COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: July 27, 2022

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit and a Planned Agricultural District Permit, pursuant to Sections 6328.4 and 6353 of the San Mateo County Zoning Regulations, respectively, and adoption of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA) Guidelines, to drill a domestic water well for a future single-family residence on a legal 2.47-acre parcel located on the south side of La Honda Road in the unincorporated San Gregorio area of San Mateo County. Minimal grading, no tree removal and minimal vegetation removal is proposed. The project site is located in the La Honda County Road Scenic Corridor. The project is appealable to the California Coastal Commission.

County File Number: PLN 2002-00727 (Floyd)

PROPOSAL

The applicant is proposing to establish one new domestic well to support a future residential unit and has identified up to three possible well locations. Two metal plates, each measuring 4 feet by 16 feet will be placed across an existing drainage ditch tributary to provide adequate vehicle access to the well location. A minimal amount of vegetation will be removed for the new domestic well. The property is undeveloped, and bounded by San Gregorio creek, a perennial stream, along the eastern and southern property line. The parcel is dominated by non-native annual grassland, Coast live oak woodland and riparian woodland. The creek and riparian woodland are outside of the proposed project footprint.

The surrounding area is rural with scattered residential and agricultural development.

RECOMMENDATION

That the Planning Commission adopt the Mitigated Negative Declaration and approve the Coastal Development Permit and Planned Agricultural District Permit, County File Number PLN 2002-00727, by making the required findings and adopting the conditions of approval listed in Attachment A.

SUMMARY

The project is consistent with the Vegetative, Water, Fish and Wildlife Resources; Soil Resources; Visual Quality and Rural Land Use Policies of the General Plan and the Locating and Planning New Development, Agricultural Component, and Sensitive Habitat Components of the Local Coastal Program. The project is also consistent with the Planned Agricultural District/Coastal Development (PAD/CD) zoning regulations.

The project was reviewed and granted conditional approval by Environmental Health Services. The Agricultural Advisory Committee has recommended approval of the project. Staff prepared and circulated an Initial Study and Mitigated Negative Declaration (IS/MND) for the project that included a previously proposed culvert to be installed in the drainage ditch for construction vehicle crossing. Public comment was received during the IS/MND public comment period that the unnamed drainage channel may be under state and federal jurisdiction, which could require state and/or regional permits for the culvert, as discussed in Section C of the staff report. In response to the public comment, the applicant revised the project scope with two steel plates that would be placed across the drainage channel tributary and extend two feet beyond the banks on either side, in lieu of installing a culvert in order to avoid impacts to the drainage ditch. A recirculation of the Initial Study and Mitigated Negative Declaration is not required pursuant to California Environmental Quality Act Guidelines Section 15073.5(c)(2) as the project scope change from a culvert crossing to steel plate crossing does not introduce a new unavoidable significant effect or require mitigation.

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The surrounding area is rural with scattered residential and agricultural development.

RECOMMENDATION

That the Planning Commission adopt the Mitigated Negative Declaration and approve the Coastal Development Permit and Planned Agricultural District Permit, County File Number PLN 2002-00727, by making the required findings and adopting the conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Olivia Boo, Project Planner, oboo@smcgov.org

Applicant/Owner: Charlie Floyd

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the Planning Commission hearing was posted in newspapers (San Mateo Times and Half Moon Bay Review) of general public circulation.

Location: South side of La Honda Road, approximately 1 mile east of Madera Lane, San Gregorio

APN: 082-130-250 (formerly APN 082-130-220 and 082-130-250; these parcels were merged on April 27, 2022, under County File Number: PLN 2002-00272

Size: 2.47 acres

Existing Zoning: PAD/CD (Planned Agriculture District/Coastal Development)

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Sphere-of-Influence: None

Williamson Act: Not Under Contract

Existing Land Use: Undeveloped parcel, bordered by San Gregorio Creek and riparian vegetation along the east and south property lines

Water Supply: Proposed domestic well with approval of this project. There is no domestic municipal water service available in the area

Sewage Disposal: None

Flood Zone: Flood Zone A (1 percent annual chance of flooding); Community Panel Number 06081C0390E, effective October 16, 2012

Environmental Evaluation: A Mitigated Negative Declaration was prepared and circulated, with a review and comment period from August 18, 2021 to September 7, 2021. Staff received public comments which are discussed in Section C of this staff report. The mitigation measures have been included as conditions of approval in Attachment A.

Setting: The parcel is vacant with existing low growing vegetation and 11 mature trees. It is located on the south side of La Honda Road and accessed by a gravel driveway. The parcel is relatively flat. There is an existing drainage ditch that runs along a portion of the curved gravel driveway. The surrounding area is rural with scattered residential and agricultural development. The subject parcel is located 270 feet south of La Honda Road, behind another developed property.

Chronology:

Date		Action
December 2002	-	Initial application received for a Planned Agricultural District Permit and Coastal Development Permit to drill a new domestic well. Project deemed incomplete.
December 2002-June 7, 2022	-	Multiple project scope changes proposed by applicant.
September 2015	-	Mitigated Negative Declaration published for public review.
March 8, 2021	-	Agriculture Advisory Committee (AAC) recommendation for approval.
August 18, 2021	-	Publication of Revised Mitigated Negative Declaration (MND); comment period ended September 7, 2021.
March 29, 2022	-	Project scope revised to replace a drainage channel culvert with steel plates for vehicle access to the project site in response to comments on the initial MND.
June 7, 2022	-	Application for current project scope deemed complete.
July 27, 2022	-	Planning Commission public hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Staff has reviewed the proposed project and found that it complies with all applicable County General Plan policies, specifically:

a. Vegetative, Water, Fish and Wildlife Resources Policies

Policy 1.28 (*Regulate Development to Protect Sensitive Habitats*) regulates land uses and development activities adjacent to sensitive habitats in order to protect rare, endangered, and unique plants and animals from the reduction in their range or degradation of their environment and protect and maintain the biological productivity of important plants and animal habitats.

A biological report prepared by WRA Environmental Consultants cites two sensitive vegetative communities observed on site, mixed coast live oak woodland alliance and riparian woodland. Oak woodlands are not considered sensitive natural communities by the Local Coastal Program (LCP) or the California Department of Fish and Wildlife (CDFW) Natural Communities List, but they are given special consideration under the California Oak Woodland Conservation Act. These vegetative communities are adjacent to the project, but no tree removal or tree trimming is proposed or required for the domestic well, thus no mitigation measures are necessary.

The submitted WRA biologist reports for the subject project (dated May 5, 2015 and August 7, 2020) confirm the status of wildlife and plant species found in the area. The recent biologist report and memo dated January 29, 2022 and March 29, 2022, respectively, verify that the revised proposal of the steel plate, to replace a previously proposed drainage channel culvert, will not have an impact on sensitive habitat.

The LCP Land Use Plan defines riparian canopy as vegetation along a perennial or intermittent stream, composed of a minimum 50% of the following species: red alder, jaumea, pickleweed, big leaf maple, narrow-leaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and boxelder. The dominant tree cover along the drip line is alder (40%) and boxelder (30%). The remaining 30% included willow, California bay, and dogwood. The understory includes poison oak hemloch, thistles, and stinging nettle. There is no encroachment of the proposed project into the riparian dripline, thus no mitigation measures are required.

Wetland and Water Features

San Gregorio Creek is a perennial stream within the Study Area and flows north to south. The LCP has established a 50-foot buffer zone for perennial creek systems. Riparian vegetation exists on the property, extending at various points, up to 60 feet inward from the east property line and 200 feet inward from the rear property line according to the WRA biologist map (Attachment C). Residential development, such as a domestic well, is permitted to be located

within 50 feet of riparian vegetation if no other location is available. Each of the proposed three domestic well locations are clustered together and located 32 feet east from the limits of riparian vegetation. The options of possible locations for a domestic well on the project site are limited by the designated riparian area on the property along with the future plan to construct a single-family residence (which is expected to minimally include driveway access, septic system/leach field area, and water storage tanks that would be required for fire safety), an existing drainage ditch tributary encumbering a portion of the property, and the required setbacks to locate a domestic well as regulated by Environmental Health Services. Environmental Health Services requires that a domestic well be a minimum of 100 feet from an existing or proposed septic system. Should domestic water be found on the project site, the applicant intends to propose a septic system at the southern portion of the parcel (subject to separate permit approval). Thus, a combination of the above constraints restricts the proposed well to be located towards the front portion of the parcel, within the riparian buffer.

A man-made ditch exists within the access driveway, which is located towards the northern portion of the property. The ditch feature varies from 2 to 4 feet wide and has a cut depth of approximately 3 feet. The ditch contains large amounts of fallen trees and branches and is largely unvegetated at the bottom and sides. It is surrounded by poison oak, coast live oak, and a single isolated Arroyo willow, and does not meet a minimum 50% of riparian species to be considered riparian habitat pursuant to the County's LCP. The ditch is man-made in upland habitat, and not considered a sensitive community. WRA confirmed there is no riparian vegetation in or along the drainage ditch in the area on the subject parcel. Due to the public comment received during the Mitigated Negative Declaration comment period with regard to the applicant's initial proposal to use a culvert to cross the ditch, the applicant has revised the project to replace the culvert with two steel plates to be placed above the drainage banks, spanning the drainage area and extending beyond the banks by at least 2 feet. Extending the plates at least 2 feet beyond the drainage ditch banks will ensure the weight of the plates and construction vehicles will not be placed on the banks but instead on the adjacent uplands. No sensitive vegetation was noted in this area in previous biological site assessments, and placements of the steel plates is not expected to impact sensitive vegetative communities such as riparian or wetland associated plant species. The use of steel plates is a practical approach to avoid and reduce impacts to banks and vegetation. WRA believes the placement of the steel plates is adequate to avoid impacts to the drainage banks. The applicant and engineer shall work with WRA for proper placement of the steel plates to ensure their

placement and the stability of the area to support the equipment crossing avoids environmental impacts. No mitigation measures are necessary for the two steel plates.

No wetlands were observed on site. No mitigation measures are necessary.

Madrone, coast live oak and California bay Laurel trees exist on the property. No tree removal is required for any one of the three potential locations. Future tree removal will require a separate permit if needed in association with a future development for the property.

Special Status Wildlife Species

Foothill Yellow-Legged Frog

The Foothill yellow-legged frog is historically known to occur within the San Gregorio Creek and is presumed present since the creek maintains perennial flow. However, it is not likely presumed present in the upland habitats within the proposed project footprint. Measures to protect the riparian habitat, including the proposed riparian setbacks are considered sufficient to protect the foothill yellow-legged frog. No additional measures are recommended.

Steelhead

Steelhead is presumed present within San Gregorio Creek in the Study Area but is not present within the proposed Project footprint. Measures to protect the riparian habitat, including proposed riparian setbacks are considered sufficient to protect steelhead and its critical habitat. No further measures are recommended.

San Francisco Dusky-Footed Woodrat

San Francisco dusky-footed woodrat was observed within the Study Area, outside of the Project footprint area. Although no San Francisco dusky-footed woodrats were observed within the Study Area during the August 7, 2020, inspection, there is a high potential for this species to re-establish within the Study Area. Based on the 2020 updated biological report, a pre-construction grading survey within the Study Area and ditch crossing is relevant and recommended as a condition of approval to avoid any potential impacts to the San Francisco dusky-footed woodrat. The pre-construction grading survey will insure there are no San Francisco dusky-footed woodrats near the construction area prior to any minor grading activities.

California Red-Legged Frog

The California red-legged frog (CRLF) has the potential to occur in the Study Area. Elements that support CRLF are aquatic breeding, aquatic non-breeding, upland, and dispersal habitats. The man-made ditch is largely determined strictly from surface run-off and does not maintain water for a suitable length of time or contain suitable breeding characteristics to be considered breeding habitat. It is not contiguous or aquatic non-breeding habitat because it lacks water for much of the year. San Gregorio Creek is adjacent to the Study Area; however, it does not contain breeding habitat and only provides a dispersal and movement corridor for this species. An upland habitat provides refuge for CRLF during the dry season. Upland habitat is typically found within 300 feet above breeding habitat and provides refuge during the dry season. The Study Area is not considered upland habitat based on distance from breeding habitat and lack of refugia. The Study Area is also not considered dispersal habitat based upon the open and dry habitat within the Project footprint. The proposed Project does not contain habitat for CRLF and will avoid impacts to riparian habitat; therefore, no mitigation measures are recommended.

b. Soil Resources

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*), Policy 2.20 (*Regulate Location and Design of Development in Areas with Productive Soil Resources*) and Policy 2.21 (*Protect Productive Soil Resources Against Soil Conversion*) regulates development to minimize soil erosion and sedimentation including, but not limited to, minimizing removal of vegetative cover, regulates the location and design of development in a manner which is most protective of productive soil resources, and regulates land uses of productive soil resources and encourages appropriate management practices to protect against soil conversion.

The well location will utilize an existing improved gravel driveway for the majority of the necessary access, with minimal removal of low growing vegetation to access the proposed potential well locations, which are approximately 65 feet from the front property line. The well drilling vehicle requires stable access via construction and installation of two steel plates are proposed to be placed above the drainage banks. The parcel is predominantly flat. Although the subject parcel does not contain prime soils, the County's Geographic Information System (GIS) identified the parcel as having Other Lands for agriculture.

While the proposed project will convert a small area of Other Lands to accommodate the proposed well, damage to the capability of the surrounding soil is not expected. The 2.47-acre size parcel is considered a smaller size parcel for agriculture use. Upon review of the Natural Resources Conservation Service (NCRS) Web Soil Survey and Soil Survey San Mateo Area, the soil type (CeF2) is best used for grazing. It is not suitable for any other activity beyond grazing. There are no existing agricultural activities on the property nor is there any existing non-agricultural development present on the site. Policy 2.20 encourages measures such as clustering structures in order to protect soil resources, however because there is no proposal to develop structures at this time, the locational criteria are not applicable at this time. The well location complies with the setbacks required by the zoning district and location criteria defined by the Environmental Health Services. Erosion and sediment control measures are included as conditions of approval.

If water is found on the site and a well is established, it could lead to future development of the parcel. Future development of a single-family residence will require approval of a separate Planned Agricultural District (PAD) permit and Coastal Development Permit (CDP). These separate permits would consider future project impacts to agriculture. Should residential development not be pursued on the property, any water found could also be utilized for agricultural uses.

c. Visual Quality

Policy 4.15 (*Appearance of New Development*) regulates development to propose and enhance good design, site relationships, and other aesthetic considerations.

The property is accessed by an existing gravel road, from La Honda Road. The proposed well location is towards the northeast portion of the parcel. As discussed, two steel plates are proposed to be placed above the drainage banks for construction access. The proposed domestic well will be located approximately 65 feet from the front property line. Although the proposed domestic well site is located within the La Honda Road County Scenic Corridor, well structures have low lying infrastructure and thus the project is expected to result in minimal visual impacts to the area. The property is also located behind a developed property with a single-family residence; thus the subject parcel is not visible from La Honda Road.

d. Rural Land Use

Policy 9.23 (*Land Use Compatibility in Rural Lands*) encourages compatibility of land uses in order to promote the health, safety and economy, and the maintenance of the scenic and harmonious nature of rural lands. Policy 9.30 (*Development Standards to Minimize Land Use Conflicts and Agriculture*) aims to avoid locating non-agricultural activities on soils with agricultural capability and locating non-agricultural activities in areas of agricultural parcels which cause the least disturbance to feasible agricultural activities.

The subject parcel has a General Plan Land Use designation of "Agriculture". The proposed well will be located on soils identified as Other Lands. The proposed well involves ground level construction and infrastructure and will have minimal impact to the parcel and surrounding area; therefore, the project is not expected to impact the scenic and harmonious nature of rural lands in the area. Also, due to the minor area of disturbance anticipated from the well construction activity, the well will not impact the agricultural viability of the small 2.47-acre parcel. The soil is best used for grazing with a general standard of 1.8 acres of land recommended for 1 cow, thus 1-to-2 cows could potentially be kept on site, before development of a future single-family residence.

2. Conformance with the Local Coastal Program (LCP)

The project complies with the following applicable LCP Policies:

a. Locating and Planning New Development Component

Policy 1.8 (*Land Uses and Development Densities in Rural Areas*) ensures that new development in rural areas shall not: (1) have significant adverse impacts, either individually or cumulatively, on coastal resources and (2) diminish the ability to keep all prime agricultural land and other land suitable for agriculture (as defined in the Agriculture Component) in agricultural production.

The proposed domestic well would have minimal impact on coastal resources, including sensitive habitat, wetland, riparian corridor and scenic views. The well will be located in an area where visual impacts are minimized and impacts to water resources and sensitive habitats are avoided. The property is located behind a developed property with a single-family residence; thus, the subject parcel is not visible from La Honda Road. Due to the small 2.47-acre parcel size, should future potential development of a single-family residence be pursued on the property, the location of the domestic well will allow for clustering with

the future development. The remainder of the property will remain available for on-site grazing; the property does not have prime soils.

b. Agricultural Component

Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) conditionally permits residential uses and development considered accessory to support residential use, and Policy 5.10 (*Conversion of Land Suitable for Agriculture Designated as Agriculture*) (a) prohibits the conversion of lands suitable for agriculture within a parcel to conditionally permitted uses, including domestic wells, unless all of the following can be demonstrated.

All lands suitable for agriculture and Other Lands within a parcel shall not be converted to uses permitted by a Planned Agricultural District Permit unless all the following criteria are met:

(1) *All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable*.

The proposed domestic well location will be located on a 2.47-acre size parcel, consisting of Other Lands. The soil is not suitable for any other agriculture activity beyond grazing according to the Natural Resources Conservation Service Web Soil Survey, which notes type CeF2 (best for grazing) and Ma soils.

(2) Continued or renewed agricultural use of the soils is not capable of being accomplished in a successful manner within a reasonable period, taking into account economic, environmental, social, and technological factors (Section 30108 of the Coastal Act).

The property does not contain prime soils. Although the site is noted on the County's mapped areas to contain soils with agricultural capability, the soil type is best for grazing. After the well drilling activity is complete, the parcel will still have the potential to be used for grazing. However, given the size of the parcel, and the minimum parcel size for grazing, the parcel is considered small for grazing activity.

(3) *Clearly defined buffer areas are provided between agricultural and non-agricultural uses.*

Only a domestic well is proposed at this time. If future single-family residential development is pursued it will be required to be

clustered with the domestic well to preserve the remainder of land for agricultural use.

(4) *Public services and facility expansions and permitted uses will not impair agricultural viability, either through increased assessment costs or degraded air and water quality.*

The proposed development does not require public service or facility expansion and does not limit the agricultural viability of the parcel. The subject parcel is not served by a public water or sewer system. The property will remain available for grazing after the well is drilled. The project does not include aspects that would result in degraded air or water quality with implemented Best Management Practices which are included as conditions of approval.

Policy 5.22(b) (*Protection of Agricultural Water Supplies*) seeks to ensure adequate and sufficient water supplies needed for agricultural production and that sensitive habitat protections are not diminished.

As discussed in Section A.1.a, Vegetative, Water, Fish and Wildlife Resources Policies, no sensitive habitat is expected to be impacted by the domestic well and no wetlands are present with the Study Area. The pre-construction grading survey for the San Francisco dusky-footed woodrat and nesting birds, as implemented, will avoid impacts to sensitive resources and species. If the well water does not meet domestic requirements as required by the Environmental Health Services, the water may be used for future agricultural purposes. There is no agricultural production on the property at this time.

c. Sensitive Habitats Component

Policy 7.3 (*Protection of Sensitive Habitats*) seeks to protect sensitive habitats from adverse impacts caused by development.

As discussed under the Vegetative, Water, Fish and Wildlife Resources Policies, in Section A.1.a., the proposed domestic well is not expected to impact any sensitive habitat. As discussed by the WRA biologist report, there is no encroachment of the proposed project into the riparian dripline. The pre-construction grading survey for the San Francisco dusky-footed woodrat and nesting birds, as required by conditions of approval, will avoid impacts to sensitive resources and species. Measures stated in the WRA report and included as conditions of approval will protect the riparian habitat,

including the proposed riparian setbacks; and is considered sufficient to protect the Foothill yellow-legged frog and Steelhead and its critical habitat. The pre-construction grading survey within the Study Area crossing is recommended to avoid impacts to the San Francisco dusky-footed woodrat. No sensitive vegetation was noted in this area in previous biological site assessments, and placements of the steel plates at the banks of the man-made drainage ditch is not expected to impact sensitive vegetation communities such as riparian or wetland associated plant species. The use of steel plates is a practical approach to avoid and reduce impacts to banks and vegetation. WRA believes the placement of the steel plates is adequate to avoid impacts to the drainage banks. The applicant and engineer shall work with WRA for proper placement of the steel plates to ensure the placement and stability of the area to support the equipment crossing is truly adequate to avoid impacts. No mitigation measures are necessary for the two steel plates.

3. Planned Agricultural District (PAD) Requirements:

a. Development Standards

Development Standard	Required	Proposed
Minimum Building Site	N/A	2.47 acres (existing)
Minimum Side Yard	20 ft.	116 ft. (Right side) 80 ft. (Left side)
Minimum Front Yard	50 ft.	66 ft.
Minimum Rear Yard	20 ft.	232 ft.
Maximum Building Height	36 ft.	N/A

(Setbacks are applicable to all three potential well locations.)

b. The project conforms to the substantive criteria for the issuance of a PAD permit, as applicable and outlined in Section 6355 of the Zoning Regulations. As proposed and conditioned the project conforms to the following policies:

General Criteria

(1) *The encroachment of all development upon land which is suitable for agricultural uses shall be minimized.*

The San Mateo County Geographic Information System (GIS) shows there are no prime soils on the parcel. The Natural Resources Conservation Service Web Soil Survey and Soil

Survey San Mateo Area indicated the soil as CeF2 soil which is best for grazing. Construction of the well will convert a small area of the soil, but the majority of the remaining land will remain available for agriculture use. The domestic well will impact a very small footprint of the property.

(2) *All development permitted on a site shall be clustered*.

The parcel is undeveloped, thus the domestic well cannot be clustered with any existing structures. Should the applicant pursue development for a single-family residence, the project will be required to cluster the development near the proposed domestic well, to the extent feasible.

(3) *Every project shall conform to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code*.

The project, as proposed and conditioned, conforms to the following applicable Development Review Criteria of Chapter 20A.2 of the San Mateo County Ordinance Code.

Section 6324.1 (*Environmental Quality Criteria*), Section 6324.2 (*Site Design Criteria*) and Section 6325.2 (*Primary Fish and Wildlife Habitat Areas Criteria*) seek to cluster development, minimize grading and changes in vegetative cover, locate development so that it is subordinate to the pre-existing character of the area and protect primary wildlife habitat areas.

The domestic well will have minimal visual impact on the property. Minimal grading is proposed for the well, and no trees are proposed for removal. As discussed earlier, the property is undeveloped so the proposed well cannot be clustered with any existing structures at this time. Should the applicant pursue development in the future, that future development shall be required to be clustered near the well to the extent feasible.

As discussed under General Plan Criteria, A.1.a., the proposed domestic well is not expected to impact any sensitive habitat. As discussed by the WRA biologist report (dated March 29, 2022), there is no encroachment of the proposed project into the riparian dripline. No sensitive vegetation was noted in previous site assessments, and placements of the steel plates across the man-made ditch for access is not expected to impact sensitive vegetative communities such as riparian or wetland associated plant species. The use of steel plates is a practical approach to

avoid and reduce impacts to banks and vegetation. WRA has reviewed the project plans and indicated that the placement of the steel plates will avoid impacts to the drainage banks as required by the conditions of approval. The applicant and engineer shall work with WRA to determine the final placement of the steel plates in a manner that ensures stability of the drainage banks, protection of any resource areas, and adequate support for the equipment crossing.

A pre-construction grading survey for the San Francisco dusky-footed woodrat and nesting birds, as conditioned, will ensure the project avoids impacts to sensitive resources and species. Measures stated in the WRA report (dated August 7, 2020) and included as conditions of approval will protect the riparian habitat, including the proposed riparian setbacks, and are considered sufficient to protect the foothill yellow-legged frog and Steelhead and its critical habitat.

Section 6325.3 (*Primary Agriculture Resources Area Criteria*) allows only agricultural and compatible uses on primary agricultural land and agricultural preserve land, and encourages structural uses be located away from prime agricultural soils whenever possible.

The property does not contain prime soils, thus the proposed domestic well will not have an impact on prime soils.

c. Water Supply Criteria

(1). That the existing availability of a potable and adequate on-site well water source for non-agricultural uses is demonstrated.

The project parcel currently does not have a water source for domestic purposes. The well is being proposed to seek an on-site domestic water source on the parcel. The proposed domestic well is not expected to impact groundwater or the watershed.

(2). *Adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished.*

There is no existing or currently proposed agriculture use on the property. The proposed domestic well has been reviewed by Environmental Health Services and received preliminary approval. The proposed project would not preclude or limit the

owner's ability to pursue agricultural well water on the property should the owner establish on agricultural use on the property.

d. Criteria for the Conversion of Lands Suitable for Agriculture and Other Land.

The subject parcel does not contain prime soils, but the parcel is identified as having Other Lands. Section 6355.F (Criteria for the Conversion of Lands Suitable for Agriculture and Other Land) of the San Mateo County Zoning Regulations states that the conversion of Other Lands is not allowed unless all of the following criteria are met. As discussed previously in this report, the project satisfies the required criteria.

(1) *That all agriculturally unsuitable lands on the parcel have been developed or determined to be undeveloped.*

The proposed well locations were chosen based on constraints of the parcel size, the future potential plans to develop the property with a single-family residence, and the riparian buffer. The proposed well will have minimal footprint disturbance. The size of the parcel is small in scale which limits options of agricultural viability, including limited grazing options. However, this domestic well project will leave the remainder of the parcel available for agriculture use if future agricultural use is pursued.

(2) *Continued or renewed agricultural use of the soil is not capable of being accomplished in a successful manner within a reasonable period of time, considering economic, environmental, social, and technological factors.*

The proposed well will convert only a small portion of the parcel leaving options of agricultural viability, including grazing options available. One to three acres is the minimum parcel size conducive to keeping 1-2 cows on-site; the subject parcel is 2.47 acres. If grazing is pursued, it is expected the parcel could reasonably allow 2 cows to be kept on site.

(3) *Clearly defined buffer areas are provided between agricultural and non-agricultural uses.*

Other than the proposed domestic well, the entire property will continue to be available for agriculture use as the property is undeveloped.

(4) *The productivity of an adjacent agricultural land will not be diminished, including the ability of the land to sustain dry farming or animal grazing.*

There are currently no known agricultural uses on the adjacent properties. The properties to the north (across La Honda Road) and west are developed with single-family residences. The property to the east is a public campground for youth. A review of aerial maps did not identify any agricultural operations on adjacent lands. The proposed development of a well would not impact agricultural operations, if agriculture were to start on adjacent lands.

(5) *Public service and facility expansions and permitted uses will not impair agricultural viability, including by increased assessment costs or degraded air and water quality.*

The proposed well does not require public services or facility expansions. The well does not limit agricultural viability of the parcel, however, the parcel is small and not a conducive size for most agricultural use, aside from potential grazing of 1-2 cows. The project requires minimal grading and footprint disturbance. Additionally, preliminary review by County Environmental Health Services found that the proposed plans are in compliance with the current health standards, and thus poses no threat to water quality. The proposed project does not include aspects that would result in degraded air quality.

B. REVIEW BY THE AGRICULTURE ADVISORY COMMITTEE

The Agricultural Advisory Committee (AAC) reviewed the project at their March 8, 2021, public meeting, received public comments, and recommended approval. The following comments were raised:

1. *If the well/test locations are located in the area that the neighbor indicated gets flooded, the recommendation is to install a taller cap on the well, so water does not get in.*

   Staff checked with Environmental Health Services, as well construction is regulated by Environmental Health Services, who confirmed that the well is required to meet the requirements of the County Wells Ordinance, which includes that a well head must be constructed so that it excludes surface water.

2. *A member of the public did not see how the well would not have an effect on water resources. The commentor believes there is a possibility that the well will be drawing water/can affect the flow of the creek and as such needs a permit from the State. The commentor did not see how staff could say that there would be no water resources impact.*

   The San Mateo County Office of Sustainability and Environmental Health Services monitor groundwater basins and groundwater protection programs, respectively. Of the nine basins in San Mateo County, all are designated as Very Low Priority and therefore are not required to comply with the State Groundwater Management Act. In the future, if the San Gregorio Basin, or sub-basins, are elevated to a high or medium priority, the County will review overdraft impacts and sustainability. Because the basin is categorized as Very Low Priority, installing the proposed well is not expected to impact the groundwater supply.

C. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were prepared and circulated, with a review and comment period running from August 18, 2021 to September 7, 2021. Public comment was received and is discussed below.

One public comment stated that the man-made drainage ditch is a naturally formed tributary, a channel that is an ephemeral or intermittent stream, and argued that the tributary should be protected as an ephemeral or intermittent creek. The commentor further stated that all regulations applicable to the creeks should apply, including observance of setbacks and treated as a riparian corridor. The public commentor submitted a biologist report prepared by SWCA Environmental Consultants. SWCA conducted a reconnaissance-level inspection of the drainage channel (i.e., tributary). A formal jurisdictional determination was not conducted. The tributary can be categorized as an ephemeral creek as a result of surface water flowing in direct response to precipitation. SWCA states the following regulations may apply to this tributary: California Fish and Game Code Section 1602, Clean Water Act Section 404 and 401, and Porter-Cologne Water Quality Control Act.

SWCA's concluded that the tributary is likely to be jurisdictional under one or more of these regulations. Thus, SWCA states the project should ensure a formal jurisdictional determination is conducted and verified by USACE and also coordinate with RWQCB and California Department of Fish and Wildlife.

In response to the public comment, the applicant's biologist, WRA, confirmed that no riparian vegetation was present in or along the drainage ditch in the area along the project boundaries. A formal jurisdictional determination was not conducted. Based on this information, any potential aquatic resource jurisdiction boundaries would end at the top of bank for the ditch. If the project is revised to include a

clear span access driveway and avoids impacts to the bed and banks of the ditch, no permit would be required, even if the ditch is a regulated drainage feature. The drainage ditch does not contain riparian, or wetland vegetation as regulated by the LCP, and no setbacks are required in accordance with the LCP. As a cautionary measure, WRA recommended that the applicant revise the final design to avoid impacts to the bed and banks of the drainage ditch (i.e., no impacts to top of bank or below top of bank). This approach avoids impacts to the drainage ditch, avoids the need for further studies, and avoids the possible need for further regulatory permits.

The applicant has revised the project to replace the initially proposed culvert with two steel plates spanning the ditch to avoid impacts to the bed and banks of the drainage ditch. WRA formally reviewed the revised proposal for the two steel plates and determined (in the WRA memo dated March 29, 2022) that no sensitive vegetation was found in this area based on previous site assessments of the drainage channel ditch, and that placement of the steel plates is not expected to impact sensitive vegetation communities such as riparian or wetland associated plant species. The project engineer will need to confirm the size and placement of the plates in order to facilitate the type of equipment to be used for the project to ensure protection and avoidance of the drainage. The technique of using steel plates is common practice to avoid and reduce impacts to banks and vegetation.

