTOR MAY BE DIRECTED BY ENGINEER TO PERFORM OVER-EXCAVATION LATERALLY AND VERTICALLY BEYOND THE INITIAL LIMITS AND DEPTHS BASED ON THE RESULTS OF CONFIRMATION SAMPLING PERFORMED BY ENGINEER.
2. CORNERS OF INITIAL EXCAVATION AREAS TO BE MARKED IN THE FIELD BY ENGINEER.
3. ALIGNMENT OF EXISTING STORM DRAIN AND SANITARY SEWER LINES SHALL BE TRACED AND MARKED BY CONTRACTOR PRIOR TO EXCAVATION WORK.
4. CONTRACTOR SHALL STOCKPILE SOIL FROM EACH EXCAVATION AREAIN A SEPARATELY LINED STOCKPILE AREA FOR SAMPLING PRIOR TO OFF-SITE TRANSPORTATION AND DISPOSAL.
5. SEE SHEET G-4 FOR EROSION CONTROL REQUIREMENTS.
6. CONTROL DUST PER SPECIFICATIONS.
7. CONTRACTOR SHALL DISPOSE OF EXCAVATED MATERIALS IN ACCORDANCE WITH LAWS AND REGULATIONS. DISPOSE HAZARDOUS WASTES IN APPROPRIATELY PERMITTED DISPOSAL FACILITIES.
8. OWNER WILL NOTIFY THE PUBLIC OF HAULING ACTIVITIES 10 DAYS IN ADVANCE OF WORK.
9. HAULING SHALL BE LIMITED TO THE HOURS OF 9 AM AND 3 PM MONDAY THROUGH FRIDAY. TRUCKS MAY NOT PARK ON RESIDENTIAL STREETS.
10. CONTRACTOR WILL REPAIR ANY DAMAGE TO PUBLIC ROADS CAUSED BY HAULING ACTIVITY AS DIRECTED BY COUNTY INSPECTOR.

EXCAVATION IDENTIFICATION	CUT FILL CALCULATIONS			ANTICIPATED DISPOSAL CLASSIFICATION
	CUT		FILL (CY)	
	AREA (SF)	VOLUME (CY)		
DU-1-2-3	1,500	56	-	RCRA HAZ
DU-C3	2,600	96	-	NON-HAZ
DU-C4	2,500	93	-	NON-HAZ
DU-10	2,400	44	-	NON-HAZ
DU-11	300	11	-	NON-RCRA HAZ
TOTAL	9,300	300	0	-





CROSS-SECTION A - A'

(APPROXIMATE SCALE IN FEET)

CROSS-SECTION B - B'

(APPROXIMATE SCALE IN FEET)

NOT FOR CONSTRUCTION

EXCAVATION PLAN

(APPROXIMATE SCALE IN FEET)

REGISTERED PROFESSIONAL ENGINEER
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REMEDIAL SOIL EXCAVATION FOR THE FORMER HALF MOON BAY GUN CLUB
EL GRANADA, SAN MATEO COUNTY, CALIFORNIA

EXCAVATION PLAN AND CROSS-SECTIONS

NO.	DESCRIPTION	DATE
1	ECO PERMIT SET	12/15/17
2	BID SET	5/13/16

DATE: MAY 2016
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SHEET NUMBER
G-3
3 OF 5

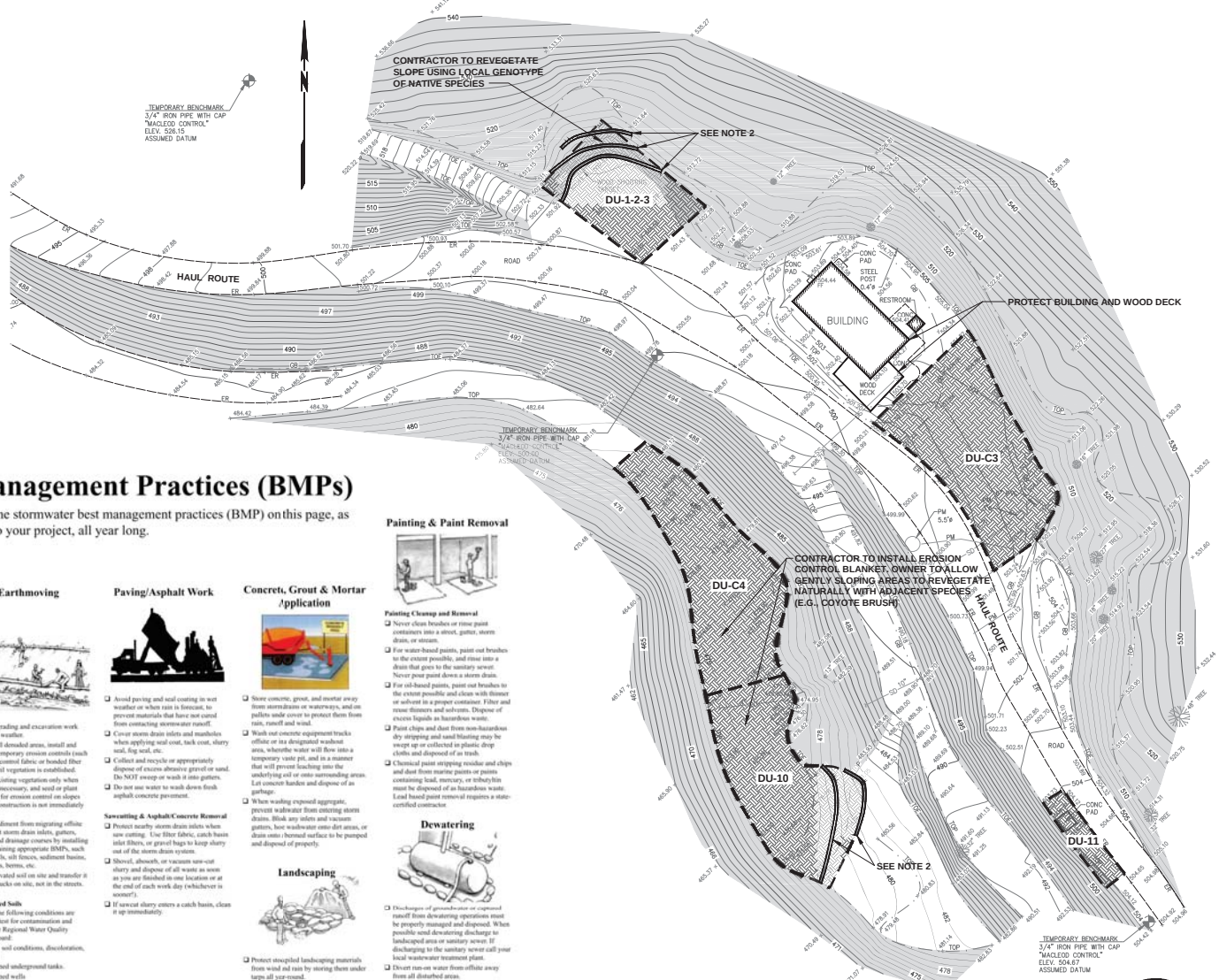
NOTES

STOCKPILE AREA EROSION CONTROL

1. CONTRACTOR SHALL STOCKPILE EXCAVATED MATERIAL WITH A BOTTOM LINER OF VISQUEEN AND A PERIMETER BERM, PER THE SPECIFICATIONS. DO NOT REMOVE EXISTING VEGETATION IN STOCKPILE AREA.
2. COVER ALL STOCKPILES WHEN NOT IN USE TO LIMIT EROSION AND SEDIMENT GENERATION. ANCHOR COVER AS NEEDED TO LIMIT WIND EROSION.

RESTORATION REQUIREMENTS

1. PLACE EROSION CONTROL BLANKETS OVER EXCAVATION AREAS AFTER ENGINEER'S CONFIRMATION SAMPLES INDICATE EXCAVATION IS COMPLETE.
2. SEED DISTURBED AREAS PRIOR TO PLACING EROSION CONTROL BLANKETS WITH NATIVE CALIFORNIA SEED MIXTURES, PER THE SPECIFICATIONS.
3. INSTALL SEED-FREE WATTLES ALONG CONTOURS OF SLOPED EXCAVATION AREAS AT 10-FT INTERVALS.
4. SEE SHEET D-1 FOR ROAD DRAINAGE PLAN.



NOT FOR CONSTRUCTION

EROSION CONTROL PLAN

20 0 20 40
(APPROXIMATE SCALE IN FEET)

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Materials & Waste Management

Non-Hazardous Materials
- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ☐ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials
- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

Waste Management
- ☐ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☐ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ☐ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ☐ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp-board, pipe, etc.)
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter
- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

Maintenance and Parking
- ☐ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control
- ☐ Keep spill cleanup materials (e.g., rags absorbents and cat litter) available at the construction site at all times.
- ☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ☐ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☐ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ☐ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils
- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ☐ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ☐ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal
- ☐ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ☐ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application

- ☐ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff and wind.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ☐ When washing exposed aggregate, prevent wash water from entering storm drains. Block any inlets and vacuum gutters, hose wash water onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ☐ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ☐ Stack bagged material on pallets and under cover.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal

Painting Cleanup and Removal
- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering

- ☐ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ☐ Divert run-on water from offsite away from all disturbed areas.
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ☐ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

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REMEDIAL SOIL EXCAVATION FOR THE FORMER HALF MOON BAY GUN CLUB
EL GRANADA, SAN MATEO COUNTY, CALIFORNIA

EROSION CONTROL PLAN

NO.	DESCRIPTION	DATE	APPRD.
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2	BID SET	5/13/18	JDW

DATE: MAY 2016
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REGISTERED PROFESSIONAL ENGINEER
JOHN THOMAS DE WITT
C 55468
EXP. 12-31-18
CIVIL
STATE OF CALIFORNIA

SHEET NUMBER
G-4
4 OF 5

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ROAD DRAINAGE PLAN

REMEDIAL SOIL EXCAVATION FOR THE FORMER HALF MOON BAY GUN CLUB

EL GRANADA, SAN MATEO COUNTY, CA

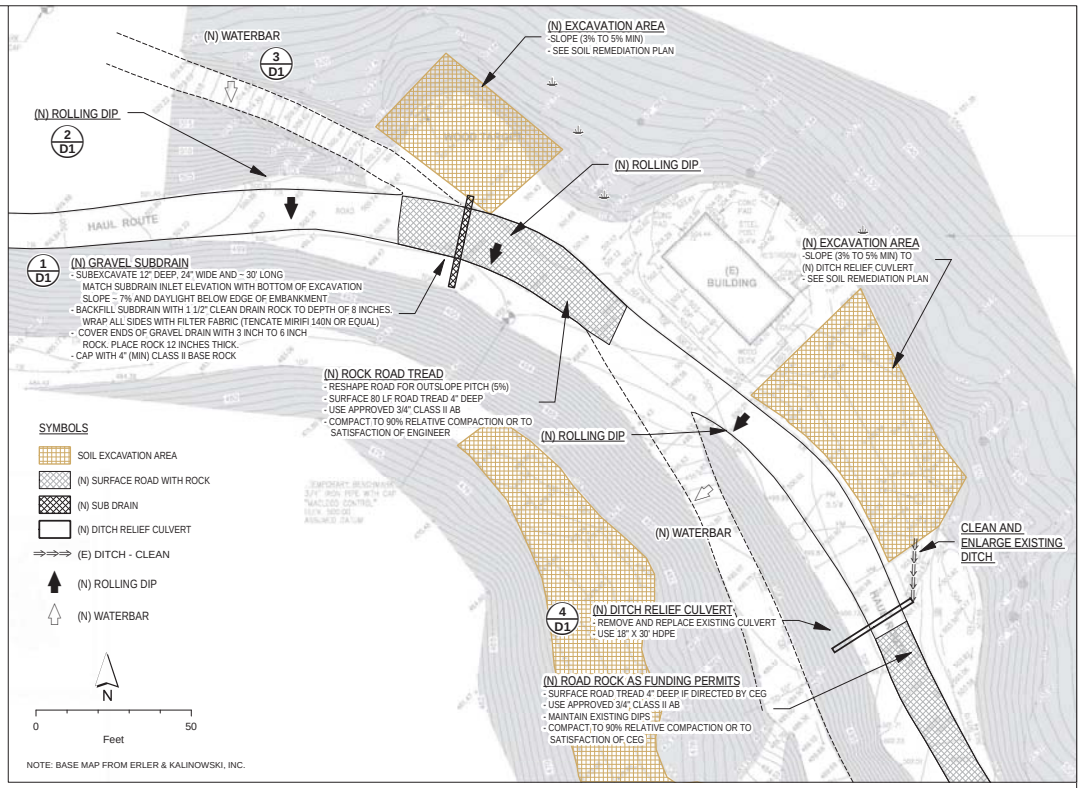
PLAN DESCRIPTION

THESE DRAINAGE PLANS PROVIDE DETAILS TO UPGRADE DRAINAGE CONTROL ALONG THE EXISTING ACCESS ROAD. THE PURPOSE OF THE WORK IS TO IMPROVE THE DRAINAGE OF SURFACE RUNOFF AT THE SITE TO REDUCE THE POTENTIAL FOR ROAD RELATED EROSION, FOLLOWING THE REMEDIAL SOIL EXCAVATION WORK ASSOCIATED WITH LEAD FRAGMENT CLEANUP. THE PROPOSED DRAINAGE IMPROVEMENTS INCLUDE:

1) REMOVE AND REPLACE 1 EXISTING DITCH RELIEF CULVERT
2) INSTALL 3 ROLLING DIPS ON THE MAIN ROAD
3) INSTALL 1 GRAVEL SUB DRAIN
4) INSTALL 2 WATERBARS ON SIDE ROADS
5) ROCK SURFACE 80+ LF OF ROADWAY
6) ROCK ADDITIONAL ROADWAY AS FUNDING PERMITS
7) SLOPE ROAD SURFACE TO DRAIN.

