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APR 25 2023

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: *Pescadero Domestic Test Wells* when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN2022-00211

OWNER: Ellen Skolnick

APPLICANT: Kerry Burke

NAME OF PERSON UNDERTAKING THE PROJECT OR RECEIVING THE PROJECT APPROVAL (IF DIFFERENT FROM APPLICANT): Same as Applicant

ASSESSOR'S PARCEL NO.: APN's 086-250-140,150,160;

LOCATION: Cabrillo Highway (Highway 1) in the community of Pescadero

PROJECT DESCRIPTION

The applicant is seeking a Coastal Development Permit (CDP), Planned Agricultural District (PAD) Permit and Architectural Review for the drilling of a test domestic well to determine if adequate water is present to serve future development. Three well locations are identified as potential well sites but only one well will be constructed and certified. The three Assessor's Parcel Numbers (APN's) make up one legal parcel of approximately 6.53 acres and the project site is approximately 4 sq. ft. (construction area of each well). The test well locations are located in the central portion of APN: 086-250-150 and the central and eastern portion of APN: 086-250-160.

FINDINGS AND BASIS FOR A MITIGATED NEGATIVE DECLARATION

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

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

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

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

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

5. In addition, the project will not:

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

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

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

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

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

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

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

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

a. Water all active construction areas at least twice daily.
b. Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
c. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
e. 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.
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 the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

Mitigation Measure 2: All ground disturbance activities shall be restricted to the dry season (May 1 through September 30) when all habitats have dried to reduce potential for CRLF and SFGS to disperse through the Study Area.

Mitigation Measure 3: A qualified biologist shall survey the work site immediately before the onset of vegetation clearing or ground disturbance activities to verify if species are present and if all habitats are dry. If CRLF are found and do not move out of the work area on their own, USFWS shall be contacted to determine if relocation is appropriate. In making this determination, the USFWS will consider if an appropriate relocation site exists. If the USFWS approves moving animals, a USFWS-approved biologist will be allowed sufficient time to move

the species from the work site before work activities begin. Any SFGS shall be allowed to leave the work area on their own and shall be monitored by the biologist to ensure they do not reenter the work area.

Mitigation Measure 4: Prior to the start of groundbreaking activities, all construction personnel will receive training on listed species and their habitats by a qualified biologist. The importance of these species and their habitat will be described to all employees as well as the minimization and avoidance measures that are to be implemented as part of the project. An educational brochure containing color photographs of all listed species in the work area will be distributed to all employees working within the Study Area. The original list of employees who attend the training sessions will be maintained by the contractor and be made available for review by the USFWS and the CDFW upon request.

Mitigation Measure 5: The contractor shall designate a person or employee to monitor on-site compliance with all minimization measures. The on-site monitor(s) will be on-site daily for the duration of the Project, including vegetation removal, grading and clean-up activities.

Mitigation Measure 6: All vehicles and equipment associated with work-activities will be parked or staged only within designated staging areas at the end of each workday or when not in use to minimize habitat disturbance and water quality degradation.

Mitigation Measure 9: No work shall occur within 48 hours of a rain event (over 0.25 inches in a 24-hour period). Following a rain event, a qualified biologist shall survey the work site immediately before reinitiating ground disturbance activities to verify if species are present. If CRLF or SFGS are observed, then the steps previously described for the initial pre-construction survey shall be followed.

Mitigation Measure 10: Any erosion control materials used shall be made of tightly woven fiber netting or similar material to ensure that CRLF and SFGS do not get trapped. This limitation shall be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products or similar material shall not be used at the Study Area because CRLF, SFGS, and other species may become entangled or trapped in it.

Mitigation Measure 11: No trash shall be deposited on the site during construction activities. All trash shall be placed in trash receptacles with secure lids stored in vehicles and removed nightly from the Study Area.

Mitigation Measure 12: Any fueling and maintenance of equipment shall be conducted off-site and at least 50 feet from any wetland or designated Environmentally Sensitive Habitat Areas (ESHA).

Mitigation Measure 13: California Red-Legged Frog (CRLF) and San Francisco Garter Snake (SFGS) may take refuge in cavity-like and den-like structures such as pipes and may enter stored pipes and become trapped. Therefore, all construction pipes, culverts, or similar structures that are stored at the site for one or more overnight periods shall be either securely capped prior to storage or thoroughly inspected by the on-site monitor and/or the construction foreman/manager for these animals before the pipe is subsequently buried, capped, or otherwise used or moved in any way. It is also recommended these structures, if stored, are kept off the ground by being placed on pallets within the staging areas either in developed areas or within wildlife exclusion fencing. If CRLF are found and do not move out of the work area on their own, USFWS shall be contacted to determine if relocation is appropriate. In making this

determination, the USFWS will consider if an appropriate relocation site exists. If the USFWS approves moving animals, a USFWS-approved biologist will be allowed sufficient time to move them from the work site before work activities begin. If SFGS is found, it shall be allowed to passively leave the work area on its own, as determined by the on-site monitor, unless in circumstances where the animal is determined to be trapped as discussed in Mitigation Measure 14.

Mitigation Measure 14: To prevent inadvertent entrapment of CRLF or SFGS during construction, the on-site monitor and/or construction foreman/manager shall ensure that all excavated, steep-walled holes or trenches more than one-foot deep are completely covered at the close of each working day by plywood or similar materials or provided with one or more escape ramps constructed of earth fill or wooden planks and inspected by the on-site biologist. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals by the on-site biologist and/or construction foreman/manager.

Mitigation Measure 15: If at any time a trapped CRLF or SFGS is discovered by the on-site biologist or anyone else, the animal shall be allowed to passively leave the work area on its own, as determined by the onsite biologist. If a CRLF or SFGS is trapped, only a USFWS-approved biologist shall move the individual under the direction of USFWS and CDFW. The biologist shall also report these findings, as required, to the appropriate agencies.

Mitigation Measure 16: Pre-construction surveys for avian species are required for Project activities that must occur during the nesting bird season (March 1 through July 31). If active nests (containing eggs, chicks or young) are discovered during pre-construction surveys, a qualified biologist shall establish a species-specific no-work buffer around the active nest. Project activities may be postponed until the conclusion of the nesting season, or the biologist may perform follow-up checks to determine whether the nest is still active. Based on the findings from the survey the biologist will determine if a nesting bird management plan is required to establish a programmatic approach to nest surveys, buffer size, duration, and may include other abatement or attenuation recommendations that might allow for size reductions in the exclusion buffers, or other such measures satisfactory to the lead agency to reduce the impacts to a less than significant level.

Mitigation Measure 17: Any development shall avoid the Choris' popcorn flower population within the Study Area. If avoidance is not feasible, prior to any construction activity within the Study Area, Choris' popcorn flower seeds shall be collected from the planned limit of disturbance and planted in other suitable habitat areas as determined by the project biologist. This mitigation program would be coordinated with and commenced to the satisfaction of the County prior to the initiation of construction.

Mitigation Measure 18: Any development shall avoid the harlequin lotus population within the Study Area. If avoidance is not feasible, prior to any construction activity within the Study Area, harlequin lotus seeds shall be collected from the planned limit of disturbance and planted in other suitable habitat areas as determined by the project biologist. This mitigation program would be coordinated with and commenced to the satisfaction of the County prior to the initiation of construction.

Mitigation Measure 19: Sea cliffs shall be avoided as part of the project. The applicant shall submit to the County for review and approval engineered drawings demonstrating that the project avoids Coastal Commission and Local Coastal Program regulated sensitive habitat areas . Based on local geology and erosion rates, a setback of at least 50 feet from the bluff

edge shall be provided to protect public land and to ensure loss of sea cliffs due to Project activities will be reduced to a *less than significant* level.

