

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Lacasia-Barrios Residence
2. **County File Number:** PLN2021-00478
3. **Lead Agency Name and Address:** County of San Mateo, Planning and Building Department, 455 County Center, Second Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Glen Jia, Project Planner, 628/363-1803, bjia@smcgov.org (email is preferred method of communication)
5. **Project Location:** Vacant parcel located on San Carlos Avenue, in unincorporated El Granada area of San Mateo County. The project site can be accessed from San Carlos Avenue, which is a public roadway.
6. **Assessor's Parcel Number and Size of Parcel:** APN 047-105-020; 7,070 sq. ft.
7. **Project Sponsor's Name and Address:** Elizabeth Lacasia, 4 El Sereno Drive, San Carlos, CA 94070
8. **Owner:** Elizabeth Lacasia, 4 El Sereno Drive, San Carlos, CA 94070
9. **General Plan Designation:** Medium Density Residential; Urban
10. **Zoning:** One-Family Residential/Combining District (Minimum Lot Size 5,000 sq. ft.)/Design Review/Coastal Development District (R-1/S-17/DR/CD)
11. **Description of the Project:** The project requires a Design Review Permit (DRP), Coastal Development Permit (CDP), and Variance for the construction of a new 3-story, 1,820 sq. ft. residence with a 381 sq. ft. attached garage and a 795 sq. ft. accessory dwelling unit (ADU) on a 7,070 sq. ft. legal parcel (Certificate of Compliance (Type B) was recorded on November 10, 2021). The project site is accessed from San Carlos Avenue, a public roadway which is improved at the project location. The project involves no tree removal and only minor grading. The subject property is located within a portion of the Montecito Riparian Corridor. Areas of the Montecito Riparian Corridor may contain areas of wetland. In addition to the 30-foot riparian setback, the County has implemented a 100-foot wetland setback for the potential wetland. The project also involves a Variance for the reduction in the wetland setback requirement and front setback requirement to allow for the proposed residence. The applicant proposes a 30 feet wetland setback and a 13 feet front setback, where 20 feet is required by the zoning district. The project is appealable to the California Coastal Commission.
12. **Surrounding Land Uses and Setting:** The property is located within an existing residential neighborhood and adjoins developed parcels on the north and east sides. Access is proposed from San Carlos Avenue, a public roadway. The property slopes downward from San Carlos

Avenue, with an average slope of approximately 19.4%. In addition, the subject property is located within a portion of the Montecito Riparian Corridor, which may contain areas of wetland.

13. **Other Public Agencies Whose Approval is Required:** None
14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?: Yes, staff has sent out project referrals to affiliated tribes.** Planning staff has consulted with the following tribes, as identified by the Native American Heritage Commission (NAHC): Amah Mutsun Tribal Band of Mission San Juan Bautista, Costanoan Rumsen Carmel Tribe, Indian Canyon Mutsun Band of Costanoan, Muwekma Ohlone Indian Tribe of the SF Bay Area, The Ohlone Indian Tribe, and Wuksache Indian Tribe (Eshom Valley Band). On January 18, 2023, a letter was sent to each of the contact persons provided by the NAHC regarding the subject project requesting comment by February 17, 2023. No comments were received during the consultation period.

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.

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

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to

applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

- c. **Mitigation Measures.** For effects that are “Less Than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. **Supporting Information Sources.** Sources used or individuals contacted should be cited in the discussion.

1. AESTHETICS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	
Discussion: The project site is not located in a scenic corridor minimally visible from the Pacific Ocean. The site is minimally visible from public lands, as it located approximately 200 feet from the southern border of Rancho Corral de Tierra, a portion of the Golden Gate National Recreation Area. The proposed residence would be minimally visible from the San Carlos and America trails within Rancho Corral de Tierra. However, the site abuts a developed residential area and would not impact existing views from these trails. The site is also minimally visible from adjoining areas within the residential neighborhood. The proposed residence and associated improvements would be directly visible from San Carlos Avenue. As the proposed residence and driveway would abut developed and vacant residential sites and blend in with other residences in the area, the project would not have a significant adverse effect on views from existing residence and public roadways. Source: Project Plans; County GIS Maps; Google Street View				
1.b. Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
Discussion: The project is not located within a designated scenic corridor, nor would it impact areas within a state scenic highway. The project does not involve removal of vegetation within the Montecito Riparian Corridor or the removal of any trees. Source: County GIS Maps; Project Plans.				

1.c. In non-urbanized areas, significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
Discussion: The subject property is located within an urbanized area. The design of the proposed residence takes into account the moderately sloped terrain of the property, and no trees are proposed for removal. The project involves only minor grading and would not significantly change the topography or ground surface features. Source: Google Street View; County GIS Maps; Topographic Survey				
1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?			X	
Discussion: The project does not involve the introduction of significant light sources that would adversely affect day or nighttime views in the area, as the proposed single-family residence is located within an existing residential area. Additionally, proposed exterior lights are located only at doorways and at the garage door. Furthermore, design review standards of the Design Review (DR) District require downward-directed exterior light fixtures. Source: Project plans				
1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
Discussion: The parcel is not situated within a state or county scenic corridor and is not located adjacent to a state highway. The project is located approximately 200 feet from the border of the Cabrillo Highway County Scenic Corridor and would be minimally visible from Cabrillo Highway. Source: County GIS Maps; Google Street View				
1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?			X	
Discussion: The site is located in a Design Review District. The project requires a Design Review Permit and is required to comply with applicable design review standards. The project has been reviewed and recommended for approval by the County Coastside Design Review Committee based on the compliance with applicable design review standards. The subject property is located within a portion of the Montecito Riparian Corridor. Areas of the Montecito Riparian Corridor may contain areas of wetland. In addition to the 30-foot riparian setback, the County has implemented a 100-foot wetland setback from the riparian boundary for the				

potential wetland. The project also involves a Variance for the reduction in the wetland setback requirement and front setback requirement to allow for the proposed residence. The applicant proposes a 30 feet wetland setback and a 13 feet front setback, where 20 feet is required by the zoning district.

The project complies with the County General Plan Medium Density Residential land use designation which allows 6.1-8.7 du/acre. As proposed, the project density is approximately 6.2 du/acre. The proposed accessory dwelling unit is not subject to the density limit.

Source: County GIS Maps; County Zoning Regulations; Standards for Design for One- and Two-Family Residential Development in the Midcoast.

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

X

Discussion: Please see Section 1.c for discussion.

Source: Project Plans; County GIS Maps

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

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

Discussion: The project involves an urban, residential property located within a Single-Family Residential Zoning District in the Coastal Zone, which does not contain agricultural lands, prime soils, and is not farmed. There is no project impact to farmland, forestland, or timberland. In addition, the subject parcel is not subject to a Williamson Act contract.

Source: County GIS Maps

2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion: See discussion under Section 2.a. Source: County GIS Maps				
2.c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
Discussion: See discussion under Section 2.a. Source: Project plans; County GIS Maps				
2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
Discussion: See discussion under Section 2.a. Source: County GIS Maps				
2.e. Result in damage to soil capability or loss of agricultural land?			X	
Discussion: See discussion under Section 2.a. Source: County GIS Maps				
2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? <i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i>				X
Discussion: See discussion under Section 2.a. Source: County GIS Maps				

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
3.a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
Discussion: The project involves no tree removal, only minor grading, and construction activities associated with the proposed residence. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance for construction emissions and operational emissions. As described in the BAAQMD's 2022 California Environmental Quality Act (CEQA) Guidelines, the BAAQMD does not require quantification of construction emissions due to the number of variables that can impact the calculation of construction emissions. Instead, the BAAQMD emphasizes implementation of all control measures to minimize emissions from construction activities. The BAAQMD provides a list of construction-related control measures, <i>All Basic Construction Mitigation Measures</i>, and other criteria, that, when fully implemented, would significantly reduce construction-related air emissions to a less than significant level. Mitigation Measure 1.a- 1.e requires the applicant to comply with BAAQMD's <i>All Basic Construction Mitigation Measures</i>. Other applicable BAAQMD criteria requires that construction-related activities exclude the below listed activities (followed by staff's evaluation of project compliance): a. Demolition: The project is undeveloped and would not require demolition of any existing buildings. b. Simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously): Staff has added this as Mitigation Measure 1.i to require compliance with this criteria. c. Simultaneous construction of more than one land use type (e.g., project would develop residential and commercial uses on the same site) (not applicable to high density infill development): The project only involves the construction of a single-family residential use only. d. Extensive site preparation (i.e., greater than default assumptions used by the Urban Land Use Emissions Model [URBEMIS] for grading, cut/fill, or earth movement): The project will not require extensive site preparation, and would only disturb approximately 1,700 square feet. e. Extensive material transport (e.g., greater than 10,000 cubic yards of soil import/export) requiring a considerable amount of haul truck activity: The project would not involve extensive material transport requiring off haul of approximately 20 c.y. BAAQMD measures and compliance with criteria b. above are required by the mitigation measure provided below. <u>Mitigation Measure 1:</u> Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented: a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.				

- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
- i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously).

Source: Project Plans; Bay Area Air Quality Management District.

3.b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?			X	
Discussion: As of February 2023, San Mateo County is a non-attainment area for PM-2.5. On January 9, 2013, the Environmental Protection Agency (EPA) issued a final rule to determine that the Bay Area attains the 24-hour PM-2.5 national standard. However, the Bay Area will continue to be designated as "non-attainment" for the national 24-hour PM-2.5 standard until the BAAQMD submits a "re-designation request" and a "maintenance plan" to EPA and the proposed re-designation is approved by the EPA. A temporary increase in the project area is anticipated during construction since these PM-2.5 particles are a typical vehicle emission. The temporary nature of the proposed construction and California Air Resources Board vehicle regulations reduce the potential effects to a less than significant impact. Mitigation Measure 1 in Section 3.a. would minimize increases in non-attainment criteria pollutants generated from project construction. Source: Project Plans; Bay Area Air Quality Management District.				
3.c. Expose sensitive receptors to significant pollutant concentrations, as defined by Bay Area Air Quality Management District?			X	

Discussion: See discussion in Section 3.a. Source: Project Plans; Bay Area Air Quality Management District				
3.d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
Discussion: The project involves construction and operation of a single-family residence. While the project may result in dust and odors associated with the construction process, these odors would be temporary and would not affect a significant number of people due as the project only adjoins residential development to the north and east, and undeveloped parcels to the south and west. Source: Project Plans; Bay Area Air Quality Management District				

4. BIOLOGICAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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: The subject property is located within a portion of the Montecito Riparian Corridor. A Riparian Boundary Assessment (Assessment), dated February 14, 2020, was prepared for the project site by Patrick Kobernus of Coast Ridge Ecology, LLC (Project Biologist) (Attachment C1). The Assessment states that the unnamed creek that runs through the Montecito riparian corridor is located over 150 feet west of the property. The creek is shown as a perennial creek (solid blue line) on the 1997 USGS Montara Mountain 7.5 minute quadrangle map. The creek is shown as an intermittent stream on the 1949 version of this same map. The USGS defines a perennial stream as “a stream that normally has water in its channel at all times.” On August 10, 2020, the Project Biologist observed that there was no standing water or flow in the channel, with some saturated mud in places. The creek has an approximate channel width of 5 feet and is incised approximately 5 feet (channel banks). Based on this recent site visit and previous visits to the property where the Project Biologist has not seen water in the creek, he determined that the creek is functioning more like an intermittent creek. <i>Riparian Delineation and Associated Buffer Zone</i> The Assessment delineates a riparian boundary, based on the presence of riparian species, including Arroyo willow (<i>Salix lasiolepis</i>), Sitka willow (<i>Salix sitchensis</i>), and pink-flowering current (<i>Ribes sanguineum</i> var. <i>glutinosum</i>). Based on this delineation (shown in Sheet A100 of the project plan set), the project would comply with the required buffer zone/setback of 30 feet from the riparian				

corridor for intermittent streams, as set forth in the Local Coastal Policies (LCP) Section 7.12. While a cantilevered deck encroaches into this buffer zone, the deck does not have ground-based supports and would not impact any sensitive habitat in this area.

Prescence of Wetland and Associated Buffer Zone

LCP Policy 7.14 (Definition of Wetland) defines wetland as an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground. Such wetlands can include mudflats (barren of vegetation), marshes, and swamps. Such wetlands can be either fresh or saltwater, along streams (riparian), in tidally influenced areas (near the ocean and usually below extreme high water of spring tides), marginal to lakes, ponds, and man-made impoundments. Wetlands do not include areas which in normal rainfall years are permanently submerged (streams, lakes, ponds and impoundments), nor marine or estuarine areas below extreme low water of spring tides, nor vernal wet areas where the soils are not hydric.

In San Mateo County, wetlands typically contain the following plants: cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bullrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least a 50% cover of some combination of these plants, unless it is a mudflat.

The Project Biologist prepared a clarification letter on the presence of Arroyo Willow and hydric soils (2022 Clarification Letter), dated September 1, 2022, included as Attachment C2. The 2022 Clarification Letter responds to public comments provided by Ms. Lennie Roberts of Green Foothills dated August 31, 2022 (Attachment D). The Project Biologist disagrees with Ms. Roberts's statement that Arroyo Willow indicates the presence of a wetland on the property. The Project Biologist states that Arroyo Willow is not an indicator of wetlands. The Project Biologist states that Arroyo willow is a tree/shrub that is more often growing in riparian areas that are not wetlands, but it has plasticity to tolerate saturated conditions, and is sometimes found growing on the edge of wetlands and partially within wetlands. He states that this is also true for other riparian trees such as red alder, coast dogwood, and black cottonwood, among others. Arroyo willow is often found in wide swaths (thickets) because it can tolerate drier conditions where the water table is lower and there is no soil saturation, such as riparian corridors and uplands, and this is essentially consistent with what defines a 'riparian' species. Alternatively, all of the plants listed as examples for the 50% cover requirement in Policy 7.14 Definition of Wetlands are species that occur in freshwater marsh and saltmarsh habitats, and primarily grow in saturated soil conditions (e.g., cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bullrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush), which suggests that areas that would fall under the category of wetlands would have wetland hydrology, hydric soils, and/or OBL (obligate) wetland plant species.

The definition of a hydric soil is: "a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part" (USDA Soil Conservation Service, 1994). Because of the slope of the property at 779 San Carlos Avenue, it's highly unlikely for hydric soils to be present because water has to pool or pond (continuous saturation, flooding or inundation) for a minimum of 14 days (for most soils) for hydric soil indicators to develop. Saturated streambeds and lakebeds may have hydric soils, but these features are not considered as wetlands, as streams and lakes (up to the water's edge/ Ordinary High Water Line) are considered Waters of the State and/or Waters of the US, depending on whether they drain into a navigable waterway. The streambed associated with the Montecito Riparian Corridor has a defined channel, and this channel would likely be considered Waters of the State and Waters of the US. This channel is over 150 feet from the subject property boundary

(CRE, 2020).

The Project Biologist conducted a site visit to the subject site on August 31st, 2022. The property includes an upland area on the east side (Photo 1), and a portion of the Montecito Riparian Corridor on the western side. The eastern portion of the property is dominated by upland vegetation (i.e., coyote brush, poison oak, pampas grass, ice plant and French broom). To the west of the property near the lower, western property line boundary, the topography flattens out with more hummocky ground, and the vegetation on site is still consistent with Policy 7.7 definition of a Riparian Corridor (Photo 2). No standing water was observed in this area. This area has over 50% cover Arroyo Willow, and understory plant species identified in this area during the field visit are listed below. No obligate wetland plant species were observed, including slough sedge (*Carex obnupta*). In addition, spreading rush (*Juncus patens*) a facultative species, was not observed.

However, as no wetland delineation was performed at the project site, Staff acknowledges that areas of the Montecito Riparian Corridor may contain areas of wetland. In addition to the 30-foot riparian setback, the County has implemented a 100-foot wetland setback from the riparian delineation for the potential wetland. The project also involves a Variance for the reduction in the wetland setback requirement and front setback requirement to allow for the proposed residence. The applicant proposes a 30 feet wetland setback and a 13 feet front setback, where 20 feet is required by the zoning district. The granting of the Variance would not cause a significant environmental impact, as potential wetland areas would be adequately protected by the 30 feet setback.

Protected Wildlife Species

On August 31st, 2022, within the western area of the property, the Project Biologist observed a large, active San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*; SFDFW) midden (i.e., nest structure), (Photo 3). This species is a California species of special concern. SF dusky-footed woodrat middens are frequently found in uplands and riparian areas but are not present in wetland areas where the nests would be seasonally flooded. This nest is well protected from any potential impact from development, as the nest is within the riparian corridor that would be protected, and more than 60 feet from the project area. Due to the presence of SFDFW, California Red - legged Frog (CRLF) and San Francisco Garter Snake (SFGS) may also be present at the site.

Staff has included standard biological mitigation measures as Mitigation Measure 2.