The revision to the project (to substitute steel plates for the culvert) was made in response to comments on the project's potential effects to the drainage ditch, as described in the MND. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15073.5(c)(2), the change to the project is not considered a substantial revision requiring recirculation of the MND. The MND has been updated to reflect the modified scope and included as Attachment I, with edits shown as strikethrough and underline. Mitigation Measures have been included as conditions of approval in Attachment A.

D. REVIEWING AGENCIES

Environmental Health Services
California Coastal Commission

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Vicinity Map
C. Survey/Site Plan to include steel plates
D. WRA Environmental Consultants Biologist Report, dated August 7, 2020
E. Initial Study/Mitigated Negative Declaration Public Comment, dated September 3, 2021
F. Public Comment/ SWCA Biologist Report Memo

G. WRA Environmental Consultants Biologist Report Memorandum, dated March 29, 2022
H. WRA email (dated September 27, 2021)
I. Initial Study and Mitigated Negative Declaration Revised

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2002-00727 Hearing Date: July 27, 2022

Prepared By: Olivia Boo, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Mitigated Negative Declaration, Find:

1. That the Mitigated Negative Declaration reflects the independent judgment of San Mateo County.

2. That the Mitigated Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines.

3 That on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.

4. That the mitigation measures in the Mitigated Negative Declaration and agreed to by the owner and placed as conditions on the project have been incorporated into the project conditions of approval and shall serve as the Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

Regarding the Coastal Development Permit, Find:

5. That the project, as described in the application and accompanying materials required by Section 6328.7, and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program as described in the staff report to the Planning Commission dated July 27, 2022.

6. That the project is not located between the nearest public road and the sea and therefore is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code).

7. That the project conforms to the findings required by policies of the San Mateo County Local Coastal Program. Specifically, in regard to the Agriculture and Visual Resources Components, the domestic well is conditionally permitted with the issuance of a Planned Agricultural District permit, the project will be located in an area that has been defined as "Other Lands," and that the project converts only a small portion of the parcel leaving the remaining undisturbed area available for agricultural uses. In addition, the project is not visible from scenic roadways or corridors, does not result in a significant change to natural landforms, and will not impact coastal resources and sensitive habitats.

Regarding the Planned Agricultural Permit, Find:

General Criteria

8. That the encroachment of all development upon land, which is suitable for agricultural use, is minimized. The proposed well results in only minimal site disturbance and converts only a small portion of the project parcel. The remaining portion of the parcel will be available for future agricultural activities.

9. That all development permitted on a site be clustered. The parcel is undeveloped, thus the domestic well cannot be clustered with any existing structures. Should the applicant pursue development for a single-family residence, the project will be required to cluster the development near the domestic well, to the extent feasible.

10. That the project conforms to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code. The project complies with Section 6324.1, Section 6324.2 and Section 6325.2, which addresses the potential for environmental impacts, site design criteria and primary fish and wildlife habitat areas criteria, as the project will seek to cluster development, minimize grading, will not introduce noxious odors, chemical agents, or long-term noise and is conditioned to mitigate any significant adverse environmental impacts upon primary wildlife or marine resources, and locate development so that it is subordinate to the pre-existing character of the area.

Water Supply Criteria

11. That the existing availability of potable and adequate on site well water source for non-agricultural uses is demonstrated.

12. That adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished. There is no existing or currently proposed agriculture use on the property. The proposed domestic well has been reviewed by Environmental Health Services and received preliminary approval. The proposed project would not preclude or limit the owner's ability to pursue agricultural well water on the property should the owner establish on agricultural use on the property.

Criteria for the Conversion of Other Land

13. That all agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable. The three potential locations for the one proposed well location were chosen based on constraints of the parcel size and the potential plans to develop a future single-family residence if domestic wall is found. The proposed wells will have minimal footprint. The size of the parcel is small in scale which limits options of agricultural viability, including limited grazing options. However, the domestic well project will leave the remainder of the parcel available for agriculture use if future agricultural use is pursued.

14. That the continued or renewed agricultural use of the soil is not capable of being accomplished in a successful manner within a reasonable period of time, considering economic, environmental, social and technological factors. The proposed wells will convert only a small portion of the parcel leaving the majority of the parcel available for continued agricultural uses.

15. That clearly defined buffer areas are provided between agricultural and non-agricultural uses. Other than the proposed domestic well, the property will continue to be available for future agriculture use.

16. That the productivity of adjacent agricultural lands is not diminished, including the ability of the land to sustain dry farming or animal grazing. Given the small area impacted for the well locations, no impact is expected on the agriculture availability of the parcel. If the applicant proposed future grazing, the parcel would be available for grazing of 1-2 cows, based on the size of the parcel.

17. That the public service and facility expansions and permitted uses will not impair agricultural viability, including by increased assessment costs or degraded air and water quality. The proposed well does not require public services or facility expansions. The domestic well is intended to serve a future single-family residence if water is found that meets domestic standards. A preliminary review by the County's Environmental Health Services found that the proposed plans are in compliance with the current health standards, and thus poses no threat to water quality.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on July 27, 2021. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of, and in substantial conformance with this approval.

2. This permit shall be valid for one (1) year from the date of final approval, in which time a well permit shall be issued. Any extension of these permits shall require submittal of a written request for permit extension and payment of applicable extension fees sixty (60) days prior to the expiration date.

3. The applicant shall include an erosion and sediment control plan to comply with the County's Erosion Control Guidelines on the plans submitted for the building permit. This plan shall identify the type and location of erosion control measures to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site.

4. The property owner shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

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

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

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

    d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

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

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

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

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

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

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

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

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

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving 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.

5. This permit does not allow for the removal of any trees. Removal of any tree with a diameter equal to, or greater than, 12 inches as measured 4.5 feet above the ground shall require a separate tree removal permit.

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

Mitigation Measures

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

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

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

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

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

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

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

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

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

Also, see the discussion to Question 8.a. (Climate Change: Greenhouse Gas Emissions), relative to the project's compliance with the County Energy Efficiency Climate Action Plan.

8. **Mitigation Measure 2**: A pre-construction grading survey within the Study Area crossing is required prior to the commencement of ground disturbance activity to avoid impacts to the San Francisco dusky-footed woodrat. The pre-construction grading survey shall be prepared by a qualified biologist prior to any work, no longer than 48 hours in advance of the start of work. If work is delayed or if work is moved to another area, an additional preconstruction grading survey is required, this is required to avoid potential impacts to the Woodrat. The applicant and engineer shall work with WRA for proper placement of the steel plates to ensure the placement and stability of the area to support the equipment crossing is truly adequate to avoid impacts.

9. **Mitigation Measure 3**: If woodrat nests are observed within the project area outside of the breeding season (February to July) the project biologist may dismantle the nest (outside of the breeding season), allowing individuals to relocate to suitable habitat within the adjacent open space area.

10. **Mitigation Measure 4**: If woodrat nests with young are observed within the project site, an exclusion fence shall be erected around the nest site. The fencing shall provide adequate enough area to provide foraging habitat for the woodrats at the discretion of the project biologist. Site preparation (i.e., grubbing and grading) within the fenced area shall be postponed or halted until young have left the nest.

A biological monitor shall be onsite during periods when disturbance activities occur near the active nest to ensure no inadvertent impacts will occur to the nests.

11. **Mitigation Measure 5**: In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

12. **Mitigation Measure 6**: If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

13. **Mitigation Measure 7:** In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

14. **Mitigation Measure 8**: Prior to commencement of the project, the application shall submit to the Planning Department for review and approval, an erosion and drainage control plan that shows how the transport and discharge of soil and pollutant from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment capturing devices. The plan shall limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plans shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Guidelines," including:

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

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

    c. Performing clearing and earthmoving activities only during dry weather.

    d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

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

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

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

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

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

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

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

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

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving 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.

15. **Mitigation Measure 9**: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning Department prior to implementation and prior to continuing any work associated with the project.

16. **Mitigation Measure 10**: 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.

Environmental Health Services

17. Applicant must submit application, applicable fees, site plan, and approved CDP directly to Environmental Health Services to obtain a well drilling permit. Application and associated fees can be found on the website at https://www.smchealth.org/landuse.

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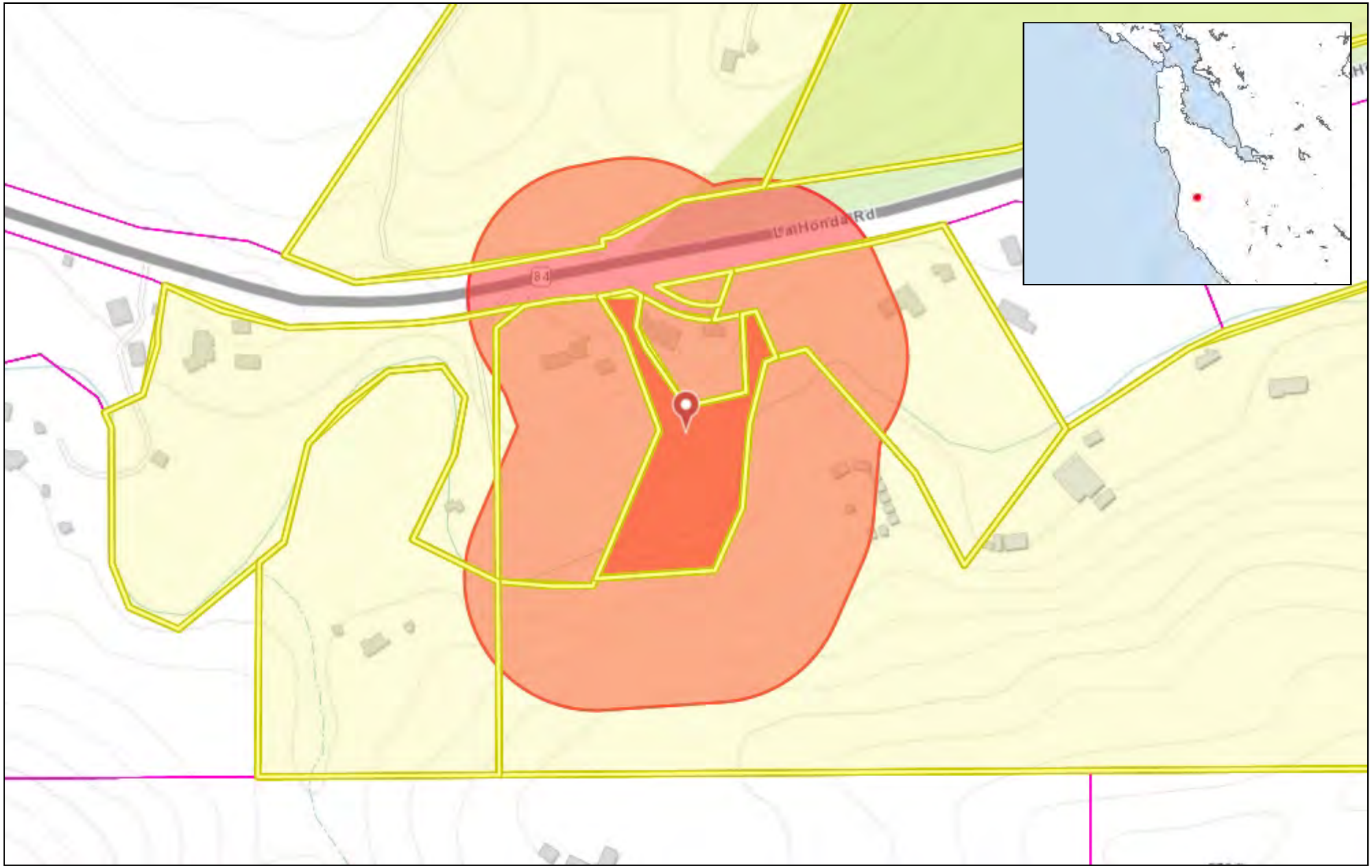
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

San Mateo County

County San Mateo, CA



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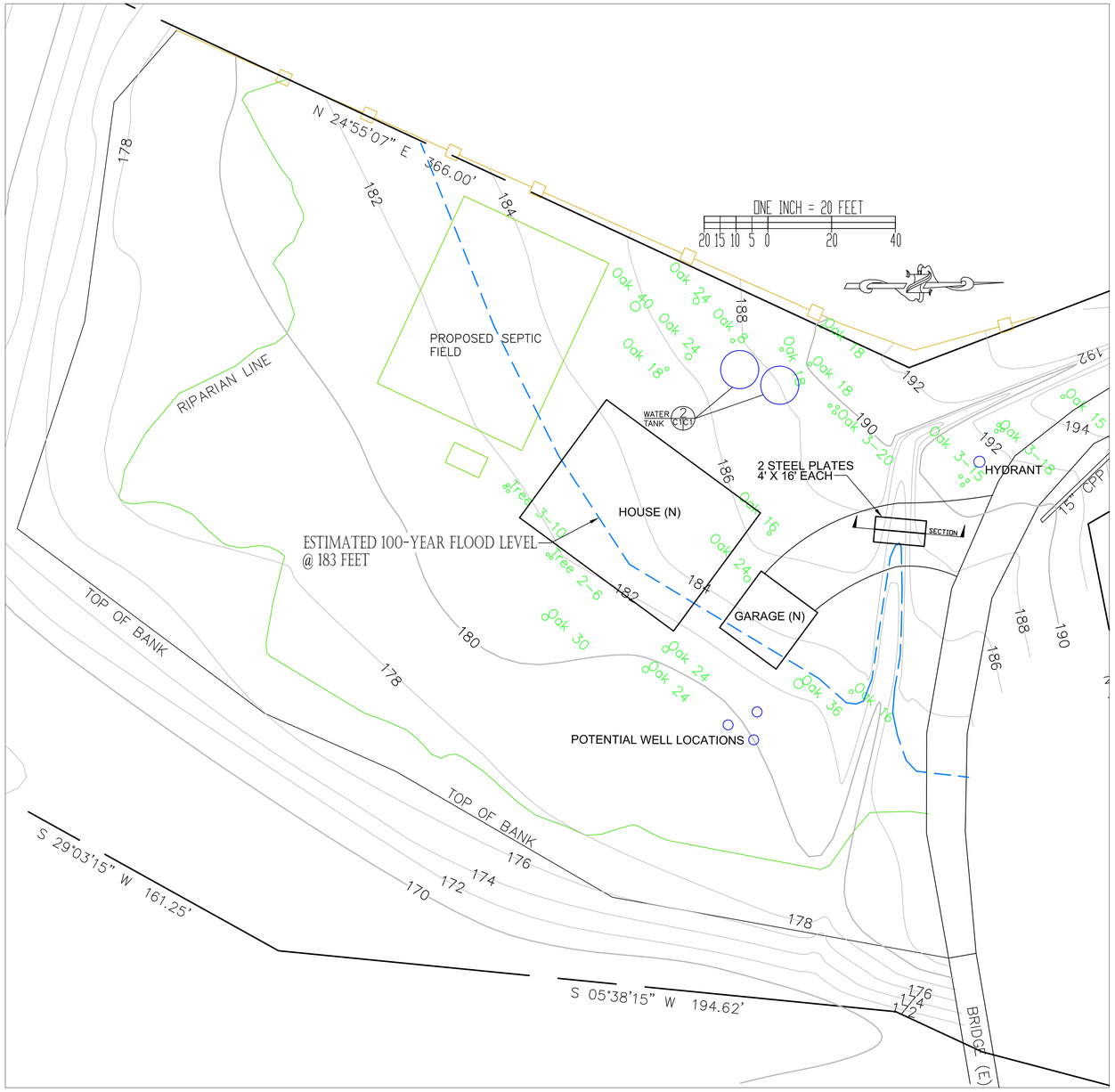
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



LEGEND

EXISTING CONTOURS

182 PROPOSED SPOT ELEVATION

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF:
   CHARLES FLOYD, OWNER
2. SURVEY AND TOPOGRAPHY BY PAT McNULTY, SURVEYED IN APRIL 2019.
3. ELEVATION DATUM ASSUMED.
4. THIS IS NOT A BOUNDARY SURVEY.

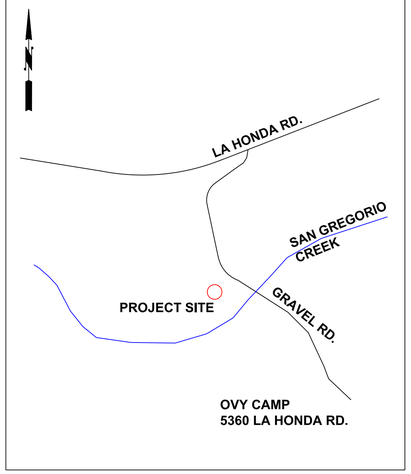
FLOOD LEVEL:

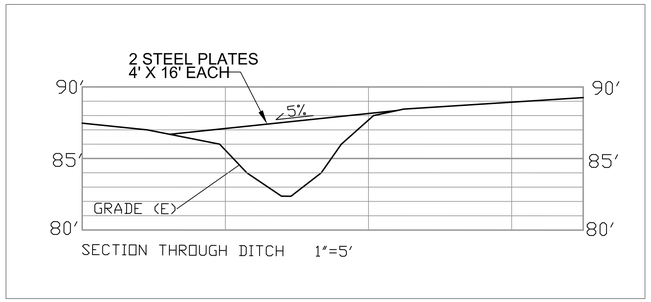
FEMA MAP DOES NOT QUANTIFY LOCAL FLOOD LEVEL ELEVATION. 100-YEAR FLOOD ELEVATION ESTIMATED, BASED ON SITE EVIDENCE, TO BE 183 FEET.

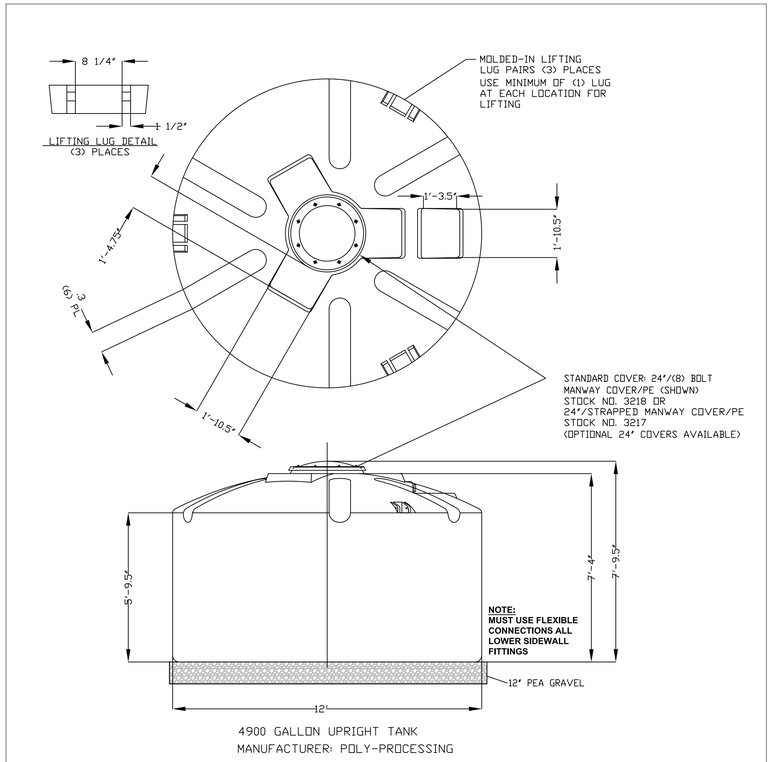
WATER TANK NOTES

1. WATER TANKS FOR FIRE PROTECTION SHALL REMAIN FULL AT ALL TIMES, AND BE FILLED AUTOMATICALLY FROM WELL.
2. TANKS SHALL BE INTERCONNECTED BY A COMMON MANIFOLD USING A MINIMUM PIPE SIZE OF 4 INCHES. MANIFOLD PIPING AND VALVES SHALL BE OF A MATERIAL NOT DAMAGED BY UV EXPOSURE. EACH TANK SHALL HAVE AN APPROPRIATELY SIZED CONTROL VALVE.
3. WATER TANK SHALL BE FITTED WITH A FLOAT SWITCH WIRED TO THE DOMESTIC WATER SHUTTOFF SOLENOID.
4. A VENT 1.5 TIMES THE DIAMETER OF THE OUTLET IS REQUIRED. THE VENT SHALL HAVE A FINE MESH SCREEN.
5. ALL ABOVEGROUND FIRE SPRINKLER PIPING SHALL BE METALLIC.

VICINITY MAP
NOT TO SCALE

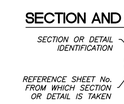






1 C1C1 WATER TANK
NOT TO SCALE

SECTION AND DETAIL CONVENTION



REGISTERED PROFESSIONAL ENGINEER
CHARLES M. MISHICK
No. 62264
9-30-23
EXPIRES
CIVIL
STATE OF CALIFORNIA

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(650) 728-3590
FAX 728-3593

DATE: 1-4-22
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE:
REV. DATE:
REV. DATE:
REV. DATE:
REV. DATE:

STEEL PLATE CROSSING PLAN

FLOYD PROPERTY
LA HONDA ROAD
LA HONDA

SHEET
C-1

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

August 7, 2020

Charles Floyd
551 Alsace Lorraine Avenue
Half Moon Bay, CA 94019

RE: Updated Addendum to Biological Resources Assessment Report Dated 2008 and 2015 Update for APN 082-130-250

Dear Mr. Floyd,

The purpose of this letter is to inform you of the results of the biological resource assessment update for an undeveloped parcel (Study Area; APN 082-130-250). The subject APN has been expanded since the previous assessments, and the assessor parcel number (APN) updated to reflect the change (previous reports address APN 082-130-070). Although the APN has changed, the survey area remains unchanged. The purpose of this assessment update was to determine whether existing onsite biological resources have changed since the submittal of the biological resources assessment and update (WRA 2008, WRA 2015) with a focus on changes to the most recent riparian drip line mapping (WRA 2015). This update includes any additional mitigation measures that may be needed as a result of changed conditions.

The previous biological resources assessment (WRA 2008, WRA 2015) and proposed Project plans with the 2011 riparian drip line mapping assessment (WRA 2011) are provided in Attachment A. The riparian dripline mapped during the 2020 site visit is provided as Attachment B.

Survey Methods

A site visit to the Study Area was made on July 27, 2020. Prior to the site visit, a review was conducted of background information including:

- San Mateo County Midcoast Local Coastal Program (LCP) biological resources policies
- San Mateo County Heritage Tree Ordinance
- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB; CDFW 2020)
- California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants (CNPS 2020)
- U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation Report (IPaC; USFWS 2020)
- A biological resources assessment (WRA 2008), 2015 update (WRA 2015) and, riparian canopy assessment (WRA 2011) of the Study Area (Attachment A).

During the site visit, the Study Area was examined for: (a) sensitive natural communities as defined by the CNDDB and LCP and, (b) for the presence, and potential to support, special status plant and wildlife species. Vegetation within the Study Area south of the road was also evaluated for riparian habitat criteria as defined by the LCP. If present, the dripline or boundary of the riparian vegetation was mapped. The Study Area north of the road was not evaluated for riparian vegetation.

Survey Results

The approximately 2.7-acre Study Area is located on State Route 84 approximately five miles east of State Route 1 in western San Mateo County, and is within the Midcoast LCP area. The Study Area includes and is bounded by San Gregorio Creek to the south and east, and existing residential properties to the west and north. The proposed project includes the construction of a house, and associated access road/ditch crossing, fire department turnaround area, and septic system. The water source for the residence would be a domestic well. The Study Area is dominated by two common vegetation communities: non-native annual grassland and coast live oak woodland; riparian woodland is also present.

Vegetation Communities

As described in the 2008 Biological Resources Assessment (BRA), one vegetation community will be affected by the proposed Project and two additional vegetation communities are present adjacent to the Project footprint. Disturbed non-native annual grassland will be permanently and temporarily disturbed by the construction of a residence and the installation of a septic system. Coast live oak woodland and riparian woodland are present adjacent to the proposed Project and may be impacted if trees are trimmed or removed. The revised parcel boundary contains San Gregorio Creek, a USGS "blue line" perennial stream (USGS 2018), and its associated riparian woodland. San Gregorio Creek and riparian woodland are outside of the proposed project footprint.

Non-sensitive vegetation communities

Holland (1986) describes non-native grassland as a dense to sparse cover of non-native annual grasses with flowering culms 0.2-1 meter high and often associated with numerous species of showy-flowered annual forbs. This community often occurs on fine-textured, usually clay soils, that are moist, or saturated during the winter rainy season and very dry during the summer and fall. Within the Study Area, this community dominates the Study Area in open areas and under the oak woodland canopy.

Sensitive vegetation communities

Two sensitive vegetation communities were observed onsite in the 2008, 2011, 2015, and 2020 assessments: coast live oak woodland and riparian woodland. Although most coast live oak woodland vegetation associations are not considered sensitive natural communities by the LCP or the CDFW Natural Communities List (CDFW 2019), including the mixed coast live oak woodland alliance found within the Study Area, oak woodlands are given special consideration under the California Oak Woodland Conservation Act (State of California Resources Agency 2004).

The coast live oak woodland community is dominated by coast live oak (*Quercus agrifolia*), with California buckeye (*Aesculus californica*) and California bay laurel (*Umbellularia californica*) and

madrone (*Arbutus menzesii*) in the canopy. The understory was composed of dogtail grass (*Cynosurus echinatus*), poison oak (*Toxicodendron diversilobum*), woodland strawberry (*Fragaria vesca*), California blackberry (*Rubus ursinus*), and non-native herbs and forbs including cutleaf geranium (*Geranium dissectum*), forget-me-not (*Myosotis latifolia*) and ripgut brome (*Bromus diandrus*).

The LCP Land Use Plan (LUP) defines riparian canopy as vegetation along a perennial or intermittent stream, composed of a minimum of 50 percent of the following species: red alder, jaumea, pickleweed, big leaf maple, narrow-leaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and boxelder. On June 24 and 29, 2011, WRA collected data to map the riparian drip line along San Gregorio Creek in the Study Area. The location of the riparian drip line was measured at 30 locations from the top of bank of San Gregorio Creek. In addition, the tree species was documented at each point. Each point was then plotted on the Hartsell map (see Attachment A, 2011 riparian assessment). The mean distance from the top of bank and drip line was 49 feet; the distance ranged from 10 to 85 feet. The dominant tree cover along the drip line was alder (*Alnus* sp.) (40 percent) and boxelder (*Acer negundo*) (30 percent). The remaining 30 percent consisted of willow (*Salix* sp.), California bay (*Umbellularia californica*), and dogwood (*Cornus* sp.). The understory was dominated by non-natives, including poison hemlock (*Conium maculatum*), thistles (*Carduus* sp.), and stinging nettle (*Urtica* sp.)

The 2020 assessment utilized similar mapping methods and concurred with the previous riparian drip line assessment. No encroachment of the riparian drip line was observed. Along the south and east Study Area boundaries, dense riparian canopy dominated by alder, boxelder, and arroyo willow was observed. The understory was dominated by California blackberry, poison oak, poison hemlock, Cape ivy (*Delairea odorata*), sticky willy (*Galium aparine*), and stinging nettle (*Urtica dioica*) with scattered elderberry (*Sambucus nigra*). Although poison hemlock, California blackberry and Cape ivy are facultative wetland indicators, this area was located in an area which slopes gently toward the riparian corridor on the southern property line and was intermixed with upland species not commonly found in wetlands, with no other hydrologic sources observed. These species are disturbance-adapted and tend to occur on berms, roadsides, and other disturbed upland locations. Accordingly, this vegetation is more adequately protected by the riparian vegetation definition and is included in this vegetation community.

Wetland and Waters features

San Gregorio Creek is a perennial stream within the Study Area. The creek was not part of the previous assessments but is now part of the expanded parcel. The creek ranges from eight to 15-feet wide and is within a well-defined channel. A floodplain on the creek ranges from 30 to 150 feet-wide. Within the Study Area, San Gregorio Creek flows north to south. During the time of the July 2020 site visit, water was observed flowing in the creek. The LCP has established a 50-foot buffer zone for perennial creek systems. Per Section 7.11a of the LCP for perennial streams, if riparian vegetation is present, a buffer extends 50 feet from the limit or dripline of the riparian vegetation. The dripline of riparian vegetation was mapped during the July 2020 site visit and is shown on Attachment B along with the approximate 50-foot setback. San Gregorio Creek is considered sensitive by the LCP and CDFW.

One ditch was observed during the 2008, 2015, and 2020 biological resource assessments, contiguous with the northern property line. At the time of the 2020 site assessment, this feature contained standing water. The ditch feature ranges from two to four feet wide and incised to approximately three feet deep, contains large amounts of fallen trees and branches, and is largely unvegetated in the bottom and sides. The ditch is surrounded by poison oak, coast live oak, and

a sparse arroyo willow. The access bridge and driveway improvements are the only proposed work in and near the ditch. The ditch is man-made in upland habitat and therefore, not considered a sensitive community. No wetlands were observed on-site.

Special-Status Species

Special-Status Plants

Based upon a review of the resources and databases discussed previously, all special-status plant species documented in the vicinity of the Study Area were assessed. Although the site visit did not constitute a protocol-level rare plant survey, the July 2020 site visit coincided with the blooming period for five special-status species identified in the Study Area region including Blasdale's bent grass (*Agrostis blasdalei*), Francisco Bay spineflower (*Chorizanthe cuspidata* var. *cuspidata*), San Francisco gumplant (*Grindelia hirsuta* var. *maritima*), Kellogg's horkelia (*Horkelia cuneata* ssp. *sericea*), and Hickman's cinquefoil (*Potentilla hickmanii*). No special-status plant species were observed in the Study Area.

San Mateo County Heritage Tree Ordinance

Pursuant to the County of San Mateo Heritage Tree Ordinance (Ordinance No. 427), madrone, coast live oak, and California bay laurel trees may be subject to regulation under the tree ordinance pursuant to the ordinance. Permits may be required by the County for the trimming or removal of trees which qualify for heritage status under the Ordinance. This update did not include an evaluation or update of an existing tree survey.

Special-Status Wildlife Species

Four wildlife species were identified in the 2008 BRA as either present or having a moderate potential to occur: San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), Cooper's hawk (*Accipiter cooperi*), olive-sided flycatcher (*Contopus cooperi*), and yellow warbler (*Setophaga [Dendroica] petechia*). The 2015 BRA provided an update to status for Cooper's hawk, Townsend's big-eared bat (*Corynorhinus townsendii*), and California red-legged frog (*Rana draytonii*; Federal threatened, CDFW Species of Special Concern) designation of critical habitat (USFWS 2010). Since 2015, additional changes to status have occurred: Townsend's big-eared bat is no longer a candidate species for listing under the California Endangered Species Act (CESA), although it remains a special-status species. Foothill yellow-legged frog (*Rana boylii*; State endangered) in the central coast are now listed as endangered under CESA, and mountain lion (*Puma concolor*; State candidate) in the central coast are a candidate for listing under CESA.