Mitigation Measure 20: Wildlife exclusion fencing shall be placed around the perimeter of the project footprint and any staging areas to prevent animals including California Red-Legged Frog and/or San Francisco Garter Snake from entering the work area. Fencing should be a minimum of 36 inches high, with a minimum of 4 inches trenched into the ground. Fencing shall be installed under the guidance of a qualified biologist and maintained throughout the duration of ground-disturbing activities. Installation of fencing will be performed under the supervision of a qualified biologist

Mitigation Measure 21: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 50 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 50-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and are satisfactorily implemented.

Mitigation Measure 22: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98 for the naming of a Most Likely Descendant and the recommendations for disposition. Additionally, the State Native American Heritage Commission may need to be notified to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed.

Mitigation Measure 23: Pursuant to San Mateo County Ordinance Code 4.68.050 *Mitigation of Disturbance at Well Site*, disturbance at a well site for the purposes of construction shall be limited to the minimum amount of disturbance necessary to gain access to drill the well. Drilling fluids and other drilling materials produced or used in connection with well construction shall not be allowed to discharge onto or into streets, waterways, sensitive habitats, or storm drains. Drilling fluids shall be properly managed and disposed of in accordance with applicable local, regional, and state requirements. Upon completion of the construction, the site shall be restored as near as possible to its original condition, and appropriate erosion control measures shall be implemented. Wells constructed during a period where winterization requirements are in effect, between October 1 and May 1, shall comply with County stormwater pollution prevention measures.

Mitigation Measure 24: During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site:

a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.

c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges, to storm drains and watercourses.
d. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
e. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
f. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
g. Performing clearing and earth-moving activities only during dry weather.
h. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
i. Limiting construction access routes and stabilizing designated access points.
j. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
k. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction Best Management Practices.

Mitigation Measure 25: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 26: In the event that tribal cultural resources are inadvertently discovered during project implementation, consultation with the affiliated Native American tribe shall be made prior to continuing any work associated with the project to ensure the resource is treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

INITIAL STUDY

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

REVIEW PERIOD: A 20-day public review period for the IS/MND will commence April 26, 2023 and continue through May 16, 2023. All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than 5:00 p.m., August 2, 2022. Please send your comments to:

Kanoa Kelley, Planner III
San Mateo County Planning and Building Department
455 County Center, Redwood City, CA 94063
Email: kkelley@smcgov.org

Document Availability: Copies of the IS/MND and all documents referenced in the IS/MND are available to view in person at 455 County Center, Redwood City, second Floor or to view and download on the County's website: https://planning.smcgov.org/ceqa-docs

Kanoa Kelley, Project Planner

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Pescadero Domestic Test Wells

2. **County File Number:** PLN2022-00211

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

4. **Contact Person and Phone Number:** Kanoa Kelley Project Planner, (628) 222-3163

5. **Project Location:** Cabrillo Highway (Highway 1) in the community of Pescadero

6. **Assessor's Parcel Number and Size of Parcel:** 086-250-140,150,160; 6.53 acres

7. **Project Sponsor's Name and Address:**
Kerry Burke
332 Princeton Avenue
Half Moon Bay, CA 94019

8. **General Plan Designation:** General Plan: Agriculture; Local Coastal Plan Designation: Agriculture

9. **Zoning:** Planned Agriculture District /Coastal Development (PAD/CD)

10. **Description of the Project:** The applicant is seeking a Coastal Development Permit (CDP), Planned Agricultural District (PAD) Permit and Architectural Review for the drilling of a test domestic well to determine if adequate water is present to serve future development. Three well locations are identified as potential well sites but only one well will be constructed and certified. The three Assessor's Parcel Numbers (APN's) make up one legal parcel of approximately 6.53 acres and the project site is approximately 4 sq. ft. (construction area of each well). The test well locations are located in the central portion of APN: 086-250-150 and the central and eastern portion of APN: 086-250-160.

11. **Surrounding Land Uses and Setting:** The parcel is located approximately 0.8 miles south of Bean Hollow Road and on the west side of Cabrillo Highway (Highway 1). The parcel is relatively flat and is bounded on the north side by residential development on 5+ acres and vacant land to the south. The rural lot is undeveloped and covered with natural vegetation consisting of coastal scrub and coastal bluff scrub, and cypress trees concentrated on the northern most parcel.

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

13. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?:** This project is subject to California Public Resources Code 21080.3.1 which requires a tribal consultation request be sent within 14 days of determining that an application has been deemed complete or a public agency decides to undertake a project. The County of San Mateo has received a request for formal notification from the Tamien Nation of the greater Santa Clara County. A notice for consultation was sent to the Tamien Nation on January 1, 2023. The notice for consultation was received by the Tamien Nation on March 3, 2023. California Native American Tribes have 30 days from the date the tribal consultation notice was received to request consultation. As of the date of this report, formal consultation on this project has not been requested.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than

significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

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

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

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

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

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

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

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

1. AESTHETICS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?				X
Discussion: Construction of the domestic well will be located at grade level on a relatively flat parcel. Scenic views from the public roadway will not be adversely impacted. **Source:** Project Plans, Google Earth				
1.b. Significantly damage or destroy scenic				X

	resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				
Discussion: The parcel is located within the Cabrillo Highway State Scenic Corridor. The potential locations of the test well will not impact existing trees within the property. No rock outcroppings are present within the parcel nor are any designated historic buildings. **Source:** Project Plans, Planning GIS Planning Map Viewer Scenic Corridors Layer, National Park Service National Register of Historic Places, Google Earth					
1.c.	Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?				X
Discussion: Access and construction of the well does not require significant modifications to the topography and will not be located on a ridgeline. Access to the project site is via the existing concrete driveway. **Source:** Project Plans, Google Earth					
1.d.	Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?				X
Discussion: No lighting is proposed. **Source:** Project Scope					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
Discussion: The project site is located within the Cabrillo Highway State Scenic Corridor. Given the ground level height of the well and existing access, no impact is expected to the scenic corridors. **Source:** Project Plans, Planning GIS Planning Map Viewer Scenic Corridors Layer, Google Earth					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
Discussion: The project is not located within a Design Review district. **Source:** Project Location					
1.g.	Visually intrude into an area having natural scenic qualities?				X
Discussion: The parcel is located within the rural surroundings of the Pescadero area. Typically found within the vicinity of the project are agricultural fields and related development, vegetated watercourses, a mix of steep hillsides and flatlands, and low-density residential development.					

Construction of the well will not impact the rural scenic qualities found in the vicinity of the project due to its ground level construction and vegetation removal associated with construction will be minimal and site specific.

Source: Project Plans, Google Earth

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

	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
2.a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
Discussion: Project is not located outside the Coastal Zone. **Source:** Project Location				
2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?			X	
Discussion: The parcel is not encumbered by a Williamson Act contract or Open Space Easement. The parcel is zoned Planned Agricultural District/Coastal Zone. The potential locations for the well are not located within the active agricultural field and are allowed uses in the PAD/CD Zoning District subject to permit approval. **Source:** Planning Division GIS				
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: According to the Department of Conservation Farmland Mapping and Monitoring Program California Important Farmland Finder (2016 Interactive GIS), the parcel is classified as "other land", which is a general term that includes all other categories of unmapped agricultural land such as vacant non-agricultural land and riparian areas not suitable for livestock grazing.

The USDA Department of Agriculture soil map shows that the eastern portion of the parcels are classified as class 2 prime soils.