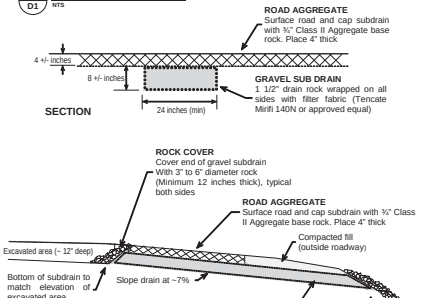
GENERAL NOTES

1) THIS SHEET INDICATES GENERAL AND TYPICAL DETAILS SPECIFIC TO ROAD DRAINAGE IMPROVEMENTS AFTER IMPLEMENTATION OF REMEDIAL SOIL EXCAVATION WORK.
2) "POST" SHALL BE PENINSULA OPEN SPACE TRUST, THE "CEG" SHALL BE CERTIFIED ENGINEERING GEOLOGIST, TIMOTHY C. BEST, AND THE "CONTRACTOR" SHALL BE AN INDEPENDENT CONTRACTOR RETAINED BY POST TO PERFORM THE WORK DESCRIBED HEREIN.
3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL OF THE PROJECT DOCUMENTS WITH THE CONDITIONS FOUND AT THE SITE AND SHALL VERIFY EXISTING GRADES, ELEVATIONS AND CONDITIONS PRIOR TO COMMENCING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE CEG AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. IF IT IS FOUND THAT FIELD CONDITIONS ARE NOT AS SHOWN ON THE PLANS, THE CONTRACTOR MUST MAKE REVISIONS AND/OR ADJUSTMENTS TO THE SATISFACTION OF THE CEG PRIOR TO FURTHER WORK.
4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE CONSTRUCTION AREA DURING CONSTRUCTION AND SHALL PROVIDE NECESSARY SAFETY MEASURES THAT COMPLY WITH ALL STATE AND LOCAL SAFETY ORDINANCES. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
5) THE CONTRACTOR SHALL NOTIFY THE CEG A MINIMUM OF 7 DAYS PRIOR TO COMMENCEMENT OF WORK AND A MINIMUM OF 4 DAYS IN ADVANCE OF REQUIRED INSPECTIONS.
6) ALL ROAD DRAINAGE WORK SHALL BE SUBJECT TO OBSERVATION, TESTING AND APPROVAL BY THE CEG.
7) THE CONTRACTOR SHALL RECOGNIZE THAT THE PLANS USED FOR THE DRAWINGS OF THE WORK MAY DIFFER FROM THE ACTUAL PHYSICAL SITE. DIMENSIONS ARE APPROXIMATE. BEFORE PROCEEDING WITH THE WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK THE SITE IN RELATION TO THE DRAWINGS AND SPECIFICATIONS. REPORT ANY DISCREPANCIES TO POST AND TO THE CEG.
8) AT ALL TIMES DURING PROJECT CONSTRUCTION ACTIVITIES, COPIES OF THE APPROVED FINAL PLANS AND COPIES OF PERMITS SHALL BE MAINTAINED AT THE CONSTRUCTION JOB SITE, AND ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF EACH PRIOR TO COMMENCEMENT OF CONSTRUCTION
9) THE CEG SHALL REVIEW THE PROJECT PLANS WITH THE CONTRACTOR DURING THE PRE-CONSTRUCTION MEETING. THE CEG SHALL ALSO PROVIDE EARTHWORK OBSERVATIONS PERTAINING TO ROAD DRAINAGE. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR MISINTERPRETATION OF THE PLANS.
10) REGULATORY AGENCIES MAY REQUIRE A FINAL GRADING COMPLIANCE LETTER. CEG CAN ONLY OFFER THIS LETTER IF CALLED TO THE SITE TO OBSERVE AND TEST, AS NECESSARY, ANY GRADING AND EXCAVATION OPERATIONS FROM THE START OF CONSTRUCTION. THE CONTRACTOR MUST SCHEDULE EARTHWORK TESTING AND OBSERVATION. PLEASE CONTACT: TIM BEST (831) 425-5832 (OFFICE) (831) 332-7791 (MOBILE).



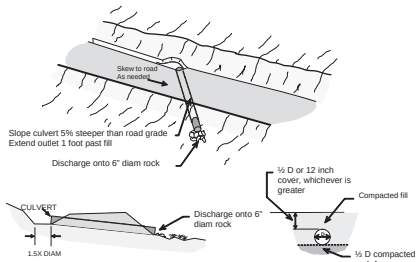
NOTE: BASE MAP FROM ERLER & KALINOWSKI, INC.

1 D1 **GRAVEL SUBDRAIN (Typical)** NTS



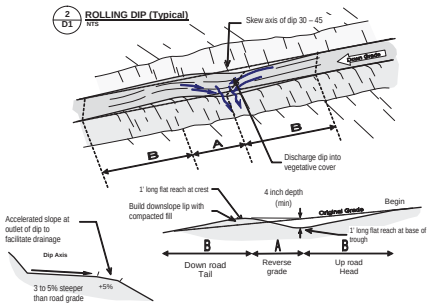
NOTES
- Subexcavate 12" deep 24" wide trench across road
- Match subdrain inlet elevation with bottom of excavation
- Slope ~ 7%
- Daylight outlet below edge of embankment or alternatively excavate trench to extend past embankment
- -Backfill subdrain with 1 ½ inch clean drain rock to depth of 8 inches. Wrap all sides with filter fabric (Mirifi 140 or approved equal)
- Cover gravel drain with 4" (min) road aggregate (within roadway) or compacted fill (outside roadway).
- Cover ends of gravel drain with 3 inch to 6 inch rock. Place rock 12 inches thick.
- CEG to verify drain location and depth prior to work

4 D1 **DITCH RELIEF CULVERT (Typical)** NTS



NOTES
- Ditch relief culvert shall be installed at flagged locations or as identified on plans.
- Culvert shall be 18 inch diameter smooth bore, double wall HDPE (ASTM D3350 and AASHTO M294, Type S) unless otherwise specified.
- The culvert shall be placed with a gradient 5% steeper than that of the road unless otherwise specified in plans. Culverts shall extend a minimum of 1 foot beyond base of road fill.
- The width of trenches shall permit satisfactory joining and thorough tamping of the backfill material.
- The culvert bed shall be clean and free of large woody debris and large rocks. Unsuitable material shall be replaced with selected granular material and compacted to obtain uniform bed.
- Where rock, hardpan, or other unyielding material is encountered, it shall be removed below the culvert grade for a depth of at least 1 foot and a width of at least 2 feet plus the culvert diameter. This material shall be replaced with selected compacted fill.
- Culvert trenches must be properly shored and braced during construction or laid back at an appropriate angle to prevent sloughing and caving at sidewalls. Contractor must comply with all CAL OSHA and local safety requirements and codes dealing with excavations and trenches.
- Onsite soils are suitable for culvert backfill. The backfill shall have no rocks greater than 3 inches in any dimension placed closer than 1 foot to the culvert. Backfill shall be adequately compacted throughout the entire process to approximately 95 percent ASTM 1557 or to the satisfaction of the CEG. During placement and compaction of fill, the moisture content of the materials being placed shall be maintained.
- Compacted fill coverage shall be minimum ½ pipe diameter or 12 inches, whichever is greater.
- Armor culvert inlet and outlet to top of pipe using 6" diameter rock. Apply rock to form apron to satisfaction of CEG. Discharge culvert onto 6 inch diameter rock.
- Specifications are intended only as guidelines; modifications may be made in the field by the CEG.

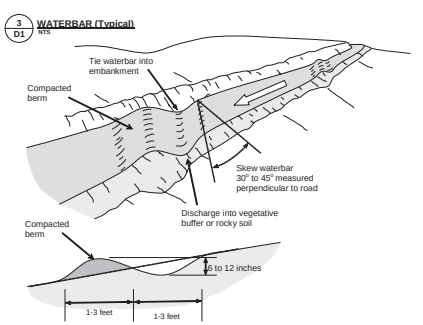
2 D1 **ROLLING DIP (Typical)** NTS



ROAD GRADE (%)	TROUGH	A: REVERSE GRADE		B: UP ROAD HEAD DOWN ROAD TAIL	
	Minimum depth	Distance from trough axis to downroad crest (ft)	Grade	Distance from up-road start of rolling dip to trough axis (ft)	Grade (%)
<5%	4 inches	12	3%	12	8%
5% - 10%		12	3%	15	10%

NOTES
- The dip shall be a minimum of 6 inches deep and incorporate a 1 foot long flat reach at the base of the trough (unless otherwise directed).
- Dip outlets shall be located to drain into areas with adequate sediment filter quality and non-erodible material such as rock, slash, brush, etc. Where specified, the bottom of the outfall of the dip will be surface-rocked.
- Where natural side slopes exceed 50%, fill shall not be pushed over the slope at the dip outlet.

3 D1 **WATERBAR (Typical)** NTS



NOTES
- Identify waterbar locations that take advantage of natural drainage features and minimize the amount of disturbance required for waterbar construction.
- All waterbars shall begin at the intersection of the roadbed surface and the cut slope and run the entire width of the road surface prism.
- Waterbar length shall not exceed 1.5 times the width of the road surface.
- Acceptable waterbars shall be skewed 30 to 45 degrees measured perpendicular to road.
- All waterbars shall have free-flowing outlets with minimum 5% grade in the bottom of the channel that discharges onto vegetative surfaces or less erodible material where possible.
- Native materials used to construct the constructed downslope berm shall be compacted with equipment to minimize wear resulting from trespass and/or administrative use traffic.
- Waterbar depth measured from the bottom of the waterbar channel to the top of the compacted berm must be between 6 and 12 inches high.

TIMOTHY C. BEST, CEG
ENGINEERING GEOLOGY AND HYDROLOGY
1002 Columbia Street, Santa Cruz, CA 95060
(831) 425 5832 (831) 425 5880 (fax)

PROJECT:
REMEDIAL SOIL EXCAVATION FOR THE FORMER HALF MOON BAY GUN CLUB
EL GRANADA, SAN MATEO COUNTY, CA
PREPARED FOR PENINSULA OPEN SPACE TRUST, PALO ALTO, CA

TITLE:
ROAD DRAINAGE PLAN

REVISIONS:
No. Date Description

DATE: DECEMBER 18, 2017
PROJECT: SMRCD.DARKGULCH-7.75
DRAWN BY: TB
CHECKED: TB

SHEET NUMBER
D-1

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: *Soil Remediation and Land Restoration at former Half Moon Bay Gun Club*, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2015-00245

OWNER; ADDRESS; PHONE: Peninsula Open Space Trust (POST); 222 High Street, Palo Alto, CA 94301; 650/854-7696

APPLICANT: Neal Sharma for POST

ASSESSOR'S PARCEL NO.: 047-350-020

LOCATION: 3500 Frenchman's Creek Road, El Granada, CA 94018

PROJECT DESCRIPTION

The project applicant, Peninsula Open Space Trust (POST), requests a Coastal Development Permit (CDP) and Grading Permit for the voluntary soil remediation and restoration of five (5) "Decision Unit" (DU) areas, totaling 9,300 sq. ft. in area and 300 cubic yards of excavation at depths of no more than 1 ft., on a 357.13-acre parcel currently owned by POST. Former use of the project site was as a private gun club/range. Remedial action would include the removal of lead bullets and soil containing metals and polyaromatic hydrocarbons (PAHs)[1] determined to be above Environmental Screening Levels (ESLs) established by the Regional Water Quality Control Board (RWQCB). The project is intended to achieve a conservative lead cleanup goal of 80 milligrams of lead per kilogram of soil, which is acceptable for residential land use (although recreational open space, not residential use, is the current and intended future land use for the parcel), pursuant to RWQCB standards (RWQCB Environmental Screening Levels, December 2013). Following completion of confirmation sampling of excavated soil, spoils would be off-hauled to authorized disposal facilities based on levels of contamination and excavated areas would be smooth-graded to restore overall drainage patterns and limit depressions. No fill, including import fill, is proposed. Post-excavation erosion control measures would include the placement of erosion control blankets following excavation and revegetation with a local mix of native vegetation. No structural development or tree removal is proposed at this time. Furthermore, no work is proposed to an existing single-story clubhouse building located within the project area. As of July 23, 2015, the project site has been listed on the State Water Quality Resources Control Board's Hazardous Waste and Substances (Cortese) List, pursuant to Section 65962.5 of the Government Code, as a Cleanup Program Site (ID Number T10000007245). The CDP is not appealable to the California Coastal Commission.

[1] Polyaromatic hydrocarbons (PAHs) are typical in trap/skeet materials.

ATTACHMENT C

FINDINGS AND BASIS FOR A MITIGATED NEGATIVE DECLARATION

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

1. The project, as mitigated, will not adversely affect water or air quality or increase noise levels substantially.

2. The project, as mitigated, will not have adverse impacts on the flora or fauna of the area.

3. The project, as mitigated, will not degrade the aesthetic quality of the area.

4. The project, as mitigated, will not have adverse impacts on traffic or land use.

5. In addition, the project, as mitigated, will not:

    a. Create impacts which have the potential to degrade the quality of the environment.

    b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.

    c. Create impacts for a project which are individually limited, but cumulatively considerable.

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

The County of San Mateo has, therefore, determined that the level of environmental impact of the project is less than significant.