The expansion of the Study Area to include San Gregorio Creek does add stream-associated species as potential to occur within the Study Area. These species are foothill yellow-legged frog, steelhead (*Oncorhynchus mykiss irideus*; Federal threatened), and steelhead designated critical habitat. Both species and steelhead critical habitat only have potential to be present within San Gregorio Creek and do not have potential to be present in upland habitats within the proposed Project footprint. These species are discussed further below. This assessment concurs with previous determinations for San Francisco dusky-footed woodrat, California red-legged frog, and special-status bird species. No revisions to previous measures or determinations for those species are recommended.

Mountain lion is a rarely seen and uncommon cat, yet it is the most widely distributed cat in the Western Hemisphere, ranging from Chile to British Columbia, and adapting to virtually any habitat

that contains its primary prey sources of deer and other large mammals. It can be active night or day, but typically is nocturnal near human development. Dens are well-hidden and usually concealed by thick vegetation. Adults are solitary and territorial (Reid 2006). Mountain lion are known to occur in the region of the Study Area; however, the Study Area does not contain typical characteristics of den sites or other primary habitat characteristics to reside or regularly occur within the Study Area. This species is not likely to occur within the Study Area, and no additional measures are recommended.

Foothill yellow-legged frog historically occurred in coastal and mountain streams from southern Oregon to Los Angeles County, but has declined in many parts of this range. This species is strongly associated with rivers and creeks, and prefers shallow, flowing water with a rocky substrate. Individuals do not typically move overland and are rarely observed far from a source of permanent water. In northern California, it was observed adults were on average within ten feet and rarely over 40 feet from the stream (Bourque 2008), and the data suggest that movements away from water are related to flood events (Kupferberg 1996, Bourque 2008, Thomson et al. 2016). Aquatic breeding sites are often near stream confluences, with egg masses typically deposited behind or sometimes under rocks in low-flow areas with cobble and/or gravel (Thomson et al. 2016). This species is historically known within San Gregorio Creek (CDFW 2020), and is presumed present as the creek still maintains perennial flows. Although foothill yellow-legged frog is presumed present in San Gregorio Creek, it is not likely to be present in upland habitats such as those within the proposed Project footprint. Measures to protect the riparian habitat, including LCP riparian setbacks are considered sufficient to protect foothill yellow-legged frog. No additional measures are recommended.

The Central California Coast Distinct Population Segment (DPS) of steelhead includes all naturally spawned populations of steelhead (and their progeny) in California streams from the Russian River to Aptos Creek, and the drainages of San Francisco and San Pablo Bays eastward to the Napa River (inclusive), excluding the Sacramento-San Joaquin River Basin. Steelhead typically migrate to marine waters after spending two years in freshwater, though they may stay up to seven. They then reside in marine waters for 2 or 3 years prior to returning to their natal stream to spawn as 4-or 5-year-olds. Steelhead adults typically spawn between December and June. In California, females typically spawn two times before they die. Preferred spawning habitat for steelhead is in perennial streams with cool to cold water temperatures, high dissolved oxygen levels and fast flowing water. Abundant riffle areas (shallow areas with gravel or cobble substrate) for spawning and deeper pools with sufficient riparian cover for rearing are necessary for successful breeding. Steelhead are known to occur in San Gregorio Creek and this creek is designated critical habitat (NMFS 2005). This species is presumed present within San Gregorio Creek in the Study Area, but is not present within the proposed Project footprint. Measures to protect the riparian habitat, including LCP riparian setbacks are considered sufficient to protect steelhead and its critical habitat. No further measures are recommended.

Summary

Based upon a review of previous biological reports for the proposed Project and a site visit conducted on July 27, 2020, no additional measures are recommended at this time. Conditions remain similar to those described in the 2008 BRA and 2015 BRA, and although the status of some plant and wildlife species has changed, no additional special-status species have the potential to be present within the proposed Project footprint. In addition, the riparian drip line has not changed and the proposed Project footprint remains outside of setbacks outlined in the LCP. San Gregorio Creek is located within the Study Area; however, the creek and associated riparian vegetation are outside the limits of the proposed Project. Per the LCP, a 50-setback from the limit

of riparian vegetation is recommended (Attachment B). No wetlands are present within the Study Area. The pre-construction surveys for San Francisco dusky-footed woodrat and nesting birds recommended in the 2008 BRA remain relevant and implementation of these measures will avoid impacts to sensitive resources and species. No additional measures are recommended.

Please feel free to contact me with any questions you may have.

Sincerely,

Patricia Valcarcel, CWB
Senior Biologist

Enclosures: Attachment A - Previous Reports: WRA 2015, WRA 2008, WRA 2011
Attachment B - Map of Riparian Vegetation Limits in the Study Area

References

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WRA, Inc. 2011. Riparian Drip Line Mapping. June 30, 2011.

WRA, Inc. 2015. Updated Addendum to Biological Resources Assessment Report Dated 2008 for APN 058-130-070.

Attachment A

Addendum to Biological Resources Assessment Report (WRA 2015),
Biological Impact Form (WRA 2008), and
Riparian Drip Line Mapping with Hartsell Project Plan Map (WRA 2011),

May 5, 2015

Charles Floyd
551 Alsace Lorraine Avenue
Half Moon Bay, CA 94019

RE: Updated Addendum to Biological Resources Assessment Report Dated 2008 for APN 082-130-070

Dear Mr. Floyd,

The purpose of this letter is to inform you of the results of the biological resource assessment update for an undeveloped parcel (Study Area; APN 082-130-070). The purpose of this assessment update was to determine whether existing onsite biological resources and potential special-status species have changed since the submittal of a biological resources assessment (WRA 2008) and riparian drip line mapping assessment (WRA 2011) for the Study Area and to provide any additional mitigation measures that may be needed as a result of changed conditions.

The previous biological resources assessment (WRA 2008) and proposed Project plans with the 2011 riparian drip line mapping assessment (WRA 2011) are provided in Attachment A. The list of observed species from the 2015 assessment is provided in Attachment B and photographs depicting the current Study Area conditions are provided in Attachment C.

Survey Methods

A site visit to the Study Area was made on April 6, 2015. Prior to the site visit, a review was conducted of background information including:

- San Mateo County Midcoast Local Coastal Program (LCP) biological resources policies
- San Mateo County Heritage Tree Ordinance
- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB; CDFW 2015)
- California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants (CNPS 2015)
- U.S. Fish and Wildlife Service (USFWS) 7.5' Quadrangle Species Lists for the La Honda quadrangle (USFWS 2015)
- A biological resources assessment (WRA 2008) and riparian canopy assessment (WRA 2011) of the Study Area (Attachment A).

During the site visit, the Study Area was examined for: (a) sensitive natural communities as defined by the CNDDB and LCP and, (b) for the presence, and potential to support, special status plant and wildlife species.

Survey Results

The 1.5-acre property (APN 082-130-070) is located on State Route 84 approximately five miles east of State Route 1 in western San Mateo County, and is within the midcoast local coastal plan area. The parcel is roughly bounded by San Gregorio Creek to the south and east, and existing residential properties to the west and north. The proposed project includes the construction of a house, and associated access road/ditch crossing, fire department turnaround area, septic system, and two water lines from the house to San Gregorio Creek. The Study Area is dominated by two common vegetation communities: non-native annual grassland and coast live oak woodland; riparian woodland is also present.

Vegetation Communities

As described in the 2008 Biological Resources Assessment (BRA), one vegetation community will be affected by the proposed Project and two additional vegetation communities are present adjacent to the Project footprint. Disturbed non-native annual grassland will be permanently and temporarily disturbed by the construction of a residence and the installation of a septic system. Coast live oak woodland and riparian woodlands are present adjacent to the proposed Project and may be impacted if trees are trimmed or removed.

Non-sensitive vegetation communities

Holland (1986) describes non-native grassland as a dense to sparse cover of non-native annual grasses with flowering culms 0.2-1 meter high and often associated with numerous species of showy-flowered annual forbs. This community often occurs on fine-textured, usually clay soils, that are moist, or saturated during the winter rainy season and very dry during the summer and fall. Within the Study Area, this community dominates the Study Area in open areas and under the oak woodland canopy.

Sensitive vegetation communities

Two sensitive vegetation communities were observed onsite in the 2008, 2011, and 2015 assessments: coast live oak woodland and riparian woodland. Although most coast live oak woodland vegetation associations are not considered sensitive natural communities by the LCP or the CDFW Natural Communities List (CDFW 2010), including the mixed coast live oak woodland alliance found within the Study Area, oak woodlands are given special consideration under the California Oak Woodland Conservation Act (State of California Resources Agency 2004).

The coast live oak woodland community is dominated by coast live oak (*Quercus agrifolia*), with California buckeye (*Aesculus californica*) and California bay laurel (*Umbellularia californica*) and madrone (*Arbutus menzesii*) in the canopy. The understory was composed of dogtail grass (*Cynosurus echinatus*), poison oak (*Toxicodendron diversilobum*), woodland strawberry (*Fragaria vesca*), California blackberry (*Rubus ursinus*), and non-native herbs and forbs including cutleaf geranium (*Geranium dissectum*), forget-me-not (*Myosotis latifolia*) and ripgut brome (*Bromus diandrus*).

The LCP Land Use Plan (LUP) defines riparian canopy as vegetation along a perennial or intermittent stream, composed of a minimum of 50 percent of the following species: red alder, jaumea, pickleweed, big leaf maple, narrow-leaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and boxelder. On June 24 and 29, 2011, WRA

collected data to map the riparian drip line along San Gregorio Creek in the Study Area. The location of the riparian drip line was measured at 30 locations from the top of bank of San Gregorio Creek. In addition, the tree species was documented at each point. Each point was then plotted on the Hartsell map (see Attachment A, 2011 riparian assessment). The mean distance from the top of bank and drip line was 49 feet; the distance ranged from 10 to 85 feet. The dominant tree cover along the drip line was alder (*Alnus* sp.) (40 percent) and boxelder (*Acer negundo*) (30 percent). The remaining 30 percent consisted of willow (*Salix* sp.), California bay (*Umbellularia californica*), and dogwood (*Cornus* sp.). The understory was dominated by non-natives, including poison hemlock (*Conium maculatum*), thistles (*Cirsium* sp.), and stinging nettle (*Urtica* sp.)

The 2015 assessment concurred with the previous riparian drip line assessment, and no encroachment of the riparian drip line was observed. Along the south and east property boundaries, dense riparian canopy dominated by alder, boxelder, and arroyo willow was observed. The understory was dominated by California blackberry, poison oak, poison hemlock, common rush (*Juncus patens*), sticky willy (*Galium aparine*), and stinging nettle (*Urtica dioica*) with scattered elderberry (*Sambucus nigra*). Although poison hemlock, California blackberry and common rush are facultative wetland indicators, this area was located in area which slopes gently toward the riparian corridor on the southern property line and was intermixed with upland species not commonly found in wetlands, with no other hydrologic sources observed. These species are disturbance-adapted and tend to occur on berms, roadsides, and other disturbed upland locations with moist soils (Baldwin et al 2012; Calflora 2015; personal observation). These species frequently occur in the coastal zone and coast range due to fog drip and reduced evaporation during the dry season from coastal cloud cover. Accordingly, this vegetation is more adequately protected by the riparian canopy definition and required buffer.

Wetland and Waters features

One ditch was observed during the 2008 and 2015 biological resource assessments, contiguous with the northern property line. At the time of the 2015 site assessment, this feature contained standing water. The ditch feature ranges from two to four feet wide and incised to approximately three feet deep, contains large amounts of fallen trees and branches, and is largely unvegetated in the bottom and sides. The ditch is surrounded by poison oak, coast live oak, and a single isolated arroyo willow. The access bridge and driveway improvements are the only proposed work in and near the ditch. The ditch is man-made in upland habitat and therefore, not considered a sensitive community. No wetlands were observed onsite.

Special-Status Species

Special-Status Plants

Based upon a review of the resources and databases discussed previously, all special-status plant species documented in the vicinity of the Study Area were assessed. No special-status plant species were observed in the Study Area. Many species requiring certain habitat types not present in the Study Area, such as serpentine endemics and plants requiring coastal, scrub, or coniferous habitats, were determined to have no potential to occur. In addition to the 13 species evaluated in the 2008 BRA, eight special-status plant species which have since become special-status were also evaluated. Of the 21 special-status plant species evaluated, all were determined to have no potential to occur based on the high disturbance levels in and around the Study Area and/or a lack of suitable habitat components in the Study Area. While the site visit

did not constitute a protocol-level rare plant survey, the 2015 site visit coincided with the blooming period for three species identified within the Study Area including San Francisco collinsia (*Collinsia mutlicolor*), woodland woolythreads (*Monolopia gracilens*), and San Francisco popcornflower (*Plagiobothrys diffuses*); none were observed.

San Mateo County Heritage Tree Ordinance

Pursuant to the County of San Mateo Heritage Tree Ordinance (Ordinance No. 427), madrone, coast live oak, and California bay laurel trees may be subject to regulation under the tree ordinance pursuant to the ordinance. Permits may be required by the County for the trimming or removal of trees which qualify for heritage status under the Ordinance. This update did not include an evaluation or update of an existing tree survey.

Special-Status Wildlife Species

Four wildlife species were identified in the 2008 BRA as either present or having a moderate potential to occur: San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), Cooper's hawk (*Accipiter cooperi*), olive-sided flycatcher (*Contopus cooperi*), and yellow warbler (*Setophaga [Dendroica] petechia*). Although no additional wildlife species have been added to the list of special-status species potentially in the Study Area and vicinity, three wildlife species identified in the previous report have changed in status levels. Townsend's big-eared bat (*Corynorhinus townsendii*) is now a State candidate species for listing as threatened (CDFW 2014), Cooper's hawk is no longer considered special-status by CDFW, and critical habitat for California red-legged frog (CRLF; *Rana [aurora] draytonii*) has been designated and now incorporates the Study Area (USFWS 2010).

San Francisco dusky-footed woodrat, Townsend's big-eared bat, and California red-legged frog are discussed further below. As determined in the 2008 BRA, olive-sided flycatcher and yellow warbler are unlikely to nest within or in close proximity to the Study Area, and are not anticipated to be impacted by the proposed Project. Per the 2008 BRA, a pre-construction nesting bird survey is still recommended if Project activities are initiated during the breeding season (February 15 – August 31) to avoid impacts to special-status birds and bird species protected under the Migratory Bird Treaty Act including Cooper's hawk.

San Francisco dusky-footed woodrat was observed within the Study Area outside of the Project footprint in the 2008 BRA. No woodrat houses were observed within the Study Area during the site visit on April 6, 2015. Although no San Francisco dusky-footed woodrats are currently present within the Study Area, there is a high potential for this species to re-establish within the Study Area. Therefore, the pre-grading survey within the Study Area and ditch crossing is still relevant and recommended to avoid impacts to San Francisco dusky-footed woodrat.

The status of Townsend's big eared bat has been upgraded within California and is currently a State candidate for listing as threatened under the California Endangered Species Act. The Study Area conditions remain similar to those described in the 2008 BRA, and Townsend's big-eared bat is unlikely to be present within the Study Area and is not present within the Project footprint based on tree conditions at the time of the April 6, 2015 site visit. No impacts are anticipated from the proposed Project; therefore, no additional measures are recommended for this species.

Since the 2008 BRA report, critical habitat has been designated for California red-legged frog and the Study Area is within critical habitat unit SNM-2 (USFWS 2010). Primary Constituent

Elements for CRLF are aquatic breeding, aquatic non-breeding, upland and dispersal habitats. As described in the 2008 BRA, the Project footprint and a majority of the Study Area do not contain surface water. Water and flow within the roadside ditch is largely determined strictly from surface run-off and it does not maintain water for a suitable length of time or contain suitable breeding characteristics to be considered breeding habitat. In addition, it is not contiguous with any known breeding habitats; therefore, it does not constitute a dispersal corridor or aquatic non-breeding habitat because it lacks water for much of the year. San Gregorio Creek is present adjacent to the Study Area; however, it does not contain breeding habitat and only provides a dispersal and movement corridor for this species. Upland habitat is typically within 300 feet of breeding habitat and provides refuge for CRLF during the dry season; the Study Area is not considered upland habitat based on distance from breeding habitat (greater than 700 feet) and lack of refugia. The Study Area is also not considered dispersal habitat based upon the open and dry habitat within the Project footprint. The proposed Project does not contain habitat for CRLF, CRLF are unlikely to be present, and will avoid impacts to riparian habitat; therefore, no further measures are recommended.

Summary

Based upon a review of previous biological reports for the proposed Project and a site visit conducted on April 6, 2015, no additional measures are recommended at this time. Conditions remain similar to those described in the 2008 BRA and although the status of some plant and wildlife species has changed, no additional special-status species have the potential to be present within the Study Area. In addition, the riparian drip line has not changed and the proposed Project footprint remains outside of setbacks outlined in the LCP. No wetlands or waters are present within the Study Area. The pre-construction surveys for San Francisco dusky-footed woodrat and nesting birds recommended in the 2008 BRA remain relevant and implementation of these measures will avoid impacts to sensitive resources and species. No additional measures are recommended.

Please feel free to contact me with any questions you may have.

Sincerely,

Patricia Valcarcel
Biologist

Enclosures: Attachment A- Previous Reports: WRA 2008 and WRA 2011
Attachment B- Species Observed During the 2015 Site Assessment
Attachment C- Representative Photographs

References

California Department of Fish and Wildlife (CDFW). 2010. List of Vegetation Alliances and Associations. Vegetation Classification and Mapping Program, California Department of Fish and Game. Sacramento, CA. September.

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United States Fish and Wildlife Service (USFWS). 2015. La Honda Quadrangle Species List, Sacramento Fish and Wildlife Service.

WRA, Inc. 2008. Biological Impact Form for Compliance with Local Coastal Program Policy 7.5. Prepared for Charles Floyd.

WRA, Inc. 2011. Riparian Drip Line Mapping. June 30, 2011.

Attachment A

Biological Impact Form (WRA 2008)
and
Riparian Drip Line Mapping with Hartsell Project Plan Map (WRA 2011)

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Biological Impact Form
(for compliance with Local Coastal Program Policy 7.5)

1. Project Location

The 1.5-acre property (APN 082-130-070) is located on State Route 84 approximately five miles east of State Route 1 in western San Mateo County. The parcel is roughly bounded by San Gregorio Creek to the south and east, and existing residential properties to the west and north.

2. Assessors Parcel Number: APN 082-130-070

3. Owner/Applicant

Charles Floyd
551 Alsace Lorraine Ave.
Half Moon Bay, California 94019

4. Principal Investigator

Jeff Dreier
Senior Wildlife Ecologist
WRA, Inc.
2169-G East Francisco Blvd.
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415-454-8868, ext 151
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415-519-4570 cell

5. Report Summary

In accordance with San Mateo County guidelines, WRA has completed a biological resource assessment of the San Gregorio Property located in western San Mateo County. This Biological Impact Report provides a discussion of existing biological conditions on the site, and includes an analysis of potential project-related impacts and measures to mitigate potential significant impacts.

The proposed project includes the construction of a house, and associated access road/ditch crossing, fire department turnaround area, septic system, and two water lines from the house to San Gregorio Creek. The Project Area is dominated by two common plant communities: non-native annual grassland and coast live oak woodland. Riparian and wetland communities will not be impacted by the proposed project.

WRA conducted site visits to determine (1) plant communities present within the Project Area, (2) if existing conditions provided suitable habitat for any special status plant or wildlife species, and (3) if sensitive habitats are present. Based upon a literature review, thirteen special status plant species have been documented or may occur in the vicinity of the Project Area. However, the Project Area has the potential to support none of these species due to generally unsuitable or atypical habitat conditions. Twenty-eight special status species of wildlife have been recorded or

may occur in the vicinity of the Project Area. Two special status wildlife species were observed in or adjacent to the Project Area during the site assessment: San Francisco dusky-footed woodrat (California Department of Fish and Game Species of Special Concern) and olive-sided flycatcher (U.S. Fish and Wildlife Service Bird Species of Conservation Concern). Two other California Department of Fish and Game Species of Special Concern, the Cooper's hawk and yellow warbler, have a moderate to high potential to occur in the Project Area. Federally listed species that are documented to occur, or may occur within the vicinity of the Project Area, but are unlikely to occur within the Project Area include California red-legged frog and San Francisco garter snake.

Two non-sensitive plant communities will be affected by the proposed project. Disturbed non-native annual grassland will be permanently and temporarily disturbed by the construction of a residence and the installation of a septic system. Because non-native annual grassland is an abundant habitat type in the region, and the small area within the Project Area (0.21 acre) has been regularly maintained, the impact to non-native annual grassland is considered less than significant.

A portion of the footprint of the residence may be located within the dripline of the canopy, and the removal of one or two oak trees may be necessary. However, because the residence is expected to be small (0.13 acre), and significant areas within the dripline will remain undisturbed, building within the dripline is considered a less than significant impact. Removal of one or two oak trees is not considered a significant impact.

Based on this assessment, only two wildlife species may be impacted by the proposed project: San Francisco dusky-footed woodrat and Cooper's hawk. Pre-construction surveys will determine the status of these species in the Project Area. If a woodrat nest is present and cannot be avoided, a qualified biologist will dismantle the nest by hand and relocate the nest materials to an avoided area along the ditch. If an active Cooper's hawk nest is present, an exclusion zone of a distance to be determined by the biologist will be established around the nest. No grading or construction work can be conducted within the exclusion zone until all young have become independent of the nest (generally mid-June).

6. Project and Property Description

The 1.5-acre property (APN 082-130-070) is located on State Route 84 approximately five miles east of State Route 1 in western San Mateo County. The parcel is roughly bounded by San Gregorio Creek to the south and east, and existing residential properties to the west and north.

The proposed project includes the construction of a house, and associated access road/ditch crossing, fire department turnaround area, septic system, and two water lines from the house to San Gregorio Creek. The approximate 0.23-acre site (Project Area) is set back 100 feet from the top of bank of San Gregorio Creek, and 50 feet from the property line. The proposed project is further set back 20 feet from the western property line.

Routine maintenance of the property has resulted in a park-like setting with little or no understory and a small, open, isolated field. The apparently man-made ditch

along the north boundary appears to be ephemeral and does not support riparian vegetation.

7. Methodology

In September 2000, May 2002 and February 2008, the Project Area and nearby areas were traversed on foot to determine (1) plant communities present within the Project Area, (2) if existing conditions provided suitable habitat for any special status plant or wildlife species, and (3) if sensitive habitats are present. All plant and wildlife species encountered were recorded, and are summarized in Appendix A.

7.1 Biological Communities

Prior to the site visit, aerial photographs, topographic maps, and previous reports prepared by WRA were examined to determine if any unique soil types that could support sensitive plant communities and/or aquatic features were present in the Project Area. Biological communities present in the Project Area were classified based on existing plant community descriptions described in the *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland 1986). However, in some cases it is necessary to identify variants of community types or to describe non-vegetated areas that are not described in the literature. Biological communities were classified as sensitive or non-sensitive as defined by CEQA and other applicable laws and regulations.

7.1.1 Non-sensitive Biological Communities

Non-sensitive biological communities are those communities that are not afforded special protection under CEQA, and other state, federal, and local laws, regulations and ordinances. These communities may, however, provide suitable habitat for some special status plant or wildlife species and are identified or described in Section 8.2 below.

7.1.2 Sensitive Biological Communities

Sensitive biological communities are defined as those communities that are given special protection under CEQA and other applicable federal, state, and local laws, regulations and ordinances. Sensitive biological communities include wetlands, waters, and riparian habitats.

7.2 Special Status Species

7.2.1 Literature Review

Potential occurrence of special status species in the Project Area was evaluated by first determining which special status species occur in the vicinity of the Project Area through a literature and database search. Database searches for known occurrences of special status species focused on area within five miles of the Project Area. The following sources were reviewed to determine which special status plant and wildlife species have been documented to occur in the vicinity of the Project Area:

- California Natural Diversity Database records (CNDDB) (CDFG 2008)
- CDFG publication "California's Wildlife, Volumes I-III" (Zeiner et al. 1990)
- CDFG publication "Amphibians and Reptile Species of Special Concern in California" (Jennings 1994)
- A Field Guide to Western Reptiles and Amphibians (Stebbins, R.C. 2003)
- University of California at Davis Information Center for the Environment Distribution Maps for Fishes in California (2008)
- Biological Impact Report, San Gregorio Creek Site APN 082-130-070, San Mateo County (WRA 2002)
- Biological Impact Report, Optimist Camp Bridge Abutment Erosion Control Measures, San Gregorio Creek, San Mateo County (WRA 2000)

7.2.2 Site Assessment

A site visit was made to the Project Area to search for suitable habitats for species identified in the literature review as occurring in the vicinity. The potential for each special status species to occur in the Project Area was then evaluated according to the following criteria:

1) No Potential. Habitat on and adjacent to the site is clearly unsuitable for the species requirements (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime).

2) Unlikely. Few of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the site is unsuitable or of very poor quality. The species is not likely to be found on the site.

3) Moderate Potential. Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the site is unsuitable. The species has a moderate probability of being found on the site.

4) High Potential. All of the habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the site is highly suitable. The species has a high probability of being found on the site.

5) Present. Species is observed on the site or has been recorded (i.e. CNDDB, other reports) on the site recently.

The site assessment is intended to identify the presence or absence of suitable habitat for each special status species known to occur in the vicinity in order to determine its potential to occur in the Project Area. The site visit does not constitute a protocol-level survey and is not intended to determine the actual presence or absence of a species; however, if a special status species is observed during the site visit, its presence will be recorded and discussed. Appendix B presents the evaluation of potential for occurrence of each special status plant and wildlife species known to occur in the vicinity of the Project Area with their habitat requirements, potential for occurrence, and rationale for the classification based on criteria listed above. Recommendations for further surveys, if

necessary, are made in Section 11 below for species with a moderate or high potential to occur in the Project Area.

8. Results

8.1 Botanical Resources

8.1.1 Plant Communities

The Project Area is dominated by two common plant communities: non-native annual grassland and coast live oak woodland.

Non-native annual grassland typically occurs in open areas of valleys and foothills throughout California, usually on fine textured clay or loam soils that are somewhat poorly drained (Holland 1986). Non-native grassland is typically dominated by non-native annual grasses and forbs, along with scattered native wildflowers. This is the predominant plant community within the Project Area, but frequent maintenance of the property results in a mixture of ruderal plant species instead of the typical grasses. This area is dominated by poison hemlock (*Conium maculatum*), mustard (*Brassica* sp.), blackberry (*Rubus* sp.), and thistle (*Cirsium* sp.). Most of the typical grassland wildlife species, particularly birds, would not be found on the site due to the small area of grassland and the surrounding woodland habitats. Typical wildlife species found in very disturbed non-native grassland such as that found in the Project Area include Botta's pocket gopher (*Thomomys bottae*) and California vole (*Microtis californicus*). Other large wildlife species are likely to simply use the opening to facilitate movement along nearby San Gregorio Creek.

Coast live oak woodland is dominated by coast live oak (Quercus agrifolia) (Holland 1986). Other trees, such as California bay (*Umbellularia californica*) and California buckeye (*Aesculus californica*) may also occur in this community. The shrub layer is typically poorly developed, but may include elderberry (*Sambucus* sp.) and currants (*Ribes* sp.). Within the Project Area, this community has little or no understory as a result of regular property maintenance. Few wildlife species are expected to occur in the open understory; however, the woodland canopy provides suitable habitat for a variety of birds.

8.1.2 Special Status Plants

Based upon a review of the resources and databases given in Section 7.2.1, thirteen special status plant species have been documented or may occur in the vicinity of the Project Area. However, the Project Area has the potential to support none of these species due to generally unsuitable or atypical habitat conditions. Appendix B summarizes the potential for occurrence for each special status plant species occurring in the vicinity of the Project Area.

8.2 Zoological Resources

Twenty-eight special status species of wildlife have been recorded or may occur in the vicinity of the Project Area. Appendix B summarizes the potential for each of these species to occur in the Project Area. Two special status wildlife species were observed in the Project Area during the site assessment. Two other special status wildlife species

have a moderate to high potential to occur in the Project Area. Special status wildlife species that were observed, or have a moderate or high potential to occur in the Project Area are discussed below.

San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), CDFG Species of Special Concern. The San Francisco dusky-footed woodrat inhabits coastal sage-scrub, pinyon-juniper, dense chaparral, oak and riparian woodlands, and mixed conifer forests where a well-developed understory is present. The dusky-footed woodrat feeds on woody plants, especially live oak, maple and alder, but will also consume fungi, grasses, flowers and acorns. Foraging occurs on the ground and in bushes and trees. This species constructs characteristic stick nests in areas with moderate cover and a well-developed understory containing woody debris. Breeding takes place from December to September, with litter size averaging 2-3 young. Individuals are mostly nocturnal, and are active year round (CDFG 2005).

The San Francisco dusky-footed woodrat is a common species in western San Mateo County. It is likely to be abundant along San Gregorio Creek and its tributaries. In 2002, a stick nest was observed along the ditch located at the north boundary of the property. With the exception of the access road crossing, the proposed project avoids this ditch. No stick nests were observed in the proposed crossing area. The remainder of the Project Area does not have a well-developed understory.

Cooper's Hawk (*Accipiter cooperi*), CDFG Species of Special Concern. Cooper's hawks are well distributed and occur in varied habitats including; deciduous, mixed, and evergreen forests and riparian woodlands. This species is tolerant of human disturbance and habitat fragmentation and has been found to increasingly breed in suburban and urban areas (Curtis et al. 2006). This species nests in extensive forests, woodlots of 4–8 ha, and occasionally in isolated trees in more open areas. Nests are typically in more mature trees which have relatively more canopy cover than what is locally available (Curtis et al. 2006).

The coast live oak and California bay trees within and adjacent to the Project Area provide suitable nesting habitat for this hawk.

Olive-sided flycatcher (*Contopus cooperi)*, USFWS Bird of Conservation Concern. Olive-sided flycatchers typically occur within the coniferous forest biome, where it is most often associated with forest openings, forest edges near natural openings (e.g., meadows, canyons, rivers) or human-made openings (e.g., harvest units), or open to semi-open forest stands (Altman, 2000).

An olive-sided flycatcher was detected downstream from the site during a September 2000 assessment of a nearby parcel, suggesting that this species may nest in the vicinity of the project site; however typical tall coniferous trees often used for nesting are not located in the Project Area.

Yellow Warbler (*Dendroica petechia*), CDFG Species of Special Concern. Yellow warblers prefer dense riparian vegetation for breeding. Yellow warbler populations have declined due to brood parasitism by brown-headed cowbirds (*Molothrus ater*) and habitat destruction. Their diet is primarily insects supplemented with berries.

Willow thickets located along San Gregorio Creek provide suitable nesting habitat for yellow warblers. Because these willows are located at least 50 feet from the proposed project, it is unlikely that this species will be affected by the project.

8.2.1 Listed Species of Regional Concern

Federally listed species that are documented to occur, or may occur within the vicinity of the Project Area, but are unlikely to occur within the Project Area include California red-legged frog and San Francisco garter snake These species are discussed below.

California Red-legged Frog (*Rana aurora draytonii*), Federal Threatened, CDFG Species of Special Concern. California red-legged frog (CRLF) habitat is characterized by dense, shrubby riparian vegetation associated with deep, still or slow moving water (Jennings and Hayes, 1994). Estivation and dispersal habitat may consist of riparian vegetation, presence of small mammal burrows particularly squirrel burrows, and continuous connective stretches of grassland, wetland or oak woodland habitat. CRLF may move through upland areas between breeding and non-breeding aquatic habitats. Most of these movements are along drainage corridors; however, they may make straight line movements between more isolated aquatic features (Fellers and Kleeman 2007).