Mitigation Measure 2: The applicant shall implement the following mitigation measures to avoid direct impacts to California Red - legged Frog (CRLF), San Francisco dusky - footed woodrat (SFDFW), and San Francisco Garter Snake (SFGS) if present during the course of activities on the site:

- a. Pre - construction surveys for SFDFW houses shall be performed no less than 30 days prior construction (including ground disturbance work and/or demolition of existing structures). If stick houses are found and avoidance is not feasible, the houses shall be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material shall be placed back on the house and a buffer of 25 to 50 feet shall be established by the biologist for a minimum of three weeks to allow young time to mature and leave the nest. Nest material shall be moved to a suitable adjacent area for reuse. Pre - construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.
- b. A pre - construction survey for CRLF and SFGS shall be performed within 48 hours of ground disturbing activities. Non - listed species if found, may be relocated to suitable

habitat outside the Project Site. If CRLF and/or SFGS is found, work should be halted, and the USFWS will be contacted. If possible, CRLF and SFGS should be allowed to leave the area on its own. If the animal does not leave on its own, all work shall remain halted until the USFWS provide authorization for work to resume. Pre - construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.

- c. A biological monitor shall be present during initial vegetation removal and ground disturbing activities to ensure no CRLF and SFGS are present.
- d. No ground - disturbing work (including demolition or vegetation removal) shall be performed during or within 48 hours of any rain event (greater than 0.5 inches) between November 1 and April 31 when CRLF are most likely to disperse into upland habitats. Furthermore, no work shall occur within 30 minutes of sunrise or sunset during this period.
- f. Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting), rolled erosion control products, or similar material shall not be used. Acceptable substitutes include coconut coir matting or tackifier hydroseeding compounds. Compliance shall be demonstrated in an erosion and sediment control plan provided with the building permit application.
- g. An environmental training shall be provided to all workers prior to the start of any activities regarding any sensitive biological resources. The training shall include steps to identify and respond to a sighting, the laws and regulations protecting those resources, and consequences of non-compliance. Date and time of each training shall be reported to the County within one week of completion.

Sources: Riparian Boundary Assessment Dated February 14, 2020; 2022 Clarification Letter dated September 1, 2022; Comments from Lennie Roberts of Green Foothills dated August 31, 2022; Assessment of Riparian Corridor Boundary for APN 047-105-020, El Granada, California, TRA Environmental Consultants, dated April 11, 2006.

4.b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		
Discussion: Please see the discussion in Section 4.a, above.				
Sources: Riparian Boundary Assessment Dated February 14, 2020; 2022 Clarification Letter dated September 1, 2022; Comments from Lennie Roberts of Green Foothills dated August 31, 2022				
4.c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		

Discussion: Please see the discussion in Section 4.a, above. Sources: Riparian Boundary Assessment Dated February 14, 2020; 2022 Clarification Letter dated September 1, 2022; Comments from Lennie Roberts of Green Foothills dated August 31, 2022				
4.d. Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
Discussion: Please see the discussion in Section 4.a, above. Sources: Riparian Boundary Assessment Dated February 14, 2020; 2022 Clarification Letter dated September 1, 2022; Comments from Lennie Roberts of Green Foothills dated August 31, 2022				
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
Discussion: The project involves no tree removal. Furthermore, no significant or heritage tree is present on the subject property. For these reasons, the project complies with County tree preservation ordinances. Sources: Project plans; County Significant Tree Ordinance; County Heritage Tree Ordinance; Google Earth				
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 Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan. The proposed area of work is located adjacent to existing residences in a residential neighborhood. Source: County General Plan; County GIS Maps				
4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion: The proposed project site is located more than 200 feet away from any designated marine or wildlife reserve. Rancho Corral De Tierra is located in close proximity to the project site, at approximately 200 feet. A number of residential properties currently exist near the park. As discussed in Section 4.a., the proposed project proposes to construct a single-family residence near the Montecito Riparian Corridor and a possible wetland. As proposed and mitigated, the potential adverse project impacts on habitats or species in the area would be reduced to a less than significant level. Source: County General Plan; County GIS Maps; Riparian Boundary Assessment Dated February				

14, 2020;				
4.h. Result in loss of oak woodlands or other non-timber woodlands?				X
Discussion: The project would not involve the removal of oak woodlands or other non-timber woodlands. No trees are located at the site. Source: Google Earth; County GIS Maps				

5. CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
5.a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?			X	
Discussion: The project only involves minor earth-moving, including approximately 60 cy of cut and 40 cy of fill, and construction impacts and will unlikely result in any adverse impacts on archaeological resources. The project was referred to the California Historical Resources Information System (CHRIS). In a letter (Attachment E) dated January 25, 2023, CHRIS staff stated that a previous cultural resource study (Study #3082) for the project area is unclear as to whether the researchers surveyed the proposed project area. CHRIS staff recommends no further study for archaeological resources be conducted as project area has a low possibility of containing unrecorded archaeological site(s). Standard mitigation measures have been incorporated as follows: Mitigation Measure 3: Although no archaeological resources were found on the Project Area, it is possible that subsurface deposits may yet exist or that evidence of such resources has been obscured by more recent natural or cultural factors such as downslope aggradation and alluviation and the presence of non-native trees and vegetation. Archaeological and historical resources and human remains are protected from unauthorized disturbance by State law, and supervisory and construction personnel therefore must notify the County and proper authorities if any possible archaeological or historic resources or human remains are encountered during construction activities and halt construction to allow qualified Archaeologists to identify, record, and evaluate such resources and recommend an appropriate course of action. Mitigation Measure 4: In the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred.				

Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e). Sources: Letter from California Historical Resources Information System (CHRIS) Staff Dated January 25, 2023; Letter from Native American Heritage Commission Dated February 7, 2023				
5.b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?			X	
Discussion: Please see Section 5.a for discussion. Sources: Letter from California Historical Resources Information System (CHRIS) Staff Dated January 25, 2023; Letter from Native American Heritage Commission Dated February 7, 2023				
5.c. Disturb any human remains, including those interred outside of formal cemeteries?			X	
Discussion: To minimize potential impacts to human remains, the property owner shall implement the following standard mitigation measure: Mitigation Measure 5: The applicants and contractors shall be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately, and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains. Sources: Letter from California Historical Resources Information System (CHRIS) Staff Dated January 25, 2023; Letter from Native American Heritage Commission Dated February 7, 2023				

6. ENERGY. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
6.a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
Discussion: Energy conservation standards for new residential and nonresidential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the California Energy Commission) in June 1977 and are updated every 3 years (Title 24, Part 6, of the California Code of Regulations). Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration				

and possible incorporation of new energy efficiency technologies and methods.

The County has adopted the 2022 Energy Code which encourages efficient electric heat pumps, establishes electric-ready requirements for new homes, expands solar photovoltaic and battery storage standards, strengthens ventilation standards, etc.

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

Construction

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

Operation

During operations, project energy consumption would be associated with resident and visitor vehicle trips and delivery trucks. The project is a residential development project served by existing road infrastructure and the proposed new driveway. Pacific Gas and Electric (PG&E) provides electricity to the project area. Due to the proposed construction of a single-family residence, project implementation would result in a permanent increase in electricity over existing conditions. However, such an increase to serve a single-family residence would represent an insignificant percent increase compared to overall demand in PG&E's service area. The nominal increased demand is expected to be adequately served by the existing PG&E electrical facilities and the projected electrical demand would not significantly impact PG&E's level of service. It is expected that nonrenewable energy resources would be used efficiently during operation and construction of the project given the financial implication of the inefficient use of such resources. As such, the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Impacts are less than significant, and no mitigation is required.

Source: California Building Code; California Energy Commission; County Building Division Webpage; Project Plans; Appendix F: EECAP Development Checklist

6.b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X
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Discussion: The project design and operation would comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. Therefore, the project does not conflict with or obstruct state or local renewable energy plans and would not have a significant impact. Furthermore, the development would not cause inefficient, wasteful and unnecessary energy consumption. The project will be further review at the time of building permit application to ensure substantial compliance with applicable energy conservation requirements.

Source: County Building Division Webpage; Project Plans; Appendix F: EECAP Development Checklist

7. GEOLOGY AND SOILS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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? <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>			X	
Discussion: According to the County GIS System, the subject project is not located within a geological hazard zone. The site is subject to earthquakes due to the area's proximity to the San Andreas Earthquake Fault. The County Geotechnical Section reviewed the project and requires that a geotechnical report shall be provided at the building permit application stage, consistent with building code. Sources: County GIS Maps; Geotechnical Review (Conducted by the County Geotechnical Section)				
ii. Strong seismic ground shaking?			X	
Discussion: Please see Section 7.a for discussion. Sources: County GIS Maps, Geotechnical Review (Conducted by the County Geotechnical Section)				
iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
Discussion: Please see Section 7.a for discussion. Sources: County GIS Maps; Geotechnical Review (Conducted by the County Geotechnical Section)				
iv. Landslides?			X	
Discussion: Please see Section 7.a for discussion.				