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

Mitigation Measure 1: The applicant shall submit a dust control plan to the Planning and Building Department prior to the issuance of any grading "hard card" that, at a minimum, includes the "Basic Construction Mitigation Measures" as listed in Table 8-1 of the BAAQMD CEQA Guidelines (May 2011). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

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

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

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

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

e. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

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

g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

h. Use alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet.

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

Mitigation Measure 2: The applicant shall adhere to the San Mateo County Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.

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

d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.

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

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

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

h. Performing clearing and earth-moving activities only during dry weather.

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

j. Limiting construction access routes and stabilizing designated access points.

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

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

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

n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

Mitigation Measure 3: No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

An applicant-completed and County-issued grading permit "hard card" is required prior to the start of any land disturbance/grading operations. Along with the "hard card," the applicant shall submit a letter to the Current Planning Section, at least two (2) weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of revegetation and estimated date of establishment of newly planted vegetation.

Mitigation Measure 4: It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

Mitigation Measure 5: The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, as well as prior authorization from the Community Development Director to conduct grading during the wet weather season.

Mitigation Measure 6: Off-site hauling of excavated soil shall be limited to the hours of 9:00 a.m. to 3:00 p.m. on weekdays. Trucks or vehicles associated with the project shall not be parked on residential streets.

Mitigation Measure 7: The applicant shall obtain an encroachment permit for hauling of heavy loads on a public roadway. The applicant will be directed to submit traffic control plans which will notify the public of potential delays, and will have restricted hours for hauling operations. Any damage caused by the hauling operations or contractors equipment shall be repaired as directed by the County inspector.

Mitigation Measure 8: The applicant shall notify the public of hauling activities 10 days in advance of such work.

RESPONSIBLE AGENCY CONSULTATION

San Mateo County Environmental Health Division

INITIAL STUDY

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

REVIEW PERIOD: December 3, 2015 to December 22, 2015

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., December 22, 2015.**

CONTACT PERSON

Summer Burlison
Project Planner, 650/363-1815
sburlison@smcgov.org

Summer Burlison, Project Planner

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(2/2015)

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Soil Remediation and Land Restoration at former Half Moon Bay Gun Club

2. **County File Number:** PLN 2015-00245

3. **Lead Agency Name and Address:** County of San Mateo Planning and Building Department, 455 County Center, 2nd Floor, Redwood City, CA 94063

4. **Contact Person and Phone Number:** Summer Burlison, Project Planner; 650/363-1815

5. **Project Location:** 3500 Frenchman's Creek Road, El Granada

6. **Assessor's Parcel Number and Size of Parcel:** 047-350-020; 357.13 acres

7. **Project Sponsor's Name and Address:** Peninsula Open Space Trust (POST), 222 High Street, Palo Alto, CA 94301

8. **General Plan Designation:** Open Space

9. **Zoning:** RM-CZ/DR/CD (Resource Management-Coastal Zone/Design Review/Coastal Development) and RM (Resource Management)

10. **Description of the Project:** The project applicant, Peninsula Open Space Trust (POST), requests a Coastal Development Permit (not appealable to the California Coastal Commission) and Grading Permit for the voluntary soil remediation and land restoration of five (5) "Decision Unit" (DU) areas, totaling 9,300 sq. ft. in area and 300 cubic yards of excavation at depths of no more than 1 ft. on a 357.13-acre parcel currently owned by POST. Former use of the project site was as a private gun club/range. Remedial action would include the removal of lead bullets and soil containing metals and polyaromatic hydrocarbons (PAHs)[1] determined to be above Environmental Screening Levels (ESLs) established by the Regional Water Quality Control Board (RWQCB). The project is intended to achieve a conservative lead cleanup goal of 80 milligrams of lead per kilogram of soil, which is acceptable for residential land use (although recreational open space, not residential use, is the current and intended future land use for the parcel) pursuant to RWQCB standards (RWQCB Environmental Screening Levels, December 2013). Following completion of confirmation sampling of excavated soil, spoils would be off-hauled to authorized disposal facilities based on levels of contamination and excavated areas would be smooth-graded to restore overall drainage patterns and limit depressions. No fill, including import fill, is proposed. Post-excavation erosion control measures would include the placement of erosion control blankets following excavation and revegetation with a local mix of native vegetation. No structural development or tree removal is proposed at this time. Furthermore, no work is proposed to an existing single-story clubhouse building located within the project area.

[1] Polyaromatic hydrocarbons (PAHs) are typical in trap/skeet materials.

Purpose:

The project is being undertaken by POST to eliminate potential hazardous soil that contains lead bullets and other contaminants associated with the site's former use as a private gun club/range. Since acquiring the property in 2014, POST has and will continue to maintain the property as open space for the foreseeable future.

Work Areas:

Below describes the characteristics of each DU area illustrated in Attachment B.3 (Excavation Plan and Cross-Sections) and the corresponding proposed remediation work.

DU-1-2-3: This DU area includes the target impacted berm west of the clubhouse and firing range. The target impacted berm consists of a vertical granite wall behind the targets. Proposed disturbance would be 1 ft. of excavation over a 1,500 sq. ft. area, including 1 ft. of excavation into the decomposed granite rock face of the vertical berm, resulting in 56 cubic yards (cy) of grading. The weather-impacted granite that makes up the berm is relatively hard where high-velocity bullets have penetrated no more than about 8 inches into the berm. Rifle and handgun rounds have fragmented the weathered granite berm, creating a substantial apron of soil slough immediately below the active targets. After removing the lead bullets in the granite berm, the granite will be cut to a stable slope. High concentrations of metals were observed in berm soil samples and soil slough. Furthermore, the firing range floor[2] has abundant bullets and shell casings embedded into the shallow soil. Spoils generated from excavation in this DU area are expected to be classified as Resource Conservation and Recovery Act[3] (RCRA) hazardous waste and would be handled separately from other spoils.

DU-C3: This DU area is a relatively flat, open disturbed area used for vehicle parking that is adjacent to the vehicle access road and adjacent to the clubhouse building. Proposed disturbance would be 1 ft. of excavation over a 2,600 sq. ft. area, resulting in 96 cy of grading. Low levels of pesticides, PAHs, and metals have been identified in this DU area. Spoils are expected to require disposal as non-hazardous waste at a State-permitted Class II landfill.

DU-C4: This DU area is a relatively flat, open disturbed area that sits below the main vehicle access road running through the parcel. Historic aerial imagery illustrates that this area has been used as part of a vehicle access road branching off of the main upper road. Proposed disturbance would be 1 ft. of excavation over a 2,500 sq. ft. area, resulting in 93 cy of grading. The area contains abundant spent shotgun shells and broken clay pigeon fragments which indicate an area of past trap/skeet shooting. Shallow soil samples showed low levels of legacy organochlorine pesticides, PAHs, and metals. The only exceedance of the residential ESL for a PAH, benzo(a)pyrene, was found in these shallow soil samples. Spoils are expected to require disposal as non-hazardous waste at a State-permitted Class II landfill.

DU-10: This DU area is a relatively flat, open disturbed area that sits below the main vehicle access road running through the parcel, adjacent to DU-C4. Proposed disturbance would be 0.5 inches of excavation over a 2,400 sq. ft. area, resulting in 44 cy of grading. Similar to

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[2] The firing range floor is the area between the firing line and the impact berm. The range floor rarely receives direct fire, however, it does receive fine particulate, lead-bearing material resulting from the gun barrel cutting into the projectile as it leaves the barrel, as well as the ejection of lead compounds, and accumulation of live round misfires and empty brass casings.

[3] RCRA is a law that creates the framework for the proper management of hazardous and non-hazardous solid waste.

DU-C4, the area contains abundant spent shotgun shells and broken clay pigeon fragments which indicate an area of past trap/skeet shooting. Spoils are expected to require disposal as non-hazardous waste at a State-permitted Class II landfill.

DU-11: This DU area is a relatively flat area adjacent to the vehicle access road, southwest of the clubhouse building. This area contains a single rifle bench located 100 yards from the target berm at DU-1-2-3. Proposed disturbance would be 1 ft. of excavation over a 300 sq. ft. area, resulting in 11 cy of grading. It is concluded that the soil along the sight line to the target berm and within 30 ft. of the rifle bench has been impacted by metals discharged during firing, based on the presence of casings and bullets. The spoils generated from this DU area are expected to be classified as California hazardous waste and would be handled separately from other spoils.

Staging Area: The staging area would be located approximately 3/10th of a mile before the excavation areas, on a relatively flat, open area along the vehicle access road. The staging area would be used for construction vehicle parking, equipment storage, and soil stockpiles associated with the project. According to the applicant, the proposed staging area has been historically used for dry farming. Skeet shooting and hunting are also assumed to have occurred in the past at this staging area location. Shallow soil in this area could contain residual pesticides.

Grading Process:

The grading process would be initiated by mobilization of the project site, followed by marking and clearing of planned excavation areas prior to excavation. Excavated soil would be transferred to a separate on-site staging area where stockpiles would be contained on, and covered by, plastic sheeting. Bullets would be separated from the soil and confirmation sampling[4] would be conducted to confirm remedial goals, prior to being transported to approved off-site disposal facilities. Excavation work would be expected to take 2 to 3 days. Confirmation sampling and acceptance of excavated soil to appropriate off-site disposal facilities would take approximately 1 to 2 weeks, with the entire project from mobilization to demobilization being approximately 3 weeks.

Grading activities would involve the use of diesel operated construction vehicles. The transport of 300 cy of excavated soil off-site is estimated to require 22 truckloads, assuming 1.6 tons/cy and 22 tons/truck.

11. **Surrounding Land Uses and Setting:** The 357.13-acre parcel is part of a larger 896-acre area of land that was acquired by POST in 2014 and is maintained as open space. The project site consists of moderately steep, heavily wooded and grass-covered open space and contains a single-story clubhouse formerly used by the Half Moon Bay Gun Club. The project site is approximately 2 miles northeast from El Granada Boulevard and is accessible by a private vehicle access road from El Granada Boulevard, traversing State Park lands before passing through the project area. Surrounding land use under State Parks ownership is rural public open space consisting of moderately to steep-sloped heavily vegetated hills with very few rural residential properties.

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[4] Confirmation sampling is proposed only for those DU areas where concentrations of lead are above the Environmental Screening Level of the Regional Water Quality Control Board. DU-10 is assumed to not merit confirmation sampling because impacts are found to be limited to the near-surface.

The areas of remediation are relatively flat, previously disturbed open areas along the vehicle access road, with the exception of DU-1-2-3 which is a vertical granite berm that was used as a backstop for target practice. According to a botanical assessment of the project site by Kramer Botanical, the property is dominated by coastal scrub which is characteristic of the local sub-region, a mix of common native plants that have begun to establish themselves in areas that were formerly cleared by the gun club (e.g., Baccharus pilularis, Achillea millefolium), as well as non-native invasive plants such as Pampas/Jubata grass (Cortaderia sp.).

Historically, the project site was used by the former Half Moon Bay Gun Club for target shooting, skeet shooting, and hunting. Gun club activities have reportedly taken place at or near the project site since the late 1800s. Other portions of the parcel have occasionally been used for dry-farming agriculture since the early 1940s.

12. **Other Public Agencies Whose Approval is Required:** San Mateo County Environmental Health Division

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

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

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

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

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

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

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

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

1. **AESTHETICS**. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?				X
Discussion: The project would not have any adverse effects on views, as the project does not involve any new development. Additionally, the project does not propose significant changes to any natural landforms or topography as a majority of the excavation work would be limited to relatively				

flat, previously disturbed areas with no more than 1 ft. of excavation in any area. Furthermore, all disturbed areas would be revegetated after excavation. **Source:** Project Application/Plans; Site Visit, 2015.					
1.b.	Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
Discussion: The project would not damage or destroy any scenic resources, as the project would involve the excavation of no more than 1 ft. of topsoil in relatively flat open areas, with the exception of a weathered vertical granite berm previously used for target practice that would require no more than 1 ft. of excavation and would be cut to a stable slope. Furthermore, the project site is not within, or adjacent to, a scenic highway or corridor. **Source:** Project Application/Plans; Site Visit, 2015.					
1.c.	Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?				X
Discussion: The project would not degrade the existing visual character or quality of the area as the project involves the excavation of no more than 1 ft. of soil in relatively flat open, previously disturbed areas. No structural development is proposed and the project would not result in a significant change to a natural landform or topography. See staff's discussion in Sections 1.a. and 1.b. **Source:** Project Application/Plans; Site Visit, 2015.					
1.d.	Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?				X
Discussion: The project does not propose to install any sources of light or glare to the area and all work would be conducted during daylight hours. **Source:** Project Plans.					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
Discussion: The project is not located adjacent to a scenic highway or within a scenic corridor. **Source:** County General Plan Scenic Corridors Map.					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X

Discussion: The project site is located within a Design Review District; however, no structural development is proposed that would conflict with any such applicable General Plan or Zoning Ordinance provisions.

Source: County Zoning Map; Project Plans.

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

Discussion: The project would not have any adverse visual impacts to the area, as the project does not involve any structural development. See staff's discussion in Section 1.a.

Source: Project Plans.

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

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X

Discussion: N/A. The project area is located within the Coastal Zone.

Source: Project Location.