If the project area were to be irrigated, the land would be designated as Prime Farmland, which is defined as: *Irrigated land with the best combination of physical and chemical features able to sustain long term production of agricultural crops. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for production of irrigated crops at some time during the four years prior to the mapping date.*

According to aerial photos and review of the Department of Conservation Farmland Mapping and Monitoring Program Time Series, the area of the proposed well site has never been farmed.

Construction of the well will convert approximately 4 sq. ft. of potential prime soils and will be located outside of any active agricultural field.

Given the small footprint of the domestic well, the potential Prime Farmland conversion is less than significant.

Source: Department of Conservation Farmland Mapping and Monitoring Program California Important Farmland Finder (2016 Interactive GIS), USDA Web Soil Survey, Google Earth

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: Soils in the proposed well site areas have an Irrigated Land Capability Classification rating of Class II as identified on the Natural Resources Conservation Service Web Soil Survey. Land capability classification takes into consideration landscape location, slope of the field, depth, texture, and reaction of the soil. The project area is identified on the San Mateo County General Plan Productive Soil Resources with Agricultural Capability Map as Irrigated Rowcrops and Soil Dependent Floriculture, which includes artichokes or Brussels sprouts. Conversion of these soils will occur as a result of this project; however, construction of the well is limited to 4 sq. ft. which is the minimum necessary to establish the domestic water source.

Source: Natural Resources Conservation Service Web Soil Survey, General Plan Productive Soil Resources with Agricultural Capability Map

2.e.	Result in damage to soil capability or loss of agricultural land?			X	

Discussion: Approximately 4 sq. ft. of agricultural land will be converted for construction of the well and concrete pad. This area is minimal compared to the approximate 6.53 acres of land designated Agriculture (project parcels).

Source: Project Plans

2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section				X

	12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? *Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.*				

Discussion: Construction of the well does not conflict with the current Planned Agricultural District zoning district nor are trees present on the parcel meeting the definition of forest land (land that supports 10% native tree cover of any species and that allows for management of one or more forest resources) or timberland (land capable of growing a crop of trees of a commercial species used to produce lumber and other forest products).

Source: Project Site

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

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

Discussion: The Bay Area Air Quality Management District (District) 2017 Clean Air Plan (CAP) is the applicable plan for San Mateo County. The District outlines Criteria Air Pollutants and Precursors for Construction-Related Impacts in its CEQA Guidelines for use by Lead Agencies in preliminarily identifying whether such pollutants and/or precursors will exceed the District's Thresholds of Significance (Screening Criteria). The Screening Criteria references Table 3-1 of the District's CEQA Guidelines which identifies land use types of a large scale (e.g., office parks, hospitals, warehouses, manufacturing). These uses are beyond the current project scope. The Screening Criteria also provides for the inclusion of basic construction mitigation measures to reduce potential impacts to less than significant levels. As mitigated, the project will not conflict or obstruct implementation of the 2017 CAP.

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

a. Water all active construction areas at least twice daily.

b. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

c. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.

d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.

e. 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.

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 the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

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

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

Discussion: The Bay Area Air Quality Management District (District) monitors and regulates air pollution within the nine counties surrounding the San Francisco Bay. According to the District Facility Data Map, no regulated facilities are present within the project vicinity nor is the Pescadero area identified as an Impacted Community (areas with high concentration of air pollution and populations most vulnerable to air pollution's health impacts). The State has met (attainment) the U.S. Environmental Protection Agency standards for carbon monoxide, nitrogen dioxide, sulfur dioxide, and sulfates. However, the State status for particulate matter (PM10) and particulate matter-fine (PM2.5) is non-attainment.

Drilling for the well includes one two-axle bobtail dump truck pulling a portable mud system on a two-axle trailer, one 4,000 gallon water truck, one three-axel drilling rig (69,000 lbs), one pickup truck pulling a mini excavator, and four pickup trucks (inclusive of the one pickup truck pulling the mini excavator). Each well drilling is anticipated to occur over a five day period. All equipment will remain on site during the drilling with exception of the four pickup trucks that will arrive and leave once per day. No operational emissions are expected. Mitigation measure 1 will ensure potential significant construction impacts are minimized.

Source: Bay Area Air Quality Management District

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

Discussion: Sensitive receptors include, but are not limited to, hospitals, schools, daycare facilities, elderly housing and convalescent facilities. There are no sensitive receptors near the subject parcel and pollutants are limited to that of construction vehicles and drilling activities and are not expected to continue once well construction is completed.

Source: Bay Area Air Quality Management District, County GIS

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

Discussion: No objectionable odors are expected at the conclusion of well drilling. Odors resulting from construction vehicles may occur during well drilling (e.g., gasoline and diesel-fueled construction equipment), however these odors would be temporary in nature and due to the low

density rural setting impact to neighbors will be minimal.

Source: Project Scope

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

Discussion: A Biological Resources Technical Report was prepared by WRA Environmental Consultants on July 22, 2022. The report shows that the project site contains sensitive habitat including both seasonal wetland and scrub shrub wetland. Therefore, the site was identified as potential habit for the following special-status plant and animal species.

Special-Status Plant Species

10 special-status plant species have the potential to occur in the study area. Of the 10 only 2 were observed during a field survey by a qualified plant biologist.

Harlequins Lotus. Harlequin Lotus blooms from March to July and grows in the coastal bluff scrub abundant on the subject parcel. As shown in the rare plant survey results map, patches of flowers were observed in the southern central portion of the parcel.

Choris Popcorn Flower. Blooms in March-June and grows in Chaparral, coastal prairie, and coastal scrub. As show in the rare plant survey results map, the flower was observed in close proximity to the Harlequins Lotus and along the edge of the bluff.

The San Mateo County Local Coastal Program (LCP) Policy 7.42 discourages development within 50 feet of any special-status plant population. To comply with this policy all three potential test well sites will be located outside of this 50-foot buffer from the mapped special-status plant species. A mitigation measure has been added requiring the 50-foot buffer and silt/biological fencing be erected to ensure construction vehicles do not cross into areas where the rare plants have been observed. Additional measures include pre-construction surveys, biological fencing, and biological monitors on site during construction.

Special-Status Animal Species

The biological resources assessment has concluded that the parcel provides suitable habitat for nesting birds including one special-status species, the common yellowthroat.

Saltmarsh Common Yellowthroat (SCY). Although this species is typically associated with nesting near open water, willow riparian habitat within the Study Area is suitable for nesting by this species. There is a moderate potential for this species to nest within the riparian habitat in the Study Area.

California Red-Legged Frog (CRLF). CRLF typically inhabit marshes, ponds, and slow-moving streams with well-developed riparian canopy. Breeding habitat occur in aquatic habitats including pools and backwaters within streams and creeks, ponds, marshes, among others. The site does not contain suitable habitat elements for CRLF. However due to the occurrence of CRLF less than 0.8 miles from the site and the high likelihood of dispersal through the site during rainy conditions, mitigation measures have been added to mitigate impacts to the CRLF.

San Francisco Garter Snake (SFGS). This semi-aquatic species is often found hunting in ponds, slow moving streams, and ephemeral wetlands occupied by their prey - Pacific chorus frog and CFLF. The Study Area does not contain suitable habitat elements for SFGS, such as aquatic habitat, vegetative cover, or prey items therefore it is unlikely to pass through or reside on the subject parcel.

San Francisco Dusky-Footed Woodrat (SFDW). SFDW may occur in scrub shrub riparian habitat on the parcel. However due to lack of natural vegetation and proximity to sea spray from the coast SFDW is unlikely to establish. No nests were observed on site during biological site visits.