Although CRLF have been documented to occur in San Gregorio Creek both upstream and downstream of the project parcel (CDFG 2008), it is not likely to occur within the Project Area. The Project Area does not contain surface water, which is required by CRLF for either breeding or dry season survival. Also, the absence of a well-developed understory suggests that CRLF would be unlikely to use the Project Area for refuge during high flow events in the nearby stream. Finally, the Project Area does not represent a movement corridor between breeding and non-breeding aquatic habitats. Based on these considerations, CRLF are not likely to be affected by the proposed project.

San Francisco Garter Snake (*Thamnophis sirtalis tetrataenia*), Federal Threatened, State Threatened. Historically, San Francisco garter snakes occurred in scattered wetland areas on the San Francisco Peninsula from approximately the San Francisco County line south along the eastern and western bases of the Santa Cruz Mountains, at least to the Upper Crystal Springs Reservoir, and along the coast south to Año Nuevo Point, San Mateo County, and Waddell Creek, Santa Cruz County (Barry 1994). The preferred habitat of the San Francisco garter snake is a densely vegetated pond near an open hillside where they can sun themselves, feed, and find cover in rodent burrows; however, considerably less ideal habitats can be successfully occupied. Temporary ponds and other seasonal freshwater bodies are also used. Emergent and bankside vegetation such as cattails (*Typha* spp.), bulrushes (*Scirpus* spp.) and spike rushes (*Juncus* spp.and *Eleocharis* spp.) apparently are preferred and used for cover. The area between stream and pond habitats and grasslands or bank sides is used for basking, while nearby dense vegetation or water often provide escape cover. Snakes also use floating algal or rush mats, if available.

In the San Gregorio Creek watershed, the San Francisco garter snake is generally associated with pond habitat; however, individuals could use San Gregorio Creek as a movement corridor and occupy backwater pools. This snake is unlikely to occur in the

Project Area because typical aquatic habitat is absent, and property maintenance has reduced upland cover.

9. Direct and Indirect Impacts to Biological Habitats

Two non-sensitive plant communities will be affected by the proposed project. Disturbed non-native annual grassland will be permanently and temporarily disturbed by the construction of a residence and the installation of a septic system. Because non-native annual grassland is an abundant habitat type in the region, and the small area within the Project Area (0.21 acre) has been regularly maintained, the impact to non-native annual grassland is considered less than significant.

A portion of the footprint of the residence may be located within the dripline of the canopy. However, because the residence is expected to be small (0.13 acre), and significant areas within the dripline will remain undisturbed, building within the dripline is considered a less than significant impact.

One or two oak trees in the house footprint may require removal. The removal of a small number of oaks is considered a less than significant impact.

The 20-foot-wide culvert crossing of the drainage ditch and associated driveway (totaling approximately 0.02 acre) will result in the conversion of existing grassland and maintained understory to a less permeable surface. Because of the ongoing maintenance and small area of conversion, construction of the culvert/driveway is considered a less than significant impact.

The two water lines (approximately 160 and 100 feet long) will be installed between the proposed house and San Gregorio Creek. These lines will be buried in a narrow trench, and will not impact riparian vegetation along San Gregorio Creek.

It should be noted that the riparian vegetation associated with San Gregorio Creek is not located within the Project Area's building or grading footprint, and will be avoided.

10. Impacts to Special Status Species

Based on this assessment, only two wildlife species may be impacted by the proposed project: San Francisco dusky-footed woodrat and Cooper's hawk.

10.1 Impact to San Francisco Dusky-footed Woodrat

The stick nest of the San Francisco dusky-footed woodrat has been observed along the drainage ditch along the northern boundary of the property. Construction of a crossing may destroy the nests of this species. This would be considered a significant impact.

10.2 Impact to Nesting Cooper's Hawk

The coast live oak woodland provides suitable nesting habitat for the Cooper's hawk. Proposed construction could disturb nesting hawks, causing them to abandon an active nest, eggs, and young. This would be considered a significant impact.

11. Mitigation Measures

11.1 San Francisco Dusky-footed Woodrat

A qualified biologist will conduct a pre-grading survey of the proposed crossing area to determine if a woodrat nest has been constructed since the last site visit. If no woodrat nests are observed in the proposed crossing location, no further action is necessary. If a woodrat nest is present and cannot be avoided by the proposed crossing, the biologist will dismantle the nest by hand and relocate the nest materials to an avoided area along the ditch. Implementation of this mitigation measure will reduce impacts to the San Francisco dusky-footed woodrat to a less than significant level.

11.2 Cooper's Hawk

A qualified biologist will conduct a pre-construction breeding bird survey to determine if the Cooper's hawk is nesting in trees adjacent to the proposed project site. If no active nests are observed, no further action is necessary. If an active Cooper's hawk nest is present, an exclusion zone of a distance to be determined by the biologist will be established around the nest. No grading or construction work can be conducted within the exclusion zone until all young have become independent of the nest (generally mid-June). Implementation of this mitigation measure will reduce potential impacts to nesting Cooper's hawks to a less than significant level.

11. **CERTIFICATION**: I hereby certify that the statements furnished above and in attached exhibits present the data and information required for this biological evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

DATE: March 25, 2008 **SIGNED**:_____
Jeff Dreier, WRA

12. References

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APPENDIX A. Wildlife species observed on or immediately adjacent to the project site during the biological assessment conducted in May 2002 and February 2008, and during an assessment of adjacent property in September 2000.

Common Name	**Species**	**Seasonal Status**	**Comments**
MAMMALS			
dusky-footed woodrat	*Neotoma fuscipes*	resident	Stick nests present along north boundary tributary
BIRDS			
red-shouldered hawk	*Buteo lineatus*	resident	Adult calling frequently in area of bridge; suitable nest trees present
Allen's hummingbird	*Selasphorus sasin*	summer	Common in region
northern flicker	*Colaptes auratus*	resident	Calls heard from riparian woodland
olive-sided flycatcher	*Contopus cooperi*	summer	Calls heard downstream from bridge
western wood pewee	*Contopus sordidulus*	summer	Calls heard upstream from site
Pacific-slope flycatcher	*Empidonax difficilis*	summer	Calls heard in riparian habitat
Hutton's vireo	*Vireo huttoni*	resident	Calls heard in oaks near site
Steller's jay	*Cyanocitta stelleri*	resident	Several individuals in vicinity
tree swallow	*Tachycineta bicolor*	summer	Several observed soaring over area
violet-green swallow	*Tachycineta thalassina*	summer	Several observed flying above canopy
chestnut-backed chickadee	*Poecile rufescens*	resident	Observed in riparian vegetation
bushtit	*Psaltriparus minimus*	resident	Pair observed along north side of property
Wilson's warbler	*Wilsonia pusilla*	summer	Male observed in riparian woodland
California towhee	*Pipilo crissalis*	resident	Common in region; observed along access road
song sparrow	*Melospiza melodia*	resident	Associated with dense riparian vegetation
dark-eyed junco	*Junco hyemalis*	resident	Observed foraging along north edge of study area
black-headed grosbeak	*Pheucticus melanocephalus*	summer	Territorial male singing in riparian woodland

Common Name	**Species**	**Seasonal Status**	**Comments**
purple finch	*Carpodacus purpureus*	resident	Several territorial males in the vicinity
lesser goldfinch	*Carduelis psaltria*	resident	Small flock foraging in weedy grassland
REPTILES			
western fence lizard	*Sceloporus occidentalis*	resident	Common among woody debris on site

APPENDIX B. Special status species that are known to occur or may occur in San Mateo County in habitats similar to those observed within the Project Area. List compiled from a review of the CDFG Natural Diversity Data Base (2008) and other CDFG lists and publications (Jennings and Hayes 1994; Zeiner et al. 1990).

Species	Status	Typical Habitat	Potential for Occurrence in the Project Area	Recommendations for Further Action
PLANTS				
Agrostis blasdalei, Blasdale's bent grass	1B	Coastal dunes, coastal bluff scrub, coastal prairie. Found on sandy or gravelly soil close to rocks; often in nutrient-poor soil with sparse vegetation at elevations of 5-150m.	**Unlikely**. This species' typical habitats do not occur in Project Area. Sandy and gravelly soils are not present.	No further actions necessary
Arctostaphylos montaraensis, Montara manzanita	1B	Chaparral, coastal scrub. Found on slopes and ridges at elevations of 150-500m. Endemic to San Mateo County.	**Not Present**. This species' typical habitats do not occur in Project Area. No manzanita shrubs observed in Project Area.	No further actions necessary
Arctostaphylos andersonii, Santa Cruz manzanita	1B	Broadleaved upland forest, chaparral, North Coast coniferous forest. Found on open sites and redwood forest at elevations of 180-800m. Known only from Santa Cruz Mountains.	**Not Present**. This species' typical habitats do not occur in Project Area. No manzanita shrubs observed in Project Area.	No further actions necessary
Chorizanthe cuspidata var. *cuspidata*, San Francisco Bay spineflower	1B	Coastal Bluff scrub, coastal dunes, coastal prairie, coastal scrub. Found on terraces and slopes in sandy soil at elevations of 5-550m.	**Unlikely**. This species' typical habitats, including coastal sandy substrates, do not occur in Project Area.	No further actions necessary

Species	Status	Typical Habitat	Potential for Occurrence in the Project Area	Recommendations for Further Action
Dirca occidentalis, western leatherwood	1B	Broadleafed upland forest, chaparral, closed-cone coniferous forest, cismontane woodland, North Coast coniferous forest, riparian forest, riparian woodland. Found on brushy slopes, mesic sites mostly in mixed evergreen and foothill woodland communities at elevations of 30-550m.	**Not Present**. Project Area is not dominated by plant communities typical of this plant. No leatherwood shrubs observed in Project Area.	No further actions necessary
Eriophyllum latilbum, San Mateo woolly sunflower	FE, SE, 1B	Cismontane woodland. Found on and off of serpentine, often on roadcuts at elevations of 45-150m. Endemic to San Mateo County. Elevation;	**Unlikely**. This species' typical serpentine soil habitats do not occur in Project Area.	No further actions necessary
Erysimum ammophilum, coast wallflower	1B	Maritime chaparral, coastal dunes, coastal scrub Found in sandy openings at elevations of 0-130m.	**Unlikely**. Sandy openings in coastal habitats are not present in the Project Area.	No further actions necessary
Grindelia hirsutula var. *maritima*, San Francisco gumplant	1B	Coastal scrub, coastal bluff scrub, valley and foothill grassland. Found on sandy or serpentine slopes and sea bluffs at elevations of 15-400m.	**Unlikely**. This species' typical sandy or serpentine habitats do not occur in Project Area.	No further actions necessary
Horkelia cuneata ssp. *sericea*, Kellogg's horkelia	1B	Closed-cone, coniferous forest, coastal scrub, chaparral. Found in openings on old dunes, coastal sand hills at elevations of 10-200m.	**Unlikely**. This species' typical habitats, including old dunes and sand hills do not occur in Project Area.	No further actions necessary
Limnanthes douglasii ssp. *sulphurea*, Point Reyes meadowfoam	1B	Freshwater marsh, vernal pools, coastal prairie and meadows, typically in dark clay soil at elevations of 10-120m.	**Unlikely**. This species' typical seasonal wetland habitats do not occur in Project Area.	No further actions necessary

Species	Status	Typical Habitat	Potential for Occurrence in the Project Area	Recommendations for Further Action
Potentilla hickmanii, Hickman's cinquefoil	FE, SE, 1B	Coastal bluff scrub, closed-cone coniferous forest, meadows and seeps, marshes and swamps. Found in freshwater marshes, seeps, and small streams in forested areas along the coast at elevations of 5-125m.	**Unlikely**. This species' typical wetland habitats do not occur in Project Area.	No further actions necessary
Silene verecunda ssp. *verecunda*, San Francisco campion	1B	Coastal scrub, valley and foothill grassland, coastal bluff scrub, chaparral, coastal prairie. Found on open slopes and exposed outcrops of mudstone or shale; one site on serpentine at elevations of 30-645m.	**Unlikely**. Rock outcrops do not occur in Project Area.	No further actions necessary
Stebbinsoseris decipiens, Santa Cruz microseris	1B	Broadleafed upland forest, closed-cone coniferous forest, chaparral, coastal prairie, coastal scrub. Found on coastal bluffs and slopes in open areas in loose or disturbed soil with low growing vegetation at elevations of 10-500m.	**Unlikely**. This species' typical forest and scrub habitats do not occur in Project Area.	No further actions necessary
MAMMALS				
Pallid bat *Antrozous pallidus*	CSC	Day roosts in outcrops, mines, caves, hollow trees, buildings, and bridges; night roosts under bridges, in caves, and mines.	**Unlikely**. Trees within the Project Area have not developed suitable hollows for roosting.	No further actions necessary.
Townsend's big-eared bat *Corynorhinus townsendii*	CSC	Caverns are preferred for day roosts, but night roosts can include bridges and other open settings.	**Unlikely**. Cavern-like roost habitat is not present in the Project Area.	No further actions necessary.
Fringed myotis *Myotis thysanodes*	WBW G-H	Day roosts in caverns, trees, and buildings. Majority of roosts documented in California have been in buildings or mines.	**Unlikely**. Trees within the Project Area have not developed suitable hollows for roosting.	No further actions necessary.

Species	Status	Typical Habitat	Potential for Occurrence in the Project Area	Recommendations for Further Action
Long-legged myotis *Myotis volans*	WBW G-H	Hollow trees, crevices, caverns, and buildings provide day roost habitat; night roosts are usually caverns.	**Unlikely**. Trees within the Project Area have not developed suitable hollows for roosting.	No further actions necessary.
Western mastiff bat *Eumops perotis*	CSC	Usually roosts in cliffs, cracks, and buildings.	**Unlikely.** Cliff faces and building roost sites are not found within the Project Area.	No further actions necessary.
San Francisco dusky-footed woodrat *Neotoma fuscipes annectens*	CSC	Frequents deciduous, coniferous, and riparian woodlands and adjacent scrub habitats.	**Present**. Stick nests were observed along the north boundary tributary.	Conduct survey in area of access crossing of drainage ditch. If present, qualified biologist will dismantle nest and relocate materials to undisturbed site.
BIRDS				
Cooper's hawk *Accipiter cooperi*	CSC	Uses many habitats in winter and during migration; nests in deciduous and coniferous woodlands. Usually not found without dense tree stands, or patchy woodland habitat.	**Moderate Potential**. Trees on and near site provide suitable breeding habitat.	Pre-ground disturbance nesting surveys during the breeding season (March through July).
Sharp-shinned hawk *Accipiter striatus*	CSC	Uses many habitats in winter and during migration; breeds in oak, conifer, and riparian forests.	**Unlikely**. Woodland habitats near site provide suitable wintering habitat; however, this species tends to nest in more forested habitats.	No further actions necessary.
Golden eagle *Aquila chrysaetos*	CSC, CFP	Uses many habitats for foraging; breeds in cliffs or in remote large trees and structures.	**Unlikely**. Human activity in the vicinity of the Project Area likely precludes nesting attempts.	No further actions necessary.
Northern harrier *Circus cyaneus*	CSC	Found in open grasslands, prairies, and marshes. Tend to nest near water.	**Unlikely**. Typical open habitats not present in the Project Area.	No further actions necessary.

Species	Status	Typical Habitat	Potential for Occurrence in the Project Area	Recommendations for Further Action
White-tailed kite *Elanus leucurus*	CFP	Year-long resident of coastal and valley lowlands; rarely found away from agricultural areas. Preys on small diurnal mammals and occasional birds, insects, reptiles, and amphibians.	**Unlikely**. Edge habitats for nesting and open areas for foraging are not present in the Project Area.	No further actions necessary.
Prairie falcon *Falco mexicanus*	CSC	Found in arid and semi-arid plains, this is a falcon of open country which nests on rock cliffs in river gorges and occasionally in timbered mountains. Nests are often scraped on ledges although old stick nests of ravens or others raptors will be used.	**Not Present**. Typically occurs in more open, tree-less habitats.	No further actions necessary.
Peregrine falcon *Falco peregrinus*	SE	Winters throughout lower elevations in California. Requires protected cliffs and ledges for cover. Feeds on a variety of birds, and some mammals, insects, and fish.	**Not Present**. Typically occurs in more open, tree-less habitats.	No further actions necessary.
Long-eared owl *Asio otus*	CSC	Prefer riparian groves, planted woodlots, and belts of live oaks paralleling stream courses.	**Unlikely**. Regular human disturbance associated with nearby residences likely preclude nesting attempts.	No further actions necessary.
Vaux's swift *Chaetura vauxi*	CSC	Forages over most terrains and habitats, often high in the air. Most important habitat requirement appears to be large hollow trees for nest sites.	**Unlikely**. May forage over site, but large nest trees are not present.	No further actions necessary.
Rufous hummingbird *Selasphorus rufus*	BCC	Uses riparian areas, open woodlands, chaparral, mountain meadows, and other habitats rich in nectar-producing flowers.	**Unlikely**. Does not breed in San Mateo County; would only occur during northward migration in spring.	No further actions necessary.

Species	Status	Typical Habitat	Potential for Occurrence in the Project Area	Recommendations for Further Action
Olive-sided flycatcher *Contopus cooperi*	BCC	Mixed conifer, montane hardwood-conifer, Douglas-fir, redwood, red fir and lodgepole pine. Requires large, tall trees, usually conifers for nesting and roosting.	**Present.** Calls heard downstream from site indicate that this species may breed near the Project Area.	No further actions necessary. The Project Area does not contain typical breeding habitat (large tall conifers). Although breeding may occur nearby, the proposed project will not impact the species.
Purple martin *Progne subis*	CSC	Frequents old-growth, multi-layered, open forest and woodland with snags in the breeding season.	**Unlikely**. Large snags for nest sites are not present on the site; may forage in the vicinity of the bridge.	No further actions necessary.
California yellow warbler *Dendroica petechia brewsteri*	CSC	Breeds in riparian woodlands, particularly those dominated by willows and cottonwoods.	**Moderate Potential**. Suitable breeding habitat occurs in willow scrub near Project Area.	No further actions necessary. The Project Area does not contain typical breeding habitat (willow thickets). Although breeding may occur nearby, the proposed project will not impact the species.
Yellow-breasted chat *Icteria virens*	CSC	Frequents dense, brushy thickets and tangles near water, and thick understory in riparian woodland.	**Unlikely**. Denser thickets of riparian vegetation near the Project Area may provide habitat during migration, but suitable habitat within the proposed Project Area is not present..	No further actions necessary.
AMPHIBIANS AND REPTILES				

Species	Status	Typical Habitat	Potential for Occurrence in the Project Area	Recommendations for Further Action
California red-legged frog *Rana aurora draytonii*	FT, CSC	Ponds, pools, or in slow-moving perennial to ephemeral streams, where water remains long enough for breeding and development of young. Emergent or shoreline riparian vegetation closely associated with deep, still, or slow-moving water is the preferred but not essential habitat.	**Unlikely**. The Project Area does not contain breeding and/or non-breeding aquatic habitat.	No further actions necessary.
Foothill yellow-legged frog *Rana boylii*	CSC	Generally associated with rocky streams with open riparian canopies.	**Not Present**. Open gravel bars and a substrate of gravel and cobbles are not present in the Project Area.	No further actions necessary.
Western pond turtle *Clemmys marmorata*	CSC	Preferred habitat is low-flow regions of rivers, channels, and backwater areas, and ponds. Deep, still water with abundant emergent woody debris, overhanging vegetation and rocky outcrops is optimal for basking and thermoregulation.	**Unlikely**. Aquatic habitat is not found within the Project Area.	No further actions necessary.
San Francisco garter snake *Thamnophis sirtalis tetrataenia*	FE, SE	Ponds, lakes, reservoirs, streams, and drainage ditches, that are bordered at least partially by dense emergent or riparian vegetation, and nearby grasslands and brush.	**Unlikely**. Project Area does not contain suitable aquatic and margin foraging habitat.	No further actions necessary.
FISH				

Species	Status	Typical Habitat	Potential for Occurrence in the Project Area	Recommendations for Further Action
Coho salmon-Central California ESU *Oncorhynchus kisutch*	FT, SE	Adults enter coastal streams to spawn in clean gravels. Juvenile rearing habitat is typically cool, clear streams with abundant woody debris or overhanging vegetation.	**Not Present**. Aquatic habitat is not present in the Project Area. Adults may migrate in San Gregorio Creek upstream past the site in winter/early spring. Smolts would move downstream during the same time.	No further actions necessary.
Steelhead-Central California Coast ESU *Oncorhynchus mykiss*	FT	Adults spawn in cool streams with a substrate of clean gravel and cobbles. Juveniles remain in the stream for one or more years before migrating to the sea.	**Not Present.** Aquatic habitat is not present in the Project Area. Adults migrate upstream past the site in winter/early spring. Smolts would move downstream during the same time.	No further actions necessary.
INVERTEBRATES				
Myrtle's silverspot *Speyeria zerene myrtleae*	FE	Habitats include conifer woodland, sagebrush, meadows, and coastal dunes. Host plants are several species of *Viola*.	**Unlikely**. Reported to be extinct in San Mateo County (Scott 1986).	No further actions necessary.
Smith's blue *Euphilotes enoptes smithi*	FE	Typical habitat is coastal scrub; host plants are *Eriogonum latifolium* and *E. parvifolium*.	**Unlikely.** Suitable scrub habitat and associated host plant not present on site.	No further actions necessary.

Species	Status	Typical Habitat	Potential for Occurrence in the Project Area	Recommendations for Further Action
Key to Status:				
FE	Federal Endangered			
FT	Federal Threatened			
SE	State Endangered			
ST	State Threatened			
CSC	CDFG Species of Special Concern			
CFP	CSDF Fully Protected Species			
BCC	USFWS Birds of Conservation Concern			
WBWG-H	Western bat Working Group High Priority Species			
1B	CNPS List of rare or endangered plants in California and elsewhere			

Appendix C. The project footprint is limited to maintained open ground dominated by non-native weedy vegetation. Only one or two oaks may need to be removed in the footprint of the residence.

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June 30, 2011

Charles Floyd
551 Alsace Lorraine Ave.
Half Moon Bay, California 94019

RE: Riparian Drip Line Mapping

Dear Mr. Floyd,

On June 24 and 29, 2011, WRA collected data to map the riparian drip line along San Gregorio Creek on the Floyd Residence Property (APN 082-130-060/070). The location of the riparian drip line was measured at 30 locations from the top of bank of San Gregorio Creek. In addition, the tree species was documented at each point. Each point was then plotted on the Hartsell map (attached). Due to the locally dense cover of oaks on and adjacent to the site, the drip line could not be identified on aerial photographs.

The mean distance from the top of bank and drip line was 49 feet; the distance ranged from 10 to 85 feet. The dominant tree cover along the drip line was alder (*Alnus* sp.) (40 percent) and boxelder (*Acer negundo*) (30 percent). The remaining 30 percent consisted of willow (*Salix* sp.), California bay (*Umbellularia californica*), and dogwood (*Cornus* sp.). The understory was dominated by non-natives, including poison hemlock (*Conium maculatum*), thistles (*Cirsium* sp.), and stinging nettle (*Urtica* sp.)

Based on the mapping, the distance between the drip line and closest point of the proposed residence exceeds 50 feet. The nearest proposed well site is approximately 30 feet from the drip line. These distances are in compliance with San Mateo County Local Coastal Program riparian corridor policies.

Please let me know if you have any questions.

Sincerely,

Jeff Dreier
Associate Principal Wildlife Ecologist

2169-G East Francisco Blvd., San Rafael, CA 94901 (415) 454-8868 tel (415) 454-0129 fax info@wra-ca.com www.wra-ca.com

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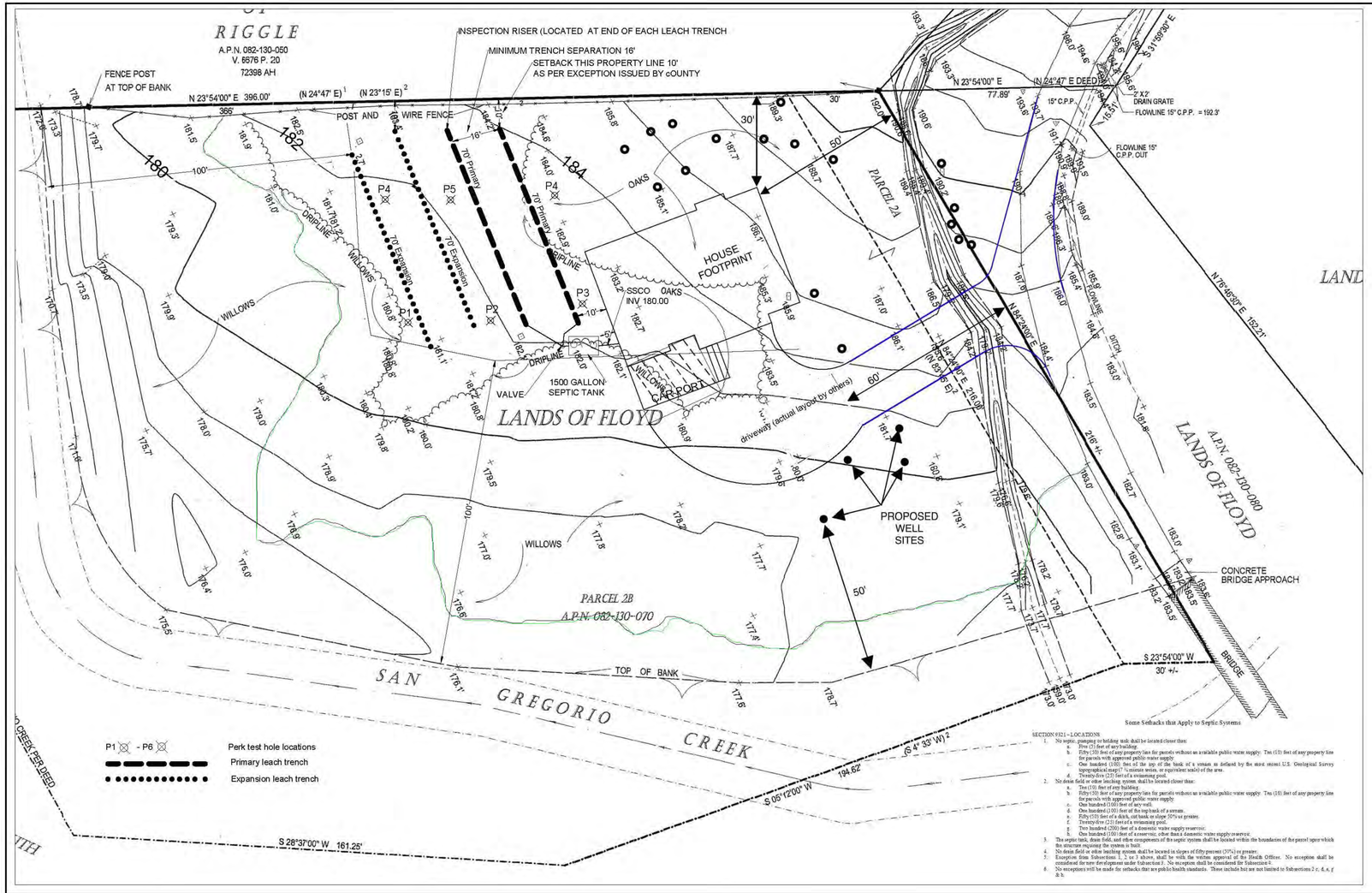

Some Setbacks that Apply to Septic Systems

SECTION 9121 – LOCATIONS

1. No septic, pumping or holding tank shall be located closer than:
   a. Five (5) feet of any building.
   b. Fifty (50) feet of any property line for parcels without an available public water supply. Ten (10) feet of any property line for parcels with approved public water supply.
   c. One hundred (100) feet of the top of the bank of a stream as defined by the most recent U.S. Geological Survey topographical map (7 ½ minute series, or equivalent scale) of the area.
   d. Twenty-five (25) feet of a swimming pool.
2. No drain field or other leaching system shall be located closer than:
   a. Ten (10) feet of any building.
   b. Fifty (50) feet of any property line for parcels without an available public water supply. Ten (10) feet of any property line for parcels with approved public water supply.
   c. One hundred (100) feet of any well.
   d. One hundred (100) feet of the top bank of a stream.
   e. Fifty (50) feet of a ditch, cut bank or slope 50% or greater.
   f. Twenty-five (25) feet of a swimming pool.
   g. Two hundred (200) feet of a domestic water supply reservoir.
   h. One hundred (100) feet of a reservoir, other than a domestic water supply reservoir.
3. The septic tank, drain field, and other components of the septic system shall be located within the boundaries of the parcel upon which the structure requiring the system is built.
4. No drain field or other leaching system shall be located in slopes of fifty percent (50%) or greater.
5. Exception from Subsections 1, 2, or 3 above, shall be with the written approval of the Health Officer. No exception shall be considered for new development under Subsection 5. No exception shall be considered for Subsection 6.
6. No exceptions will be made for setbacks that are public health standards. Those include but are not limited to Subsections 2.c, d, e, f & h.

SAN MATEO COUNTY
ENVIRONMENTAL HEALTH SERVICES DIVISION

MEASUREMENTS

36 HOUR INTERVALS	READINGS	HOLE #1	HOLE #2	HOLE #3	HOLE #4	HOLE #5	HOLE #6
8:00	FINISH	1/4	15 3/16	14 3/16	1/4	14 7/16	13 3/16
1	START	7 13/16	8 3/16	7	6	8	6
	DIFF.	6 3/16	7	7 3/16	6	6 7/16	7 3/16
	FINISH	13 3/4	13 7/16	15 3/16	13 7/16	13 7/16	12 3/16
2	START	4 5/16	5 7/16	7 1/16	5 7/16	8 1/16	7 1/16
	DIFF.	9 7/16	8	8 1/16	8	5 3/8	5 3/16
	FINISH	12 5/16	13 3/16	14	14	13 3/16	12 3/16
3	START	4 7/16	5 3/16	6 7/16	5 3/16	7 3/16	5 7/16
	DIFF.	7 15/16	8	7 9/16	8 13/16	6	6 3/4
	FINISH	12 7/16	13 3/16	13 3/4	14 3/16	12 7/16	12
4	START	4 7/16	5	4 7/16	5 3/16	9 1/16	7 1/16
	DIFF.	8	8 3/16	9 5/16	9	3 3/8	4 15/16
	FINISH	12	13 3/16	13 3/4	14	12 3/16	12 1/16
5	START	3 7/16	4	4 1/16	4 7/16	9	7 1/16
	DIFF.	8 9/16	9 3/16	9 11/16	9 9/16	3 3/16	4 15/16
	FINISH	11 7/16	13 3/16	13 3/4	14	12 3/16	12 1/16
6	START	2 15/16	4	4 1/16	4 7/16	9	7 1/16
	DIFF.	8 1/2	9 3/16	9 11/16	9 9/16	3 3/16	4 15/16
	FINISH	11 7/16	13 3/16	13 3/4	14	12 3/16	12 1/16
7	START	2 15/16	4	4 1/16	4 7/16	9	7 1/16
	DIFF.	8 1/2	9 3/16	9 11/16	9 9/16	3 3/16	4 15/16
	FINISH	11 7/16	13 3/16	13 3/4	14	12 3/16	12 1/16
8	START	2 15/16	3 15/16	4 1/16	4 7/16	9	7 1/16
	DIFF.	8 1/2	9 3/16	9 11/16	9 9/16	3 3/16	4 15/16

11A" rate per Bill.