Sources: County GIS Maps; Geotechnical Review (Conducted by the County Geotechnical Section)				
v. Coastal cliff/bluff instability or erosion? <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>			X	
Discussion: The project site is not located on or adjacent to a coastal cliff or bluff. Sources: County GIS Maps; Geotechnical Review (Conducted by the County Geotechnical Section)				
7.b. Result in substantial soil erosion or the loss of topsoil?			X	
Discussion: The project site is moderately sloped at 19.4% and is located within a portion of the Montecito Riparian Corridor. While the unnamed creek that runs through the Montecito riparian corridor is located over 150 feet west of the property, there is the potential for sedimentation in areas downslope from the project area into San Carlos Avenue and, less likely, to the creek should there be any precipitation during project grading or construction. The project involves a minor amount of grading, including approximately 60 cubic yards (c.y.) of cut and 40 c.y. of fill. The project involves an estimated maximum area of land disturbance of approximately 2250 sq. ft, which is necessary to construct the proposed residence and associated improvements. The applicant proposes an Erosion and Sediment Control Plan, included on page C-2 of Attachment B, which includes measures that would contain and slow run-off, while allowing for natural infiltration. Due to the potential for erosion and sedimentation during land disturbing and earth-moving activities, the following standard mitigation measures have been included: <u>Mitigation Measure 6:</u> Prior to the issuance of the building permit for the residence, the applicant shall revise the Erosion Control Plan to include the driveway area and proposed measures and additional measures as follows, subject to the review and approval of the Community Development Director: a. Protect Surface Water Locations: The Montecito Riparian Corridor is location within close proximity of proposed disturbed areas on the subject property. Please provide primary control measures (e.g., 2 rows of staked fiber rolls) along the edge of the riparian corridor. b. Show location of utility trenches, indicate utility types, and identify timing of installation. c. Construction Access Routes: Over access points at the end of the paved portion of San Carlos Avenue, construct a stabilized designated entrance(s), using 3" - 4" fractured aggregate over geo-textile fabric. <u>Mitigation Measure 7:</u> The applicant shall adhere to the San Mateo County-wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following: a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading. b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as				

appropriate.

- c. Performing clearing and earth moving activities only during dry weather.
- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.
- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and obtain all necessary permits.
- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving site shall be clear and running slowly at all times.

Mitigation Measure 8: Once approved, erosion and sediment control measures of the revised Erosion Control Plan shall be installed prior to beginning any site work and maintained throughout the term of grading and construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Building Inspection Section.

Source: Project C3C6 form, Project Site Plan and Drainage Plan (Pages A-1 and C-1)

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	
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Discussion: Regarding potential for landslide, erosion, and liquefaction, see discussion in Sections

7.a and 7.b above. Sources: County GIS Maps; Geotechnical Review (Conducted by the County Geotechnical Section)				
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: The project site is unlikely located in an area with an identified risk for expansive soil. Further evaluation will be conducted by the County Geotechnical Section at the building permit application stage. Sources: County GIS Maps; Geotechnical Review (Conducted by the County Geotechnical Section)				
7.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
Discussion: The project proposes to connect to the Granada Sanitary District (GSD). GSD has reviewed the project plans and the project will be subject to GSD permitting requirements. As public sewer service is available to the project site, no septic system is proposed as part of the project. Source: County GIS Maps; Project plans				
7.f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
Discussion: The project would unlikely result in any adverse impacts on any paleontological resources, as discussed in Section 5 above. Mitigation Measure 4 has been included to prevent any adverse impacts. Sources: Letter from California Historical Resources Information System (CHRIS) Staff Dated January 25, 2023; Letter from Native American Heritage Commission Dated February 7, 2023				

8. CLIMATE CHANGE. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
8.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X	
Discussion: Greenhouse Gas Emissions (GHG) include hydrocarbon (carbon monoxide; CO2) air emissions from vehicles and machines that are fueled by gasoline. Grading involves GHG emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and personal cars of construction workers, and operation of grading equipment). Due to the site's coastal location and				

assuming construction vehicles and workers are based largely in city or larger urban areas, potential project GHG emission levels from construction would be increased from general levels.

To ensure new development projects are compliant with the Climate Element of the County's General Plan, the County provides a Development Checklist (Attachment H). The project incorporates several measures recommend in the Checklist, including participation in an energy efficiency financing program, compliance with the Green Building Code and CALGreen Tier 1 efficiency standards, use of shading, "cool" surfaces design and/or open-grid paving, installation of a solar photovoltaic system, installation of solar water heater(s), use of pre-wire and pre-plumb for solar system, use of recycled materials for construction, zero waste measures, smart water meter, construction idling measures, and electrification of the new home.

The project involves a minor amount of grading, including approximately 60 cubic yards (c.y.) of cut and 40 c.y. of fill. It is anticipated that excavated materials would be reused as fill on the site, requiring off-haul of only 20 c.y. (approximately 2 truckloads). The project would also require importation of drain rock and aggregate rock; however, the volume of imported rock is also anticipated to be small. The project would be required to comply with the California Green Building Standards Code (CALGreen). Therefore, the project's generation of GHG emissions is anticipated to be less than significant level.

Mitigation Measure 9: At the time of building permit application, the applicant shall demonstrate compliance with the following measures as indicated on the applicant-completed Development Checklist (Attachment H) or equivalent measures, to the extent feasible. Such measures shall be shown on building plans.

- a. BAAQMD BMP: Comply with the Green Building Ordinance and achieve CALGreen Tier 1 energy efficiency standards;**
- b. BAAQMD BMP: Install a solar photovoltaic system;**
- c. BAAQMD BMP: Incorporate a minimum of 15% recycled materials into construction.**

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
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Discussion: The project involves construction of a single-family residence and associated improvements. The Bay Area Air Quality Management District (BAAQMD) exempts construction and operation of residential uses from permit requirements (Regulation 2-1-113). See further discussion in Section 3.

Source: Bay Area Air Quality Management District

8.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
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Discussion: As discussed in Section 2, the project would not result in the loss of forestland or conversion of forestland to non-forest use, as the project site does not contain forestland. In

addition, the project proposes no tree removal and would result in negligible disturbance to existing vegetation. Sources: County GIS Maps; Project Plans				
8.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
Discussion: The project is not located on or adjacent to a coastal cliff or bluff. Source: County GIS Maps				
8.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: The project is not located on or adjacent to the San Francisco Bay or Pacific Ocean and therefore not expose people or structures to any risks related to sea level rise. Source: County GIS Maps				
8.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: The project site is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0138F, effective August 2, 2017. Source: County GIS Maps				
8.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: See discussion in Section 8.f. Source: County GIS Maps				

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

other toxic substances, or radioactive material)?				
Discussion: No such use is proposed. The project only involves the construction and operation of a single-family residence. 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: No use involving the storage or release of hazardous materials is proposed. The project only involves the construction and operation of a single-family residence. Source: Project plans				
9.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
Discussion: No use involving the emission or handling of hazardous materials or waste is proposed. The project only involves the construction and operation of a single-family residence. Source: Project plans; County GIS Maps				
9.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
Discussion: The project site is not a listed hazardous materials site. Source: County GIS Maps				
9.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X

Discussion: Upon review of the provisions of the Half Moon Bay Airport Land Use Compatibility Plan (HMB-ALUCP) for the environs of Half Moon Bay Airport, as adopted by the City/County Association of Governments (C/CAG) on October 9, 2014, staff has determined that the project site is located in Zone 7 – Airport Influence Area (AIA) where the airport accident risk level is considered low. Within the AIA Zone, Airport Land Use Commission review is required for any proposed structure taller than 100 feet above ground level. The proposed structure is less than 30 feet in height. Residential uses are considered conditionally compatible in areas exposed to noise levels between 60-64 dB Community Noise Equivalent Level (CNEL) only if the proposed use is on a lot of record zoned exclusively for residential use as of the effective date of the ALUCP. Residential uses are not considered compatible above 65 CNEL. The project would be exposed to noise levels of less than 60 dB CNEL based on ALUC adopted craft noise exposure contours. Source: Half Moon Bay Airport Land Use Compatibility Plan; County GIS Maps				
9.f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
Discussion: The project site is located within a residential area, and, based on a review of aerial satellite imagery, is not within the immediate vicinity of a private airstrip. Source: County GIS Maps				
9.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project involves the construction and operation of a single-family residence that provides sufficient, compliant on-site parking. The project would not permanently or significantly impede access on existing public roads. Furthermore, the project has been reviewed and approved with conditions by the County Public Works Department and the Coastside Fire Protection District. Sources: Project plans, County GIS Maps				
9.h. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	
Discussion: The project site is located within a designated Local Responsibility Area (LRA) fire hazard zone and Wildland Urban Interface Zone. As proposed, the project meets requirements relating to fire-resistant exterior materials and fire sprinklers. The project has been conditionally approved by the Coastside Fire Protection District (CFPD). Additionally, the proposed residence would provide 2 covered parking spaces and one uncovered on-site parking space, which would adequately prevent excessive street parking which may impede fire access. Based on the foregoing, the project would very unlikely result in a significant risk of loss, injury, or death involving wildland fires. Source: County GIS Maps.				
9.i. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood				X