Due to the potential for special-status plants and animals on the site, the avoidance and mitigation measures as recommended by the consulting biologist have been added to reduce the impact of the project on local flora and fauna to less than significant levels. A 50-foot buffer from special-status plants and a 100-foot buffer from wetlands has been established as part of the project where no development will occur. A 50-foot buffer from sea cliffs has also been established where nesting activities may exist.

Mitigation Measure 2: All ground disturbance activities shall be restricted to the dry season (May 1 through September 30) when all habitats have dried to reduce potential for CRLF and SFGS to disperse through the Study Area.

Mitigation Measure 3: A qualified biologist shall survey the work site immediately before the onset of vegetation clearing or ground disturbance activities to verify if species are present and if all habitats are dry. If CRLF are found and do not move out of the work area on their own, USFWS shall be contacted to determine if relocation is appropriate. In making this determination, the USFWS will consider if an appropriate relocation site exists. If the USFWS approves moving animals, a USFWS-approved biologist will be allowed sufficient time to move the species from the work site before work activities begin. Any SFGS shall be allowed to leave the work area on their own, and shall be monitored by the biologist to ensure they do not reenter the work area.

Mitigation Measure 4: Prior to the start of groundbreaking activities, all construction personnel will receive training on listed species and their habitats by a qualified biologist. The importance of these species and their habitat will be described to all employees as well as the minimization and avoidance measures that are to be implemented as part of the project. An educational brochure containing color photographs of all listed species in the work area will be distributed to all employees working within the Study Area. The original list of employees who attend the training sessions will be maintained by the contractor and be made available for review by the USFWS and the CDFW upon request.

Mitigation Measure 5: The contractor shall designate a person or employee to monitor on-site compliance with all minimization measures. The on-site monitor(s) will be on-site daily for the duration of the Project, including vegetation removal, grading and clean-up activities.

Mitigation Measure 6: All vehicles and equipment associated with work-activities will be parked or staged only within designated staging areas at the end of each workday or when not in use to minimize habitat disturbance and water quality degradation.

Mitigation Measure 9: No work shall occur within 48 hours of a rain event (over 0.25 inches in a 24-hour period). Following a rain event, a qualified biologist shall survey the work site immediately before reinitiating ground disturbance activities to verify if species are present. If CRLF or SFGS are observed, then the steps previously described for the initial pre-construction survey shall be followed.

Mitigation Measure 10: Any erosion control materials used shall be made of tightly woven fiber netting or similar material to ensure that CRLF and SFGS do not get trapped. This limitation shall be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products or similar material shall not be used at the Study Area because CRLF, SFGS, and other species may become entangled or trapped in it.

Mitigation Measure 11: No trash shall be deposited on the site during construction activities. All trash shall be placed in trash receptacles with secure lids stored in vehicles and removed nightly from the Study Area.

Mitigation Measure 12: Any fueling and maintenance of equipment shall be conducted off-site and at least 50 feet from any wetland or designated Environmentally Sensitive Habitat Areas (ESHA).

Mitigation Measure 13: California Red-Legged Frog (CRLF) and San Francisco Garter Snake (SFGS) may take refuge in cavity-like and den-like structures such as pipes and may enter stored pipes and become trapped. Therefore, all construction pipes, culverts, or similar structures that are stored at the site for one or more overnight periods shall be either securely capped prior to storage or thoroughly inspected by the on-site monitor and/or the construction foreman/manager for these animals before the pipe is subsequently buried, capped, or otherwise used or moved in any way. It is also recommended these structures, if stored, are kept off the ground by being placed on pallets within the staging areas either in developed areas or within wildlife exclusion fencing. If CRLF are found and do not move out of the work area on their own, USFWS shall be contacted to determine if relocation is appropriate. In making this determination, the USFWS will consider if an appropriate relocation site exists. If the USFWS approves moving animals, a USFWS-approved biologist will be allowed sufficient time to move them from the work site before work activities begin. If SFGS is found, it shall be allowed to passively leave the work area on its own, as determined by the on-site monitor, unless in circumstances where the animal is determined to be trapped as discussed in Mitigation Measure 14.

Mitigation Measure 14: To prevent inadvertent entrapment of CRLF or SFGS during construction, the on-site monitor and/or construction foreman/manager shall ensure that all excavated, steep-walled holes or trenches more than one-foot deep are completely covered at the close of each working day by plywood or similar materials or provided with one or more escape ramps constructed of earth fill or wooden planks and inspected by the on-site biologist. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals by the on-site biologist and/or construction foreman/manager.

Mitigation Measure 15: If at any time a trapped CRLF or SFGS is discovered by the on-site biologist or anyone else, the animal shall be allowed to passively leave the work area on its own, as determined by the onsite biologist. If a CRLF or SFGS is trapped, only a USFWS-approved biologist shall move the individual under the direction of USFWS and CDFW. The biologist shall also report these findings, as required, to the appropriate agencies.

Mitigation Measure 16: Pre-construction surveys for avian species are required for Project activities that must occur during the nesting bird season (March 1 through July 31). If active nests

(containing eggs, chicks or young) are discovered during pre-construction surveys, a qualified biologist shall establish a species-specific no-work buffer around the active nest. Project activities may be postponed until the conclusion of the nesting season, or the biologist may perform follow-up checks to determine whether the nest is still active. Based on the findings from the surveythe biologist will determine if a nesting bird management plan is required to establish a programmatic approach to nest surveys, buffer size, duration, and may include other abatement or attenuation recommendations that might allow for size reductions in the exclusion buffers, or other such measures satisfactory to the lead agency to reduce the impacts to a less than significant level.

Mitigation Measure 17: Any development shall avoid the Choris' popcorn flower population within the Study Area. If avoidance is not feasible, prior to any construction activity within the Study Area, Choris' popcorn flower seeds shall be collected from the planned limit of disturbance and planted in other suitable habitat areas as determined by the project biologist. This mitigation program would be coordinated with and commenced to the satisfaction of the County prior to the initiation of construction.

Mitigation Measure 18: Any development shall avoid the harlequin lotus population within the Study Area. If avoidance is not feasible, prior to any construction activity within the Study Area, harlequin lotus seeds shall be collected from the planned limit of disturbance and planted in other suitable habitat areas as determined by the project biologist. This mitigation program would be coordinated with and commenced to the satisfaction of the County prior to the initiation of construction.

Mitigation Measure 19: Sea cliffs shall be avoided as part of the project. The applicant shall submit to the County for review and approval engineered drawings demonstrating that the project avoids Coastal Commission and Local Coastal Program regulated sensitive habitat areas . Based on local geology and erosion rates, a setback of at least 50 feet from the bluff edge shall be provided to protect public land and to ensure loss of sea cliffs due to Project activities will be reduced to a *less than significant* level.

Mitigation Measure 20: Wildlife exclusion fencing shall be placed around the perimeter of the project footprint and any staging areas to prevent animals including California Red-Legged Frog and/or San Francisco Garter Snake from entering the work area. Fencing should be a minimum of 36 inches high, with a minimum of 4 inches trenched into the ground. Fencing shall be installed under the guidance of a qualified biologist and maintained throughout the duration of ground-disturbing activities. Installation of fencing will be performed under the supervision of a qualified biologist

Source: Biological Resources Technical Report WRA, July 2022; Rare Plant Survey Report, WRA July 2022.

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

Discussion: Refer to Question 4.a.