SITE INFORMATION

Site Address: LA HONDA RD, SC APN: 082-130-070
Size Of Parcel: 2 ACRES +/- Subdivision Number:
Soil Log: SANDY LOAM Water Source: PUBLIC
Depth To Ground Water: NO WATER AT 11' DRY
Wet Weather Testing Required? ☐ YES ☒ NO
Tested By: Con Law Tester #: 01
Observed in Field By: Date: 10/26/2007
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Mar 02 11 08:29a HELP U SELL FLOYD REALTY (650) 501-1021 p.1

SAN MATEO COUNTY
HEALTH SYSTEM

May 7, 2010 APN 082-130-070

Charles Floyd
551 Alsace Lorraine
Half Moon Bay, CA 94019

Dear Mr. Floyd:

SUBJECT: EXCEPTION TO SAN MATEO COUNTY ORDINANCE CODE, LA HONDA ROAD PARCEL 082-130-070, SAN GREGORIO, CALIFORNIA

Environmental Health has received your request for an exception to San Mateo County Ordinance Code. The requested exception would allow installation of septic drainfield leach trenches approximately 10 feet from the property line common to APN 082-130-050, rather than the 50 feet required in County Ordinance Code for septic systems. Under Section 9311 of the Septic Ordinance, an exception may be granted by Environmental Health under the following conditions:

- The exception will not harm the public health, safety and welfare of the people of San Mateo County;
- Due to special conditions or exceptional circumstances of the property, its location or surroundings, a literal enforcement of the Chapter would result in unnecessary hardship;
- The hardship was not caused with the intent to avoid the requirements of this Chapter.

The Environmental Health Land Use Committee met to evaluate your request. Based on the information provided, the committee recommends the issuance of the requested exception.

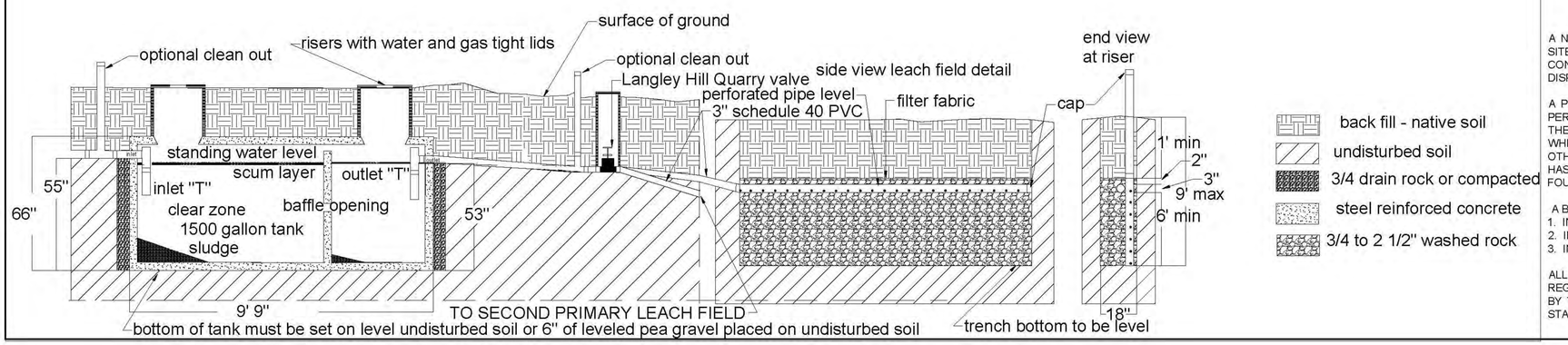
I am pleased to inform you that your **exception has been approved** given the following conditions.

- Granting this exception in no way is approval of the schematic location of the septic leach lines drawn on the figure received December 7, 2009 with the request for exception.
- A 100 foot setback from **top bank of creek** must be maintained. It appears the setback shown on the figure submitted with the request for exception is from edge of creek; not top bank of creek.

All other codes, regulations and policies are to remain in force. If you have any questions, please call Greg Smith at (650) 372-6279.

Sincerely,

Dean D. Peterson, PE, REHS
Director Environmental Health
COMMUNITY HEALTH • ENVIRONMENTAL HEALTH
Board of Supervisors: Mark Church • Rose Jacobs Gibson • Richard S. Gordon • Carole Groom • Adrienne Tissier
Health System Chief: Joe S. Naso
2000 Alameda de las Pulgas, Suite 100 • San Mateo, CA 94403 • PHONE 650.372.6200 • CA RELAY 711 • FAX 650.627.8244
www.smhealth.org



PROJECT DISCUSSION AND SCOPE OF WORK

A NEW SINGLE FAMILY RESIDENCE IS PROPOSED FOR CONSTRUCTION ON THIS SITE. THIS PLAN SHOWS HOW AND WHERE THE SEPTIC SYSTEM WILL BE CONSTRUCTED THAT WILL SERVE AS THE METHOD OF SEWER TREATMENT AND DISPOSAL.

A PERCOLATION TEST WAS PERFORMED ON THIS SITE THAT PRODUCED AN "A" PERK RATE. AT THIS RATE FOUR 70' LONG LEACH TRENCHES ARE REQUIRED FOR THE LEACH FIELD TO SERVE THE PROPOSED THREE BEDROOM HOME - TWO OF WHICH MUST BE INSTALLED AND ARE KNOWN AS PRIMARY LEACH TRENCHES. THE OTHER TWO TRENCHES WILL BE INSTALLED IF EVER NEEDED. THE SEPTIC TANK HAS A CAPACITY OF 1500 GALLONS AND IS LARGE ENOUGH TO SERVE UP TO A FOUR BEDROOM HOME.

A BRIEF SUMMARY OF THE SCOPE OF WORK FOLLOWS:
1. INSTALL SEPTIC TANK AND VALVE AS SHOWN.
2. INSTALL TIGHT LINE PIPE AS SHOWN.
3. INSTALL PRIMARY LEAH FIELD TRENCHES AS SHOWN.

ALL WORK AND MATERIALS MUST MEET OR EXCEED COUNTY OF SAN MATEO REGULATIONS AND POLICIES, AND MUST BE PERFORMED UNDER PERMITS ISSUED BY THE COUNTY. ALL WORK MUST BE INSPECTED AND APPROVED BY COUNTY STAFF BEFORE IT IS COVERED.

S.R. Hartsell, REHS
P.O. Box 342
Pacifica, CA 94044
srhartsell @hotmail.com (650) 888-2419

Septic System Plan

Floyd Residence
APN 082-130-060/070

February 25, 2011

scale as noted

by srh

page

septic

1 0f 1

Attachment B

List of Observed Species

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Attachment B. Plant and wildlife species observed in the Study Area during the April 6, 2015 site visit.

Scientific Name	Common Name
Plants	
Acer negundo	Ash-Leaf Maple
Aesculus californica	California buckeye
Alnus sp.	alder
Arbutus menziesii	Pacific madrone
Artemesia californica	mugwort
Baccharis pilularis	coyote brush
Bromus diandrus	ripgut brome
Bromus hordeaceus	Soft Brome
Carex barbarae	Santa Barbara Sedge
Conium maculatum	Poison-Hemlock
Delairea odorata	cape ivy
Festuca arundinacea	tall fescue
Fragaria vesca	Woodland Strawberry
Fumaria sp.	fumitory
Galium aparine	Sticky-Willy
Geranium dissectum	cut-leaf geranium
Iris douglasiana	Douglas iris
Juncus patens	Spreading Rush
Lonicera japonica	Japanese Honeysuckle
Myosotis latifolia CULTIVAR/WAIF (JM2)	Woodland Forget-Me-Not
Phalaris aquatica	Harding Grass
Quercus agrifolia	coast live oak
Ribes sp.	Gooseberry
Rubus ursinus	Pacific Dewberry
Salix lasiolepis	Arroyo Willow
Sanicula crassicaulis	Pacific sanicle
Scrophularia sp.	bee plant
Silybum marianum	milkthistle
Symphoricarpos albus	common snowberry
Toxicodendron diversilobum	poison oak
Umbellularia californica	California-Laurel
Woodwardia fimbriata	Giant Chain Fern

Scientific Name	Common Name
Birds	
Baeolophus inornatus	oak titmouse
Sayornis nigricans	black phoebe
Poecile rufescens	chestnut-backed chickadee
Aphelocoma californica	western scrub jay
Corvus brachyrhynchos	American crow
Callipepla californica	California quail
Psaltriparus minimus	bushtit
Chamaea fasciata	wrentit (heard off-property)
Oreothlypis celata	orange-crowned warbler (heard off-property)
Melospiza melodia	song sparrow
Sitta carolinensis	white-breasted nuthatch
Calypte anna	Anna's hummingbird
Picoides villosus	hairy woodpecker
Contopus cooperi	olive-sided flycatcher (heard off-property)
Mammals	
Thomomys bottae	Botta's pocket gopher
Odocoileus hemionus	mule deer
Sciurus griseus	Western gray squirrel

Attachment C

Representative Photographs

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Above: Study Area view from north property line, facing south.

Below: Ditch running along north property line in Study Area, facing east.

Photographs taken April 6, 2015.

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Above: Non-native grassland within Study Area where Project footprint is proposed.

Below: Riparian canopy along eastern property line.

Photographs taken April 6, 2015.

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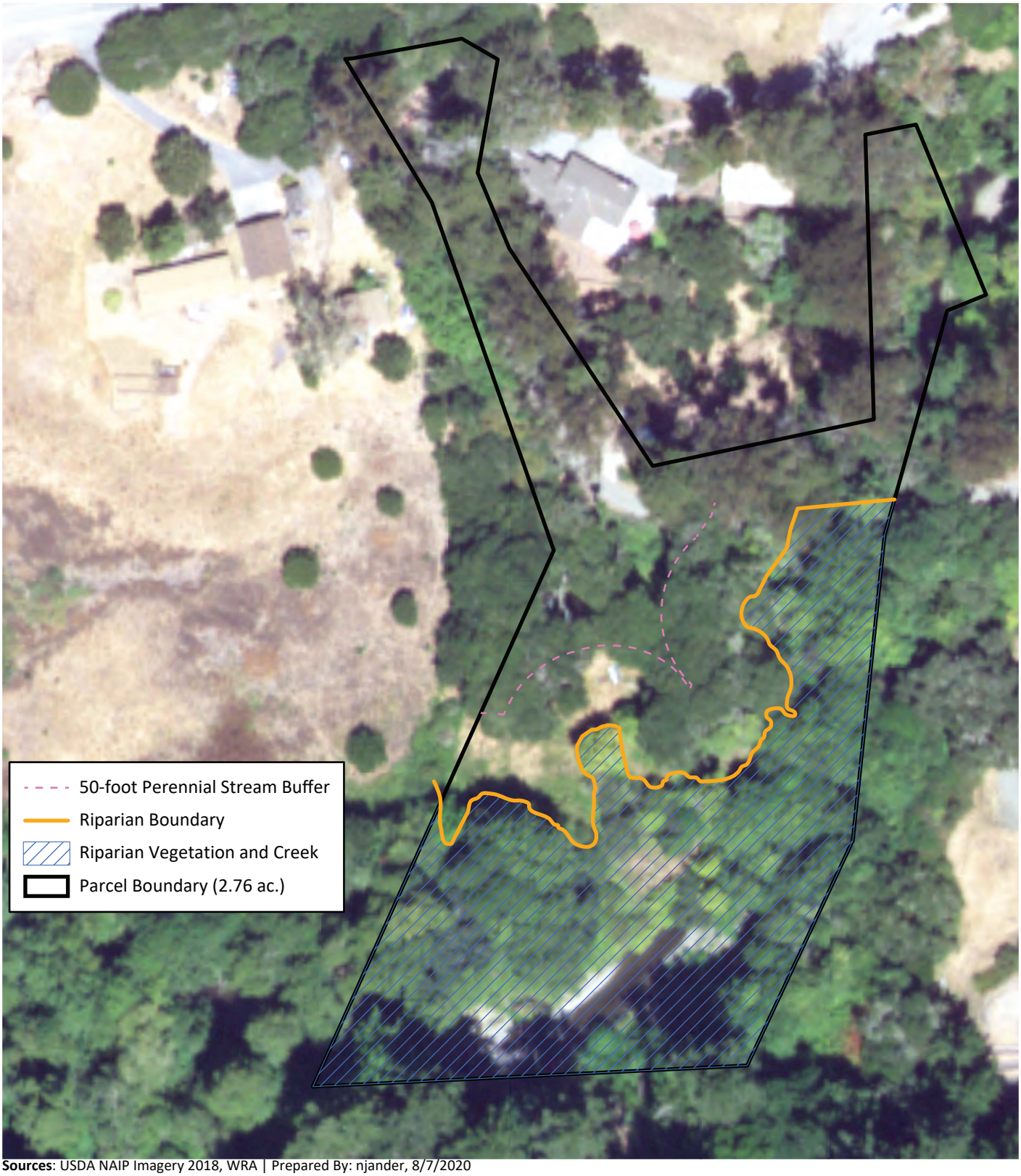
ENVIRONMENTAL CONSULTANTS

Attachment B

Limits of Riparian Vegetation in 2020 and Associated

Setback Map



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Sources: USDA NAIP Imagery 2018, WRA | Prepared By: njander, 8/7/2020

Attachment B. Riparian Dripline and Associated Setback for APN 082-130-250

Floyd APN 082-130-250
San Gregorio, San Mateo County

0 50 100 Feet

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ENVIRONMENTAL CONSULTANTS

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

REVISED

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: Domestic Well and Culvert, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2002-00727

OWNER: Charlie Floyd

APPLICANT: Charlie Floyd

NAME OF PERSON UNDERTAKING THE PROJECT OR RECEIVING THE PROJECT APPROVAL (IF DIFFERENT FROM APPLICANT): N/A

ASSESSOR'S PARCEL NO.: 082-130-250

LOCATION: Highway 84 (aka La Honda Road), Between Peek-A-Boo Lane and Madera Lane, in unincorporated San Gregorio area of San Mateo County

PROJECT DESCRIPTION

Coastal Development Permit and Planned Agricultural District Permit for the construction of a new domestic well and to install a 30-inch diameter culvert into an existing drainage ditch, to serve a potential future single-family residence. Three sites are identified as potential well sites but only one well will be constructed and certified. The parcel size is 2.47 acres. The primary well site is located approximately 65 feet from the front property line. Preconstruction surveys for special status species/habitat are included in the proposal. Minimal grading and no tree removal is proposed.

The parcel is vacant with existing low growing vegetation and 11 mature trees. It is located on the south side of La Honda Road and accessed by a gravel driveway. The parcel is relatively flat. There is an existing drainage ditch that runs along a portion of the curved gravel driveway. In order for the well drilling vehicle to safely access the proposed well locations, a culvert is required to be installed in the drainage ditch to provide stable vehicle access to the potential well locations. The surrounding area is rural with scattered residential and agricultural development. The primary area of the subject parcel is located 270 feet south of La Honda Road, behind another developed property.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

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

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

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

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

5. In addition, the project will not:

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

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

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

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

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

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

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

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

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

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

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

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

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

g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of

Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.

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

Mitigation Measure 2: A pre-grading construction survey within the Study Area and drainage ditch crossing is required prior to the commencement of ground disturbance activity to avoid impacts to the San Francisco dusky-footed woodrat. The pre-construction survey shall be prepared by a qualified biologist prior to any work, no longer than 48 hours in advance of the start of work. If work is delayed or if work is moved to another area, an additional pre construction survey is required, this is required to avoid potential impacts to the Woodrat.

Mitigation Measure 3: If woodrat nests are observed within the project area outside of the breeding season (February to July) the project biologist may dismantle the next (outside of the breeding season), allowing individuals to relocate to suitable habitat within the adjacent open space area.

Mitigation Measure 4: If woodrat nests with young are observed within the project site, an exclusion fence shall be erected around the nest site. The fencing shall provide adequate enough area to provide foraging habitat for the woodrats at the discretion of the project biologist. Site preparation (i.e., grubbing and grading) within the fenced area shall be postponed or halted until young have left the nest. A biological monitor shall be onsite during periods when disturbance activities occur near the active nest to ensure no inadvertent impacts will occur to the nests.

Mitigation Measure 5: In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

Mitigation Measure 6: If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

Mitigation Measure 7: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before

any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 8: Prior to commencement of the project, the application shall submit to the Planning Department for review and approval, an erosion and drainage control plan that shows how the transport and discharge of soil and pollutant from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment capturing devices. The plan shall limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plans shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Guidelines," including:

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

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

c. Performing clearing and earthmoving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

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

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

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

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

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

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

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

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

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving 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 9: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning Department prior to implementation and prior to continuing any work associated with the project.

Mitigation Measure 10: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

RESPONSIBLE AGENCY CONSULTATION

San Mateo County.

INITIAL STUDY

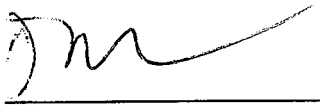
The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: August 18, 2021 to September 7, 2021.

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., September 7, 2021**.

CONTACT PERSON

Olivia Boo
Project Planner, oboo@smcgov.org



Olivia Boo, Project Planner

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County of San Mateo
Planning and Building Department

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

POSTING ONLY

AUG 19 2021

1. **Project Title:** Domestic Well and Culvert

2. **County File Number:** PLN 2002-00727

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

4. **Contact Person and Phone Number:** Olivia Boo, Project Planner; oboo@smcgov.org

5. **Project Location:** Highway 84 (aka La Honda Road), Between Peek-A-Boo Lane and Madera Lane, in unincorporated San Gregorio area of San Mateo County

6. **Assessor's Parcel Number and Size of Parcel:** 082-130-250; 2.47 Acres

7. **Project Sponsor's Name and Address:** Charles Floyd, 551 Alsace Lorraine, Half Moon Bay, CA 94019

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

9. **General Plan Designation:** Agriculture

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

11. **Description of the Project:** Coastal Development Permit and Planned Agricultural District Permit for the construction of a new domestic well and to install a 30-inch diameter culvert into an existing drainage ditch, to serve a potential future single-family residence. Three sites are identified as potential well sites but only one well will be constructed and certified. The parcel size is 2.47 acres. The primary well site is located approximately 65 feet from the front property line. Preconstruction surveys for special status species/habitat are included in the proposal. Minimal grading and no tree removal is proposed.

12. **Setting:** The parcel is vacant with existing low growing vegetation and 11 mature trees. It is located on the south side of La Honda Road and accessed by a gravel driveway. The parcel is relatively flat. There is an existing drainage ditch that runs along a portion of the curved gravel driveway. In order for the well drilling vehicle to safely access the proposed well locations, a culvert is required to be installed in the drainage ditch to provide stable vehicle access to the potential well locations. The surrounding area is rural with scattered residential and agricultural development. The primary area of the subject parcel is located 270 feet south of La Honda Road, behind another developed property.

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

14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?** The project was sent by certified mail to the recommended list of California Native American tribes as recommended by the Native American Heritage Commission (NAHC). The notice yielded no comment from the tribes.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

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

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

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

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

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

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

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

1.	**AESTHETICS**. Except as provided in Public Resources Code Section 21099, would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
1.a.	Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?				X
Discussion: The project site is located within the La Honda County Scenic Corridor. The site is approximately 270 feet south of La Honda Road, sits below the road grade on a gradual downward slope (approximately 8 percent slope in the project area). The proposed domestic well and culvert are small structures, will sit at or below grade level on a relatively flat parcel and will have minimal visual impact. The subject parcel is located behind a developed property and the surrounding area has dense vegetation. The domestic well would not be visible from La Honda Road or neighboring parcels. The proposed 30 -inch culvert is a below grade structure, approximately 42 feet long and 8 feet wide and will be installed in the existing drainage channel, to provide stable access across the					

existing drainage ditch for the drilling vehicle. Because the culvert will be installed below existing grade level, it will not be visible from adjacent residential areas or the La Honda Road right-of-way. **Source:** Field Inspection, County General Plan, Scenic Corridor Map, Google Earth/Maps, Project Plans.					
1.b.	Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
Discussion: Neither the proposed domestic well nor the culvert will damage or destroy scenic resources, trees, rock outcroppings or historic buildings. The project does not involve rock outcropping or historic buildings. **Source:** Field Inspection, Project Plans.					
1.c.	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
Discussion: The domestic well and culvert will not significantly alter the fairly flat topography or require extensive earthwork that would impact or significantly degrade the existing visual characteristics of the site. The proposed site of the domestic well and culvert location are approximately 700 feet south from La Honda Road, located behind a developed property. Access to the site is by an existing driveway from La Honda Road to the parcel. The proposed culvert is to be installed in the existing drainage ditch which is located approximately 700 feet from La Honda Road. Minimal ground disturbance is expected for the domestic well and the culvert. The project site is not on a ridgeline. **Source:** Field Inspection, Proposed Site Plans.					
1.d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?				X
Discussion: The proposed domestic well and culvert do not involve lighting and thus will not introduce glare or affect nighttime views. **Source:** Project Plans.					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X

Discussion: The project site is located within the La Honda Road County Scenic Corridor. Given the ground level height of the well and culvert to be installed below existing grade level, neither structure is expected to be visible, thus no impact is expected to the scenic corridor. **Source:** Field Inspection, Project Plans, San Mateo County Geographic Information System.					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
Discussion: The project is not located within a Design Review District and does not conflict with applicable General Plan or Zoning Ordinance provisions. **Source:** Zoning Maps, General Plan.					
1.g.	Visually intrude into an area having natural scenic qualities?				X
Discussion: The parcel is located within the rural surroundings of the San Gregorio area. The vicinity includes agricultural fields, related development, heavy vegetation, a creek, mix of hills and flatlands and low-density development. Construction of the domestic well and culvert is not expected to impact the rural scenic qualities found in the area since both the well and culvert are ground level structures that will be installed at or below existing grade and will not intrude on natural scenic qualities. Minimal grading and no tree removal is proposed. **Source:** Google Maps, Field Inspection, 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 forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide 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: No Impact. The project is not located outside the Coastal Zone. **Source:** Geographic Information System, Project Location.				
2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion: The property is not located within an open space easement or under a Williamson Act contract. The subject parcel is zoned Planned Agricultural District and in the Coastal Zone. Although this zoning designation requires that proposed uses preserve and foster existing and potential agricultural operations, a domestic well is permitted upon approval of a Planned Agricultural Permit (PAD). There is no agricultural use on the property, thus the domestic well will not impact any ongoing agricultural use. The culvert is necessary infrastructure to allow the well drilling vehicle to access the proposed well locations. The culvert will be installed in an existing drainage ditch and is not expected to impact any ongoing agricultural use. **Source:** Geographic Information System, Accela.				
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 parcel is designated as Other Land, per the State of California Geoportal Important Farmland Finder. The project proposal is for a domestic well and culvert, a small footprint impact and there is no conversion of farmland to non-agricultural use at this time. The land likely qualifies as forestland by definition, as forestland is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for the management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. The land is not being used as timber land (no timber harvesting), and therefore no conversion occurs since the land is not being used as forestland. The property does not contain prime soils. Upon review of the Natural Resources Conservation Service Web Soil Survey and Soil Survey San Mateo Area, the soil type (CeF2) is best used for grazing. If water is found on the site and a well is established, it could lead to future development of the parcel. Future development of a single-family residence will require approval of a separate Planned Agricultural District (PAD) permit and Coastal Development Permit (CDP). These separate permits would consider future project impacts to agriculture. Should residential development not be pursued on the property, any water found could also be utilized for agricultural uses. **Source:** Natural Resources Conservation Services, Web Soil Survey Soil Survey San Mateo Area, State of California Geoportal Important Farmland Finder, State of California Geoportal Important Farmland Finder.				
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 site is identified as having CeF2 (Cayucos) and Ma (Clay Loam); no prime soils are within the project area. The project proposes up to three test wells and the installation of a culvert in an existing drainage ditch; there is no proposal to subdivide land or convert land to non-agriculture use at this time. **Source:** Natural Resources Conservation Services, Web Soil Survey Soil Survey San Mateo Area.					
2.e.	Result in damage to soil capability or loss of agricultural land?			X	
Discussion: Although the project site is noted on the County's mapped areas of land containing soils with agricultural capability, the type of soil is best for grazing. The site is outside of the State's Important Farmlands. The loss of agricultural land is considered a Less Than Significant Impact because although the soil is suited for grazing, the project scope requires minimal and limited disturbance and the size of the parcel (2.47 acres) is relatively small to support significant productive grazing. **Source:** Project Plans, San Mateo County Soils Map.					
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				X
Discussion: Although the land qualifies as forestland by definition, (forestland is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for the management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits) no rezoning is proposed, and the land has not been used as timber land (no timber harvesting) and is not a Timberland Preserve Zone (TPZ). The project parcel is zoned PAD/CD (Planned Agricultural District/Coastal Development). The proposed project will not conflict with any existing zoning, as a domestic well is allowed in the PAD Zoning District subject to a PAD Permit. The proposed culvert is needed to provide stable property access for the well drilling vehicle to cross the existing drainage ditch to access the well locations. Furthermore, the proposed project will not generate a need for rezoning of any land. **Source:** County Zoning Map and Regulations.					

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

Discussion: The proposed project would not conflict with or obstruct the implementation of the Bay Area Air Quality Management District's (BAAQMD's) 2017 Clean Air Plan (CAP). The project and its operation involve minimal hydrocarbon (carbon monoxide, CO2) air emissions during construction, whose source would be exhaust from vehicle trips (e.g., construction vehicles and personal cars of construction workers) as the primary fuel source is gasoline. Due to the site's rural location, potential project air emission levels from construction would be increased from general levels. However, any such construction -related emissions would be temporary and localized and would not conflict with or obstruct the Bay Area Air Quality Plan. Similarly, once construction for the domestic well and culvert is completed, the project would have minimal impacts to air quality standards. The BAAQMD has established thresholds of significance for construction emissions and operational emissions as defined in the BAAQMD's 2017 CEQA Guidelines, but does not require quantification of construction emission due to the number of variables that can impact the calculation of construction emissions. Instead, the BAAQMD emphasizes implementation of all feasible construction best management practice measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures that they have determined, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. These control measures have been included in Mitigation Measure 1 below.

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

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

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

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

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

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

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

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

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

i.

Also, see the discussion to Question 8.a. (Climate Change: Greenhouse Gas Emissions), relative to the project's compliance with the County Energy Efficiency Climate Action Plan.

Source: Bay Area Air Quality Management District 2017 Clean Air Plan, Bay Area Air Quality Management District CEQA Guidelines May 2017.

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

Discussion: The San Francisco Bay Area Air Basin is a State designated non-attainment area for Ozone, Particulate Matter (PM10) and Fine Particulate Matter (PM2.5). Non-attainment area is an area considered to have air quality worse than the National Ambient Air Quality Standards as defined in the Clean Air Act Amendment of 1970. On January 9, 2013, the Environmental Protection Agency (EPA) issued a final rule to determine that the Bay Area attained the 24-hour PM-2.5 national standard. However, the Bay Area will continue to be designated as "non-attainment" for the national 24-hour PM-2.5 standard until the BAAQMD submits a "re-designation request" and a "maintenance plan" to the EPA and the proposed re-designation is approved by the EPA. A temporary increase in PM-2.5 in the project area is anticipated to occur during construction since these PM-2.5 particles are a typical vehicle emission. Therefore, any construction and California Air Resources Board vehicle regulations will reduce the potential effects of increased PM-2.5 to a less than significant impact. Implementation of Mitigation Measure 1 would minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level.

Source: Bay Area Air Quality Management District.

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

Discussion: Sensitive receptors include, but are not limited to, hospitals, schools, daycare facilities, elderly housing and convalescent facilities.

There is a youth campground facility adjacent to the subject property. Pollutants are limited to that of construction vehicles, well drilling activities and installation of the culvert, and are not expected to continue once the well and culvert infrastructure construction is completed. Though pollutant emissions generated from the construction of the proposed project will primarily be temporary in nature they have the potential to negatively impact nearby sensitive receptors. Mitigation Measure 1 will minimize potentially significant exposure of pollutants to nearby sensitive receptors to a less than significant level.

Source: Bay Area Air Quality Management District.

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

Discussion: No objectionable odors are expected once the culvert is installed and the well is drilled. Odors resulting from construction vehicles may occur during the well drilling and culvert installation (e.g. gasoline and diesel-fueled construction equipment), however these odors would be temporary in nature.

Source: Project Scope.

4. BIOLOGICAL RESOURCES. Would the project:

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

Discussion: A biological report prepared by WRA Environmental Consultants cites two sensitive vegetative communities observed on site, coast live oak woodland and riparian woodland. Oak woodlands are not considered sensitive natural communities by the Local Coastal Program (LCP) or the California Department of Fish and Wildlife (CDFW) Natural Communities List, but they are given special consideration under the California Oak Woodland Conservation Act. These vegetative communities are adjacent to the project and may be impacted by the domestic well if trees are trimmed or removed. No tree removal or tree trimming is proposed for the domestic well and culvert, thus no mitigation measures are necessary.

Riparian Resources

The LCP Land Use Plan defines riparian canopy as vegetation along a perennial or intermittent stream, composed of a minimum 50 percent of the following species: red alder, jaumea, pickleweed, big leaf maple, narrow -leaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and boxelder. The dominant tree cover along the drip line of the tree canopy riparian woodland canopy on the project site is alder (40 percent) and boxelder (30 percent). The remaining 30 percent includes willow, California bay, and dogwood. The understory includes poison oak hemloch, thistles, and stinging nettle. There is no encroachment of the proposed project into the riparian dripline, thus no mitigation measures are required.

Wetland and water features

San Gregorio Creek is a perennial stream within the Study Area and flows north to south. The LCP has established a 50-foot buffer zone for perennial creek systems. Riparian vegetation exists on the property, existing at various points, up to 60 feet inward from the east property line and 200 feet inward from the rear property line according to the WRA biologist map (attachment C). Residential development, such as a domestic well, is permitted to be located within 50 ft. of riparian vegetation if no other location is available. The proposed three domestic well locations are 32 feet from the limits of riparian.

A man-made ditch exists within the access driveway, which is located towards the northern portion of the property. The ditch contains large amounts of fallen trees, branches and is largely unvegetated at the bottom and sides. It is surrounded by poison oak, coast live oak, and arroyo willow. The ditch is man-made in upland habitat and not considered a sensitive community. The proposed culvert is proposed to be installed in this man-made ditch, which is located approximately 49 feet northwest of the well locations, further away from the riparian vegetation. No mitigation measures are necessary.

No wetlands were observed on site. No special status plant species were observed in the Study Area. No mitigation measures are necessary.

Madrone, coast live oak and California bay laurel trees exist on the property. No tree removal is required for the test well locations. Future tree removal will require a separate permit if needed in association with a future developed project for the property.