Insurance Rate Map or other flood hazard delineation map?				
Discussion: The project site is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0138F, effective August 2, 2017. Source: County GIS Maps.				
9.j. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: See discussion in Section 9.i. Source: County GIS Maps.				
9.k. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The project site is location within the area of minimum flood hazard as discussed in Section 9.i. Additionally, the project has been reviewed by the County Drainage Section for compliance with the County Drainage Manual. The County Drainage Section would further review the drainage aspect of the project at the building permit application stage. Source: County GIS Maps.				

10. HYDROLOGY AND WATER QUALITY. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?			X	
Discussion: Regarding the potential impact of construction-related erosion and sedimentation to water quality, please see discussion in Section 7.b, above. Regarding post-construction, the project involves the construction and operation of a new single-family residence and would unlikely result in				

the violation of any water quality standards or waste discharge requirements. 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 would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge, as the applicant proposes to connect to the domestic water service, provided by the Coastside Water District. 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;		X	
Discussion: The project would result in approximately 2,250 sq. ft. of new impervious surface and proposes energy dissipaters at the end of the new driveway in the public right-of-way, as well as a swale and a rock retention pit to handle drainage from house construction. The project could potentially alter the existing drainage pattern of the site or area. The County requires that post-construction project run-off comply with standard requirements of the Municipal Regional Permit Provision C.3.i and the County's Drainage Policy. Project compliance with these regulations would prevent the substantial alteration of existing drainage patterns of the site and area. The project does not involve alteration of the course of a stream or river. Sources: Project C3C6 form, 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: Please see Section 10.c for discussion. The project would not result in the alteration of the course of a stream or river. Sources: Project plans; Project C3C6 form				
iii.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or		X	

Discussion: Please see Section 10.c, above, for discussion. Sources: Project plans; Project C3C6 form				
10.d.	Significantly degrade surface or groundwater water quality?			X
Discussion: With the implementation of mitigation measures as discussed in Section 7.b, potential project impacts to surface water quality related to sedimentation would be reduced to a less than significant level. Sources: Project plans; Project C3C6 form				
10.e.	Result in increased impervious surfaces and associated increased runoff?			X
Discussion: Please see Section 10.c for discussion. Sources: Project plans; Project C3C6 form				
iv. Impede or redirect flood flows?				X
Discussion: The project would not impede or redirect flood flows There is no work proposed within an existing drainage channel or creek. Sources: Project plans; Project C3C6 form				
10.f.	In flood hazard, tsunami, or seiche zones, create or contribute runoff water which would risk release of pollutants due to project inundation?			X
Discussion: The site is located approximately 2,500 feet from the boundary of the tsunami inundation zone. Inundation by seiche, tsunami, or mudflow is not identified as potential concerns, according to the County GIS Maps Sources: Project plans; County GIS Maps; Project C3C6 form				
10.g.	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X
Discussion: The project includes proposes to connect to the domestic water service, provided by Coastside Water District. Additionally, see Section 10.c for discussion regarding potential impact to stormwater quality. Sources: Project plans; Project C3C6 form				

11. LAND USE AND PLANNING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Physically divide an established community?				X
Discussion: The proposed single-family residential development would not result in the physical division of an established community. Sources: County GIS Maps				
11.b. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	
Discussion: Due to the site constraints as a result of the implementation of riparian and wetland setback requirements, the project requests a Variance to reduce the setback from the front lot line and the edge of the potential wetland. See further discussion in Section 4.a. above. The granting of the Variance would not cause a significant environmental impact, as potential wetland areas would be adequately protected and the front setback is adequate to allow for the residence and blend in with surrounding development. Source: County GIS Maps				
11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?			X	
Discussion: The site is a vacant parcel located approximately 470 feet northwest of the intersection of Palomar Avenue and San Carlos Avenue. The project site can be accessed from San Carlos Avenue. The project would connect to the Coastside County Water District for domestic water services, which provides service to this area. Sources: Project plans; County GIS Maps				

12. MINERAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
Discussion: The project does not involve any mining or extraction of minerals. Sources: 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. Sources: Project plans; County GIS Maps				

13. NOISE. Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
Discussion: The project would generate additional non-substantial, temporary noise associated with grading and construction. However, such noises will be temporary, where volume and hours are regulated by Section 4.88.360 (Exemptions) of the County Ordinance Code. Sources: Project plans				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?			X	
Discussion: The project would not involve a pile-driven foundation. Please see discussion in Section 13.a. Sources: Project plans				

13.c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: The project site is not in the vicinity of a private airstrip. Please see discussion in Section 9.e, above. Sources: Project plans; Half Moon Bay Airport Land Use Compatibility Plan				

14. POPULATION AND HOUSING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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 involves the development of a vacant parcel at the edge of a developed residential area and the Montecito Riparian Corridor. Development of the parcel would not impact vegetation on adjoining undeveloped lots of the Montecito Riparian Corridor. Development of adjoining areas are subject to separate County regulations and CEQA review, whereby approval of this project would not allow development on adjoining parcels. Due to the location of the garage on the eastern side of the property, the existing road is adequate to serve the project. Additionally, no road extension is needed for this project. Sources: Project plans				
14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: The project site is an undeveloped, residential parcel. The proposed structure and associated improvements support this use. The project would provide two additional housing units and would not displace any existing housing. Sources: 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:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Fire protection?			X	
15.b. Police protection?			X	
15.c. Schools?			X	
15.d. Parks?			X	
15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?			X	
Discussion: The project involves the construction of one single-family residence on a legal parcel within an existing residential neighborhood in the unincorporated El Granada in the San Mateo County. The project has been reviewed and preliminarily approved by the Coastside Fire Protection District. The project site is located in an established residential neighborhood, where police, school and park services presently exist in this area. Sources: Project plans				

16. RECREATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
Discussion: The project involves the construction of a single-family residence that would not significantly increase the use of existing neighborhood or regional parks or other recreational facilities. Sources: Project plans				
16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an				X

adverse physical effect on the environment?				
Discussion: The project does not involve the construction of any recreational facilities. The project involves the construction of one single-family residence with an attached accessory dwelling unit (ADU) on a residentially-zoned parcel and would not require the construction or expansion of existing recreational facilities. Sources: Project plans				

17. TRANSPORTATION/TRAFFIC. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?			X	
Discussion: The project site can be assessed from San Carlos Avenue, a public road that is improved to the front of the project site. Due to the location of the garage on the eastern side of the property, the existing road is adequate to serve the project. Additionally, no road extension is needed for this project. The County LCP (Policy 2.52) exempts the development of singular single-family dwellings from the development and implementation of a traffic impact analysis and mitigation plan. The project involves the construction of one single-family residence and associated improvements and would result in a temporary increase in traffic levels during construction and a negligible permanent increase in traffic levels after construction. The proposed use is a private single-family residential use and provides adequate on-site parking. Therefore, the project does not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Sources: Project plans, Local Coastal Program (LCP)				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts</i> ? <i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i>			X	
Discussion: CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts</i>, describes specific considerations for evaluating a project's transportation impacts. It states that, generally, vehicle miles traveled is the most appropriate measure of transportation impacts. "Vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. The project involves the construction of one single-family residence with an				

attached accessory dwelling unit (ADU) within an existing residential neighborhood. The project would only result in a temporary increase in traffic levels during construction and a negligible permanent increase in traffic levels after construction. Therefore, the project does not conflict with CEQA Guidelines Section 15064.3.

Sources: Project plans

17.c. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

X

Discussion: The project site can be assessed from San Carlos Avenue, a public road that is improved to the front of the project site. The project has been reviewed and preliminarily approved by the County Department of Public Works.

Sources: Project plans

17.d. Result in inadequate emergency access?