2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X

Discussion: The project area is zoned Resource Management-Coastal Zone which is the County's open space zoning district. There are no known open space easements affecting the property. The property's Williamson Act contract was non-renewed on September 23, 2011 and expires on December 31, 2020. Since the project proposes no structural development or change in land use, there are no conflicts with the property's Williamson Act contract (currently in non-renewal status). **Source:** County Zoning Map; Notice of Non-Renewal of California Land Conservation Contracts, Document Number 2011-110518, Recorded September 23, 2011.				
2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
Discussion: The project would not result in the conversion of Farmland to non-agricultural use and is not considered forestland. While the proposed staging area is assumed to have been historically used for dry farming, the area does not currently support agriculture, nor is the immediate project site currently used for farming activities or identified as Farmland on the State of California's Important Farmlands Map. Furthermore, the project parcel is in the open rural hills of El Granada and not comprised of forestland. **Source:** State of California Department of Conservation, Important Farmlands Map 2012; Site Location.					
2.d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
Discussion: The project area is not comprised of Class I, II, or III soils according to the U.S. Department of Agriculture Natural Resources Conservation Service soil survey. **Source:** U.S. Department of Agriculture Natural Resources Conservation Service, Web Soil Survey (accessed October 9, 2015).					
2.e.	Result in damage to soil capability or loss of agricultural land?				X
Discussion: The project will not result in damage to soil capability or loss of agricultural land. The U.S. Department of Agriculture Natural Resources Conservation Service soil survey identifies the project area soil as "Rough broken land" and no agricultural activities are being conducted on the property. **Source:** U.S. Department of Agriculture Natural Resources Conservation Service, Web Soil Survey (accessed October 9, 2015); Project Plans.					
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by				X

	Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				

Discussion: The project site is zoned Resource Management-Coastal Zone and does not contain forestland, timberland, or timberland zoned Timberland Production.

Source: County Zoning Map.

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

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

Discussion: The project would not conflict with or obstruct the implementation of the Bay Area Air Quality Management District's (BAAQMD) 2010 Clean Air Plan (CAP), which is the regulating air quality plan for San Mateo County. During project implementation, air emissions would be generated from site grading, equipment, and work vehicles; however, any such grading-related emissions would be temporary and localized. Furthermore, the project would not generate any long-term operational air quality emissions as the project proposes no new development or change in land use.

The BAAQMD has established thresholds of significance for construction emissions. As defined in the BAAQMD's 1999 CEQA Guidelines, the BAAQMD does not require quantification of construction emissions due to the number of variables that can impact the calculation of construction emissions. Instead, the BAAQMD emphasizes implementation of all feasible control measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures that they have determined, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. These control measures have been combined into Mitigation Measure 1 below:

Mitigation Measure 1: The applicant shall submit a dust control plan to the Planning and Building Department prior to the issuance of any grading "hard card" that, at a minimum, includes the "Basic Construction Mitigation Measures" as listed in Table 8-1 of the BAAQMD CEQA Guidelines (May 2011). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

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

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

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

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

e. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

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

g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

h. Use alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet.

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

Source: BAAQMD CEQA Guidelines, December 1999; BAAQMD CEQA Guidelines, May 2011; BAAQMD 2010 Clean Air Plan; Project Plans.

3.b.	Violate any air quality standard or contribute significantly to an existing or projected air quality violation?			X	

Discussion: The project would not violate any construction-related air quality standard or contribute significantly to an existing or projected air quality violation once completed. Short-term grading-related activities would result in temporary emissions of particulate matter in the form of fugitive dust and exhaust from diesel construction vehicles, but given the short construction duration, any temporarily generated emissions would be less than significant. The applicant proposes to implement dust control measures throughout the project duration to minimize fugitive dust, and Mitigation Measure 1 would further ensure that any temporary air quality impacts generated from the project, including from diesel vehicles, are maintained at a less than significant level.

Source: BAAQMD CEQA Guidelines, December 1999; Project Plans.

3.c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	

Discussion: The San Francisco Bay Area is in non-attainment for ozone and particulate matter (PM), including PM 10 (state status) and PM 2.5 (state status), including the 24-hour PM 2.5 national standard. Based on analysis of criteria pollutant emissions for the proposed project using the urban emission program URBEMIS, the project would only generate minor temporary criteria pollutant

emissions given the short construction schedule and limited scope of work, which would be minimal with the implementation of Mitigation Measure 1. Therefore, construction-related emissions would not result in a cumulatively considerable increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard.

Source: BAAQMD Air Quality Standards and Attainment Status, http://www.baaqmd.gov/research-and-data/air-quality-standards-and-attainment-status; URBEMIS 2007, Version 9.2.4.

3.d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?				X

Discussion: The project would result in short-term, grading-related emissions, such as fugitive dust and exhaust from construction vehicles; however, the project site is located in a remote, rural area with no sensitive receptors (schools, residences, etc.) located within a mile of the project vicinity.

Source: Project Plans; Project Location.

3.e. Create objectionable odors affecting a significant number of people?				X

Discussion: The project is located in a remote, rural, unpopulated area where any odors generated by the project would be temporary and minimal. Therefore, the project would not generate objectionable odors affecting a significant number of people.

Source: Project Plans; Project Location.

3.f. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?			X	

Discussion: The project would involve the excavation and removal of soil with concentrations of lead and polyaromatic hydrocarbons (PAHs) above the Environmental Screening Levels (for residential use) established by the Regional Water Quality Control Board. (However, having concentrations of contaminants above ESLs does not necessarily indicate an unacceptable risk to human health or the environment.) The primary objective of the project is to eliminate the identified polluted soils to a conservative level acceptable for residential land use (although recreational open space, not residential use, is the current and intended future land use for the parcel). Additionally, the project would result in short-term dust and exhaust emissions from construction activities. See staff's discussion in Section 3.a.

Source: Project Application/Plans; County Environmental Health Division.

4.	**BIOLOGICAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
4.a.	Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			X	
Discussion: A search of the California Natural Diversity Database identified the occurrence of one special-status plant species within a one-mile radius, *Silene verecunda* (commonly known as San Francisco campion) and no special-status wildlife species. A field investigation completed by Kramer Botanical found no evidence of the special-status plant species in the 0.2-acre project area. During the same field investigation, one shrubby lupine (presumed to be *Lupinus arboreus var. eximius*) was observed within the proposed grading footprint near the eastern edge of DU-10. The California Native Plant Society has designated this variety with a rare plant rank. Kramer Botanical concludes that construction impacts (e.g., removal) to this one lupine plant would not be considered significant given the many other vigorous plants of this taxon observed in nearby coastal scrub openings and on surrounding ridges. Therefore, its potential removal is less than significant. **Source:** Kramer Botanical Assessment, May 15, 2015.				
4.b.	Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
Discussion: There are no waterways or riparian corridors within the project site, or near vicinity. The project area is located outside of the James V. Fitzgerald Area of Special Biological Significance (ASBS). Furthermore, see staff's discussion in Section 4.a. **Source:** Kramer Botanical Assessment, May 15, 2015.					
4.c.	Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X

Discussion: The project area does not contain any jurisdictional wetland areas or habitat. Therefore, the project would not have an impact on federally protected wetlands.

Source: Project Location, Kramer Botanical Assessment, May 15, 2015.

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

Discussion: The project site is a heavily disturbed open, relatively flat area surrounded by steep slopes that is primarily dominated by coyote brush. The project would be completed over a short period of time, approximately 3 weeks. The project would involve no more than 1 ft. of excavation in areas formerly used for gun range activities, and access to the work area is from an existing vehicle access road that runs through the project site. Furthermore, the project site is not near any bodies of water that are potential habitat for wildlife species (e.g., such as California red-legged frog or San Francisco garter snake) and will not affect any trees which could be potential habitat for migratory birds.

Source: Project Application/Plans; Site Visit, 2015.

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

Discussion: The project would not conflict with any local policies or ordinances protecting biological resources. See staff's discussion in Section 4.a-c. Furthermore, no trees are proposed for removal.

Source: Project Plans.

4.f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?				X

Discussion: There are no known adopted Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or State habitat conservation plans for the project site.

Source: California Department of Fish and Wildlife, Habitat Conservation Planning, California Regional Conservation Plans Map (August 2015).

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

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

Source: Project Location; U.S. Fish and Wildlife Services, National Wildlife Refuge System Locator.

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

Discussion: The project would not result in the loss of oak woodlands or other non-timber woodlands, as there are no such woodlands within the project area.

Source: Site Visit, 2015.

5. CULTURAL RESOURCES. Would the project:					
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
5.a.	Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X

Discussion: The project area does not contain any known historical resources. There is a single-story building in the project area that was used as a clubhouse for the former gun club which would remain as-is. The project does not propose to modify or remove this structure.

Source: Project Plans; California State Parks, Office of Historic Preservation, California Historical Resources List; County General Plan, Background, Historical and Archaeological Resources Appendices.

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

Discussion: The project is not expected to cause an adverse impact to any archaeological resource. The project site consists of heavily disturbed land resulting from human activity. Furthermore, proposed excavations would be no more than 1 ft. in depth.

Source: Project Plans.

5.c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

Discussion: The project would be conducted on previously disturbed and relatively flat land where excavations are proposed to be no more than 1 ft. in depth. Therefore, the project is not expected to directly or indirectly destroy a unique paleontological resource or unique geologic feature.

Source: Project Plans.

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

Discussion: The project is not expected to disturb any human remains, as the project site consists of heavily disturbed land resulting from past human activity (i.e., former gun range). Furthermore, proposed excavations would be no more than 1 ft. in depth.

Source: Project Plans.

6. **GEOLOGY AND SOILS**. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
6.a. Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*				X
Discussion: While the project is located within a region of California characterized by active faulting, there are no known active faults that cross the project site per the Alquist-Priolo Earthquake Fault Zone Maps published by the State Department of Conservation. **Source:** State Department of Conservation, Alquist-Priolo Earthquake Fault Zone Maps, Montara Mountain Quadrangle, 1982; Project Plans.				
ii. Strong seismic ground shaking?				X
Discussion: The project would involve no more than 1 ft. of excavation below grade and does not involve any new structural development or change in use. Therefore, the project would not be impacted by strong seismic ground shaking. **Source:** Project Plans.				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
Discussion: The project would involve the shallow excavation of relatively flat areas to remove contaminated soil from a former gun range. There is no structural development or change in rural open space land use proposed as part of this project. Excavation of a granite berm previously used for target practice is comprised of relatively hard material as evidenced by the observation of high-				

velocity bullets appearing to have penetrated no more than 8 inches into the vertical berm. Therefore, it is not expected that the proposed excavation work will be impacted by seismic-related ground failures, such as liquefaction or differential settling.

Source: Project Plans.

iv. Landslides?				X

Discussion: According to the County's Local Coastal Program (LCP), the entire El Granada hills area is within a known potential landslide area; however, the County's Geotechnical Hazards Synthesis Map characterizes the project area as composed of granitic rock that is generally non-expansive where landslides would be few. Furthermore, the project involves shallow excavation of relatively flat already-disturbed areas. Excavation of a granite berm previously used for target practice is a relatively hard material, and excavation of the berm would be no more than 1 ft. in depth to remove bullets embedded up to 8 inches into the berm wall. Therefore, the project is not expected to be impacted by, or cause, a landslide.

Source: County Local Coastal Program, Hazards Map; County Geotechnical Hazards Synthesis Map.

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

Discussion: The project site is located over 3 miles from the coastline, in the upper hills of El Granada. Therefore, the project would not have an impact on coastal cliff or bluff instability or erosion.

Source: Project Location.

6.b. Result in significant soil erosion or the loss of topsoil?		X		

Discussion: The project would include 300 cy of grading consisting of the removal of no more than 1 ft. of soil in 5 separate areas of a former private gun range. The areas of remediation are relatively flat, previously disturbed areas located along an existing vehicle access road. The applicant proposes to implement erosion control measures to ensure that soil erosion is minimized. Additionally, the vertical granite berm is inherently stable where excavation is not expected to result in significant soil erosion. The below mitigation measures will further ensure that grading work does not result in significant soil erosion impacts.

Mitigation Measure 2: The applicant shall adhere to the San Mateo County Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.

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

d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.

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

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

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

h. Performing clearing and earth-moving activities only during dry weather.

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

j. Limiting construction access routes and stabilizing designated access points.

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

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

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

n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

Mitigation Measure 3: No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

An applicant-completed and County-issued grading permit "hard card" is required prior to the start of any land disturbance/grading operations. Along with the "hard card," the applicant shall submit a letter to the Current Planning Section, at least two (2) weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of revegetation and estimated date of establishment of newly planted vegetation.

Mitigation Measure 4: It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

Mitigation Measure 5: The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, as well as prior authorization from the Community Development Director to conduct grading during the wet weather season.

Source: Project Plans.				
6.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?				X
Discussion: Given the limited excavation proposed, existing topographic conditions of the site, and short construction duration, the project is not expected to result in unstable land conditions. Furthermore, the occurrence for landslide, lateral spreading, subsidence, significant erosion, or liquefaction, as a result of the project, is expected to be low. **Source:** Project Plans; Site Visit, 2015; County Geotechnical Hazards Synthesis Map.				
6.d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?				X
Discussion: The County's Geotechnical Hazards Synthesis Map characterizes the project area as composed of granitic rock that is generally non-expansive. Therefore, risk of the project having an adverse impact on life or property due to expansive soils is not a concern. **Source:** County Geotechnical Hazards Synthesis Map.				
6.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
Discussion: The project does not require the construction or use of septic tanks or alternative wastewater disposal systems. **Source:** Project Plans.				