Source: Biological Resources Technical Report WRA, July 2022; Rare Plant Survey Report, WRA

July 2022.					
4.c.	Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
Discussion: Per LCP Policy 7.18 (Establishment of Buffer Zones) a 100-foot buffer from the outermost line of an onsite wetland has been established. No work is proposed within 100 feet of identified coastal wetlands. **Source:** Biological Resources Technical Report WRA, July 2022; Project Scope; Google Earth					
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: No wildlife corridor was identified in the Biological Assessment; however, special-status species may utilize the project site area. Refer to Question 4.a. for mitigations. **Source:** Biological Resources Technical Report WRA, July 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: No trees are located in the project area. **Source:** Project Plans					
4.f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?				X
Discussion: The Project site is not located in an area with an adopted conservation plan. **Source:** Project Location					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion: The project is not located within or adjacent to a marine or wildlife reserve **Source:** Project Location					

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

Discussion: No oak woodlands or other non-timber woodlands are present on the parcel.

Source: Project Plans

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: According to a search of the California Historical Resources Information System and the California Office of Historic Preservation, the project site does not contain any historical resources.

Source: Project Plans, Project Location, California Office of Historic Preservation, Northwestern Information Center

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

Discussion: A referral of the project was sent to the California Historical Resources Information System Northwest Information Center (NWIC). The NWIC identified a study covering portions of the proposed project area. The study identified no cultural resources within the study area. However, the database is not comprehensive and the discovery of subsurface archaeological materials during grading or construction work is always a possibility, therefore, the following mitigation measure is recommended:

Mitigation Measure 21: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 50 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 50-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and are satisfactorily implemented.

Source: Project Plans, Project Location, California Office of Historic Preservation, Northwestern Information Center

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

cemeteries?				

Discussion: In the inadvertent event that human remains are discovered during ground disturbance and/or construction related activities, the following mitigation measure is recommended:

Mitigation Measure 22: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98 for the naming of a Most Likely Descendant and the recommendations for disposition. Additionally, the State Native American Heritage Commission may need to be notified to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed.

Source:

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:

Construction

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 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 temporary and minimal given the nature of the project scope and short duration for construction activity associated with well drilling. The project would not require expanded energy supplies or the construction of new infrastructure.

Operation

The proposed well would support future residential development near Cabrillo Highway served by existing road infrastructure. During future residential development, energy consumption would be associated with resident and visitor vehicle trips and delivery and supply trucks. Pacific Gas and Electric (PG&E) provides electricity to the project area. Currently, the existing site does not use any electricity because it is an undeveloped parcel. Any future development would be required to conform with all applicable energy and utility service standards to support the development density proposed at that time. 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. **Source:** Project Plans, Project Location.				
6.b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.			X	
Discussion: The proposed project is not expected to conflict with or obstruct any state or local plan for renewable energy or energy efficiency and the development is not expected to cause inefficient, wasteful, and/or unnecessary energy consumption. Furthermore, the project would be required to comply with all State and local building energy efficiency standards, appliance efficiency regulations, and green building standards. **Source:** Project Plans				

7. **GEOLOGY AND SOILS.** Would the project:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault? *Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.*			X	
Discussion: The project site is located in the coastal Pescadero area, an area of high seismicity. The closest active fault is the San Gregorio Fault located 4 kilometers east of the parcel. According to county GIS, the site is not located in an Alquist-Priolo special studies area or zone where fault rupture is considered likely (California Division of Mines and Geology, 1974). Therefore, active faults are not believed to exist beneath the site, and the potential for fault rupture to occur at the site is low. **Source:** Project Location; County GIS, Association of Bay Area Governments Resilience Program Map				
ii. Strong seismic ground shaking?				X

Discussion: The project site is subject to violent shaking as it is in an active seismic area given its location with the San Francisco Bay Area. The project is limited to the drilling of test wells that will not be impacted by ground shaking. Therefore, no mitigation is necessary.

Source: San Mateo County Earthquake Shaking Fault Maps (San Andreas Fault)

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

Discussion: Liquefaction susceptibility mapping estimates the amount of shaking needed to trigger liquefaction. USGS mapping places the project site within a mapped Low Susceptibility for liquefaction. Construction of the well will be in accordance with Environmental Health Services requirements.

Source: Association of Bay Area Governments Resilience Program Liquefaction Susceptibility, USGS Liquefaction Susceptibility Maps

iv. Landslides?				X

Discussion: A review of the project for location within mapped landslide areas included the following sources: Association of Bay Area Governments (ABAG) Resilience Program Landslide GIS, San Mateo County General Plan Natural Hazards Map, and the United States Geological Survey Landslide Susceptibility in San Mateo County (1972).

ABAG. The project site is not located in a mapped Existing Landslide Distribution, Earthquake Induced Landslide Study Zone, or Rainfall Induced Landslide Area. ABAG defines the landslide areas as: (1) Existing Landslide Distribution – the distribution of landslides evident in the landscape (e.g., slumps, translational slides) that have occurred in the past, (2) Rainfall induced landslides – are principal areas that are likely to produce debris flows (mudslides), and (3) Earthquake induced landslides – areas where site specific studies are required prior to new construction.

San Mateo County General Plan. The project site is not located in a mapped Area of High Landslide Susceptibility as identified on the General Plan Natural Hazards Map.

United States Geological Survey (USGS). The project site is located in Map Unit I, which is defined as areas least susceptible to landslide.

Construction of a well within the project will not be located in mapped landslide areas nor will the well itself expose people or structures to landslides.

Source: Association of Bay Area Governments Resilience Program Landslide Geographic Information System, General Plan Natural Hazards Map, USGS Landslide Susceptibility in San Mateo County Map (1972)

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

Discussion: The project is located approximately 150 feet from the cliff or bluff. No development is proposed beyond a well; therefore, the project does not increase occupancy at the site. Future development of the site will require bluff erosion analyses to determine functional life of any

proposed structures on site. **Source:** Project Location					
7.b.	Result in significant soil erosion or the loss of topsoil?		X		

Discussion: Well drilling is anticipated outside of the wet season, October 1st through April 30th. The following mitigation measures are recommended to reduce potential impacts to less than significant levels.

Mitigation Measure 23: Pursuant to San Mateo County Ordinance Code 4.68.050 *Mitigation of Disturbance at Well Site*, disturbance at a well site for the purposes of construction shall be limited to the minimum amount of disturbance necessary to gain access to drill the well. Drilling fluids and other drilling materials produced or used in connection with well construction shall not be allowed to discharge onto or into streets, waterways, sensitive habitats, or storm drains. Drilling fluids shall be properly managed and disposed of in accordance with applicable local, regional, and state requirements. Upon completion of the construction, the site shall be restored as near as possible to its original condition, and appropriate erosion control measures shall be implemented. Wells constructed during a period where winterization requirements are in effect, between October 1 and May 1, shall comply with County stormwater pollution prevention measures.

Mitigation Measure 24: During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site:

a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.

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

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

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

e. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.

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

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

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

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

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

k. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction Best Management Practices.