X

Discussion: The project has been reviewed and preliminarily approved by the Coastside Fire Protection District and would not result in inadequate emergency access.

Sources: Project plans

18. TRIBAL CULTURAL RESOURCES. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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:				X
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X

Discussion: The project site is vacant. The project site is not listed or eligible for listing in the California Register of Historical Resources. Furthermore, the project is not listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources

Code Section 5020.1(k).				
Sources: Project Plans; County GIS Maps; Letter from California Historical Resources Information System (CHRIS) Staff Dated January 25, 2023				
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.)				
Discussion: Staff requested a Sacred Lands file search of the project vicinity, which was conducted by the Native American Heritage Council (NAHC) and resulted in no found records (Attachment E). Planning staff has consulted with the following tribes, as identified by the NAHC: • Amah Mutsun Tribal Band of Mission San Juan Bautista • Costanoan Rumsen Carmel Tribe • Indian Canyon Mutsun Band of Costanoan • Muwekma Ohlone Indian Tribe of the SF Bay Area • The Ohlone Indian Tribe • Wuksache Indian Tribe/Eshom Valley Band On January 18, 2023, a letter was sent to each of the contact persons provided by the NAHC regarding the subject project requesting comment by February 17, 2023. No comments were received during the commenting period. The project is not subject to Assembly Bill 52 for California Native American tribal consultation requirements, as no traditionally or culturally affiliated tribe has requested, in writing to the County to be informed of proposed projects in the geographic project area. Sources: Project Plans; County GIS Maps; Letter from California Historical Resources Information System (CHRIS) Staff Dated January 25, 2023; Letter from Native American Heritage Commission Dated February 7, 2023				

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				X

telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				
Discussion: The project will connect to existing public utilities systems and will provide on-site drainage systems. For these reasons, the project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Source: Project Plans				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
Discussion: The project includes proposes to connect to the Coastside County Water District (CCWD) for domestic water services. CCWD has reviewed the project plans and the project will be subject to permitting requirements. Source: Project Plans				
19.c. Result in a determination by the waste-water treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
Discussion: Please see discussion in Section 19.a, above. Source: Project Plans				
19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
Discussion: The project involves the construction of one single-family residence with an attached accessory dwelling unit (ADU) and would result in a negligible increase in solid waste disposal needs. The site would be served by public solid waste services. Source: Project Plans				
19.e. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
Discussion: The project involves the construction of one single-family residence with an attached accessory dwelling unit (ADU), would result in a negligible increase in solid waste disposal needs, and would be served by public solid waste services.				

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:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
Discussion: The project site is located within a designated Local Responsibility Area (LRA) fire hazard zone and Wildland Urban Interface Zone. The project has been conditionally approved by The Coastside Fire Protection District (CFPD). Additionally, the proposed residence would provide 2 covered and 1 uncovered on-site parking spaces, which would adequately prevent excessive street parking that could impair emergency access. Based on the foregoing, the project would not impair any emergency response or emergency evacuation plan. Source: County GIS Map; CALFIRE GIS Maps; CFPD Conditions				
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: The site is moderately sloped at 19.4%. The project has been conditionally approved by (CFPD. CFPD will further review the project at the building permit application stage to ensure compliance with all applicable fire protection measures and requirements, including regulations requiring the use of fire-resistant exterior materials and fire sprinklers. Source: County GIS Map				
20.c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
Discussion: Please see discussion in Sections 20.a and 20.b. Source: County GIS Map.				
20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a			X	

result of runoff, post-fire slope instability, or drainage changes?				
Discussion: Please see discussion in Sections 20.a and 20.b. Source: County GIS Map; C3 C6 Form				

21. MANDATORY FINDINGS OF SIGNIFICANCE.				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
21.a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
Discussion: As discussed in this document, the project has the potential to result in less than significant environmental impacts. Implementation of mitigation measures included in this document would adequately minimize project environmental impacts to a less-than-significant level. Source: Subject document.				
21.b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
Discussion: The project involves the construction and operation of a single-family residence on a parcel located within a portion of the Montecito Riparian Corridor. Development of the parcel would not impact vegetation on adjoining undeveloped lots of the Montecito Riparian Corridor and approval of this project does not allow development on adjoining parcels, which is subject to separate CEQA review. Between 1997 and 2016, the County issued six (6) planning permits for single-family residential developments on other parcels within the Montecito Riparian Corridor. Five (5) single-family				

developments were subsequently built following the issuance of these planning permits.

Additionally, based on the adequate vehicle access for the project without need for a road extension, the infill nature of the proposed residential construction, and existing water and sewer services in the area, the project is would not have a cumulatively considerable impact when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

Source: Subject document.

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

X

Discussion: The project, as proposed and mitigated, would not result in any substantial adverse impacts on human beings. Implementation of mitigation measures included in this document would adequately prevent any significant environmental impacts and minimize any environmental impacts to a less-than-significant level.

Source: Subject document.

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

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

<u>MITIGATION MEASURES</u>		
	<u>Yes</u>	<u>No</u>
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: <u>Mitigation Measure 1:</u> Upon the start of excavation activities and through to the completion of the project, the applicant shall be responsible for ensuring that the following dust control guidelines are implemented: a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. d. All vehicle speeds on unpaved roads shall be limited to 15 mph. e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. i. Construction-related activities shall not involve simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously). <u>Mitigation Measure 2:</u> The applicant shall implement the following mitigation measures to avoid direct impacts to California Red - legged Frog (CRLF), San Francisco dusky - footed woodrat (SFDFW), and San Francisco Garter Snake (SFGS) if present during the course of activities on the site: a. Pre - construction surveys for SFDFW houses shall be performed no less than 30 days prior construction (including ground disturbance work and/or demolition of existing structures). If stick houses are found and avoidance is not feasible, the houses shall be dismantled by hand under the supervision of a biologist. If young are encountered during the dismantling process, the material shall be placed back on the house and a		

buffer of 25 to 50 feet shall be established by the biologist for a minimum of three weeks to allow young time to mature and leave the nest. Nest material shall be moved to a suitable adjacent area for reuse. Pre - construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.

- b. A pre - construction survey for CRLF and SFGS shall be performed within 48 hours of ground disturbing activities. Non - listed species if found, may be relocated to suitable habitat outside the Project Site. If CRLF and/or SFGS is found, work should be halted, and the USFWS will be contacted. If possible, CRLF and SFGS should be allowed to leave the area on its own. If the animal does not leave on its own, all work shall remain halted until the USFWS provide authorization for work to resume. Pre - construction surveys shall be provided to the Project Planner for review and approval, prior to start of any work at the Project Site.
- c. A biological monitor shall be present during initial vegetation removal and ground disturbing activities to ensure no CRLF and SFGS are present.
- d. No ground - disturbing work (including demolition or vegetation removal) shall be performed during or within 48 hours of any rain event (greater than 0.5 inches) between November 1 and April 31 when CRLF are most likely to disperse into upland habitats. Furthermore, no work shall occur within 30 minutes of sunrise or sunset during this period.
- f. Tightly woven fiber netting or similar material shall be used for erosion control or other purposes to ensure amphibian and reptile species do not get trapped. Plastic monofilament netting (erosion control matting), rolled erosion control products, or similar material shall not be used. Acceptable substitutes include coconut coir matting or tackifier hydroseeding compounds. Compliance shall be demonstrated in an erosion and sediment control plan provided with the building permit application.
- g. An environmental training shall be provided to all workers prior to the start of any activities regarding any sensitive biological resources. The training shall include steps to identify and respond to a sighting, the laws and regulations protecting those resources, and consequences of non-compliance. Date and time of each training shall be reported to the County within one week of completion.

Mitigation Measure 3: Although no archaeological resources were found on the Project Area, it is possible that subsurface deposits may yet exist or that evidence of such resources has been obscured by more recent natural or cultural factors such as downslope aggradation and alluviation and the presence of non-native trees and vegetation. Archaeological and historical resources and human remains are protected from unauthorized disturbance by State law, and supervisory and construction personnel therefore must notify the County and proper authorities if any possible archaeological or historic resources or human remains are encountered during construction activities and halt construction to allow qualified Archaeologists to identify, record, and evaluate such resources and recommend an appropriate course of action.

Mitigation Measure 4: In the event that cultural, paleontological, or archeological resources are encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archeologist and any recording, protecting, or curating shall be borne solely by the project sponsor. The archeologist shall be required to submit to the Community Development Director for review and approval a

report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

Mitigation Measure 5: The applicants and contractors shall be prepared to carry out the requirements of California State law with regard to the discovery of human remains, whether historic or prehistoric, during grading and construction. In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately, and the County coroner shall be notified immediately. If the coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. A qualified archaeologist, in consultation with the Native American Heritage Commission, shall recommend subsequent measures for disposition of the remains.