7. CLIMATE CHANGE. Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
7.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X	
Discussion: Implementation of the project would temporarily generate GHG emissions from construction vehicles and equipment. Given the minimal amount of grading proposed, excavation work is only expected to last 2 to 3 days. Stockpiled soils would be tested and would be contained				

and remain on-site until they are accepted and transported to an appropriate disposal facility (which would take one to two weeks). Therefore, it is expected that any potential temporary increase in GHG emission levels would be minimal and limited over a short duration of time. **Source:** Project Plans.				
7.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	
Discussion: The project would not conflict with the applicable San Mateo County Energy Efficiency Climate Action Plan (EECAP) pursuant to the applicable criteria of the EECAP Development Checklist for individual projects, specifically, criteria 15.1 for construction idling. Mitigation Measure 1 would ensure that the project complies with the EECAP for construction idling. **Source:** San Mateo County Energy Efficiency Climate Action Plan.				
7.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
Discussion: The project would not result in the loss of forestland or the conversion of forestland to non-forestland use, as the project site does not contain any forestland and no tree removal is proposed. **Source:** Project Plans; Site Visit, 2015.				
7.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
Discussion: The project site is located over 3 miles inland from the Pacific Ocean and therefore would not contribute to accelerated coastal cliff/bluff erosion due to rising sea levels. **Source:** Project Location.				
7.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: The project is located in the upper hills of El Granada, over 3 miles away from the Pacific Ocean, where sea level rise does not pose a potential concern. **Source:** Project Location.				

7.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X

Discussion: The project site is not located within a flood hazard zone that would be inundated by a 100-year flood according to the Flood Insurance Rate Maps (FIRM) produced by the Federal Emergency Management Agency (FEMA). The project site is located in Flood Zone X, an area of minimal flood hazard.

Source: FEMA Community Panel 06081C0140E, effective October 16, 2012.

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

Discussion: See staff's discussion in Section 7.f.

Source: FEMA Community Panel 06081C0140E, effective October 16, 2012.

8.	**HAZARDS AND HAZARDOUS MATERIALS**. Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
8.a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?			X	

Discussion: The project is designed to minimize public and environmental risks from potentially hazardous materials. The project would involve the excavation, transport, and disposal of approximately 300 cubic yards of soil contaminated with metals (including lead bullets), organo-chloride pesticides, and polyaromatic hydrocarbons (PAHs) from the site's former use as a private gun range. Contaminated soils would be disposed of off-site at a Class II landfill or an approved hazardous waste disposal site. Of the various contaminants found, lead and benzo(a)pyrene were identified at being above the Environmental Screening Levels (ESLs) established by the Regional Water Quality Control Board (RWQCB) for residential land use. The project is intended to remove the contaminated soils to achieve compliance with the ESLs associated with residential land use, although no residential development is proposed or intended to be developed in the future. The project contractor would be required to prepare and implement a health and safety plan to ensure that workers' exposure to hazardous material would not result in harmful health effects. These practices would also reduce the potential for an accidental release of contaminated soil throughout project implementation.

Source: Project Application/Plans; RWQCB Environmental Screening Levels, December 2013.

8.b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
Discussion: Based on the proposed construction process, the project is not expected to have a high potential for any foreseeable upset or accident where hazardous materials would be released into the environment. Excavated soil would be transferred to a separate on-site staging area where stockpiles would be contained on, and covered by, plastic sheeting. Bullets would be separated from the soil and confirmation sampling would be conducted to confirm remedial goals, prior to being transported to approved off-site disposal facilities. **Source:** Project Application/Plans.					
8.c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
Discussion: The project site is more than 1 mile from any existing schools. The County is not aware of any proposed schools in the area. While the transport of contaminated soil to off-site disposal facilities may involve haul routes that past by schools, the period of proximity would be very minimal and limited to haul trucks driving pass a school in-route to a disposal facility. Furthermore, haul trucks would be required to be covered during the transport of soil, per Mitigation Measure 1. **Source:** Project Plans.					
8.d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
Discussion: The project site is listed on the State Water Quality Control Board's (SWQCB) Hazardous Waste and Substance (Cortese) List as a cleanup program site; however, the project is designed to minimize public and environmental risks from potentially hazardous materials by remediating soil contamination (i.e., metals, pesticides, and PAHs) in areas of a former private gun club to cleanup levels applicable for residential land use, per the RWQCBs established Environmental Screening Levels, although residential land use is neither the current or intended future land use for the property. Thus, the project would improve site conditions with respect to soil contamination. See staff's discussion in Section 8.a. **Source:** Project Application/Plans; State Water Resources Control Board, Geotracker, Former Half Moon Bay Gun Club (T10000007245).					

8.e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				X
Discussion: The project site is not located within an area regulated by an airport land use plan and is not located within 2 miles of a public airport or public use airport. **Source:** Half Moon Bay Airport Land Use Compatibility Plan; Project Location.					
8.f.	For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
Discussion: The project site is not located in the vicinity of any known private airstrip. **Source:** Project Location; Google Earth, 2015.					
8.g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
Discussion: The project is located in the upper rural unpopulated hills of El Granada and would not impair or interfere with any emergency response or evacuation plans. Additionally, Mitigation Measures 6 through 8 would limit off-hauling to non-commute hours during the week and require proper notification to the public in advance of any off-hauling activity. **Source:** Project Plans; Project Location.					
8.h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
Discussion: Although the project site is located in a very high fire hazard severity zone, as mapped by the California Department of Forestry and Fire Protection, the project would not involve any structural development and requires a short construction duration. Therefore, the project would not introduce people or structures to a significant risk of loss, injury or death involving wildland fires. **Source:** California Department of Fire and Forestry, Fire Hazard Severity Zone Maps; Project Plans.					
8.i.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X

Discussion: The project does not involve structural development, such as housing, and is not located within a 100-year flood hazard area according to any known flood hazard maps. **Source:** Project Plans; FEMA Community Panel 06081C0140E, effective October 16, 2012.					
8.j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: See staff's discussion in Section 7.f. **Source:** FEMA Community Panel 06081C0140E, effective October 16, 2012.					
8.k.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
Discussion: See staff's discussion in Section 7.f. Furthermore, the project site is not located within an area that would be impacted by the failure of a levee or dam, as the project site is located in the upper hills of El Granada, at a higher elevation than any levee or dam in San Mateo County. **Source:** FEMA Community Panel 06081C0140E, effective October 16, 2012; Project Location.					
8.l.	Inundation by seiche, tsunami, or mudflow?				X
Discussion: The project site would not be inundated by a seiche, tsunami, or mudflow, as it is located over 3 miles inland from the Pacific Ocean, in the upper hills of El Granada. The project site is elevated approximately 1,450 ft. above sea level. **Source:** Project Location.					

9.	**HYDROLOGY AND WATER QUALITY**. Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
9.a.	Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?				X
Discussion: Implementation of the project would improve water quality, as the project proposes to remove contaminated soil in areas where testing has identified metals, pesticides, and PAHs from previous use of the area as a private gun range. Soil would be excavated to a depth of no more					

than 1-ft. in five areas around the clubhouse building to remove lead bullets and contaminated soil. The excavated areas would be smooth-graded to restore the pre-excavated drainage patterns to the degree possible and to limit depressions. No import fill is proposed. Overall, removal of the identified soil contamination would improve water quality in the watershed. **Source:** Project Plans.				
9.b. Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
Discussion: The project would not result in adverse impacts to groundwater supplies. Excavation work associated with the project is limited to no more than 1-ft. in depth in any area and, therefore, not expected to encounter groundwater. **Source:** Project Plans.				
9.c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?			X	
Discussion: The project would result in minor alteration to existing drainage patterns of the area, as the project is limited to excavations of no more than 1-ft. in depth over relatively flat areas of the site, with the exception of a vertical granite berm where excavation is necessary to remove lead bullets embedded in the berm to a depth of approximately 8 inches. The excavated berm would be cut to a stable slope. All excavated areas would be covered with erosion control blankets and revegetated with local, native vegetation to improve habitat value on-site. No structural development is proposed under the project that would result in the addition of impervious surface to the area. **Source:** Project Plans.				
9.d. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X	
Discussion: See staff's discussion in Section 9.c. **Source:** Project Plans.				

9.e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?				X
Discussion: The project does not involve the addition of impervious surface or structures that would increase runoff from natural pre-existing conditions. Furthermore, the project would be expected to improve water quality by eliminating soil contaminated with metals, including lead bullets, pesticides, and PAHs. **Source:** Project Plans.					
9.f.	Significantly degrade surface or ground-water water quality?				X
Discussion: Implementation of the project would improve water quality in the watershed, as the project proposes to remove contaminated soil in areas where testing has identified metals, pesticides, and PAHs from previous use of the area as a private gun range. **Source:** Project Plans.					
9.g.	Result in increased impervious surfaces and associated increased runoff?				X
Discussion: The project does not involve any structural development or introduce any impervious surfaces to the area. **Source:** Project Plans.					

10.	**LAND USE AND PLANNING**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
10.a.	Physically divide an established community?				X
Discussion: The project is being implemented on a portion of a 357-acre parcel located in the upper rural hills of El Granada, and does not include a subdivision, change of land use, or new access roads that would result in the physical division of an established community. **Source:** Project Location; Project Plans.					

10.b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
Discussion: Chapter 16 (Man-Made Hazards) of the County General Plan and Chapter 36A.2 (Development Review Criteria) of the County Zoning Regulations include policies that seek to protect life, property, and the environment from hazardous material exposure, including pesticides and metals. The project would remove potential hazardous soil that contains lead bullets and other contaminants (metals, pesticides, and PAHs) resulting from the area's previous use as a private gun range. **Source:** County General Plan, Chapter 16, Hazardous Materials Policies; County Zoning Regulations, Chapter 36A.2, Environmental Quality Criteria.				
10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
Discussion: See staff's discussion in Section 4.f. **Source:** California Department of Fish and Wildlife, Habitat Conservation Planning, California Regional Conservation Plans Map (August 2015).				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
Discussion: The project is limited to remediating contaminated soil in open space areas of a former private gun range. No structural development or further land improvements or changes in use are proposed that would result in the congregation of people. **Source:** Project Plans.				
10.e. Result in the introduction of activities not currently found within the community?				X
Discussion: The project would not result in the introduction of activities not currently found within the area, as the project is limited to remediating contaminated soil in open space areas of a former private gun range. No structural development or further land improvements or changes in use are proposed. **Source:** Project Plans.				

10.f.	Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
Discussion: The project is limited to remediating contaminated soil in open space areas of a former private gun range. No structural development or further land improvements are proposed that would encourage off-site development of undeveloped areas or increase development intensities of already developed areas. **Source:** Project Plans.					
10.g.	Create a significant new demand for housing?				X
Discussion: The project does not introduce any new land use to the area that would create a demand for housing. **Source:** Project Plans.					

11.	**MINERAL RESOURCES**. Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
11.a.	Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
Discussion: There are no known mineral resources on the project site according to review of the San Mateo County General Plan Mineral Resources Map. **Source:** County General Plan, Mineral Resources Map.					
11.b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
Discussion: See staff's discussion in Section 11.a. **Source:** County General Plan, Mineral Resources Map.					

12. **NOISE**. Would the project result in:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
12.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
Discussion: The project does not involve any development or change in use that would result in the permanent exposure of persons to, or generation of, noise levels in excess of any established standards. The project would generate temporary noise associated with the proposed grading work; however, such temporary construction or grading noises are regulated by Section 4.88.360 (Exemptions) of the County Ordinance Code for Noise Control which restricts work between the hours of 6:00 p.m. to 7:00 a.m. on weekdays, 5:00 p.m. to 9:00 a.m. on Saturdays or anytime on Sundays, Thanksgiving and Christmas. **Source:** Project Plans; County Ordinance Code, Noise Controls.				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
Discussion: The project would not expose persons to or generate excessive ground-borne vibration or ground-borne noise levels that would result in an adverse impact to people. The project would only generate a temporary increase in noise and vibration from excavation and hauling activities associated with the project; however, any such increases would be for a short period of time and would be generated in a rural, unpopulated area where impacts would be minimal and limited. **Source:** Project Plans; Project Location.				
12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion: The project would not generate a significant permanent increase in ambient noise levels in the project vicinity, as the proposed scope of work is limited to the temporary excavation and off-site disposal of contaminated soil. No new development or change in use is otherwise proposed on this open space property. **Source:** Project Plans.				
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

Discussion: The project would generate temporary increases in ambient noise levels in the project area from grading and transportation of excavated soil off-site. The overall project is expected to last approximately 3 weeks with excavation work to be 2 to 3 days and then 1 to 2 weeks for the stockpiled material to be tested and appropriate off-site disposal facilities identified before the excavated soils can be hauled off-site. Given the rural unpopulated project vicinity, any temporary increase in noise levels is not expected to generate a significant impact to the area. A total of 22 truck trips are anticipated to remove the 300 cubic yards of excavated soil off-site. While the transport of contaminated soil to off-site disposal facilities would involve haul routes that pass through the community of El Granada, the period in which truck vehicles would generate an increase in noise levels in the predominantly residential community would be minimal and limited to haul trucks in-route to a disposal facility.

Source: Project Plans.

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

Discussion: The project site is not located within an area regulated by an airport land use plan and is not located within 2 miles of a public airport or public use airport.

Source: Half Moon Bay Airport Land Use Compatibility Plan; Project Location.

12.f.	For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?				X

Discussion: The project site is not located in the vicinity of any known private airstrip.

Source: Project Location; Google Earth, 2015.

13. POPULATION AND HOUSING. Would the project:

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

Discussion: The project does not involve any new development or change in rural open space land use that would induce population growth in the area.

Source: Project Plans.				
13.b. Displace existing housing **(including low- or moderate-income housing)**, in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: The project does not involve any new development or change in rural open space land use that would cause a displacement of existing housing. **Source:** Project Plans.				