Source: Project Scope					
7.c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?				X
Discussion: Due to the small size of a well, 4-square-feet, and that there are no known fault traces or liquefaction on the project site, it is not expected that this project would result in unstable soils, both on- and off-site. **Source:** United States Geological Survey Geologic Maps National Geologic Database Map Viewer					
7.d.	Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?				X
Discussion: Construction of the well is subject to the issuance of a well drilling permit by Environmental Health Services. This project scope is limited to the well only and does not include construction of habitable structures. **Source:** Project Scope					
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 does not include construction or use of a septic or other disposal system. **Source:** Project Scope					
7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
Discussion: The site does not contain known paleontological resources and no geologic features will be impacted with the installation of test wells. Source: Project scope, Project plans					

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: The San Mateo County Energy Efficiency Climate Action Plan Development Checklist identifies measures for construction equipment for new development to comply with best management practices from Bay Area Air Quality Management District guidance. Implementation of Mitigation Measure 1 will ensure GHG emissions are reduced to less than significant levels. **Source:** San Mateo County Energy Efficiency Climate Action Plan					
8.b.	Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		X		
Discussion: The San Mateo County Energy Efficiency Climate Action Plan Development Checklist identifies measures for construction equipment for new development to comply with best management practices from Bay Area Air Quality Management District guidance. Implementation of Mitigation Measure 1 will reduce GHG emissions to less than significant levels. **Source:** San Mateo County Energy Efficiency Climate Action Plan					
8.c.	Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
Discussion: The Project does not include the removal of any trees. **Source:** Project Location and Scope					
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 well sites are located approximately 150 feet from a coastal cliff or bluff. No other structures, leach fields, septic systems, or other infrastructure has been installed or is proposed. **Source:** Project Location					

8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: The project sites are located over 150 feet from the bluff. The project does not involve habitable space and will therefore not expose people or structures to significant risk of loss, injury, or death resulting from sea level rise. **Source:** Project Scope					
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 well sites are located in Flood Zone X (area of minimal flooding) as identified on FEMA Flood Insurance Rate Maps. **Source:** FEMA FIRM Panel 06081C0434F, effective August 2, 2017					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The project site is located in Flood Zone X (area of minimal flooding) as identified on FEMA Flood Insurance Rate Maps. **Source:** FEMA FIRM Panel 06081C0434F, effective August 2, 2017					

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

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 of hazardous materials proposed. **Source:** Project Scope					
9.c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
Discussion: The project sites are located approximately 5 miles from the closest school. No hazardous emissions, materials, substances, or waste is proposed. **Source:** Project Scope					
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: No hazardous sites or facilities were identified within the parcel vicinity. **Source:** California Department of Toxic Substances Control EnvironStar					
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 for people residing or working in the project area?				X
Discussion: The parcel is not located within an airport land use plan area or within 2 miles of a public airport. **Source:** Project Location					
9.f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The site is not designated or part of an emergency response plan. Construction of the well will not interfere with any regional response plans nor impede access to a tsunami evacuation route. **Source:** Project Location					

9.g.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
Discussion: The parcel is not located in a moderate, high, or very high fire severity area. **Source:** Planning GIS Planning Map Viewer SRA-LRA Layer					
9.h.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion: No housing is proposed. **Source:** Project Scope					
9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The well sites are located in Flood Zone X (area of minimal flooding) as identified on FEMA Flood Insurance Rate Maps. **Source:** FEMA FIRM Panel 06081C0434F, effective August 2, 2017					
9.j.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
Discussion: The proposed project is a non-habitatable structure and is not located within a mapped dam failure inundation area. **Source:** Project Location and Scope, San Mateo County General Plan Natural Hazards Map					
9.k.	Inundation by seiche, tsunami, or mudflow?				X
Discussion: The parcel is not located in such mapped areas. **Source:** San Mateo County Geotechnical Hazard Synthesis Map, San Mateo County General Plan Natural Hazards Map					

10. HYDROLOGY AND WATER QUALITY. Would the project:				
	Potentially Significant Impacts.	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
10.a. Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?		X		
Discussion: No work will be carried out within a watercourse; however, there is the potential for wastewater as part of the drilling. Implementation of Mitigation Measure 24 will reduce potential impacts to less than significant levels. **Source:** Project Scope, Project Location.				
10.b. Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
Discussion: The project scope is limited to the construction of a domestic well to determine available water quantity and quality to serve a potential future single family residence on the site. Connection of the well for use is not included in this project scope. **Source:** Project Scope				
10.c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?			X	
Discussion: Minor alteration of the project site area is expected for construction of the well and 4 sq. ft. pad. No watercourses are adjacent to the project site. No significant alteration of the existing drainage is anticipated. **Source:** Project Location and Scope				
10.d. Significantly alter the existing drainage				X

	pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				
Discussion: Construction of a small concrete pad associated with the well will not significantly alter drainage patterns such that flooding would result on- or off-site. **Source:** Project Scope					
10.e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?				X
Discussion: The surrounding rural area is not improved with storm drainage systems. Construction of the well and concrete pad will not significantly increase stormwater runoff. **Source:** Project Scope					
10.f.	Significantly degrade surface or ground-water water quality?				X
Discussion: Well construction is regulated by the County's Environmental Health Services. The County's Well Ordinance identifies requirements for the design and construction of wells in order to exclude contamination (e.g., sanitary seal). A well permit granted by Environmental Health Services is required prior to well drilling and will ensure that well construction and operation will not degrade ground water quality. **Source:** Project scope, San Mateo County Ordinance Code Chapter 4.68 *Wells*					
10.g.	Result in increased impervious surfaces and associated increased runoff?			X	
Discussion: Minor increase in impervious surface is proposed as part of the well construction. A small 4 sq. ft. concrete pad will be installed to surround the well. This minimal concrete pad will not significantly increase runoff. **Source:** Project scope, San Mateo County Ordinance Code Chapter 4.68 *Wells*					

11. LAND USE AND PLANNING. Would the project:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
11.a. Physically divide an established community?				X
Discussion: The Project will not physically divide an established community. **Source:** Project Scope				
11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
Discussion: Domestic wells are allowed uses subject to permitting. **Source:** San Mateo County General Plan, Local Coastal Program, and Zoning Regulations				
11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry,			X	
Discussion: Well construction is limited to determining the quality and quantity of available water. No ongoing use of the well is proposed with this project. **Source:** Project Scope				

12. MINERAL RESOURCES. Would the project:				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
Discussion: No known mineral resources are located on the parcel. **Source:** Project location, General Plan Mineral Resources Map				
12.b. Result in the loss of availability of a locally important mineral resource				X

	recovery site delineated on a local general plan, specific plan or other land use plan?				
Discussion: No mapped mineral resource recovery sites are located on the parcel. **Source:** Project location, General Plan Mineral Resources Map					

13. NOISE. Would the project result in:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
Discussion: Some construction-related noise is anticipated during well drilling. Due to the size of the parcel and its isolated rural location well drilling is not anticipated to generate significant noise levels to the area. All noise generating activities will be temporary in nature. **Source:** Project Scope				
13.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
Discussion: Some construction-related vibration is anticipated during well drilling. However, due to the size of the parcel and its isolated rural location persons will not be exposed to excessive vibration. **Source:** Project Scope				
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 area is located over 30 miles south of Half Moon Bay Airport. **Source:** Project location, Google Earth				

14.	**POPULATION AND HOUSING.** Would the project:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
14.a.	Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
Discussion: No new homes or businesses are proposed with this project. Connection of the well to any uses is not included in this project scope. **Source:** Project Scope					
14.b.	Displace existing housing **(including low- or moderate-income housing),** in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
Discussion: No housing is located on the parcel. **Source:** Project Location					

15.	**PUBLIC SERVICES.** Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
		Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
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: There will be no adverse impacts to the above public services resulting from the proposed well construction.					