Foothill Yellow-Legged Frog

The Foothill yellow-legged frog is historically known to exist within San Gregorio Creek and is presumed present since the creek maintains perennial flow. However, it is not likely presumed present in the upland habitats within the proposed Project footprint. Measures to protect the riparian habitat, including the LCP riparian setbacks are considered sufficient to protect the Foothill yellow-legged frog. No additional measures are recommended.

Steelhead

Steelhead is presumed present within San Gregorio Creek in the Study Area but is not present within the proposed Project footprint. Measures to protect the riparian habitat, including LCP riparian setbacks are considered sufficient to protect steelhead and its critical habitat. No further measures are recommended.

San Francisco Dusky-Footed Woodrat

San Francisco dusky-footed woodrat was observed within the Study Area, outside of the Project footprint area. Although no San Francisco dusky-footed woodrats were observed within the study area during the April 6, 2015 inspection, nor currently present within the Study Area, there is a high potential for this species to re-establish within the Study Area. Therefore, a pre-grading survey within the Study Area and ditch crossing is relevant and recommended to avoid impacts to the San

Francisco dusky-footed woodrat. The 2020 updated biological report states the recommendation is still relevant.

California red-legged frog

The California red-legged frog (CRLF) has the potential to occur in the Study Area. Elements that support CRLF are aquatic breeding, aquatic non-breeding, upland and dispersal habitats. The man-made ditch is largely determined strictly from surface run-off and does not maintain water for a suitable length of time or contain suitable breeding characteristics to be considered breeding habitat. It is not contiguous or aquatic non-breeding habitat because it lacks water for much of the year. San Gregorio Creek is adjacent to the Study Area; however, it does not contain breeding habitat and only provides a dispersal and movement corridor for this species. An upland habitat provides refuge for CRLF during the dry season. Upland habitat is typically found within 300 feet above breeding habitat and provides refuge during the dry season. The Study Area is not considered upland habitat based on distance from breeding habitat and lack of refugia. The Study Area is also not considered dispersal habitat based upon the open and dry habitat with the Project footprint. The proposed Project does not contain habitat for CRLF and will avoid impacts to riparian habitat; therefore, no further measures are recommended.

Mitigation Measure 2: A pre-grading construction survey within the Study Area and drainage ditch crossing is required prior to the commencement of ground disturbance activity to avoid impacts to the San Francisco dusky-footed woodrat. The pre-construction survey shall be prepared by a qualified biologist prior to any work, no longer than 48 hours in advance of the start of work. If work is delayed or if work is moved to another area, an additional pre construction survey is required, this is required to avoid potential impacts to the Woodrat.

Mitigation Measure 3: If woodrat nests are observed within the project area outside of the breeding season (February to July) the project biologist may dismantle the next (outside of the breeding season), allowing individuals to relocate to suitable habitat within the adjacent open space area.

Mitigation Measure 4: If woodrat nests with young are observed within the project site, an exclusion fence shall be erected around the nest site. The fencing shall provide adequate enough area to provide foraging habitat for the woodrats at the discretion of the project biologist. Site preparation (i.e., grubbing and grading) within the fenced area shall be postponed or halted until young have left the nest. A biological monitor shall be onsite during periods when disturbance activities occur near the active nest to ensure no inadvertent impacts will occur to the nests.

Source: WRA Environmental Consultants Biologist Report, (dated August 7, 2020 and May 5, 2015)).

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

Discussion: See discussion under 4.a.

Source: WRA Environmental Consultants Biologist Report.

4.c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
Discussion: See discussion under 4.a. **Source:** WRA Environmental Consultants Biologist Report.					
4.d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
Discussion: See discussion under 4.a. **Source:** WRA Environmental Consultants Biologist Report.					
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: No trees are proposed for removal to drill the domestic well or to install the culvert. **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: The project site is not subject to a Habitat Conservation Plan, Natural Conservation Community Plan, or other approved conservation plan. **Source:** Google Maps, General Plan.					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion: The project site is not located inside or within 200 feet of a marine or wildlife reserve. **Source:** Geographic Information System.					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X

Discussion: See discussion under 4.a.

Source: WRA Environmental Consultants Biologist Report.

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

Discussion: The California Historical Resources Information System (CHRIS) recommended notifying specific Native American tribes that may be affiliated with the project area. Staff sent notification by certified mail to the recommended tribe list and did not receive further comment from any tribes. No further study was recommended. The proposed well project does not require an archaeological study.

The following mitigation measures will ensure project impacts, should cultural resources be found, be reduced to less than significant impacts.

Mitigation Measure 5: In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

Mitigation Measure 6: If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

Mitigation Measure 7: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Source: Project Plans.

5.b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
Discussion: See staff's response to 5.a. **Source:** Project Plans, California Historical Resources Information System (CHRIS).					
5.c.	Disturb any human remains, including those interred outside of formal cemeteries?		X		
Discussion: There are no known human remains in the project area. During construction of the well drilling and installation of the culvert, should any evidence be discovered, Mitigation Measure 5 is included. **Source:** Project Plans, California Historical Resources Information System (CHRIS).					

6.	**ENERGY**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
6.a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
Discussion: The project will not use or consume any on-site electricity or energy resource as the project site is considered rural and unimproved with such resources. Energy consumption associated with the project would be limited to minimal construction (i.e., construction vehicles) which would be limited and temporary for the implementation of the project. **Source:** Project Plans.					
6.b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X
Discussion: The proposed project will be required to comply with any applicable 2019 Building Energy Efficient Standards which will be verified by the San Mateo County Building Inspection Section prior to the issuance of a building permit. The project may also be required to adhere to the provisions of CAL Green which established planning and design standards for sustainable site development and energy efficiency (in excess of the California Energy Code requirements), among other standards. Construction					

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

Source: Project plans.

7. GEOLOGY AND SOILS. Would the project:

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

Discussion: The project site is not located within a Seismic Hazard zone, therefore a geotechnical report was not requested or submitted.

Source: San Mateo County Geographic Information System.

ii. Strong seismic ground shaking?				X

Discussion: See Section 7.a.

Source: San Mateo County Geographic Information System.

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

Discussion: The property is not located in a liquefaction area.

Source: San Mateo County Geographic Information System.				
iv. Landslides?				X
Discussion: The project site is not located within a landslide area. **Source:** San Mateo County Geographic Information System.				
v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*				X
Discussion: The project site is not located on a cliff or bluff. **Source:** Project Plans.				
7.b. Result in substantial soil erosion or the loss of topsoil?			X	

Discussion: The property has mature trees and low-growing vegetation. No trees are proposed to be removed and minimal low growing vegetation is proposed to be removed to install the culvert and drill the well. The property has an 8 percent slope southward, away from La Honda Road. In general, there is very minor erosion expected to occur for the well drilling construction and to install the culvert. In order for the well drilling vehicle to access the parcel, a 30-inch culvert is required to be installed in the man-made ditch which will provide stable access to the well location. The minor grading necessary to install the culvert and to excavate for the well does have the potential to result in temporary erosion impacts. Thus, the following mitigation measure is proposed. Erosion control measures will be required during the construction of the culvert and drilling of the well.

Mitigation Measure 8: Prior to commencement of the project, the application shall submit to the Planning Department for review and approval, an erosion and drainage control plan that shows how the transport and discharge of soil and pollutant from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment capturing devices. The plan shall limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plans shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Guidelines," including:

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

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

c. Performing clearing and earthmoving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

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

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

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

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

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

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

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

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

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving 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.

Source: Project Plans.

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

Discussion: The project site does not contain a geological unit or soil that is presently unstable. However, compliance with Mitigation Measure 6 will ensure that the proposed site disturbance does not result in soil instability or erosion.

Source: San Mateo County Hazard Mapped Resources.

7.d.	Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?				X

Discussion: There are no known expansive soils on the project site. The site is currently undeveloped and noted as having Ma, CsB and CeF2 soils per the Natural Resources Conservation Service (NRCS) map. Ma is Grade 3 (fair rating), CsB is Grade 2 (good) and CeF2 is Grade 4, (poor rating); there is no expectation of encountering expansive soils which would result in a risk to life and/or property.

Source: Project Plans.				
7.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
Discussion: The proposed project does not include the installation of a septic system or other alternative wastewater disposal system. However, there is no indication that the property would not be able to support these types of systems. Should the applicant successful find domestic water, the applicant will be required to apply for a new permit to pursue any future planned single-family residence and associated infrastructure. **Source:** Project Plans.				
7.f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
Discussion: The project proposes a domestic well and culvert on a relatively flat undeveloped parcel in a rural area; minimal ground disturbance is involved. No known unique geologic features are present within the project area. There is a low probability that the project would destroy or cause impact to a unique paleontological resource or unique geologic feature. Should any paleontological evidence be discovered, Mitigation Measure 3 shall be implemented. **Source:** Project Plans, Project Location.				

8. **CLIMATE CHANGE**. Would the project:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
8.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		X		
Discussion: Greenhouse Gas Emissions (GHG) include hydrocarbon (carbon monoxide; CO2) air emissions from vehicles and machines that are fueled by gasoline. Construction equipment and vehicle trips (e.g., construction vehicles, personal vehicles for construction workers, maintenance workers) and machinery associated with construction of the domestic well and culvert will result in temporary generation of GHG emissions. Assuming construction vehicles are based in and travelling from urban areas, the potential project GHG emission levels from construction would be considered minimal and limited to a short duration of time to complete the project construction. Although the project scope is not likely to generate significant amounts of greenhouse gases, Mitigation Measure 1 will ensure that any impacts are less than significant.				

Source: Project Plans.					
8.b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		X		
Discussion: The San Mateo County Energy Efficiency Climate Action Plan (EECAP) identifies implementation measures for construction equipment for new development to comply with best management practices from Bay Area Air Quality Management District guidance. Implementation of Mitigation Measure 1 will reduce GHG emissions to less than significant levels. **Source:** Project Plans, 2013 San Mateo County Energy Efficiency Climate Action Plan.					
8.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
Discussion: As defined by Public Resources Code Section 12220(g), forestland is land that can support 10 percent native tree of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Although the project site contains forestland, no trees are proposed for removal to install the culvert or drill the well. No conversion of forestland is proposed at this time. **Source:** Project Plans.					
8.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
Discussion: No, the parcel is not developed with any structures, nor is the project site located on or near a coastal cliff or bluff. **Source:** Project Location.					
8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: The project site is located over 4 miles from the Pacific Ocean. The project will not expose people or structures to significant risk or loss, injury or death resulting from sea level rise. **Source:** Project Location.					
8.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X

Discussion: The west portion of the property is located in Flood Zone A, 1 percent chance of annual flooding. Neither the three well locations, the drainage culvert or bridge will be located in the flood hazard area. No impacts to water flows is expected. **Source:** FEMA Panel No. 06081C0390E, effective October 16, 2012,					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: See response to 8.f. **Source:** Federal Emergency Management System.					

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:		***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
9.a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
Discussion: No transport of hazardous materials is associated with this project. **Source:** Project Plans.					
9.b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
Discussion: The use of hazardous materials is not proposed as part of this project. **Source:** Project Plans.					
9.c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
Discussion: The emissions of hazardous materials, substances, or waste are not proposed as part of the project. **Source:** Project Plans.					

9.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
Discussion: The project is not located in an area identified as a hazardous materials site. **Source:** Department of Toxic Substances Control.				
9.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X
Discussion: The site is not located within an area regulated by an airport land use plan nor is it located within 2 miles of a public airport or public use airport. **Source:** Area Maps.				
9.f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: No, the proposed project is located completely on a privately-owned parcel. All improvements are located within the parcel boundaries and there is no expected impact to any such emergency response or evacuation plan. **Source:** Project Plans, Project Location.				
9.g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X
Discussion: The project parcel is located within a Moderate Fire Hazard Severity Zone (State Responsible Area), as mapped by the California Department of Fire and Forestry. The parcel is located in a rural area that has both mature trees and low-growing vegetation. The proposed domestic well and culvert is not expected to expose people or structures to a significant risk of loss, injury or death involving wildland fires. **Source:** Project Plans.				
9.h. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X

Discussion: The west portion of the property is located in Flood Zone A, 1 percent chance of annual flooding. No habitable structures are proposed at this time. Upon application for a single-family residence, mandatory flood insurance purchase is required (FEMA Panel No. 06081C0390E, effective October 16, 2012). Flood insurance is not required to pursue a domestic well, construct the culvert or the bridge. **Source:** San Mateo County Geographic Information System.					
9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The domestic well drilling, culvert and bridge are "at grade" structures and are not expected to impede or redirect flood flow. **Source:** San Mateo County Geographic Information System.					
9.j.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
Discussion: In addition to the discussion under Section 8.f., no dam or levee are located in close proximity to the project parcel. Therefore, there is no risk of flooding due to failure of a dam or levee. Additionally, refer to discussion under 9.h. **Source:** San Mateo County Geographic Information System.					
9.k.	Inundation by seiche, tsunami, or mudflow?				X
Discussion: No, the project site is not located within a tsunami inundation area. **Source:** San Mateo County Geographic Information System.					

10. HYDROLOGY AND WATER QUALITY. Would the project:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
10.a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?		X		
Discussion: No work will take place within a watercourse; however, there is potential for waste water as a result of the drilling activity. Implementation of Mitigation Measure 6 will reduce potential impacts to less than significant. **Source:** Project Plans.				
10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
Discussion: The project scope is limited to the construction of a domestic well and installing a culvert to determine available water quantity and quality to potentially serve a future single-family residence. Connection of the well for use is not included in this project scope. If water is found, quantity and quality will be reviewed by Environmental Health Services. The domestic well will require certification by Environmental Health Services. There are no known negative impacts to groundwater recharge in the area of the project site at this time. **Source:** Project Plans.				
10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:			X	
i. Result in substantial erosion or siltation on- or off-site;				

Discussion: The project does not involve grading or site improvements that would significantly alter the existing drainage pattern of the site. The standard for a finished well is normally less than 10 sq. ft. in area so there is no expectation that the well would result in any changes to the drainage patterns of the site. Mitigation Measure 6 requires erosion control measures to be installed on site for the well drilling and to install the culvert, these measures shall prevent erosion on and offsite. **Source:** Project Plans.				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				X
Discussion: See discussion under 10.c.i. above. **Source:** Project Plans.				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				X
Discussion: The property and surrounding rural area is not improved with a storm drainage system. Construction of the well and installing the culvert will not significantly increase stormwater runoff. **Source:** Project Plans.				
iv. Impede or redirect flood flows?				X
Discussion: The standard for a finished well is normally less than 10 sq. ft. in area so there is no expectation that the project will affect flood flows. For the proposed culvert, a building permit is required. At the building permit stage, the project will require a final grading and drainage plan stamped by a registered civil engineer and shall include supporting calculations for the sizing of the new culvert. Drainage plans and calculations shall confirm project site flow does not increase as a result of the project scope. **Source:** Project Plans.				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
Discussion: Although the parcel is located in Flood Zone A, the domestic well and culvert is not expected to risk release of pollutants related to a flood hazard as no other development is proposed. **Source:** San Mateo County Geographic Information System.				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Discussion: The proposal has received preliminary approval from Environmental Health Services for the proposed domestic well. The domestic well is not expected to conflict with a water quality control plan or interfere with a groundwater management plan. The domestic well is required to be certified by Environmental Health Services. **Source:** Project Plans.				
10.f. Significantly degrade surface or ground-water water quality?				X
Discussion: No degradation of surface or groundwater water quality is expected in association with the proposed project. Given the distance of the proposed well from the coast and existing nearby well locations, there is no expected impact to groundwater from salt water intrusion. If water is found, the well shall be certified by Environmental Health Services. **Source:** Project Plans.				
10.g. Result in increased impervious surfaces and associated increased runoff?				X
Discussion: The project involves minimal grading and installing a culvert. As discussed under section 10.c (iv) at the building permit stage, the culvert will require a grading and drainage plan and drainage calculations to confirm the project scope does not increase surface runoff. The standard for a finished well is normally less than 10 sq. ft. in area so there is no expectation that the well would result in any changes to the drainage patterns of the site or result in erosion on or offsite. The project is required to submit an erosion control plan prior to the well drilling and culvert installation. **Source:** Project Plans.				

11. LAND USE AND PLANNING. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
11.a. Physically divide an established community?				X
Discussion: The project would not result in the physical division of an established community. No land division is proposed. **Source:** Project Plans.				
11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
Discussion: As mitigated, the project is compliant with applicable land use regulations.				

Source: Project Plans, San Mateo County General Plan, and Zoning Regulations.				
11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
Discussion: The project proposes improvements to only the subject property. The improvements are completely within the parcel boundaries of the subject property and do not serve to encourage off-site development of undeveloped areas or increase the development intensity of surrounding developed areas. **Source:** Project Plans.				

12. MINERAL RESOURCES. Would the project:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
Discussion: No, the project is not located in an area with known mineral resources. The project does not involve nor result in any extraction or loss of mineral resources. **Source:** Project Plans.				
12.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
Discussion: The project would not affect any nearby mineral resource recovery site, if such a site should exist nearby. The project parcel does not contain any known mineral resources. **Source:** Project Plans, Project Location, General Plan Mineral Resources Map.				

13. **NOISE**. Would the project result in:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
Discussion: The project will generate short term noise associated with drilling for the domestic well and to install the culvert. However, such noises will be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the County Ordinance Code for Noise Control. All grading and construction activities associated with the proposed project shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 9:00 am. To 5:00 p.m. on Saturday. Construction activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed the 80-dBa level at any one moment. **Source:** Project Plans, San Mateo County Noise Ordinance.				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?				X
Discussion: See discussion under 13.a. None proposed. **Source:** Project Plans, Project Location.				
13.c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: No, the project is not located within an area regulated by an airport land use plan or within 2 miles of a public airport or public use airport. **Source:** Project Location, San Mateo County Geographic Information Map.				

14. **POPULATION AND HOUSING**. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
14.a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
Discussion: The project will not introduce significant population growth in the area, as the project consists of a domestic well and installation of a culvert on one parcel. **Source:** Project Plans.				
14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: No, the project site is not developed and the proposed domestic well is not expected to impact adjacent properties or displace existing housing. **Source:** Project Plans.				

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

Discussion: No, the project will not involve new or physically altered government facilities and would not increase the need for new or physically altered government facilities, nor would the project affect service ratios, response times or other performance objectives for any of the public services in the area.

Source: San Mateo County Fire Department, Project Plans.

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

Discussion: No, the project would not increase use of existing neighborhood or regional parks or other recreational facilities. The proposed domestic well will be a minor change to the subject property, area and vicinity. No other new land uses are proposed at this time.

Source: Project Plans.

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

Discussion: The project does not include a recreational facility or required the construction or expansion of existing recreational facilities.

Source: Project Plans.

17. TRANSPORTATION. Would the project:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?				X

Discussion: No, the proposed domestic well will not result in a permanent increase in traffic levels to the area. Traffic will be temporarily increased due to construction vehicles, during the duration of the construction. **Source:** Project Plans, Department of Public Works.				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) *Criteria for Analyzing Transportation Impacts*? *Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.*			X	
Discussion: The project involves drilling a domestic well and installing a culvert and is expected to have a minor temporary impact on vehicle miles travelled, specifically vehicles related to the well drilling and culvert construction period only. **Source:** Project Plans.				
17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
Discussion: The project does not involve the construction or change of any public road design features or incompatible uses. The proposed project will be on private property. **Source:** Project Plan s.				
17.d. Result in inadequate emergency access?				X
Discussion: The project proposed is a domestic well and installing a culvert and will not result in inadequate emergency access. **Source:** Project Plans, Project Location.				

18. TRIBAL CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred				

place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X

Discussion: The project was sent by certified mail to the recommended list of California Native American tribes as recommended by the Native American Heritage Commission (NAHC). The notice yielded no comment from the tribes. The project site is not listed in the California Register of Historical Resources nor is the location listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k).

Source: Location, California Register of Historical Resources, County General Plan.

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)		X		

Discussion: The possibility of the land containing California Native American artifacts is unlikely. However, while the project is not expected to cause a substantial adverse change to any potential tribal cultural resources, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal resources:

Mitigation Measure 9: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning Department prior to implementation and prior to continuing any work associated with the project.

Mitigation Measure 10: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Source: California Register Office of Historical Resources, San Mateo County Listed Historical Resources.

19. **UTILITIES AND SERVICE SYSTEMS**. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
Discussion: The project is a domestic well and culvert installation; municipal water service is not available in the project area. The County's Environmental Health Services has preliminarily reviewed the project and provided conditions of approval for the project. There is no expectation that the domestic well will result in any significant environmental effects. **Source:** Project Plans.				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
Discussion: Should water be found, a determination will be made whether sufficient water supply is compliant with Environmental Health Services standards to support future residential development. Once the well is filled. **Source:** Project Plans.				
19.c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
Discussion: The project is a domestic well, no waste water treatment system is proposed. **Source:** Project Plans.				
19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
Discussion: The project is limited to minimal ground disturbance for the domestic well and culvert installation and will not generate any solid waste that would impair local infrastructure or conflict with waste reduction goals.				

Source: Project Plans.				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
Discussion: The domestic well is not expected to generate solid waste on a long-term basis. No mitigation is required. **Source:** Project Plans.				

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project is located in a State Responsibility Area of moderate fire hazard severity, as identified by the County's GIS maps. No structures are proposed at this time, no conditions are required at this time. **Source:** Project Plans.				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
Discussion: See discussion to 20.a. **Source:** Project Plans.				
20.c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
Discussion: The proposed project is a domestic well and installation of a culvert and does not require the installation of any new roads, fuel breaks, or power lines. **Source:** Project Plans.				

20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Discussion: The project site area is flat with very minimal slope, 8 percent down slope towards the south. The west portion of the property is located in Flood Zone A, 1 percent chance of annual flooding. The parcel is not located in a landslide area. Any future development involving structures will require both Planning and Building Department review which will include review by drainage staff and shall comply with drainage requirements. The project does not involve habitable structures at this time, thus people will not be located on the parcel, and only a small footprint of development for the domestic well and culvert that is not expected to disrupt run-off or drainage as the culvert will be reviewed for proper sizing. The domestic well, culvert and bridge are not expected to expose the subject property or adjacent properties to downslope or downstream flooding landslides, runoff, drainage changes or slope instability.

Source: Project Plans, Project Location, San Mateo County Geographic Information System.

21. MANDATORY FINDINGS OF SIGNIFICANCE.

	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
21.a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a7 fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		

Discussion: Without implementation of the identified mitigation measures, the project could impact biological resources as discussed under section 4.a. Implementation of the recommended mitigation measures will ensure that potential adverse impacts are reduced to less than significant levels.

Source: Project Scope.

21.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of		X		

past projects, the effects of other current projects, and the effects of probable future projects.)				

Discussion: There is a proposed farm labor housing project and outdoor nature camp project proposed 2.5 miles west of the project site. Without the mitigations as provided throughout this document, the subject project could potentially impact air quality, biological resources, climate change, cultural and tribal resources, geology/soils, land use planning, and Noise. Mitigation measures have been included throughout this document to reduce these potential impacts to less than significant levels.

Source: All Applicable Sources Cited in this Document.

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

Discussion: As discussed in the previous sections, the proposed project is for a domestic well and culvert. Based on the discussions in the previous sections where project impacts were determined to be less than significant or mitigation measures were required to result in an overall less than significant impact, the proposed project would not cause significant adverse effects on human beings, either directly or indirectly.

Source: All Applicable Sources Previously Cited in This Document.

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

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District		X	
Caltrans		X	
City		X	
California Coastal Commission		X	Appeals jurisdiction
County Airport Land Use Commission (ALUC)		X	
Other: __San Mateo County Environmental Health Services_____	X		Well Permit
National Marine Fisheries Service		X	
Regional Water Quality Control Board		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
Sewer/Water District:		X	

AGENCY	YES	NO	TYPE OF APPROVAL
State Department of Fish and Wildlife		X	
State Department of Public Health		X	
State Water Resources Control Board		X	
U.S. Army Corps of Engineers (CE)		X	
U.S. Environmental Protection Agency (EPA)		X	
U.S. Fish and Wildlife Service		X	

MITIGATION MEASURES

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

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

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

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

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

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

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

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

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

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

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

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

Also, see the discussion to Question 8.a. (Climate Change: Greenhouse Gas Emissions), relative to the project's compliance with the County Energy Efficiency Climate Action Plan.

Mitigation Measure 2: A pre-grading construction survey within the Study Area and drainage ditch crossing is required prior to the commencement of ground disturbance activity to avoid impacts to the San Francisco dusky-footed woodrat. The pre-construction survey shall be prepared by a qualified biologist prior to any work, no longer than 48 hours in advance of the start of work. If work is delayed or if work is moved to another area, an additional pre construction survey is required, this is required to avoid potential impacts to the Woodrat.

Mitigation Measure 3: If woodrat nests are observed within the project area outside of the breeding season (February to July) the project biologist may dismantle the nest (outside of the breeding season), allowing individuals to relocate to suitable habitat within the adjacent open space area.

Mitigation Measure 4: If woodrat nests with young are observed within the project site, an exclusion fence shall be erected around the nest site. The fencing shall provide adequate enough area to provide foraging habitat for the woodrats at the discretion of the project biologist. Site preparation (i.e., grubbing and grading) within the fenced area shall be postponed or halted until young have left the nest. A biological monitor shall be onsite during periods when disturbance activities occur near the active nest to ensure no inadvertent impacts will occur to the nests.

Mitigation Measure 5: In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

Mitigation Measure 6: If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

Mitigation Measure 7: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 8: Prior to commencement of the project, the application shall submit to the Planning Department for review and approval, an erosion and drainage control plan that shows how the transport and discharge of soil and pollutant from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment capturing devices. The plan shall limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plans shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Guidelines," including:

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

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

c. Performing clearing and earthmoving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

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

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

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

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

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

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

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

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

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving 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 9: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning Department prior to implementation and prior to continuing any work associated with the project.

Mitigation Measure 10: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

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

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

(Signature)

Olivia Boo 8/18/21

Date

Planner III

(Title)

ATTACHMENTS:

A. Site Plan
B. Biologist Report, dated May 5, 2015
C. Biologist Report, dated August 7, 2020

OSB:cmc – OSBFF0595_WCH.DOCX

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

County Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063

Comment re: Intent to Adopt Mitigated Negative Declaration; PLN2002-00727 Charlie Floyd

September 4th, 2021

Dear Ms. Boo,

I am the immediate neighbor of this proposed project and would like to bring to your attention the tributary to San Gregorio Creek that runs through the project property (Parcel No 082-130-250). It is referred to in this proposal both by the County and WRA as a man-made drainage ditch. I believe the Mitigated Negative Declaration should be corrected to reflect this tributary as a naturally formed channel that is an ephemeral or intermittent stream.

This tributary is referred to in 1873 as "School House Gulch" (Book 20 Page 555 Book of Deeds) as a boundary of the Keiffer tract. An evaluation upstream of the project area reveals that it drains a large area north of Hwy. 84. A C.M.P was installed in 1956 to convey water from the upslope area when the highway was realigned (56-4DDC7-P).

All the characteristics of an ephemeral or intermittent stream are present; a well-defined channel containing water for part of the year and supplemented by stormwater. It is deeply incised from many years of carrying water and shows no signs of being man-made. It drains directly into San Gregorio Creek and has been active every year we have lived here since 1999. Some years it has carried water well past the rainy season through the summer, ie: Sept. 2020. This followed the water year 2019/2020 which had an extremely low rainfall record of 18.85 inches at this location.

I feel this tributary should have the protections it's entitled to as an ephemeral or intermittent creek. All regulations should be applied to this stream including observance of setbacks and treatment as a riparian corridor.

Please see the attached memo from the Senior Biologist with SWCA Environmental Consultants.
Thank you for your attention to this.

Neil A. Panton

Neil Panton
5350 La Honda Rd
San Gregorio, CA 94074

SWCA ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.®

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MEMORANDUM

To: Neal Panton

CC: Erika Sagrafena, Planning Team Lead

From: Sarah Willbrand, Senior Biologist

Date: September 3, 2021

Re: Water Resources Evaluation

On September 2, 2021, SWCA Senior Biologist Sarah Willbrand and Planning Team Lead Erika Sagrafena conducted a reconnaissance-level site visit to characterize an unnamed drainage channel (i.e., tributary) that flows directly into San Gregorio Creek near 5350 La Honda Road in San Gregorio, California. A formal jurisdictional determination was not conducted.

Prior to the site visit, Ms. Willbrand conducted a background review of historic United States (U.S.) Geological Survey (USGS) topographic maps (USGS 2021), the U.S. Fish and Wildlife Service's (USFWS) National Wetlands Inventory (NWI) Wetlands Mapper (USFWS 2021), and the Revised Notice of Intent to Adopt Mitigated Negative Declaration (File # PLN 2002-00727) for the Domestic Well and Culvert project at Assessor Parcel Number 028-130-250. Based on the background review, the tributary is located within the San Gregorio Creek watershed[1] and has an NWI code of R4SBC (Riverine, Intermittent, Streambed, Seasonally Flooded).

Ms. Willbrand and Ms. Sagrafena followed the tributary from its confluence with San Gregorio Creek upstream to its approximate source. Based on topographic indicators, the tributary appears to drain rainwater sheet flow[2] from the surrounding hills north of State Route (SR) 84. Downstream, natural erosional gullies can be seen on the hillside and the flow path of the water is manipulated by culverts that direct the flow of the tributary. A culvert directs the tributary below SR 84, where the water flows to the south and east for approximately 0.12 mile until it meets San Gregorio Creek. San Gregorio Creek flows directly into the Pacific Ocean at San Gregorio State Beach, approximately 5 miles to the west. The tributary appears to be naturally formed, but the flow direction was likely manipulated due to the channelization caused by multiple culverts along its length. No flowing or pooled water was observed during the site visit and the tributary can be categorized as an ephemeral feature, meaning surface water flows only in direct response to precipitation.

The regulations that may apply to this tributary are the following:

- *California Fish and Game Code (FGC) Section 1602* – Section 1602 of the FGC requires a proponent proposing a project that may affect a river, stream, or lake to notify the California Department of Fish and Wildlife (CDFW) before beginning the project. If activities will result in the diversion or obstruction of the natural flow of a stream, or substantially alter its bed, channel, or bank, or adversely affect existing

[1] Hydrologic Unit Code 180500060206

[2] Sheet flow is when rainwater runoff travels in an unchannelized sheet over the surface of the ground.

fish and wildlife resources, including the riparian area, a Lake or Streambed Alteration Agreement is required.

- *Clean Water Act (CWA) Section 404* – Section 404 of the CWA prohibits the discharge of dredged or fill material into waters of the U.S. without formal consent from the USACE. On August 31, 2021, the Navigable Waters Protection Rule, which defined waters of the U.S., was vacated and remanded. In accordance with the U.S. Environmental Protection Agency's (USEPA's) and USACE's guidance, waters of the U.S should be interpreted as consistent with the pre-2015 regulatory regime until further notice (USEPA 2021). A summary of that definition of waters of the U.S. is as follows:
    - All waters currently or previously susceptible to use interstate foreign commerce;
    - All interstate waters including interstate wetlands;
    - Waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce;
    - All impoundments of waters otherwise defined as waters of the U.S under this definition;
    - Tributaries of waters identified in the bullet points above;
    - The territorial sea; and
    - Wetlands adjacent to waters identified in the bullet points above.