14. PUBLIC SERVICES. Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
14.a. Fire protection?				X
14.b. Police protection?				X
14.c. Schools?				X
14.d. Parks?				X
14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X
Discussion: The project does not involve any new development or change in land use that would result in an adverse impact to any public services, public facilities, or public utilities. **Source:** Project Plans.				

15. **RECREATION**. Would the project:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
15.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?			X	
Discussion: The parcel is currently managed as open space by POST. The project would increase the recreational value of the property by eliminating recreational users' potential exposure to lead and other contaminants; however, it is not expected that the project would generate a significant increase in recreational use of the property to a level that would result in a significant physical deterioration of the area. **Source:** Project Plans.				
15.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
Discussion: While the project would increase the recreational value of the property by eliminating lead and other soil contaminants, it does not involve the construction or expansion of any facilities in the area that could have an adverse effect on the environment. Furthermore, the project does not propose any new development or change in use. **Source:** Project Plans.				

16. **TRANSPORTATION/TRAFFIC**. Would the project:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		X		

Discussion: The project would not conflict with any transportation plans, as the project would only result in a temporary increase in traffic levels to the area from construction workers and haul trucks. There would be no permanent increase in traffic levels expected, as the project does not involve any new development or change in use. The following mitigation measures are proposed to ensure the off-site hauling of excavated soil does not significantly impact any roadways.

Mitigation Measure 6: Off-site hauling of excavated soil shall be limited to the hours of 9:00 a.m. to 3:00 p.m. on weekdays. Trucks or vehicles associated with the project shall not be parked on residential streets.

Mitigation Measure 7: The applicant shall obtain an encroachment permit for hauling of heavy loads on a public roadway. The applicant will be directed to submit traffic control plans which will notify the public of potential delays, and will have restricted hours for hauling operations. Any damage caused by the hauling operations or contractors equipment shall be repaired as directed by the County inspector.

Mitigation Measure 8: The applicant shall notify the public of hauling activities 10 days in advance of such work.

Source: Project Application/Plans.

16.b.	Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?			X	

Discussion: The project does not involve any development or change in use that would impact any congestion management program. Nonetheless, Mitigation Measures 6 through 8 would ensure that temporary increases in traffic levels from off-site hauling associated with the project would be limited to a less than significant impact to the area.

Source: Project Application/Plans.

16.c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X

Discussion: The project does not involve any development or change in use that would impact any air traffic patterns.

Source: Project Application/Plans.

16.d.	Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X

Discussion: The project does not involve any development or change in use that would result in hazards to a design feature or incompatible use.

Source: Project Application/Plans.

16.e. Result in inadequate emergency access?			X	
Discussion: The project does not involve any development or change in use that would impact emergency access. Mitigation Measures 6 through 8 would ensure that traffic-related impacts that could affect emergency access from off-hauling activity is limited to a less than significant impact. **Source:** Project Application/Plans.				
16.f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
Discussion: The project would not generate a conflict with any adopted policies or plans related to public transit or non-vehicle modes of transportation. **Source:** Project Application/Plans.				
16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
Discussion: The project does not involve any development or change in use that would generate a permanent increase or change in pedestrian traffic or patterns. **Source:** Project Application/Plans.				
16.h. Result in inadequate parking capacity?				X
Discussion: The project does not involve any development or change in use that could impact any parking capacities in the project area. **Source:** Project Application/Plans.				

17. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
17.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X

Discussion: The project does not involve any development or change in use that would generate an impact or exceed wastewater treatment requirements. **Source:** Project Application/Plans.				
17.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
Discussion: The project does not involve any development or change in use that would require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. **Source:** Project Application/Plans.				
17.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
Discussion: The project does not involve any development or change in use that would require or result in the construction of new stormwater drainage facilities or expansion of existing facilities. **Source:** Project Application/Plans.				
17.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
Discussion: The project does not involve any development or change in rural open land use that would generate a demand for water supply. Any grading and remediation work associated with the project will use trucked-in water supply. **Source:** Project Application/Plans.				
17.e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
Discussion: The project does not involve any development or change in rural open land use that would generate a demand for wastewater treatment. **Source:** Project Application/Plans.				
17.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X

Discussion: On-site confirmation samplings of the excavated soil would be completed in order to determine the appropriate off-site disposal facilities (e.g., Class II Facility, California Hazardous Waste Facility, or Resource Conservation and Recovery Act Facility). **Source:** Project Application/Plans.				
17.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
Discussion: The project has been reviewed and approved by the San Mateo County Environmental Health Division's Groundwater Protection Program as a Voluntary Cleanup Site. A Remedial Action Agreement has been executed between the County and POST which identifies County Environmental Health assuming the role as the regulatory oversight agency for characterization and potential remediation of the waste, including adherence to the County's Groundwater Protection Program Guidelines. **Source:** County Environmental Health Division, Remedial Action Agreement, dated August 4, 2015.				
17.h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?				X
Discussion: The project does not involve any development or change in land use that would consume energy, water, or generate waste on a long-term permanent basis. The project would be implemented over a short period of time and includes the minimal excavation necessary to meet the project goals. No tree removal is proposed. **Source:** Project Application/Plans.				
17.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
Discussion: The project does not involve any development or change in land use that would result in a public facility or utility to reach or exceed its capacity. **Source:** Project Application/Plans.				

18. MANDATORY FINDINGS OF SIGNIFICANCE.				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
18.a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife			X	

	population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
Discussion: As discussed throughout this document, particularly Section 4 (Biological Resources) and Section 5 (Cultural Resources), the project does not have the potential to significantly degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, or adversely impact cultural resources. **Source:** Subject Document.					
18.b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
Discussion: The project is intended to remediate past environmental impacts generated by the project site's former use as a private gun club. Proposed project impacts would be minimal and with mitigation are determined to be less than significant. No other projects are proposed at this time on the project parcel or in the near vicinity of the project site. **Source:** Subject Document.					
18.c.	Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?		X		
Discussion: The project could result in environmental impacts that could both directly and indirectly cause impacts on human beings, including the temporary generation of construction-related emissions that exceed air quality standards, increased soil erosion, and temporary increases in traffic levels during off-hauling activity. However, the implementation of the recommended mitigation measures included in this document, and mitigation measures proposed in the project plans, would adequately reduce any potential impacts to a less than significant level. **Source:** Subject Document.					

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

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

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

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

Mitigation Measure 1: The applicant shall submit a dust control plan to the Planning and Building Department prior to the issuance of any grading "hard card" that, at a minimum, includes the "Basic Construction Mitigation Measures" as listed in Table 8-1 of the BAAQMD CEQA Guidelines (May 2011). These measures shall be implemented prior to beginning any ground disturbance and shall be maintained for the duration of the project activities:

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

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

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

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

e. Roadways and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

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

g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

h. Use alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet.

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

Mitigation Measure 2: The applicant shall adhere to the San Mateo County Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.

b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.

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

d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.

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

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

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

h. Performing clearing and earth-moving activities only during dry weather.

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

j. Limiting construction access routes and stabilizing designated access points.

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

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

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

n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

Mitigation Measure 3: No grading shall be allowed during the winter season (October 1 to April 30) to avoid potential soil erosion, unless the applicant applies for an Exception to the Winter Grading Moratorium and the Community Development Director grants the exception. Exceptions will only be granted if dry weather is forecasted during scheduled grading operations, and the erosion control plan includes adequate winterization measures (amongst other determining factors).

An applicant-completed and County-issued grading permit "hard card" is required prior to the start of any land disturbance/grading operations. Along with the "hard card," the applicant shall submit a letter to the Current Planning Section, at least two (2) weeks prior to commencement of grading, stating the date when grading operations will begin, anticipated end date of grading operations, including dates of revegetation and estimated date of establishment of newly planted vegetation.

Mitigation Measure 4: It shall be the responsibility of the engineer of record to regularly inspect the erosion control measures for the duration of all grading activities, especially after major storm events, and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected, as determined by and implemented under the observation of the engineer of record.

Mitigation Measure 5: The site is considered a Construction Stormwater Regulated Site (SWRS). Any grading activities conducted during the wet weather season (October 1 to April 30) will require monthly erosion and sediment control inspections by the Building Inspection Section, as well as prior authorization from the Community Development Director to conduct grading during the wet weather season.

Mitigation Measure 6: Off-site hauling of excavated soil shall be limited to the hours of 9:00 a.m. to 3:00 p.m. on weekdays. Trucks or vehicles associated with the project shall not be parked on residential streets.

Mitigation Measure 7: The applicant shall obtain an encroachment permit for hauling of heavy loads on a public roadway. The applicant will be directed to submit traffic control plans which will notify the public of potential delays, and will have restricted hours for hauling operations. Any damage caused by the hauling operations or contractors equipment shall be repaired as directed by the County inspector.

Mitigation Measure 8: The applicant shall notify the public of hauling activities 10 days in advance of such work.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

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

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

(Signature)

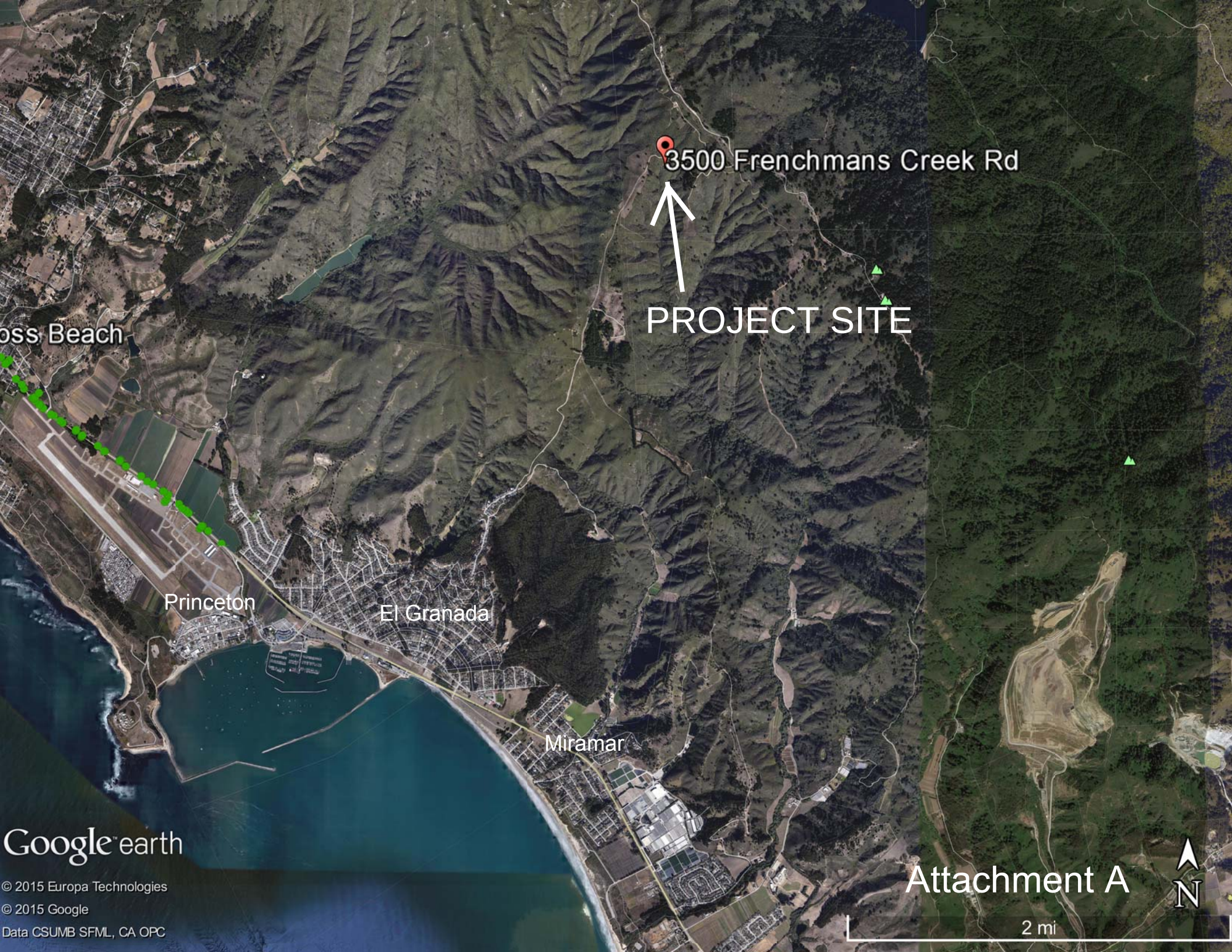
12/2/2015 — Date

Planner III — (Title)

ATTACHMENTS:

A. Vicinity Map
B. Project Plans
   1. Title Sheet, G-1
   2. Existing Conditions, G-2
   3. Excavation Plan and Cross-Sections, G-3
   4. Erosion Control Plan, G-4
C. Botanical Assessment prepared by Kramer Botanical, dated May 15, 2015

SSB:jlh:fc – SSBZ0813_WJH.DOCX
Initial Study Checklist 10.17.2013.docx


3500 Frenchmans Creek Rd
PROJECT SITE
oss Beach
Princeton
El Granada
Miramar
Google earth
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Data CSUMB SFML, CA OPC
Attachment A
N
2 mi

REMEDIAL SOIL EXCAVATION FOR THE FORMER HALF MOON BAY GUN CLUB

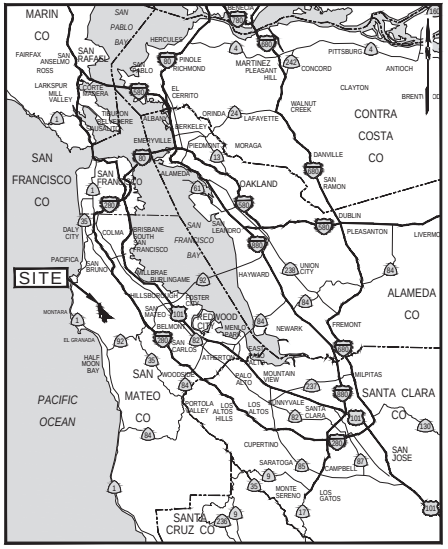
EL GRANADA, SAN MATEO COUNTY, CALIFORNIA

PREPARED FOR

PENINSULA OPEN SPACE TRUST

PREPARED BY

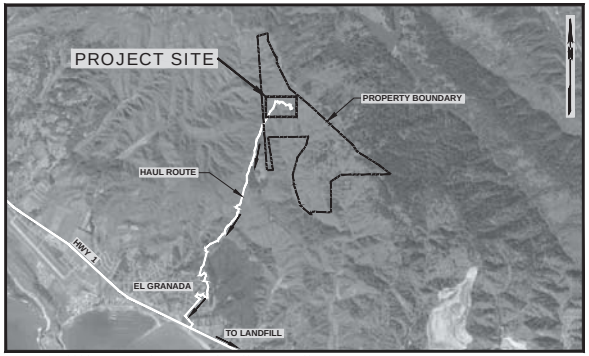
ERLER & KALINOWSKI, INC.