Source: Project Scope

16. RECREATION. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?				X
Discussion: No neighborhood or regional parks are located in the parcel vicinity. The drilling of a well will not impact population growth or increase utilization of existing parks. **Source:** Project Location				
16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
Discussion: No new recreational facilities are proposed nor are existing recreational facilities proposed for expansion. **Source:** Project Scope				

17. TRANSPORTATION. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?				X
Discussion: As discussed in Section 3.b, minor vehicle trips are expected. **Source:** Project Scope				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) *Criteria for Analyzing Transportation Impacts*?				X

Discussion: According to the 2021 Congestion Management Program, Highway 1 is a monitored route. Minor vehicle trips consisting of four well drilling related vehicles (e.g., dump truck, water truck, drilling rig, and mini excavator) arriving on day 1 and to remain on-site in addition to four pickup trucks arriving and leaving once per day are anticipated over the course of the well drilling operation. Given the number of vehicles and trips, the project will conflict with the 2021 Congestion Management Program. **Source:** City/County Association of Governments of San Mateo County 2021 Congestion Management Program for San Mateo County, Project Scope				
17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
Discussion: The well locations are on a vacant lot which is not a typical path of travel for vehicles or pedestrians. **Source:** Project Plans				
17.d. Result in inadequate emergency access?				X
Discussion: This project will not result in inadequate emergency access. **Source:** Project Scope				

18. TRIBAL CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section				X

5020.1(k)				
Discussion: The project site is not listed or eligible for listing in the California Register of Historical Resources. Furthermore, the project is not listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k). **Source:** Project Location; State Parks, Office of Historic Preservation, Listed California Historical Resources; County General Plan, Background, Historical and Archaeological Resources Appendices				
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)		X		

Discussion: A Sacred Lands File and Native American Contacts List Request was sent to the Native American Heritage Commission (NAHC). A record search of the Native American Heritage Commission Sacred Lands File was completed and the results were negative. A request for a search of the California Historic Resources Information System (CHRIS) was made to the Northwest Information Center and a response was provide. The Northwest Information Center found a record of a previous study that covered a portion of the subject property. The report concluded that there were no cultural resources present in the study area.

This project is subject to California Public Resources Code 21080.3.1 which requires a tribal consultation request be sent within 14 days of determining that an application has been deemed complete or a public agency decides to undertake a project. The County of San Mateo has received a request for formal notification from the Tamien Nation of the greater Santa Clara County. A notice for consultation was sent to the Tamien Nation on January 1, 2023. The notice for consultation was received by the Tamien Nation on March 3, 2023. California Native American Tribes have 30 days from the date the tribal consultation notice was received to request consultation. As of the date of this report, formal consultation on this project has not been requested. However, in following the NAHC's recommended best practices, the following mitigation measures 25 and 26 are recommended to minimize any potential significant impacts to unknown tribal cultural resources.

Mitigation Measure 25: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 26: In the event that tribal cultural resources are inadvertently discovered during project implementation, consultation with the affiliated Native American tribe shall be made prior to continuing any work associated with the project to ensure the resource is treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

Source: Plans; Project Location; Native American Heritage Commission, California Assembly Bill 52, California Historical Resources Information System

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	Potentially Significant Impacts	***Significant Unless Mitigated***	***Less Than Significant Impact***	***No Impact***
19.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
Discussion: The Project does not include nor necessitate wastewater treatment. **Source:** Project Scope				
19.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing			X	

	facilities, the construction of which could cause significant environmental effects?				
Discussion: The proposed domestic well will determine water quality and quantity to serve a future development. This project does not include installation of a water treatment facility as no development is proposed at this time. If raw water quality testing reveals a need for water treatment for future development, separate environmental review and permitting will be required at the time of such future development. **Source:** Project Scope					
19.c.	Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
Discussion: No new stormwater drainage facilities are required or proposed. **Source:** Project Scope					
19.d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
Discussion: Apart from the test wells no development is proposed under this project. **Source:** Project Scope					
19.e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
Discussion: No wastewater treatment providers exist in the area. This project does not require wastewater treatment. **Source:** Project Scope					
19.f.	Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
Discussion: No solid waste will be generated by this project. **Source:** Project Scope					
19.g.	Comply with Federal, State, and local statutes and regulations related to solid waste?				X

Discussion: No solid waste will be generated by this project. **Source:** Project Scope				
19.h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?				X
Discussion: This project does not include permanent energizing of the well. Well construction is to determine water quality and quantity viability only. **Source:** Project Scope				
19.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
Discussion: No public utilities serve the parcel. The well construction will not impact existing public facilities. **Source:** Project Location				

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	*Potentially Significant Impacts*	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
Discussion: No revisions to the County adopted Emergency Operations Plan would be required as a result of the proposed project. The nearest public fire service is the Central County Fire Department Station 59 located approximately 4.8 miles southwest of the project site and would not be impacted because primary access to all major roads would be maintained during grading and construction of the well. The project therefore would not impair or physically interfere with an adopted emergency response or evacuation plan. The impacts would be less than significant, and no mitigation is required. **Source:** Project Plans; Project Location				
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 project is not located in a Very High/Fire Hazard State Responsibility Area as identified by the County's GIS maps, but it is located in a wildland urban interface. Any future residential development would include fire detection and extinguishing systems, water tanks, hydrants, and other fire control measures as required by the San Mateo County Fire Department. Due to the proximity of the project site to San Mateo County Fire Station 59 and the very short response time to reported fires, the likelihood of injuries or pollutant emissions due to a wildfire is minimal. Therefore, the proposed project would not exacerbate wildfire risks or expose occupants to pollutant concentrations from a wildfire, or to the uncontrolled spread of wildfire. **Source:** Project Plans; Project Location; San Mateo County GIS					
20.c.	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
Discussion: The project site adjoins other single-family rural residential development and does not require the installation of new roads, fuel breaks, or power lines. **Source:** Project Plans					
20.d.	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X
Discussion: Overall the parcel is relatively flat. No impervious surfaces are on site as the parcel has not been developed. The project would not introduce any structures rated for occupancy or expose the structure to significant risk from flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. **Source:** Project Plans					

21. MANDATORY FINDINGS OF SIGNIFICANCE.				
	Potentially Significant Impacts	*Significant Unless Mitigated*	*Less Than Significant Impact*	*No Impact*
21.a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
Discussion: Without implementation of the identified mitigation measures, the project could generate impacts on air quality, biological resources, cultural resources, and climate. Implementation of the recommended mitigation measures will ensure that potential adverse impacts are reduced to less than significant levels. **Source:** Project Scope; Subject Document				
19.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
Discussion: Staff is unaware of any approved or pending projects on this parcel or near the project site; therefore, the project is not expected to generate cumulative impacts. . **Source:** Project Scope				
19.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?		X		
Discussion: Given the limited project scope, timing of well drilling, and implementation of mitigation measures, the project will not result in significant impacts. **Source:** Project Scope				

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

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

MITIGATION MEASURES

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

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

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

a. Water all active construction areas at least twice daily.

b. Apply water two times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

c. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.

d. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.

e. 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.

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 the California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

Mitigation Measure 2: All ground disturbance activities shall be restricted to the dry season (May 1 through September 30) when all habitats have dried to reduce potential for CRLF and SFGS to disperse through the Study Area.

Mitigation Measure 3: A qualified biologist shall survey the work site immediately before the onset of vegetation clearing or ground disturbance activities to verify if species are present and if all habitats are dry. If CRLF are found and do not move out of the work area on their own, USFWS shall be contacted to determine if relocation is appropriate. In making this determination, the USFWS will consider if an appropriate relocation site exists. If the USFWS approves moving animals, a USFWS-approved biologist will be allowed sufficient time to move the species from the work site before work activities begin. Any SFGS shall be allowed to leave the work area on their own and shall be monitored by the biologist to ensure they do not reenter the work area.