  If activities will result in the dredge or fill of a water of the U.S., a 404 permit will be required.

- *CWA Section 401* - Section 401 of the CWA ensures that federally permitted activities comply with the federal CWA and state water quality laws. Section 401 is implemented by California's Regional Water Quality Control Boards (RWQCBs) and is triggered by the Section 404 permitting process. The RWQCB issues a Water Quality Certification (WQC) through the Section 401 process which requires a proposed project to comply with water quality standards and other conditions of California law. Any activities that would require a USACE Section 404 permit would also likely require a Section 401 WQC from the RWQCB.

- *Porter-Cologne Water Quality Control Act (Porter-Cologne Act)* – under the Porter-Cologne Act, the various RWQCBs are charged with protecting all waters of California, defined as "any surface water or groundwater, including saline waters, within the boundaries of the State." This encompasses all waters of the State, including those not under federal jurisdiction. The Porter-Cologne Act defines "waters of the State" very broadly, with no physical descriptors, and no interstate commerce limitation. In regulating discharges of dredged or fill material, therefore, the RWQCB jurisdiction is more broad than federal jurisdiction. The discharge of dredged or fill material may constitute a discharge of waste that could affect the quality of waters of the State. If a proposed project does not require a federal license or permit, any person discharging, or proposing to discharge, waste (e.g., dirt) to waters of the State must file a Report of Waste Discharge and receive either waste discharge requirements (WDRs) or a waiver to WDRs before beginning the discharge.

Based on SWCA's experience with permitting in the Bay Area and throughout California and the current regulations, the tributary is likely to be jurisdictional under one or more of the above listed regulations. As a result, prior to conducting any work that would impact the tributary, the property owner should ensure a formal jurisdictional determination is conducted and verified with the USACE. Based on the findings of the jurisdictional determination, the property owner should also coordinate with the RWQCB and CDFW, as appropriate.

References

USEPA. 2021. Current Implementation of Waters of the U.S. Online. https://www.epa.gov/wotus/current-implementation-waters-united-states. Accessed September 3, 2021.

USGS. 2021. National Geologic Map Database. TopoView. Online. https://ngmdb.usgs.gov/topoview/viewer/#4/40.01/-100.06. Accessed September 2, 2021.

USFWS. 2021. NWI. Wetlands Mapper. Online. https://www.fws.gov/wetlands/data/mapper.html. Accessed September 2, 2021.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G

MEMORANDUM

To: Charles Floyd
charleswfloyd@gmail.com

From: Patricia Valcarcel, CWB – WRA, Inc
valcarcel@wra-ca.com

cc: Olivia Boo – San Mateo County
oboo@smcgov.org

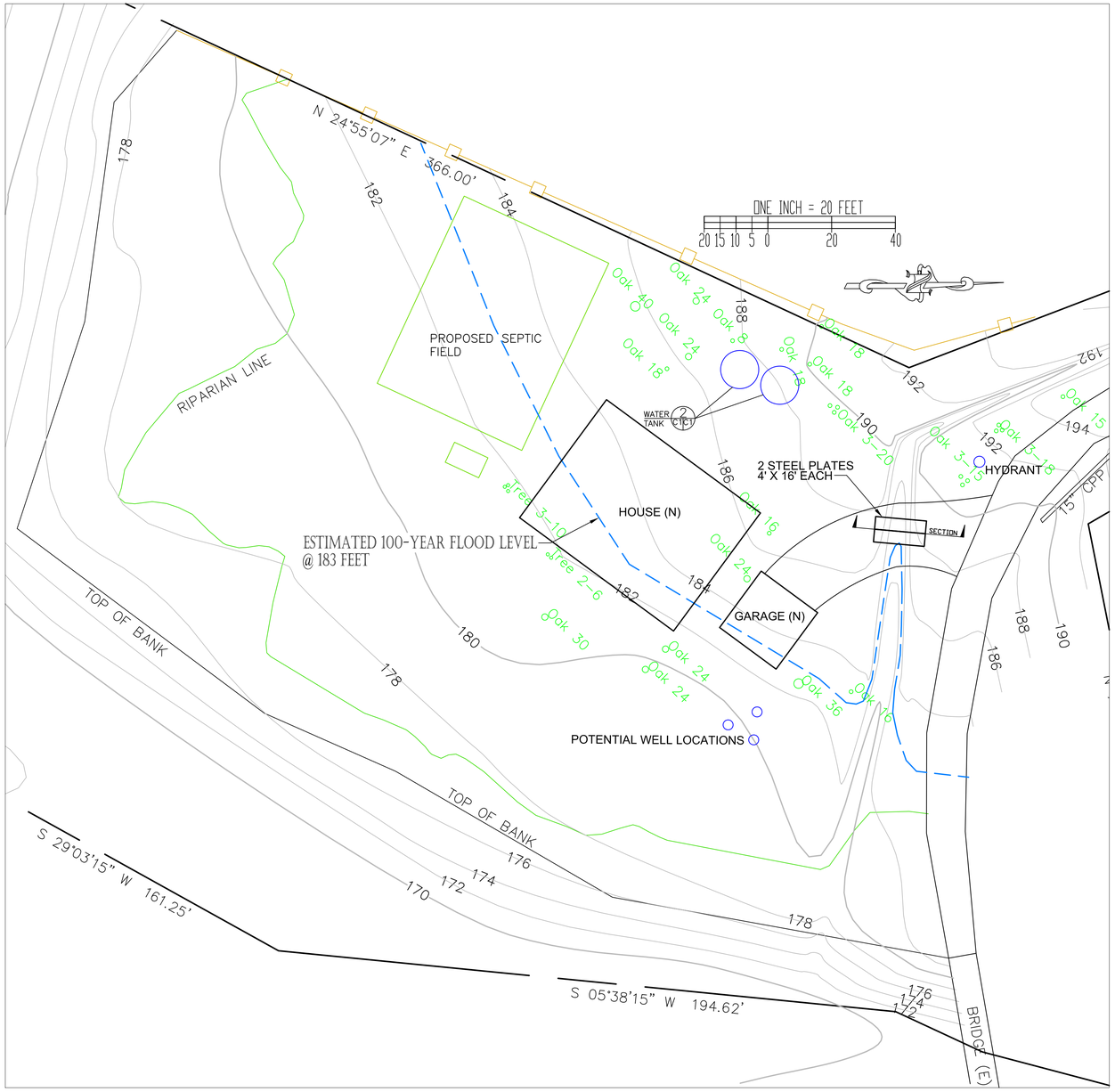
Date: March 29, 2022

Subject: Use of steel plates for drainage crossing protection, Floyd property (APN 082-130-250)

The purpose of this memorandum is to provide a brief review on the use of steel plates for equipment access over a drainage at the Floyd property (APN 082-130-250) located in western San Mateo County, California. This review is based on Sheet C-1 of the Steel Plate Crossing Plan (Sigma Prime Geosciences, Inc., January 4, 2022; attached) and a discussion with Charles Floyd on the placement of the plates, purpose, and schedule for the plates.

Two steel plates will be located at the existing crossing which consists of wooden planks. The steel plates will be placed such that they are above the drainage banks, clearly span the drainage, and will extend beyond the banks at least 2 feet. This ensures the weight of the plates and vehicles will not be placed on the banks but on the adjacent uplands. No sensitive vegetation was noted in this area in previous site assessments, and placement of the steel plates will not impact sensitive vegetation communities such as riparian or wetland associated plant species. This technique and use of steel plates is a common practice to avoid and reduce impacts to banks and vegetation, and WRA believes the placement of the steel plates is adequate to avoid impacts to the drainage banks. However, WRA will defer to the engineers to ensure the steel plate size, placement, and stability of the area to support the equipment crossing is truly adequate to avoid impacts.

Please let me know if you have any questions regarding this assessment.



LEGEND

EXISTING CONTOURS

182 PROPOSED SPOT ELEVATION

GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF:
   CHARLES FLOYD, OWNER
2. SURVEY AND TOPOGRAPHY BY PAT McNULTY, SURVEYED IN APRIL 2019.
3. ELEVATION DATUM ASSUMED.
4. THIS IS NOT A BOUNDARY SURVEY.

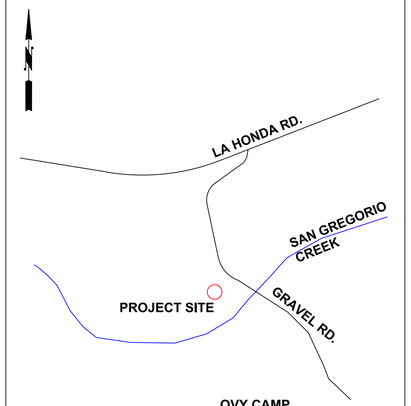
FLOOD LEVEL:

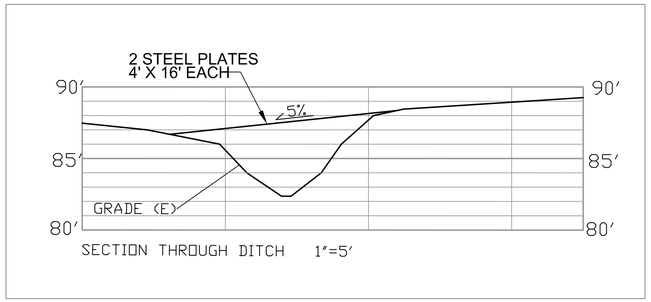
FEMA MAP DOES NOT QUANTIFY LOCAL FLOOD LEVEL ELEVATION. 100-YEAR FLOOD ELEVATION ESTIMATED, BASED ON SITE EVIDENCE, TO BE 183 FEET.

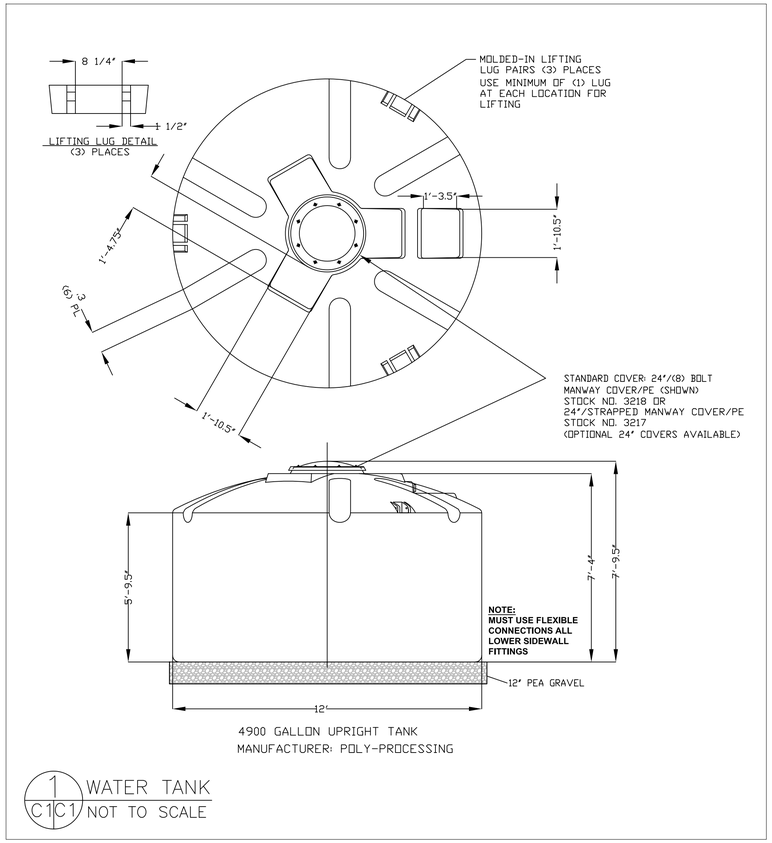
WATER TANK NOTES

1. WATER TANKS FOR FIRE PROTECTION SHALL REMAIN FULL AT ALL TIMES, AND BE FILLED AUTOMATICALLY FROM WELL.
2. TANKS SHALL BE INTERCONNECTED BY A COMMON MANIFOLD USING A MINIMUM PIPE SIZE OF 4 INCHES. MANIFOLD PIPING AND VALVES SHALL BE OF A MATERIAL NOT DAMAGED BY UV EXPOSURE. EACH TANK SHALL HAVE AN APPROPRIATELY SIZED CONTROL VALVE.
3. WATER TANK SHALL BE FITTED WITH A FLOAT SWITCH WIRED TO THE DOMESTIC WATER SHUTTOFF SOLENOID.
4. A VENT 1.5 TIMES THE DIAMETER OF THE OUTLET IS REQUIRED. THE VENT SHALL HAVE A FINE MESH SCREEN.
5. ALL ABOVEGROUND FIRE SPRINKLER PIPING SHALL BE METALLIC.

VICINITY MAP
NOT TO SCALE

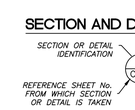






1 / C1C1 WATER TANK
NOT TO SCALE

SECTION AND DETAIL CONVENTION



REGISTERED PROFESSIONAL ENGINEER
CHARLES M. MISHICK
No. 62264
9-30-23
EXPIRES
CIVIL
STATE OF CALIFORNIA

Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 1-4-22
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE:
REV. DATE:
REV. DATE:
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STEEL PLATE CROSSING PLAN

FLOYD PROPERTY
LA HONDA ROAD
LA HONDA

SHEET
C-1

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT H

Olivia Boo

From: Patricia Valcarcel <valcarcel@wra-ca.com>
Sent: Tuesday, March 29, 2022 11:27 AM
To: Charles Floyd; Olivia Boo
Subject: RE: San Gregorio property conditions update
Attachments: WRA_Floyd property steel plate memo_20220329.pdf

Hi Charles,
Attached is a brief memo on the use of steel plates to protect the drainage and its banks. This is based off our conversation last week. The use of steel plates is a common practice to protect vegetation and small drainage features, and we believe the use as shown in the Sigma Prime plans is adequate to clearly span the drainage. We have seen this used successfully in stream, wetland, and marsh habitats. However, we defer to the engineers to confirm the size and placement is sufficient for the type of equipment to be used to ensure protection and avoidance of the drainage.

Let me know if there are questions.

PATRICIA VALCARCEL, CWB® | Regulatory Program Director | d: 415.524.7542 | o: 415.454.8868 x 1220 | valcarcel@wra-ca.com

WRA, Inc. | www.wra-ca.com | 2169-G East Francisco Blvd., San Rafael, CA 94901 |

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT I

County of San Mateo
Planning and Building Department
REVISED
INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed by Planning Department)

1. **Project Title:** Domestic Well and ~~Culvert~~Steel Plates

2. **County File Number:** PLN 2002-00727

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

4. **Contact Person and Phone Number:** Olivia Boo, Project Planner; oboo@smcgov.org

5. **Project Location:** Highway 84 (aka La Honda Road), Between Peek-A-Boo Lane and Madera Lane, in unincorporated San Gregorio area of San Mateo County

6. **Assessor's Parcel Number and Size of Parcel:** 082-130-250; 2.47 Acres

7. **Project Sponsor's Name and Address:** Charles Floyd, 551 Alsace Lorraine, Half Moon Bay, CA 94019

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

9. **General Plan Designation:** Agriculture

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

11. **Description of the Project:** Coastal Development Permit and Planned Agricultural District Permit for the construction of a new domestic well and to ~~install a 30-inch diameter culvert into an existing drainage ditch~~ to place two steel plates (measuring 4 feet by 16 feet) across an existing drainage ditch tributary, to provide adequate vehicle access to the proposed well location ~~serve a potential future single-family residence~~. Three sites are identified as potential well sites but only one well will be constructed and certified. The parcel size is 2.47 acres. The primary well site is located approximately 65 feet from the front property line. Preconstruction surveys for special status species/habitat are included in the proposal. Minimal grading and no tree removal is proposed.

12. **Setting:** The parcel is vacant with existing low growing vegetation and 11 mature trees. It is located on the south side of La Honda Road and accessed by a gravel driveway. The parcel is relatively flat. There is an existing drainage ditch that runs along a portion of the curved gravel driveway. In order for the well drilling vehicle to safely access the proposed well locations, ~~a culvert is required to be installed in~~ two steel plates will be placed across the drainage ditch to provide stable vehicle access to the potential well locations. The surrounding area is rural with scattered residential and agricultural development. The primary area of the subject parcel is located 270 feet south of La Honda Road, behind another developed property.

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

14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?** The project was sent by certified mail to the recommended list of California Native American tribes as recommended by the Native American Heritage Commission (NAHC). The notice yielded no comment from the tribes.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

"Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.

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

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

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

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

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

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

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

1.	**AESTHETICS**. Except as provided in Public Resources Code Section 21099, would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
1.a.	Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?				X
Discussion: The project site is located within the La Honda Road County Scenic Corridor. The site is approximately 270 feet south of La Honda Road, sits below the road grade on a gradual downward slope (approximately 8 percent slope in the project area). The proposed domestic well ~~and culvert are~~ is a small structure~~s~~, will sit at or below grade level on a relatively flat parcel and will have minimal visual impact. The subject parcel is located behind a developed property and the					

surrounding area has dense vegetation. The domestic well would not be visible from La Honda Road or neighboring parcels. ~~The proposed 30 -inch culvert is a below grade structure, approximately 42 feet long and 8 feet wide~~ The two steel plates will be placed at ground level, over ~~and will be installed in~~ an ~~the~~ existing drainage ditch ~~channel~~, to provide stable access across the existing drainage ditch for the drilling vehicle. Because the ~~culvert~~ steel plates will be installed at ~~below~~ existing grade level, ~~it~~the plates will not be visible from adjacent residential areas or the La Honda Road right-of-way. **Source:** Field Inspection, County General Plan, Scenic Corridor Map, Google Earth/Maps, Project Plans.					
1.b.	Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
Discussion: Neither the proposed domestic well nor the steel plates ~~culvert~~ will damage or destroy scenic resources, trees, rock outcroppings or historic buildings. The project does not involve rock outcropping or historic buildings. **Source:** Field Inspection, Project Plans.					
1.c.	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
Discussion: The domestic well and ~~culvert~~ steel plates will not significantly alter the fairly flat topography or require extensive earthwork that would impact or significantly degrade the existing visual characteristics of the site. The proposed site of the domestic well and ~~culvert~~ steel plates ~~location~~ are approximately 700 feet south from La Honda Road, located behind a developed property. Access to the site is by an existing driveway from La Honda Road to the parcel. The proposed ~~culvert is~~ steel plates will ~~to~~ be placed across ~~installed in~~ the existing drainage ditch which is located approximately 700 feet from La Honda Road. Minimal ground disturbance is expected for the domestic well and the steel plates ~~the culvert~~. The project site is not on a ridgeline. **Source:** Field Inspection, Proposed Site Plans.					
1.d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?				X
Discussion: The proposed domestic well and steel plates ~~culvert~~ do not involve lighting and thus will not introduce glare or affect nighttime views.					

Source: Project Plans.					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
Discussion: The project site is located within the La Honda Road County Scenic Corridor. Given the ground level height of the well and ~~culver~~ steel plates ~~t~~ to be placed ~~-~~at grade level~~installed below existing grade level~~, neither structure is expected to be visible, thus no impact is expected to the scenic corridor. **Source:** Field Inspection, Project Plans, San Mateo County Geographic Information System.					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
Discussion: The project is not located within a Design Review District and does not conflict with applicable General Plan or Zoning Ordinance provisions. **Source:** Zoning Maps, General Plan.					
1.g.	Visually intrude into an area having natural scenic qualities?				X
Discussion: The parcel is located within the rural surroundings of the San Gregorio area. The vicinity includes agricultural fields, related development, heavy vegetation, a creek, mix of hills and flatlands and low-density development. Construction of the domestic well and ~~culver~~ steel plates ~~t~~ is not expected to impact the rural scenic qualities found in the area since both the well and ~~culvert~~ steel plates are ground level structures that will be installed at or below existing grade and will not intrude on natural scenic qualities. Minimal grading and no tree removal is proposed. **Source:** Google Maps, Field Inspection, 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 forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide				X

	Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
Discussion: No Impact. The project is not located outside the Coastal Zone. **Source:** Geographic Information System, Project Location.					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion: The property is not located within an open space easement or under a Williamson Act contract. The subject parcel is zoned Planned Agricultural District and in the Coastal Zone. Although this zoning designation requires that proposed uses preserve and foster existing and potential agricultural operations, a domestic well is permitted upon approval of a Planned Agricultural Permit (PAD). There is no agricultural use on the property, thus the domestic well will not impact any ongoing agricultural use. The ~~culvert~~ steel plates are ~~is~~ necessary ~~infrastructure~~ to allow the well drilling vehicle to access the proposed well locations. The ~~culve~~ steel plates ~~rt~~ will be installed ~~in~~ across the ~~an~~ existing drainage ditch and are ~~is~~ not expected to impact any ongoing agricultural use. **Source:** Geographic Information System, Accela.					
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 parcel is designated as Other Land, per the State of California Geoportal Important Farmland Finder. The project proposal is for a domestic well and ~~culvert~~ steel plates, a small footprint impact and there is no conversion of farmland to non-agricultural use at this time. The land likely qualifies as forestland by definition, as forestland is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for the management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. The land is not being used as timber land (no timber harvesting), and therefore no conversion occurs since the land is not being used as forestland. The property does not contain prime soils. Upon review of the Natural Resources Conservation Service Web Soil Survey and Soil Survey San Mateo Area, the soil type (CeF2) is best used for grazing. If water is found on the site and a well is established, it could lead to future development of the parcel. Future development of a single-family residence will require approval of a separate Planned Agricultural District (PAD) permit and Coastal Development Permit (CDP). These separate permits would consider future project impacts to agriculture. Should residential development not be pursued on the property, any water found could also be utilized for agricultural uses.					

Source: Natural Resources Conservation Services, Web Soil Survey Soil Survey San Mateo Area, State of California Geoportal Important Farmland Finder, State of California Geoportal Important Farmland Finder.					
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 site is identified as having CeF2 (Cayucos) and Ma (Clay Loam); no prime soils are within the project area. The project proposes up to three test wells and the placement ~~installation~~ of ~~a culvert~~ two steel plates over ~~in~~ an existing drainage ditch; there is no proposal to subdivide land or convert land to non-agriculture use at this time. **Source:** Natural Resources Conservation Services, Web Soil Survey Soil Survey San Mateo Area.					
2.e.	Result in damage to soil capability or loss of agricultural land?			X	
Discussion: Although the project site is noted on the County's mapped areas of land containing soils with agricultural capability, the type of soil is best for grazing. The site is outside of the State's Important Farmlands. The loss of agricultural land is considered a Less Than Significant Impact because although the soil is suited for grazing, the project scope requires minimal and limited disturbance and the size of the parcel (2.47 acres) is relatively small to support significant productive grazing. **Source:** Project Plans, San Mateo County Soils Map.					
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				X
Discussion: Although the land qualifies as forestland by definition, (forestland is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for the management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits) no rezoning is proposed, and the land has not been used as timber land (no timber harvesting) and is not a Timberland Preserve Zone (TPZ). The project parcel is zoned PAD/CD (Planned Agricultural District/Coastal Development). The proposed project will not conflict with any existing zoning, as a domestic well is allowed in the PAD Zoning District subject to a PAD Permit. The proposed ~~culvert~~ steel plates ~~is~~ are needed to provide stable property access for the well drilling vehicle to cross the existing drain ~~age ditch to~~ access the well locations. Furthermore, the proposed project will not generate a need for rezoning of any land.					

Source: County Zoning Map and Regulations.

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

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

Discussion: The proposed project would not conflict with or obstruct the implementation of the Bay Area Air Quality Management District's (BAAQMD's) 2017 Clean Air Plan (CAP). The project and its operation involve minimal hydrocarbon (carbon monoxide, CO2) air emissions during construction, whose source would be exhaust from vehicle trips (e.g., construction vehicles and personal cars of construction workers) as the primary fuel source is gasoline. Due to the site's rural location, potential project air emission levels from construction would be increased from general levels. However, any such construction -related emissions would be temporary and localized and would not conflict with or obstruct the Bay Area Air Quality Plan. Similarly, once construction for the domestic well and ~~culvert~~ placement of the steel plates is completed, the project would have minimal impacts to air quality standards. The BAAQMD has established thresholds of significance for construction emissions and operational emissions as defined in the BAAQMD's 2017 CEQA Guidelines, but does not require quantification of construction emission due to the number of variables that can impact the calculation of construction emissions. Instead, the BAAQMD emphasizes implementation of all feasible construction best management practice measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures that they have determined, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. These control measures have been included in Mitigation Measure 1 below.

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

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

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

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

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

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

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

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

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

i.

Also, see the discussion to Question 8.a. (Climate Change: Greenhouse Gas Emissions), relative to the project's compliance with the County Energy Efficiency Climate Action Plan.

Source: Bay Area Air Quality Management District 2017 Clean Air Plan, Bay Area Air Quality Management District CEQA Guidelines May 2017.

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

Discussion: The San Francisco Bay Area Air Basin is a State designated non-attainment area for Ozone, Particulate Matter (PM10) and Fine Particulate Matter (PM2.5). Non-attainment area is an area considered to have air quality worse than the National Ambient Air Quality Standards as defined in the Clean Air Act Amendment of 1970. On January 9, 2013, the Environmental Protection Agency (EPA) issued a final rule to determine that the Bay Area attained the 24-hour PM-2.5 national standard. However, the Bay Area will continue to be designated as "non-attainment" for the national 24-hour PM-2.5 standard until the BAAQMD submits a "re-designation request" and a "maintenance plan" to the EPA and the proposed re-designation is approved by the EPA. A temporary increase in PM-2.5 in the project area is anticipated to occur during construction since these PM-2.5 particles are a typical vehicle emission. Therefore, any construction and California Air Resources Board vehicle regulations will reduce the potential effects of increased PM-2.5 to a less than significant impact. Implementation of Mitigation Measure 1 would minimize increases in non-attainment criteria pollutants generated from project construction to a less than significant level.

Source: Bay Area Air Quality Management District.

3.c. Expose sensitive receptors to substantial pollutant concentrations, as		X		

	defined by the Bay Area Air Quality Management District?				

Discussion: Sensitive receptors include, but are not limited to, hospitals, schools, daycare facilities, elderly housing and convalescent facilities.

There is a youth campground facility adjacent to the subject property. Pollutants are limited to that of construction vehicles, well drilling activities and ~~installation of the culvert,~~ placement of the steel plates and are not expected to continue once the well and culvert infrastructure construction is completed. Though pollutant emissions generated from the construction of the proposed project will primarily be temporary in nature they have the potential to negatively impact nearby sensitive receptors. Mitigation Measure 1 will minimize potentially significant exposure of pollutants to nearby sensitive receptors to a less than significant level.

Source: Bay Area Air Quality Management District.

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

Discussion: No objectionable odors are expected once the ~~culvert~~ steel plates are placed ~~is installed~~ and the well is drilled. Odors resulting from construction vehicles may occur during the well drilling and ~~culvert installation~~ placement of the steel plates (e.g. gasoline and diesel-fueled construction equipment), however these odors would be temporary in nature.

Source: Project Scope.

4. BIOLOGICAL RESOURCES. Would the project:

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

Discussion: A biological report prepared by WRA Environmental Consultants cites two sensitive vegetative communities observed on site, coast live oak woodland and riparian woodland. Oak woodlands are not considered sensitive natural communities by the Local Coastal Program (LCP) or the California Department of Fish and Wildlife (CDFW) Natural Communities List, but they are given special consideration under the California Oak Woodland Conservation Act. These vegetative communities are adjacent to the project and may be impacted by the domestic well if trees are

trimmed or removed. No tree removal or tree trimming is proposed for the domestic well and ~~culvert~~ steel plates, thus no mitigation measures are necessary.

Riparian Resources

The LCP Land Use Plan defines riparian canopy as vegetation along a perennial or intermittent stream, composed of a minimum 50 percent of the following species: red alder, jaumea, pickleweed, big leaf maple, narrow -leaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and boxelder. The dominant tree cover along the drip line of the tree canopy riparian woodland canopy on the project site is alder (40 percent) and boxelder (30 percent). The remaining 30 percent includes willow, California bay, and dogwood. The understory includes poison oak hemloch, thistles, and stinging nettle. There is no encroachment of the proposed project into the riparian dripline, thus no mitigation measures are required.

Wetland and water features

San Gregorio Creek is a perennial stream within the Study Area and flows north to south. The LCP has established a 50-foot buffer zone for perennial creek systems. Riparian vegetation exists on the property, existing at various points, up to 60 feet inward from the east property line and 200 feet inward from the rear property line according to the WRA biologist map (attachment C). Residential development, such as a domestic well, is permitted to be located within 50 ft. of riparian vegetation if no other location is available. The proposed three domestic well locations are 32 feet from the limits of riparian.

A man-made ditch exists within the access driveway, which is located towards the northern portion of the property. The ditch contains large amounts of fallen trees, branches and is largely unvegetated at the bottom and sides. It is surrounded by poison oak, coast live oak, and arroyo willow. The ditch is man-made in upland habitat and not considered a sensitive community. The proposed ~~culvert is~~ steel plates are proposed to be ~~installed~~ placed across ~~in~~ the ~~is~~ man-made ditch, which is located approximately 49 feet northwest of the well locations, further away from the riparian vegetation. No mitigation measures are necessary.

No wetlands were observed on site. No special status plant species were observed in the Study Area. No mitigation measures are necessary.

Madrone, coast live oak and California bay laurel trees exist on the property. No tree removal is required for the test well locations. Future tree removal will require a separate permit if needed in association with a future developed project for the property.

Foothill Yellow-Legged Frog

The Foothill yellow-legged frog is historically known to exist within San Gregorio Creek and is presumed present since the creek maintains perennial flow. However, it is not likely presumed present in the upland habitats within the proposed Project footprint. Measures to protect the riparian habitat, including the LCP riparian setbacks are considered sufficient to protect the Foothill yellow-legged frog. No additional measures are recommended.

Steelhead

Steelhead is presumed present within San Gregorio Creek in the Study Area but is not present within the proposed Project footprint. Measures to protect the riparian habitat, including LCP riparian setbacks are considered sufficient to protect steelhead and its critical habitat. No further measures are recommended.

San Francisco Dusky-Footed Woodrat

San Francisco dusky-footed woodrat was observed within the Study Area, outside of the Project footprint area. Although no San Francisco dusky-footed woodrats were observed within the study area during the April 6, 2015 inspection, nor currently present within the Study Area, there is a high

potential for this species to re-establish within the Study Area. Therefore, a pre-~~gra~~construction grading survey within the Study Area and ditch crossing is relevant and recommended to avoid impacts to the San Francisco dusky-footed woodrat. The 2020 updated biological report states the recommendation is still relevant.