Mitigation Measure 6: Prior to the issuance of the building permit for the residence, the applicant shall revise the Erosion Control Plan to include the driveway area and proposed measures and additional measures as follows, subject to the review and approval of the Community Development Director:

- a. **Protect Surface Water Locations:** The Montecito Riparian Corridor is location within close proximity of proposed disturbed areas on the subject property. Please provide primary control measures (e.g., 2 rows of staked fiber rolls) along the edge of the riparian corridor.
- b. Show location of utility trenches, indicate utility types, and identify timing of installation.
- c. **Construction Access Routes:** Over access points at the end of the paved portion of San Carlos Avenue, construct a stabilized designated entrance(s), using 3" - 4" fractured aggregate over geo-textile fabric.

Mitigation Measure 7: The applicant shall adhere to the San Mateo County-wide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including, but not limited to, the following:

- a. Delineation with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses within the vicinity of areas to be disturbed by construction and/or grading.
- b. Protection of adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- c. Performing clearing and earth moving activities only during dry weather.
- d. Stabilization of all denuded areas and maintenance of erosion control measures continuously between October 1 and April 30. Stabilization shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as re-vegetating disturbed areas with plants propagated from seed collected in the immediate area.
- e. Storage, handling, and disposal of construction materials and wastes properly, so as to prevent their contact with stormwater.
- f. Control and prevention of the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- g. Use of sediment controls or filtration to remove sediment when dewatering site and

obtain all necessary permits.

- h. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilization of designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. Training and providing instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- m. Additional Best Management Practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving site shall be clear and running slowly at all times.

Mitigation Measure 8: Once approved, erosion and sediment control measures of the revised Erosion Control Plan shall be installed prior to beginning any site work and maintained throughout the term of grading and construction, until all disturbed areas are stabilized. Failure to install or maintain these measures will result in stoppage of construction until corrections have been made and fees paid for staff enforcement time. Revisions to the approved erosion control plan shall be prepared and signed by the engineer and submitted to the Building Inspection Section.

Mitigation Measure 9: At the time of building permit application, the applicant shall demonstrate compliance with the following measures as indicated on the applicant-completed Development Checklist (Attachment H) or equivalent measures, to the extent feasible. Such measures shall be shown on building plans.

- a. BAAQMD BMP: Comply with the Green Building Ordinance and achieve CALGreen Tier 1 energy efficiency standards;
- b. BAAQMD BMP: Install a solar photovoltaic system;
- c. BAAQMD BMP: Incorporate a minimum of 15% recycled materials into construction.

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.

Glen Jia

(Signature)

April 19, 2023

Glen Jia, Project Planner

Date

(Title)

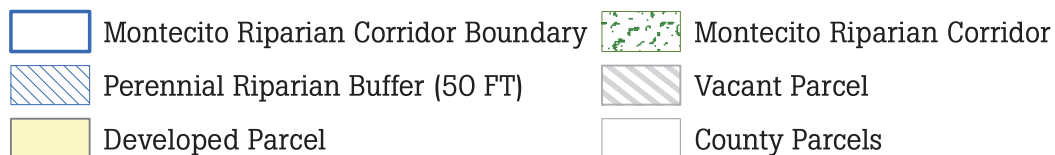
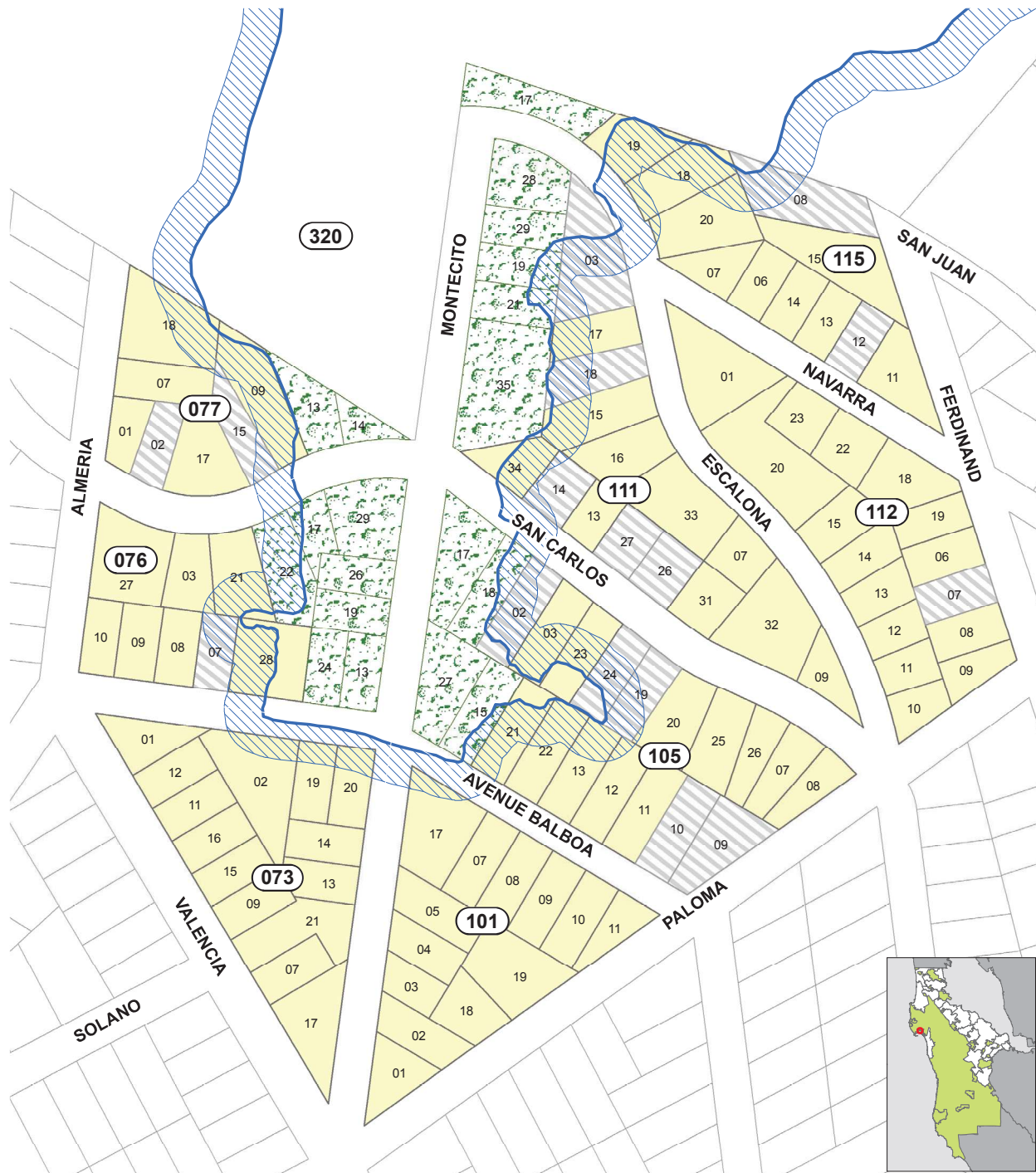
ATTACHMENTS:

- A. Vicinity Map
- B. Project Plans
- C. Biological Reports and Related Documents:
 - 1. Riparian Boundary Assessment Dated February 14, 2020;
 - 2. 2022 Clarification Letter dated September 1, 2022;
 - 3. Comments from Lennie Roberts of Green Foothills dated August 31, 2022
 - 4. San Mateo County Montecito Riparian Corridor Map
- D. Cultural Resource Documents
 - 1. Letter from California Historical Resources Information System (CHRIS) Staff Dated January 25, 2023;
 - 2. Letter from Native American Heritage Commission Dated February 7, 2023
- E. Appendix F: EECAP Development Checklist
- F. CFPD Conditions



MONTECITO RIPARIAN CORRIDOR

EL GRANADA AREA (APN PREFIX: 047)



Note: This map illustrates the approximate boundary of the Montecito Riparian Corridor based on aerial photographs taken in 2006. The County of San Mateo Local Coastal Program categorizes riparian corridors as environmentally sensitive habitat areas, and strictly regulates development within and adjacent to such areas. Site specific boundary surveys, riparian buffer delineations and biological studies, as well as other information will be required to determine what if any development may be permissible on parcels within these areas.



COAST RIDGE ECOLOGY^{LLC}

BIOLOGICAL SURVEYS • MONITORING • PERMITTING • RESEARCH

February 14, 2020

Rod Lacasia
4 El Sereno Drive
San Carlos, Ca 94070

Subject: Assessment of Riparian Boundary on the Lacasia Property (APN 047-105-020) in El Granada, California.