REFERENCE: TRACED FROM THE THOMAS GUIDE BAY AREA METRO STREET GUIDE, 2014.

VICINITY MAP

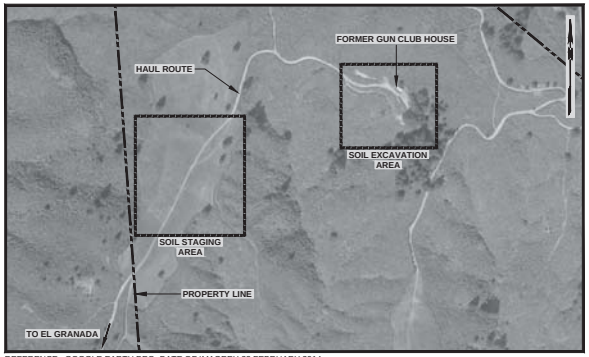
7.5 5 2.5 0 7.5 15
(APPROXIMATE SCALE IN MILES)



REFERENCE: GOOGLE EARTH PRO, DATE OF IMAGERY 23 FEBRUARY 2014.

SITE LOCATION MAP/HAUL ROUTE

4,000 0 4,000 8,000
(APPROXIMATE SCALE IN FEET)



REFERENCE: GOOGLE EARTH PRO, DATE OF IMAGERY 23 FEBRUARY 2014.

SITE ACCESS MAP

400 0 400 800
(APPROXIMATE SCALE IN FEET)

LIST OF DRAWINGS

G-1	TITLE SHEET, VICINITY MAP, SITE LOCATION MAP, AND SITE ACESS MAP
G-2	EXISTING CONDITIONS
G-3	EXCAVATION PLAN AND CROSS-SECTIONS
G-4	EROSION CONTROL PLAN

GENERAL NOTES

1. VERTICAL ELEVATIONS ARE IN FEET, LOCAL ARBITRARY DATUM SURVEYED BY MCCLEOD, MARCH 2015.
2. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT AT 1-800-227-2000 OR 811 A MINIMUM OF 2 WORKING DAYS PRIOR TO DIGGING. KEEP NOTIFICATION TICKET CURRENT.
3. WORK ON THIS PROJECT MAY BE HAZARDOUS. ALL ON-SITE PERSONNEL SHALL HAVE RECEIVED HEALTH AND SAFETY MONITORING AND TRAINING AS REQUIRED UNDER LAWS AND REGULATIONS, INCLUDING OSHA AND CAL OSHA STANDARDS.

LEGEND AND REFERENCE SYMBOLS

	INITIAL EXCAVATION AREA
	DENSE VEGETATION
	PROPERTY BOUNDARY
DU-10 (0.5)	DEPTH OF INITIAL EXCAVATION IN FEET OF DU-10
	TREE WITH DIAMETER GREATER THAN 12 INCHES
130	EXISTING GROUND CONTOUR
	TEMPORARY SURVEYOR BENCHMARK
	TOP OR TOE OF SLOPE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
?	SUSPECTED UNDERGROUND LINE
	EROSION CONTROL WATTLE
A A'	CROSS SECTION MARKER

ABBREVIATIONS

CONC	CONCRETE
CY	CUBIC YARD
DOT	DEPARTMENT OF TRANSPORTATION
DU	DECISION UNIT
DWG	DRAWING
(E)	EXISTING
ELEV	ELEVATION
ER	EDGE OF ROAD
FF	FINISH FLOOR
FT MSL	FEET ABOVE MEAN SEA LEVEL
GB	GRADE BREAK
IN	INCHES
INV	INVERT
(N)	NEW
NO.	NUMBER
PM	PAINT MARK
PVC	POLYVINYL CHLORIDE
SD	STORM DRAIN
SF	SQUARE FOOT
SHT	SHEET
TEMP	TEMPORARY
TYP	TYPICAL

REGISTERED PROFESSIONAL ENGINEER
JOHN THOMAS DE WITT
C 55468
EXP. 12-31-16
CIVIL
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Erler & Kalinowski, Inc.
Consulting Engineers and Scientists
1870 OGDEN DRIVE
BURLINGAME, CALIFORNIA 94010-5306
(650) 292-9100 / FAX (650) 552-9012

REMEDIAL SOIL EXCAVATION FOR THE FORMER HALF MOON BAY GUN CLUB
EL GRANADA, SAN MATEO COUNTY, CALIFORNIA

TITLE SHEET, VICINITY MAP, SITE LOCATION MAP, AND SITE ACCESS MAP

				6-9-15	DATE
				JTD	APPRVD
					DESCRIPTION
					REV.
				ISSUED FOR PERMITTING	
DATE:	JUNE 2015				
SCALE:	AS SHOWN				
DRAWN:	CCR				
DESIGNED:	RTC				
APPROVED:	JDW				
JOB NO.	BA0053.01				

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

SHEET NUMBER
G-1
1 OF 4

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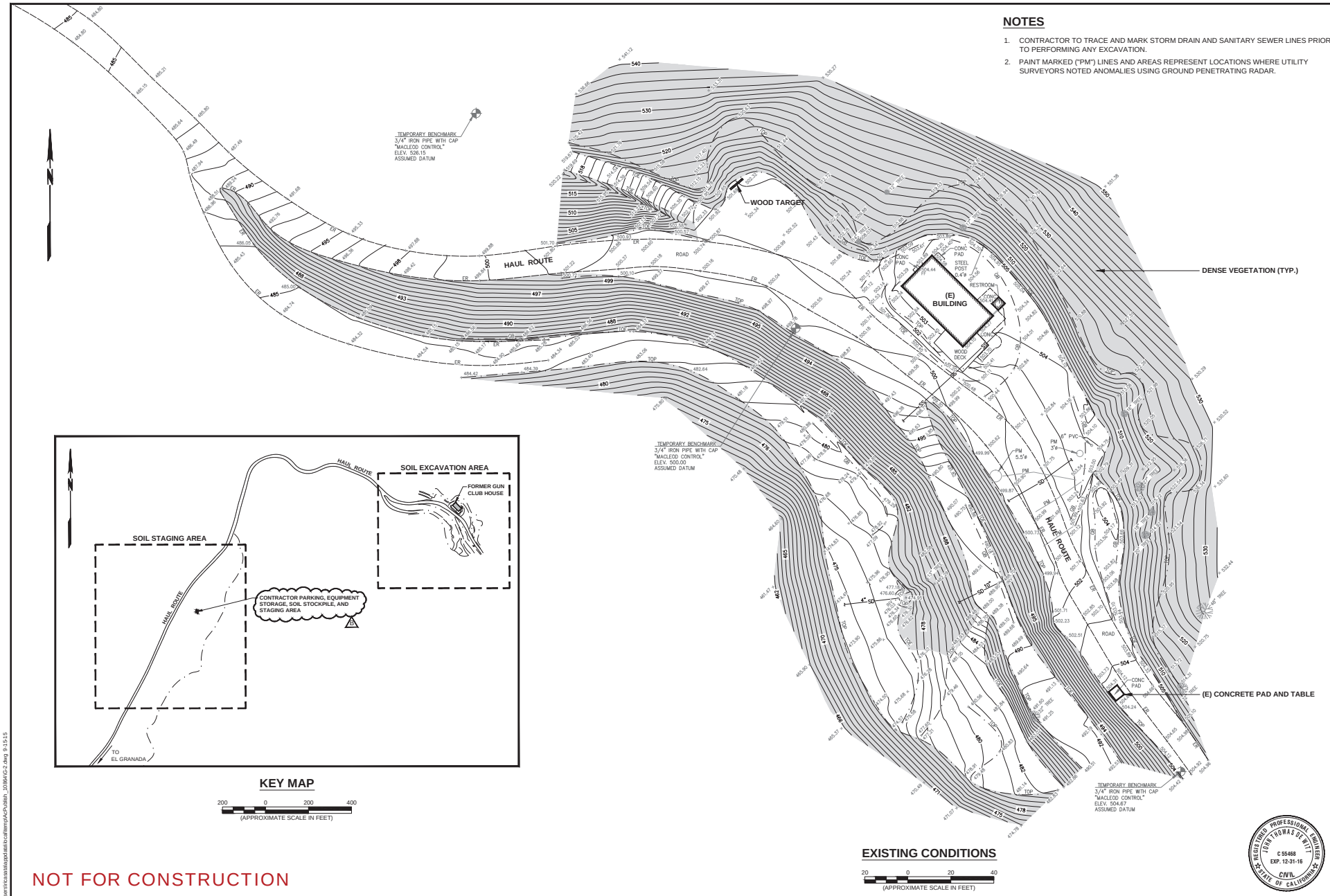
Attachment B.1



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REGISTERED PROFESSIONAL ENGINEER JOHN THOMAS DE WITT C 55468 EXP. 12-31-16 CIVIL STATE OF CALIFORNIA

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REMEDIAL SOIL EXCAVATION FOR THE FORMER HALF MOON BAY GUN CLUB
EL GRANADA, SAN MATEO COUNTY, CALIFORNIA

EXISTING CONDITIONS

NO.	DESCRIPTION	DATE	APPRO.
1	ISSUED FOR PERMITTING	6-9-15	JTD
2	ADDRESS PERMITTING COMMENTS	9-10-15	JTD

DATE: JUNE 2015
SCALE: AS SHOWN
DRAWN: CCR
DESIGNED: RTC
APPROVED: JDW
JOB NO.: BA0003.01

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SHEET NUMBER
G-2
2 OF 4

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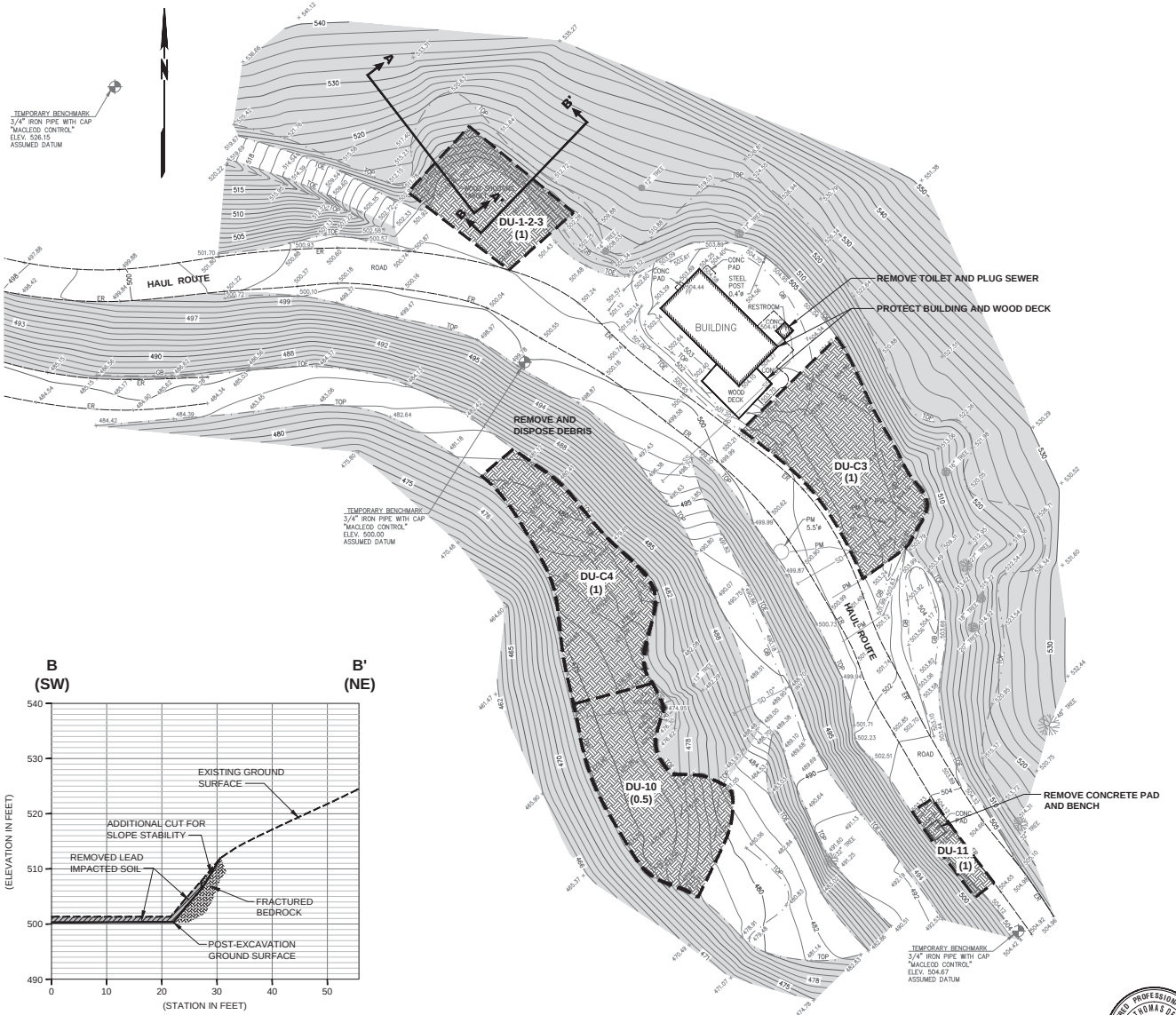
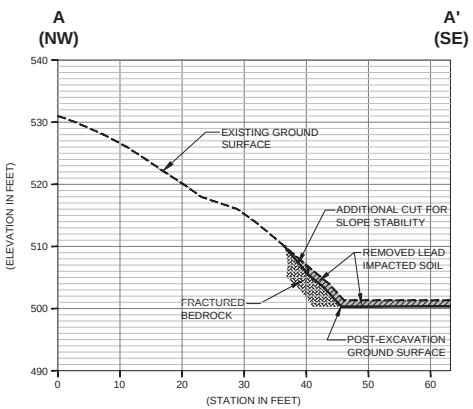
Attachment B.2