California red-legged frog

The California red-legged frog (CRLF) has the potential to occur in the Study Area. Elements that support CRLF are aquatic breeding, aquatic non-breeding, upland and dispersal habitats. The man-made ditch is largely determined strictly from surface run-off and does not maintain water for a suitable length of time or contain suitable breeding characteristics to be considered breeding habitat. It is not contiguous or aquatic non-breeding habitat because it lacks water for much of the year. San Gregorio Creek is adjacent to the Study Area; however, it does not contain breeding habitat and only provides a dispersal and movement corridor for this species. An upland habitat provides refuge for CRLF during the dry season. Upland habitat is typically found within 300 feet above breeding habitat and provides refuge during the dry season. The Study Area is not considered upland habitat based on distance from breeding habitat and lack of refugia. The Study Area is also not considered dispersal habitat based upon the open and dry habitat with the Project footprint. The proposed Project does not contain habitat for CRLF and will avoid impacts to riparian habitat; therefore, no further measures are recommended.

Mitigation Measure 2: A pre-grading construction survey within the Study Area and drainage ditch crossing is required prior to the commencement of ground disturbance activity to avoid impacts to the San Francisco dusky-footed woodrat. The pre-construction survey shall be prepared by a qualified biologist prior to any work, no longer than 48 hours in advance of the start of work. If work is delayed or if work is moved to another area, an additional pre construction survey is required, this is required to avoid potential impacts to the Woodrat.

Mitigation Measure 3: If woodrat nests are observed within the project area outside of the breeding season (February to July) the project biologist may dismantle the next (outside of the breeding season), allowing individuals to relocate to suitable habitat within the adjacent open space area.

Mitigation Measure 4: If woodrat nests with young are observed within the project site, an exclusion fence shall be erected around the nest site. The fencing shall provide adequate enough area to provide foraging habitat for the woodrats at the discretion of the project biologist. Site preparation (i.e., grubbing and grading) within the fenced area shall be postponed or halted until young have left the nest. A biological monitor shall be onsite during periods when disturbance activities occur near the active nest to ensure no inadvertent impacts will occur to the nests.

Source: WRA Environmental Consultants Biologist Report, (dated August 7, 2020 and May 5, 2015)).

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

Discussion: See discussion under 4.a. **Source:** WRA Environmental Consultants Biologist Report.					
4.c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
Discussion: See discussion under 4.a. **Source:** WRA Environmental Consultants Biologist Report.					
4.d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
Discussion: See discussion under 4.a. **Source:** WRA Environmental Consultants Biologist Report.					
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: No trees are proposed for removal to drill the domestic well or to ~~install the culvert~~ place the steel plates. **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: The project site is not subject to a Habitat Conservation Plan, Natural Conservation Community Plan, or other approved conservation plan. **Source:** Google Maps, General Plan.					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion: The project site is not located inside or within 200 feet of a marine or wildlife reserve. **Source:** Geographic Information System.					

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

Discussion: See discussion under 4.a.

Source: WRA Environmental Consultants Biologist Report.

5. CULTURAL RESOURCES. Would the project:

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

Discussion: The California Historical Resources Information System (CHRIS) recommended notifying specific Native American tribes that may be affiliated with the project area. Staff sent notification by certified mail to the recommended tribe list and did not receive further comment from any tribes. No further study was recommended. The proposed well project does not require an archaeological study.

The following mitigation measures will ensure project impacts, should cultural resources be found, be reduced to less than significant impacts.

Mitigation Measure 5: In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

Mitigation Measure 6: If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

Mitigation Measure 7: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Source: Project Plans.					
5.b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
Discussion: See staff's response to 5.a. **Source:** Project Plans, California Historical Resources Information System (CHRIS).					
5.c.	Disturb any human remains, including those interred outside of formal cemeteries?		X		
Discussion: There are no known human remains in the project area. During construction of the well drilling and installation of the culvert, should any evidence be discovered, Mitigation Measure 5 is included. **Source:** Project Plans, California Historical Resources Information System (CHRIS).					

6.	**ENERGY**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
6.a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
Discussion: The project will not use or consume any on-site electricity or energy resource as the project site is considered rural and unimproved with such resources. Energy consumption associated with the project would be limited to minimal construction (i.e., construction vehicles) which would be limited and temporary for the implementation of the project. **Source:** Project Plans.					
6.b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X
Discussion: The proposed project will be required to comply with any applicable 2019 Building Energy Efficient Standards which will be verified by the San Mateo County Building Inspection Section prior to the issuance of a building permit. The project may also be required to adhere to the provisions of CAL Green which established planning and design standards for sustainable site development and energy efficiency (in excess of the California Energy Code requirements), among other standards. Construction					

The construction for the domestic well~~, culvert and bridge~~ and steel plates would require the consumption of nonrenewable energy resources, primarily in the form of fossil fuel (e.g., fuel oil, natural gas, and gasoline) for construction vehicles and equipment. Transportation energy use during construction would come from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction employee vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction, would be temporary, and would not require expanded energy supplies or the construction of new infrastructure. Most construction equipment would be gas-powered or diesel-powered. **Source:** Project plans.

7.	**GEOLOGY AND SOILS**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
7.a.	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				X
	i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*				X
Discussion: The project site is not located within a Seismic Hazard zone, therefore a geotechnical report was not requested or submitted. **Source:** San Mateo County Geographic Information System.					
	ii. Strong seismic ground shaking?				X
Discussion: See Section 7.a. **Source:** San Mateo County Geographic Information System.					
	iii. Seismic-related ground failure, including liquefaction and differential settling?				X

Discussion: The property is not located in a liquefaction area. **Source:** San Mateo County Geographic Information System.				
iv. Landslides?				X
Discussion: The project site is not located within a landslide area. **Source:** San Mateo County Geographic Information System.				
v. Coastal cliff/bluff instability or erosion? *Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).*				X
Discussion: The project site is not located on a cliff or bluff. **Source:** Project Plans.				
7.b. Result in substantial soil erosion or the loss of topsoil?			X	

Discussion: The property has mature trees and low-growing vegetation. No trees are proposed to be removed and minimal low growing vegetation is proposed to be removed to ~~install the culvert~~ place the steel plates and drill the well. The property has an 8 percent slope southward, away from La Honda Road. In general, there is very minor erosion expected to occur for the well drilling construction and to ~~install the culvert~~ place the steel plates. In order for the well drilling vehicle to access the parcel, ~~a 30-inch culvert is required to be installed in~~ two steel plates will be placed across ~~the~~ the man-made ditch which will provide stable access to the well~~.~~ location. The minor grading necessary to ~~install the culvert a~~ place the steel plates and to excavate for the well does have the potential to result in temporary erosion impacts. Thus, the following mitigation measure is proposed. Erosion control measures will be required ~~during the construction of the culvert~~ to place the steel plates and drilling of the well.

Mitigation Measure 8: Prior to commencement of the project, the application shall submit to the Planning Department for review and approval, an erosion and drainage control plan that shows how the transport and discharge of soil and pollutant from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment capturing devices. The plan shall limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plans shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Guidelines," including:

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

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

c. Performing clearing and earthmoving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

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

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

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

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

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

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

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

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

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving 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.

Source: Project Plans.

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

Discussion: The project site does not contain a geological unit or soil that is presently unstable. However, compliance with Mitigation Measure 6 will ensure that the proposed site disturbance does not result in soil instability or erosion.

Source: San Mateo County Hazard Mapped Resources.

7.d. Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?				X

Discussion: There are no known expansive soils on the project site. The site is currently undeveloped and noted as having Ma, CsB and CeF2 soils per the Natural Resources Conservation Service (NRCS) map. Ma is Grade 3 (fair rating), CsB is Grade 2 (good) and CeF2 is Grade 4, (poor rating); there is no expectation of encountering expansive soils which would result in a risk to life and/or property. **Source:** Project Plans.					
7.e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
Discussion: The proposed project does not include the installation of a septic system or other alternative wastewater disposal system. However, there is no indication that the property would not be able to support these types of systems. Should the applicant successful find domestic water, the applicant will be required to apply for a new permit to pursue any future planned single-family residence and associated infrastructure. **Source:** Project Plans.					
7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
Discussion: The project proposes a domestic well and ~~culvert~~ placement of two steel plates across a drainage ditch on a relatively flat undeveloped parcel in a rural area; minimal ground disturbance is involved. No known unique geologic features are present within the project area. There is a low probability that the project would destroy or cause impact to a unique paleontological resource or unique geologic feature. Should any paleontological evidence be discovered, Mitigation Measure 3 shall be implemented. **Source:** Project Plans, Project Location.					

8.	**CLIMATE CHANGE**. Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
8.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?		X		
Discussion: Greenhouse Gas Emissions (GHG) include hydrocarbon (carbon monoxide; CO2) air emissions from vehicles and machines that are fueled by gasoline. Construction equipment and vehicle trips (e.g., construction vehicles, personal vehicles for construction workers, maintenance workers) and machinery associated with construction of the domestic well and ~~culvert~~ placement of					

steel plates will result in temporary generation of GHG emissions. Assuming construction vehicles are based in and travelling from urban areas, the potential project GHG emission levels from construction would be considered minimal and limited to a short duration of time to complete the project construction. Although the project scope is not likely to generate significant amounts of greenhouse gases, Mitigation Measure 1 will ensure that any impacts are less than significant. **Source:** Project Plans.					
8.b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		X		
Discussion: The San Mateo County Energy Efficiency Climate Action Plan (EECAP) identifies implementation measures for construction equipment for new development to comply with best management practices from Bay Area Air Quality Management District guidance. Implementation of Mitigation Measure 1 will reduce GHG emissions to less than significant levels. **Source:** Project Plans, 2013 San Mateo County Energy Efficiency Climate Action Plan.					
8.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
Discussion: As defined by Public Resources Code Section 12220(g), forestland is land that can support 10 percent native tree of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Although the project site contains forestland, no trees are proposed for ~~removal to install the culvert~~ placement of the two steel plates or to drill the well. No conversion of forestland is proposed at this time. **Source:** Project Plans.					
8.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
Discussion: No, the parcel is not developed with any structures, nor is the project site located on or near a coastal cliff or bluff. **Source:** Project Location.					
8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: The project site is located over 4 miles from the Pacific Ocean. The project will not expose people or structures to significant risk or loss, injury or death resulting from sea level rise. **Source:** Project Location.					

8.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The west portion of the property is located in Flood Zone A, 1 percent chance of annual flooding. Neither the three well locations, or the ~~drainage culvert~~ two steel plates ~~or bridge~~ will be located in the flood hazard area. No impacts to water flows is expected. **Source:** FEMA Panel No. 06081C0390E, effective October 16, 2012,					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: See response to 8.f. **Source:** Federal Emergency Management System.					

9.	**HAZARDS AND HAZARDOUS MATERIALS**. Would the project:	***Potentially Significant Impacts***	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
9.a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
Discussion: No transport of hazardous materials is associated with this project. **Source:** Project Plans.					
9.b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
Discussion: The use of hazardous materials is not proposed as part of this project. **Source:** Project Plans.					
9.c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within				X

	one-quarter mile of an existing or proposed school?				
Discussion: The emissions of hazardous materials, substances, or waste are not proposed as part of the project. **Source:** Project Plans.					
9.d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
Discussion: The project is not located in an area identified as a hazardous materials site. **Source:** Department of Toxic Substances Control.					
9.e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X
Discussion: The site is not located within an area regulated by an airport land use plan nor is it located within 2 miles of a public airport or public use airport. **Source:** Area Maps.					
9.f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: No, the proposed project is located completely on a privately-owned parcel. All improvements are located within the parcel boundaries and there is no expected impact to any such emergency response or evacuation plan. **Source:** Project Plans, Project Location.					
9.g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X
Discussion: The project parcel is located within a Moderate Fire Hazard Severity Zone (State Responsible Area), as mapped by the California Department of Fire and Forestry. The parcel is located in a rural area that has both mature trees and low-growing vegetation. The proposed domestic well and ~~culvert~~ steel plates are ~~is~~ not expected to expose people or structures to a significant risk of loss, injury or death involving wildland fires.					

Source: Project Plans.					
9.h.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The west portion of the property is located in Flood Zone A, 1 percent chance of annual flooding. No habitable structures are proposed at this time. Upon application for a single-family residence, mandatory flood insurance purchase is required (FEMA Panel No. 06081C0390E, effective October 16, 2012). Flood insurance is not required to pursue a domestic well, ~~-~~ or ~~construct the culvert or the bridge~~ steel plates. ~~-~~ **Source:** San Mateo County Geographic Information System.					
9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The domestic well drilling~~, culvert and bridge~~ and steel plates are "at grade" structures and are not expected to impede or redirect flood flow. **Source:** San Mateo County Geographic Information System.					
9.j.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
Discussion: In addition to the discussion under Section 8.f., no dam or levee are located in close proximity to the project parcel. Therefore, there is no risk of flooding due to failure of a dam or levee. Additionally, refer to discussion under 9.h. **Source:** San Mateo County Geographic Information System.					
9.k.	Inundation by seiche, tsunami, or mudflow?				X
Discussion: No, the project site is not located within a tsunami inundation area. **Source:** San Mateo County Geographic Information System.					

10. HYDROLOGY AND WATER QUALITY. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
10.a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?		X		
Discussion: No work will take place within a watercourse; however, there is potential for waste water as a result of the drilling activity. Implementation of Mitigation Measure 6 will reduce potential impacts to less than significant. **Source:** Project Plans.				
10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
Discussion: The project scope is limited to the construction of a domestic well and ~~installing a culvert~~ placing steel plates over a drainage ditch to access the proposed well location to determine available water quantity and quality to potentially serve a future single-family residence. Connection of the well for use is not included in this project scope. If water is found, quantity and quality will be reviewed by Environmental Health Services. The domestic well will require certification by Environmental Health Services. There are no known negative impacts to groundwater recharge in the area of the project site at this time. **Source:** Project Plans.				
10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:			X	
i. Result in substantial erosion or siltation on- or off-site;				

Discussion: The project does not involve grading or site improvements that would significantly alter the existing drainage pattern of the site. The standard for a finished well is normally less than 10 sq. ft. in area so there is no expectation that the well would result in any changes to the drainage patterns of the site. Mitigation Measure 6 requires erosion control measures to be installed on site for the well drilling and to i~~nstall the culvert~~ place the steel plates, these measures shall prevent erosion on and offsite. **Source:** Project Plans.				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				X
Discussion: See discussion under 10.c.i. above. **Source:** Project Plans.				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				X
Discussion: The property and surrounding rural area is not improved with a storm drainage system. Construction of the well and ~~installing the culvert~~ placement of the steel plates will not significantly increase stormwater runoff. **Source:** Project Plans.				
iv. Impede or redirect flood flows?				X
Discussion: The standard for a finished well is normally less than 10 sq. ft. in area so there is no expectation that the project will affect flood flows. ~~For the proposed culvert, a building permit is required.~~ At the building permit stage, the project will require a final grading and drainage plan stamped by a registered civil engineer and shall include supporting calculations for the sizing of the new culvert. Drainage plans and calculations shall confirm project site flow does not increase as a result of the project scope. **Source:** Project Plans.				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
Discussion: Although the parcel is located in Flood Zone A, the domestic well and ~~culvert~~ steel plates is not expected to risk release of pollutants related to a flood hazard as no other development is proposed. **Source:** San Mateo County Geographic Information System.				
10.e. Conflict with or obstruct implementation of a water quality control plan or				X

	sustainable groundwater management plan?				
Discussion: The proposal has received preliminary approval from Environmental Health Services for the proposed domestic well. The domestic well is not expected to conflict with a water quality control plan or interfere with a groundwater management plan. The domestic well is required to be certified by Environmental Health Services. **Source:** Project Plans.					
10.f.	Significantly degrade surface or ground-water water quality?				X
Discussion: No degradation of surface or groundwater water quality is expected in association with the proposed project. Given the distance of the proposed well from the coast and existing nearby well locations, there is no expected impact to groundwater from salt water intrusion. If water is found, the well shall be certified by Environmental Health Services. **Source:** Project Plans.					
10.g.	Result in increased impervious surfaces and associated increased runoff?				X
Discussion: The project involves minimal grading and ~~installing a culvert~~ placing steel plates. As discussed under section 10.c (iv) at the building permit stage, the domestic well ~~culvert~~ will require a grading and drainage plan and drainage calculations to confirm the project scope does not increase surface runoff. The standard for a finished well is normally less than 10 sq. ft. in area so there is no expectation that the well would result in any changes to the drainage patterns of the site or result in erosion on or offsite. The project is required to submit an erosion control plan prior to the well drilling and culvert installation. **Source:** Project Plans.					

11.	**LAND USE AND PLANNING**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
11.a.	Physically divide an established community?				X
Discussion: The project would not result in the physical division of an established community. No land division is proposed. **Source:** Project Plans.					

11.b.	Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
Discussion: As mitigated, the project is compliant with applicable land use regulations. **Source:** Project Plans, San Mateo County General Plan, and Zoning Regulations.					
11.c.	Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
Discussion: The project proposes improvements to only the subject property. The improvements are completely within the parcel boundaries of the subject property and do not serve to encourage off-site development of undeveloped areas or increase the development intensity of surrounding developed areas. **Source:** Project Plans.					

12.	**MINERAL RESOURCES**. Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
12.a.	Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
Discussion: No, the project is not located in an area with known mineral resources. The project does not involve nor result in any extraction or loss of mineral resources. **Source:** Project Plans.					
12.b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

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

Source: Project Plans, Project Location, General Plan Mineral Resources Map.

13. NOISE. Would the project result in:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
Discussion: The project will generate short term noise associated with drilling for the domestic well and to ~~install the culvert~~ to place the steel plates. However, such noises will be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the County Ordinance Code for Noise Control. All grading and construction activities associated with the proposed project shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday, and 9:00 am. To 5:00 p.m. on Saturday. Construction activities will be prohibited on Sunday and any nationally observed holiday. Noise levels produced by construction activities shall not exceed the 80-dBa level at any one moment. **Source:** Project Plans, San Mateo County Noise Ordinance.				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?				X
Discussion: See discussion under 13.a. None proposed. **Source:** Project Plans, Project Location.				
13.c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: No, the project is not located within an area regulated by an airport land use plan or within 2 miles of a public airport or public use airport. **Source:** Project Location, San Mateo County Geographic Information Map.				

14. POPULATION AND HOUSING. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
14.a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
Discussion: The project will not introduce significant population growth in the area, as the project consists of a domestic well and ~~installation of a culvert~~ placing steel plates on one parcel. **Source:** Project Plans.				
14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: No, the project site is not developed and the proposed domestic well is not expected to impact adjacent properties or displace existing housing. **Source:** Project Plans.				

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

Discussion: No, the project will not involve new or physically altered government facilities and would not increase the need for new or physically altered government facilities, nor would the project affect service ratios, response times or other performance objectives for any of the public services in the area.

Source: San Mateo County Fire Department, Project Plans.

16. RECREATION. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
Discussion: No, the project would not increase use of existing neighborhood or regional parks or other recreational facilities. The proposed domestic well will be a minor change to the subject property, area and vicinity. No other new land uses are proposed at this time. **Source:** Project Plans.				
16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
Discussion: The project does not include a recreational facility or required the construction or expansion of existing recreational facilities. **Source:** Project Plans.				

17. TRANSPORTATION. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?				X

Discussion: No, the proposed domestic well will not result in a permanent increase in traffic levels to the area. Traffic will be temporarily increased due to construction vehicles, during the duration of the construction. **Source:** Project Plans, Department of Public Works.				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) *Criteria for Analyzing Transportation Impacts*? *Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.*			X	
Discussion: The project involves drilling a domestic well and ~~installing a culvert~~ placing steel plates and is expected to have a minor temporary impact on vehicle miles travelled, specifically vehicles related to the well drilling and ~~culvert~~ steel plate construction period only. **Source:** Project Plans.				
17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
Discussion: The project does not involve the construction or change of any public road design features or incompatible uses. The proposed project will be on private property. **Source:** Project Plan s.				
17.d. Result in inadequate emergency access?				X
Discussion: The project proposed is a domestic well and ~~installing a culvert~~ placing steel plates and will not result in inadequate emergency access. **Source:** Project Plans, Project Location.				

18. TRIBAL CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred				

place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X

Discussion: The project was sent by certified mail to the recommended list of California Native American tribes as recommended by the Native American Heritage Commission (NAHC). The notice yielded no comment from the tribes. The project site is not listed in the California Register of Historical Resources nor is the location listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k).

Source: Location, California Register of Historical Resources, County General Plan.

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)		X		

Discussion: The possibility of the land containing California Native American artifacts is unlikely. However, while the project is not expected to cause a substantial adverse change to any potential tribal cultural resources, the following mitigation measures are recommended to minimize any potential significant impacts to unknown tribal resources:

Mitigation Measure 9: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning Department prior to implementation and prior to continuing any work associated with the project.

Mitigation Measure 10: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Source: California Register Office of Historical Resources, San Mateo County Listed Historical Resources.

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
Discussion: The project is a domestic well and ~~culvert installation~~ placing steel plates to provide stable access over a drainage ditch; municipal water service is not available in the project area. The County's Environmental Health Services has preliminarily reviewed the project and provided conditions of approval for the project. There is no expectation that the domestic well will result in any significant environmental effects. **Source:** Project Plans.				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
Discussion: Should water be found, a determination will be made whether sufficient water supply is compliant with Environmental Health Services standards to support future residential development. Once the well is filled. **Source:** Project Plans.				
19.c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
Discussion: The project is a domestic well, no waste water treatment system is proposed. **Source:** Project Plans.				
19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
Discussion: The project is limited to minimal ground disturbance for the domestic well and ~~culvert installation~~ steel plates and will not generate any solid waste that would impair local infrastructure or conflict with waste reduction goals.				

Source: Project Plans.				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
Discussion: The domestic well is not expected to generate solid waste on a long-term basis. No mitigation is required. **Source:** Project Plans.				

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project is located in a State Responsibility Area of moderate fire hazard severity, as identified by the County's GIS maps. No structures are proposed at this time, no conditions are required at this time. **Source:** Project Plans.				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
Discussion: See discussion to 20.a. **Source:** Project Plans.				
20.c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
Discussion: The proposed project is a domestic well and ~~installation of a culvert~~ placement of steel plates and does not require the installation of any new roads, fuel breaks, or power lines. **Source:** Project Plans.				

20.d.	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Discussion: The project site area is flat with very minimal slope, 8 percent down slope towards the south. The west portion of the property is located in Flood Zone A, 1 percent chance of annual flooding. The parcel is not located in a landslide area. Any future development involving structures will require both Planning and Building Department review which will include review by drainage staff and shall comply with drainage requirements. The project does not involve habitable structures at this time, thus people will not be located on the parcel, and only a small footprint of development for the domestic well and ~~culvert~~ placing steel plates that is not expected to disrupt run-off or drainage as the culvert will be reviewed for proper sizing. The domestic well, ~~culvert and bridge~~ and steel plates are not expected to expose the subject property or adjacent properties to downslope or downstream flooding landslides, runoff, drainage changes or slope instability.

Source: Project Plans, Project Location, San Mateo County Geographic Information System.

21. MANDATORY FINDINGS OF SIGNIFICANCE.

		Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
21.a.	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a7 fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		

Discussion: Without implementation of the identified mitigation measures, the project could impact biological resources as discussed under section 4.a. Implementation of the recommended mitigation measures will ensure that potential adverse impacts are reduced to less than significant levels.

Source: Project Scope.

21.b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of		X		

	past projects, the effects of other current projects, and the effects of probable future projects.)				
Discussion: There is a proposed farm labor housing project and outdoor nature camp project proposed 2.5 miles west of the project site. Without the mitigations as provided throughout this document, the subject project could potentially impact air quality, biological resources, climate change, cultural and tribal resources, geology/soils, land use planning, and Noise. Mitigation measures have been included throughout this document to reduce these potential impacts to less than significant levels. **Source:** All Applicable Sources Cited in this Document.					
21.c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		
Discussion: As discussed in the previous sections, the proposed project is for a domestic well and ~~culvert~~ placing two steel plates. Based on the discussions in the previous sections where project impacts were determined to be less than significant or mitigation measures were required to result in an overall less than significant impact, the proposed project would not cause significant adverse effects on human beings, either directly or indirectly. **Source:** All Applicable Sources Previously Cited in This Document.					

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

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District		X	
Caltrans		X	
City		X	
California Coastal Commission		X	Appeals jurisdiction
County Airport Land Use Commission (ALUC)		X	
Other: __San Mateo County Environmental Health Services_____	X		Well Permit
National Marine Fisheries Service		X	
Regional Water Quality Control Board		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
Sewer/Water District:		X	

AGENCY	YES	NO	TYPE OF APPROVAL
State Department of Fish and Wildlife		X	
State Department of Public Health		X	
State Water Resources Control Board		X	
U.S. Army Corps of Engineers (CE)		X	
U.S. Environmental Protection Agency (EPA)		X	
U.S. Fish and Wildlife Service		X	

MITIGATION MEASURES

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

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

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

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

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

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

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

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

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

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

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

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

Also, see the discussion to Question 8.a. (Climate Change: Greenhouse Gas Emissions), relative to the project's compliance with the County Energy Efficiency Climate Action Plan.

Mitigation Measure 2: A pre-grading construction survey within the Study Area and drainage ditch crossing is required prior to the commencement of ground disturbance activity to avoid impacts to the San Francisco dusky-footed woodrat. The pre-construction survey shall be prepared by a qualified biologist prior to any work, no longer than 48 hours in advance of the start of work. If work is delayed or if work is moved to another area, an additional pre construction survey is required, this is required to avoid potential impacts to the Woodrat.

Mitigation Measure 3: If woodrat nests are observed within the project area outside of the breeding season (February to July) the project biologist may dismantle the nest (outside of the breeding season), allowing individuals to relocate to suitable habitat within the adjacent open space area.

Mitigation Measure 4: If woodrat nests with young are observed within the project site, an exclusion fence shall be erected around the nest site. The fencing shall provide adequate enough area to provide foraging habitat for the woodrats at the discretion of the project biologist. Site preparation (i.e., grubbing and grading) within the fenced area shall be postponed or halted until young have left the nest. A biological monitor shall be onsite during periods when disturbance activities occur near the active nest to ensure no inadvertent impacts will occur to the nests.

Mitigation Measure 5: In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

Mitigation Measure 6: If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

Mitigation Measure 7: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 8: Prior to commencement of the project, the application shall submit to the Planning Department for review and approval, an erosion and drainage control plan that shows how the transport and discharge of soil and pollutant from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment capturing devices. The plan shall limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plans shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Guidelines," including:

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

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

c. Performing clearing and earthmoving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

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

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

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

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

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

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

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

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

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving 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 9:** In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning Department prior to implementation and prior to continuing any work associated with the project. **Mitigation Measure 10:** Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

	I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.
X	I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

	(Signature)
Olivia Boo	Planner III
Date	(Title)

ATTACHMENTS:

A. Site Plan
B. Biologist Report, dated May 5, 2015
C. Biologist Report, dated August 7, 2020

OSB:cmc – OSBFF0595_WCH.DOCX

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

REVISED

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: Domestic Well and ~~Culvert~~ Steel Plates, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2002-00727

OWNER: Charlie Floyd

APPLICANT: Charlie Floyd

NAME OF PERSON UNDERTAKING THE PROJECT OR RECEIVING THE PROJECT APPROVAL (IF DIFFERENT FROM APPLICANT): N/A

ASSESSOR'S PARCEL NO.: 082-130-250

LOCATION: Highway 84 (aka La Honda Road), Between Peek-A-Boo Lane and Madera Lane, in unincorporated San Gregorio area of San Mateo County

PROJECT DESCRIPTION

Coastal Development Permit and Planned Agricultural District Permit for the construction of a new domestic well and to ~~install a 30-inch diameter culvert into~~ place two steel plates aross an existing drainage ditch, to serve a potential future single-family residence. Three sites are identified as potential well sites but only one well will be constructed and certified. The parcel size is 2.47 acres. The primary well site is located approximately 65 feet from the front property line. Preconstruction surveys for special status species/habitat are included in the proposal. Minimal grading and no tree removal is proposed.

The parcel is vacant with existing low growing vegetation and 11 mature trees. It is located on the south side of La Honda Road and accessed by a gravel driveway. The parcel is relatively flat. There is an existing drainage ditch that runs along a portion of the curved gravel driveway. In order for the well drilling vehicle to safely access the proposed well locations, ~~a culvert is~~ two steel plates are required to be installed ~~in~~ across the drainage ditch to provide stable vehicle access to the potential well locations. The surrounding area is rural with scattered residential and agricultural development. The primary area of the subject parcel is located 270 feet south of La Honda Road, behind another developed property.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

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

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

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

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

5. In addition, the project will not:

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

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

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

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

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

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

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

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

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

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

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

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

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

g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of

Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.

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

Mitigation Measure 2: A pre-grading construction survey within the Study Area and drainage ditch crossing is required prior to the commencement of ground disturbance activity to avoid impacts to the San Francisco dusky-footed woodrat. The pre-construction survey shall be prepared by a qualified biologist prior to any work, no longer than 48 hours in advance of the start of work. If work is delayed or if work is moved to another area, an additional pre construction survey is required, this is required to avoid potential impacts to the Woodrat.

Mitigation Measure 3: If woodrat nests are observed within the project area outside of the breeding season (February to July) the project biologist may dismantle the next (outside of the breeding season), allowing individuals to relocate to suitable habitat within the adjacent open space area.

Mitigation Measure 4: If woodrat nests with young are observed within the project site, an exclusion fence shall be erected around the nest site. The fencing shall provide adequate enough area to provide foraging habitat for the woodrats at the discretion of the project biologist. Site preparation (i.e., grubbing and grading) within the fenced area shall be postponed or halted until young have left the nest. A biological monitor shall be onsite during periods when disturbance activities occur near the active nest to ensure no inadvertent impacts will occur to the nests.

Mitigation Measure 5: In the event that cultural, paleontological, or archaeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. In addition, an archaeological report meeting the Secretary of the Interior's Standards detailing the findings of the monitoring will be submitted to the Northwest Information Center after monitoring has ceased. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.

Mitigation Measure 6: If a newly discovered resource is, or is suspected to be, Native American in origin, the resource shall be treated as a significant Tribal Cultural Resource, pursuant to Public Resources Code 21074, until the County has determined otherwise with the consultation of a qualified archaeologist and local tribal representative.

Mitigation Measure 7: In the event of discovery or recognition of any human remains during project construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The applicant shall then immediately notify the County Coroner's Office and possibly the State Native American Heritage Commission to seek recommendations from a Most Likely Descendant (Tribal Contact) before

any further action at the location of the find can proceed. All contractors and sub-contractors shall be made aware of these requirements and shall adhere to all applicable laws including State Cultural Preservation laws. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 8: Prior to commencement of the project, the application shall submit to the Planning Department for review and approval, an erosion and drainage control plan that shows how the transport and discharge of soil and pollutant from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment capturing devices. The plan shall limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plans shall adhere to the San Mateo County Wide Stormwater Pollution Prevention Program "General Construction and Site Guidelines," including:

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

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

c. Performing clearing and earthmoving activities only during dry weather.

d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30.

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

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

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

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

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

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

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

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

m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving 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 9: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall cease until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resources in place or minimize adverse impacts to the resource. Those measures shall be approved by the County Planning Department prior to implementation and prior to continuing any work associated with the project.

Mitigation Measure 10: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

RESPONSIBLE AGENCY CONSULTATION

San Mateo County.

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: August 18, 2021 to September 7, 2021.

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., September 7, 2021**.

CONTACT PERSON

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