Dear Mr. Lacasia:

This letter documents the results of a riparian boundary assessment on the Lacasia property (APN 047-105-020) on San Carlos Avenue, in the unincorporated El Granada area of San Mateo County. The assessment was conducted to determine the current location of the riparian boundary on the site to comply with the requirements of the County of San Mateo (County File No. PLN 2004-00398).

Background

The property was last surveyed in July 2013, after three native riparian plant species (21 plants total) were planted on site: Arroyo willow (*Salix lasiolepis*), Sitka willow (*Salix sitchensis*), and pink-flowering current (*Ribes sanguineum* var. *glutinosum*). All three species are growing naturally on the west side of the property within the riparian corridor, and within the adjacent Montecito riparian corridor west of the property. The site visit on July 12, 2013 found that while most (89%) of the willow plantings had survived and were growing well, all of the Ribes plantings did not survive. This work was conducted to enhance the riparian corridor on site. During this period however other native plant species observed growing within the riparian corridor had expanded further into the corridor on the property. These included arroyo willow, twinberry (*Lonicera involucrata* var. *ledebourii*), thimbleberry (*Rubus parviflorus*), California blackberry (*Rubus ursinus*), poison oak (*Toxicodendron diversilobum*), and California bee plant (*Scrophularia californica*). All of these plants are native, and typical of riparian corridor habitats in coastal San Mateo County. Since 2013, the vegetation on site has not had any further vegetation management activities (i.e. clearing/weed control, or restoration planting) conducted on site. Based on an evaluation of the restoration plantings in July 2013, it was concluded that the site had met the criteria for restoration of the site as stipulated by the County (CRE, 2013).

January 2020 Riparian Boundary Assessment

The site was walked on January 20, 2020 to assess the current status of vegetation and to map the current location of the riparian boundary on the site. Survey markers in the field were inspected, and recent google earth imagery (2020) was reviewed.

The riparian areas on site are dominated by dense stands of arroyo willow trees, with some Sitka willow and an understory of California blackberry in places. The remaining portion of the property is upland, and is dominated by dense stands of poison oak, French broom (*Genista monspeliensis*), with scattered coyote brush (*Baccharis pilularis*), Jubata grass (*Cortaderia jubata*), and iceplant (*Carpobrotus edulis*) (Photos 1 – 3).

The riparian corridor was delineated on the property in 2004 by Tom Mahoney (Albion 2005) and surveyed by Turnrose Land Surveying. The 2004 survey delineated the 'edge of existing riparian corridor' on the property, the 'edge of potential former riparian corridor', and a 20-foot buffer line from the 'edge of potential former riparian corridor'. The current riparian boundary line as of January 2020 is shown in Figure 1, transposed over the 2004 survey map. The current riparian boundary line partially follows the 'edge of existing riparian boundary' as mapped in 2004, but deviates from this line slightly on the southeast. The currently proposed development envelope, as shown on the 2004 survey map, is located from 20 to 40 feet from the current (2020) riparian boundary (Figure 1). Development of the site as proposed would be in conformance with LCP Section 7.12 (San Mateo County 2013), which requires a minimum buffer of 20 feet from riparian corridors for residential properties.

If you have any questions or require any further assistance on this project, please contact me.

Sincerely,



Patrick Kobernus
Principal Biologist

References

Albion Environmental, 2005. Riparian update letter, November 29. Prepared by Tom Mahoney.

Coast Ridge Ecology, July 25, 2013. Assessment of invasive weed control and restoration of riparian zone within potential former riparian corridor on the Lacasia Property (APN 047-105-020) in El Granada, California. Letter report prepared for Rod Lacasia.

County of San Mateo, September 9, 2008. Board of Supervisor's Findings and Conditions of Approval for County File No. PLN 2004-00398, San Carlos Avenue, El Granada.

County of San Mateo, 2013. Local Coastal Program Policies, Planning and Building Department. Section 7, Sensitive Habitats Component.

https://planning.smcgov.org/sites/planning.smcgov.org/files/documents/files/SMC_Midcoast_LCP_2013.pdf

Map of riparian corridor boundary based on field survey on 01/20/2020 and review of google earth aerial, by Coast Ridge Ecology, LLC.

Riparian plant community dominated by arroyo willow

Upland plant community dominated by poison oak and French broom

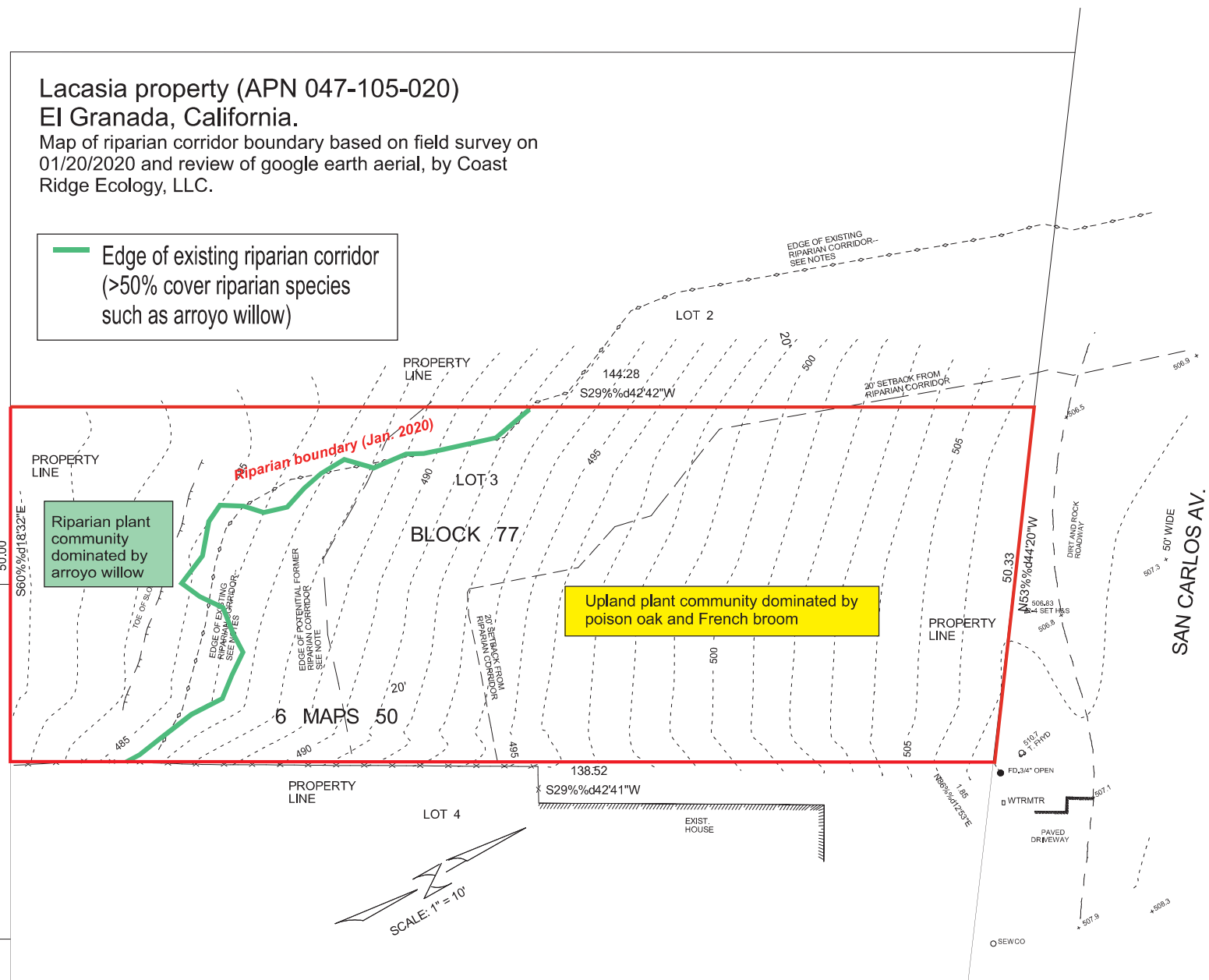




Photo 1. Riparian corridor on southeast side of property. View is looking southwest. Photo date: 01/20/2020.



Photo 2. View of upland vegetation on site, showing French broom and Jubata grass in foreground. View is looking towards southwest (from San Carlos Avenue). Photo date: 01/20/2020.



Photo 3. View of transition zone between dense riparian vegetation (arroyo willow) and dense upland vegetation (poison oak). View is looking southeast. Photo date: 01/20/2020.