Mitigation Measure 4: Prior to the start of groundbreaking activities, all construction personnel will receive training on listed species and their habitats by a qualified biologist. The importance of these species and their habitat will be described to all employees as well as the minimization and avoidance measures that are to be implemented as part of the project. An educational brochure containing color photographs of all listed species in the work area will be distributed to all employees working within the Study Area. The original list of employees who attend the training sessions will be maintained by the contractor and be made available for review by the USFWS and the CDFW upon request.

Mitigation Measure 5: The contractor shall designate a person or employee to monitor on-site compliance with all minimization measures. The on-site monitor(s) will be on-site daily for the duration of the Project, including vegetation removal, grading and clean-up activities.

Mitigation Measure 6: All vehicles and equipment associated with work-activities will be parked or staged only within designated staging areas at the end of each workday or when not in use to minimize habitat disturbance and water quality degradation.

Mitigation Measure 9: No work shall occur within 48 hours of a rain event (over 0.25 inches in a 24-hour period). Following a rain event, a qualified biologist shall survey the work site immediately before reinitiating ground disturbance activities to verify if species are present. If CRLF or SFGS are observed, then the steps previously described for the initial pre-construction survey shall be followed.

Mitigation Measure 10: Any erosion control materials used shall be made of tightly woven fiber netting or similar material to ensure that CRLF and SFGS do not get trapped. This limitation shall be communicated to the contractor. Plastic mono-filament netting (erosion control matting), rolled erosion control products or similar material shall not be used at the Study Area because CRLF, SFGS, and other species may become entangled or trapped in it.

Mitigation Measure 11: No trash shall be deposited on the site during construction activities. All trash shall be placed in trash receptacles with secure lids stored in vehicles and removed nightly from the Study Area.

Mitigation Measure 12: Any fueling and maintenance of equipment shall be conducted off-site and at least 50 feet from any wetland or designated Environmentally Sensitive Habitat Areas (ESHA).

Mitigation Measure 13: California Red-Legged Frog (CRLF) and San Francisco Garter Snake (SFGS) may take refuge in cavity-like and den-like structures such as pipes and may enter stored pipes and become trapped. Therefore, all construction pipes, culverts, or similar structures that are stored at the site for one or more overnight periods shall be either securely capped prior to storage or thoroughly inspected by the on-site monitor and/or the construction foreman/manager for these animals before the pipe is subsequently buried, capped, or otherwise used or moved in any way. It is also recommended these structures, if stored, are kept off the ground by being placed on pallets within the staging areas either in developed areas or within wildlife exclusion fencing. If CRLF are found and do not move out of the work area on their own, USFWS shall be contacted to determine if relocation is appropriate. In making this determination, the USFWS will consider if an appropriate relocation site exists. If the USFWS approves moving animals, a USFWS-approved biologist will be allowed sufficient time to move them from the work site before work activities begin. If SFGS is found, it shall be allowed to passively leave the work area on its own, as determined by the on-site monitor, unless in circumstances where the animal is determined to be trapped as discussed in Mitigation Measure 14.

Mitigation Measure 14: To prevent inadvertent entrapment of CRLF or SFGS during construction, the on-site monitor and/or construction foreman/manager shall ensure that all excavated, steep-walled holes or trenches more than one-foot deep are completely covered at the close of each working day by plywood or similar materials or provided with one or more escape ramps constructed of earth fill or wooden planks and inspected by the on-site biologist. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals by the on-site biologist and/or construction foreman/manager.

Mitigation Measure 15: If at any time a trapped CRLF or SFGS is discovered by the on-site biologist or anyone else, the animal shall be allowed to passively leave the work area on its own, as determined by the onsite biologist. If a CRLF or SFGS is trapped, only a USFWS-approved biologist shall move the individual under the direction of USFWS and CDFW. The biologist shall also report these findings, as required, to the appropriate agencies.

Mitigation Measure 16: Pre-construction surveys for avian species are required for Project activities that must occur during the nesting bird season (March 1 through July 31). If active nests (containing eggs, chicks or young) are discovered during pre-construction surveys, a qualified biologist shall establish a species-specific no-work buffer around the active nest. Project activities may be postponed until the conclusion of the nesting season, or the biologist may perform follow-up checks to determine whether the nest is still active. Based on the findings from the survey the biologist will determine if a nesting bird management plan is required to establish a programmatic approach to nest surveys, buffer size, duration, and may include other abatement or attenuation recommendations that might allow for size reductions in the exclusion buffers, or other such measures satisfactory to the lead agency to reduce the impacts to a less than significant level.

Mitigation Measure 17: Any development shall avoid the Choris' popcorn flower population within the Study Area. If avoidance is not feasible, prior to any construction activity within the Study Area, Choris' popcorn flower seeds shall be collected from the planned limit of disturbance and planted in

other suitable habitat areas as determined by the project biologist. This mitigation program would be coordinated with and commenced to the satisfaction of the County prior to the initiation of construction.

Mitigation Measure 18: Any development shall avoid the harlequin lotus population within the Study Area. If avoidance is not feasible, prior to any construction activity within the Study Area, harlequin lotus seeds shall be collected from the planned limit of disturbance and planted in other suitable habitat areas as determined by the project biologist. This mitigation program would be coordinated with and commenced to the satisfaction of the County prior to the initiation of construction.

Mitigation Measure 19: Sea cliffs shall be avoided as part of the project. The applicant shall submit to the County for review and approval engineered drawings demonstrating that the project avoids Coastal Commission and Local Coastal Program regulated sensitive habitat areas . Based on local geology and erosion rates, a setback of at least 50 feet from the bluff edge shall be provided to protect public land and to ensure loss of sea cliffs due to Project activities will be reduced to a *less than significant* level.

Mitigation Measure 20: Wildlife exclusion fencing shall be placed around the perimeter of the project footprint and any staging areas to prevent animals including California Red-Legged Frog and/or San Francisco Garter Snake from entering the work area. Fencing should be a minimum of 36 inches high, with a minimum of 4 inches trenched into the ground. Fencing shall be installed under the guidance of a qualified biologist and maintained throughout the duration of ground-disturbing activities. Installation of fencing will be performed under the supervision of a qualified biologist

Mitigation Measure 21: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 50 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 50-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and are satisfactorily implemented.

Mitigation Measure 22: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98 for the naming of a Most Likely Descendant and the recommendations for disposition. Additionally, the State Native American Heritage Commission may need to be notified to seek recommendations from a Most Likely Descendant (Tribal Contact) before any further action at the location of the find can proceed.

Mitigation Measure 23: Pursuant to San Mateo County Ordinance Code 4.68.050 *Mitigation of Disturbance at Well Site*, disturbance at a well site for the purposes of construction shall be limited to the minimum amount of disturbance necessary to gain access to drill the well. Drilling fluids and other drilling materials produced or used in connection with well construction shall not be allowed to discharge onto or into streets, waterways, sensitive habitats, or storm drains. Drilling fluids shall be properly managed and disposed of in accordance with applicable local, regional, and state requirements. Upon completion of the construction, the site shall be restored as near as possible to its original condition, and appropriate erosion control measures shall be implemented. Wells

constructed during a period where winterization requirements are in effect, between October 1 and May 1, shall comply with County stormwater pollution prevention measures.

Mitigation Measure 24: During project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site:

a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.

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

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

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

e. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.

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

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

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

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

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

k. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction Best Management Practices.

Mitigation Measure 25: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure 26: In the event that tribal cultural resources are inadvertently discovered during project implementation, consultation with the affiliated Native American tribe shall be made prior to continuing any work associated with the project to ensure the resource is treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

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

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

(Signature)

4/25/2023
Date

Project Planner
(Title)