NOTES

1. CONTRACTOR MAY BE DIRECTED BY ENGINEER TO PERFORM OVER-EXCAVATION LATERALLY AND VERTICALLY BEYOND THE INITIAL LIMITS AND DEPTHS BASED ON THE RESULTS OF CONFIRMATION SAMPLING PERFORMED BY ENGINEER.
2. CORNERS OF INITIAL EXCAVATION AREAS TO BE MARKED IN THE FIELD BY ENGINEER.
3. ALIGNMENT OF (E) STORM DRAIN AND SANITARY SEWER LINES SHALL BE TRACED AND MARKED BY CONTRACTOR PRIOR TO EXCAVATION WORK.
4. STOCKPILED EXCAVATED SOIL IN LINED STOCKPILE AREA FOR SAMPLING PRIOR TO OFFSITE TRANSPORTATION AND DISPOSAL.
5. SEE SHEET G-4 FOR EROSION CONTROL.
6. CONTROL DUST PER SPECIFICATIONS.
7. CONTRACTOR TO DISPOSE EXCAVATED MATERIALS IN ACCORDANCE WITH LAWS AND REGULATIONS. DISPOSE HAZARDOUS WASTES IN APPROPRIATELY PERMITTED DISPOSAL FACILITIES.
8. OWNER WILL NOTIFY PUBLIC OF HAULING ACTIVITIES 10 DAYS IN ADVANCE OF WORK.
9. HAULING SHALL BE LIMITED TO THE HOURS OF 9 AM TO 3 PM MONDAY THROUGH FRIDAY. TRUCKS MAY NOT PARK ON RESIDENTIAL STREETS.
10. CONTRACTOR WILL REPAIR ANY DAMAGE TO PUBLIC ROADS CAUSED BY HAULING ACTIVITY AS DIRECTED BY COUNTY INSPECTOR.

CUT FILL CALCULATIONS			
EXCAVATION IDENTIFICATION	CUT		FILL (CY)
	AREA (SF)	VOLUME (CY)	
DU-1-2-3	1,500	56	-
DU-C3	2,600	96	-
DU-C4	2,500	93	-
DU-10	2,400	44	-
DU-11	300	11	-
TOTAL	9,300	300	0





CROSS-SECTION A - A'

(APPROXIMATE SCALE IN FEET)

CROSS-SECTION B - B'

(APPROXIMATE SCALE IN FEET)

NOT FOR CONSTRUCTION

EXCAVATION PLAN

(APPROXIMATE SCALE IN FEET)

REGISTERED PROFESSIONAL ENGINEER JOHN THOMAS DE WITT C 55468 EXP. 12-31-16 CIVIL STATE OF CALIFORNIA

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REMEDIAL SOIL EXCAVATION FOR THE FORMER HALF MOON BAY GUN CLUB
EL GRANADA, SAN MATEO COUNTY, CALIFORNIA

EXCAVATION PLAN AND CROSS-SECTIONS

NO.	DESCRIPTION	REV.	DATE
1	ISSUED FOR PERMITTING	JTD	9-10-15
2	ADDRESS PERMITTING COMMENTS	JTD	9-30-15

APPRO.

DATE: JUNE 2015
SCALE: AS SHOWN
DRAWN: CCR
DESIGNED: RTC
APPROVED: JDW
JOB NO.: BA0053.01

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SHEET NUMBER
G-3
3 OF 4

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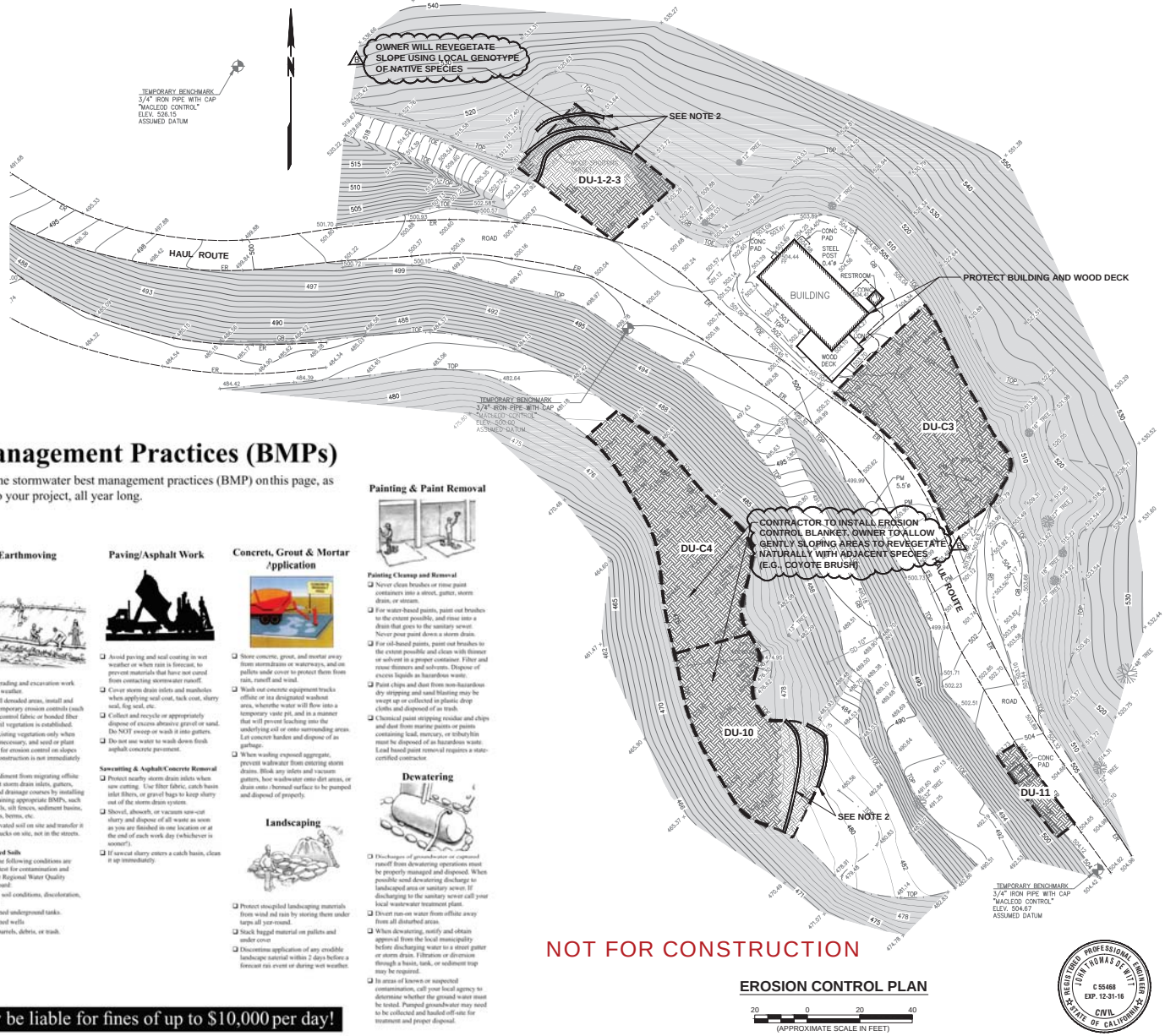
Attachment B.3

NOTES

1. PLACE EROSION CONTROL BLANKETS OVER EXCAVATION AREAS AFTER ENGINEER'S EXCAVATION SAMPLES INDICATE EXCAVATION COMPLETE. RE-PLANTING TO BE PERFORMED BY OWNER.
2. INSTALL SEED-FREE WATTLES ALONG CONTOURS AT 10 FOOT INTERVALS ON SLOPES.



NOT FOR CONSTRUCTION

EROSION CONTROL PLAN

20 0 20 40
(APPROXIMATE SCALE IN FEET)

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management

Non-Hazardous Materials
- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ☐ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials
- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

Waste Management
- ☐ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☐ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ☐ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ☐ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp-board, pipe, etc.)
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter
- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

Maintenance and Parking
- ☐ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control
- ☐ Keep spill cleanup materials (e.g., rags absorbents and cat litter) available at the construction site at all times.
- ☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ☐ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☐ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ☐ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils
- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ☐ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ☐ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal
- ☐ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ☐ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application

- ☐ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff and wind.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ☐ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ☐ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ☐ Stack bagged material on pallets and under cover.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal

Painting Cleanup and Removal
- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering

- ☐ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ☐ Divert run-on water from offsite away from all disturbed areas.
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ☐ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

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(650) 2945100 FAX (650) 3523832

REMEDIAL SOIL EXCAVATION FOR THE FORMER HALF MOON BAY GUN CLUB
EL GRANADA, SAN MATEO COUNTY, CALIFORNIA

EROSION CONTROL PLAN

NO.	DESCRIPTION	BY	APPRD	DATE
1	ISSUED FOR PERMITTING	JTD		6-9-15
2	ADDRESS PERMITTING COMMENTS	JTD		9-10-15

DATE: JUNE 2015
SCALE: AS SHOWN
DRAWN: CCR
DESIGNED: RTC
APPROVED: JDW
JOB NO.: BA0003.01

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REGISTERED PROFESSIONAL ENGINEER
JOHN THOMAS DE WITT
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EXP. 12-31-16
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SHEET NUMBER
G-4
4 OF 4

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Attachment B.4

KRAMER BOTANICAL

Biological Consulting – Certified Arborist

May 15, 2015

Attn: Neal Sharma
Peninsula Open Space Trust
222 High St., Palo Alto, CA

RE: Results of May 2015 *Silene verecunda* Plant Survey Conducted on the POST Scarper Ridge Property in San Mateo County, California.

Dear Mr. Sharma,
Per your request, I have conducted a field survey for *Silene verecunda* within the approximately .2 acre proposed soil remediation project area on POST's Scarper Ridge Property (APN 047- 350-020), San Mateo County, California. This survey was conducted as a permit requirement for proposed grading work on the project site. The site was formerly occupied by a private Gun Club for hunting and target practice. It is currently managed as open space and has one small enclosed structure within the proposed project area previously associated with Gun Club activities.

SURVEY METHODS AND RESULTS

On May 6, 2015 a reference site visit in the vicinity of the project confirmed that *Silene* was evident, in bloom and identifiable. Based on this information a field survey on the project site was scheduled. On May 12, 2015, Kramer Botanical botanist Neal Kramer walked the project area looking for *Silene verecunda*. Walking transects were chosen to ensure 100% visual coverage of the entire project area. Although *Silene verecunda* was a special focus, the survey was floristic in nature and all plant species identifiable during the survey were recorded in a field notebook.

No *Silene verecunda* was found on the project site during the May 2015 survey. Based on this result, we conclude that the proposed remediation project will not adversely impact this special-status plant species.

During the course of the May 12th survey, a shrubby lupine (1 plant) was observed within the grading footprint near the eastern edge of Decision Unit 10. Though this plant was not in flower, it is presumed to be *Lupinus arboreus var. eximius* based on the vigorous presence of the species in nearby coastal scrub openings. This variety of *Lupinus arboreus* (blue flowers vs. the more common yellow) is "lumped" as *L. arboreus* in *The Jepson Manual* 2nd Ed. (2012), with varieties noted as "unresolved". However, the California Native Plant Society (CNPS) has maintained the var. *eximius* with a rare plant rank of 3.2 (plants about which CNPS needs more information).

KRAMER BOTANICAL PO Box 1582, El Granada, CA 94018
Office: 650-563-9943 Field: 650-208-0061 kramerbotanical@yahoo.com

Attachment C

If impacts to this lupine plant cannot be avoided, since there are many other vigorous plants of this taxon in nearby coastal scrub openings and on surrounding ridges I would not consider the loss of the one plant to be significant,. Furthermore, it is likely that there are seeds of this taxon in the soil on the project site that could benefit from grading disturbance and germinate following project work.

If you have questions regarding this rare plant survey and report, please don't hesitate to call me at either of the phone numbers listed below.

Sincerely,

Neal Kramer, M.S.
Botanist/Ecologist, Certified arborist
Kramer Botanical
PO Box 1582, El Granada, CA 94018
Office: 650.563.9943 Field: 650.208.0061