

**NEGATIVE DECLARATION**

**Interim Coastal Area Office at  
La Honda Creek Open Space Preserve  
San Mateo County, CA**



May 15, 2020

Midpeninsula Regional Open Space District  
330 Distel Circle  
Los Altos, CA 94022  
650-691-1200

## Midpeninsula Regional Open Space District

### NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.) stating that the following project: "Interim Coastal Area Office at La Honda Creek Open Space Preserve," when implemented, will not have a significant impact on the environment.

### PROJECT DESCRIPTION

#### **Introduction**

The proposed project includes improvements to an existing office building allowing for continued use as an interim Coastal Area Office (CAO) for the Midpeninsula Regional Open Space District (District), as well as minor modifications to the site to support the interim CAO. Buildings permits were issued by the County of San Mateo Planning and Building Department on the condition of the future completion of a Resource Management (RM) Permit by the District for continued use of the site as an interim CAO.

#### **Project Background**

The project site, a former equestrian event center, encompasses 11.83 acres within the La Honda Creek Open Space Preserve (La Honda Creek OSP or Preserve). Midpen purchased the project site from the Peninsula Open Space Trust (POST) in 2015. Prior to POST's purchase of the site in 2012, the property was owned by Driscoll Ranches, LLC, who developed and managed the facility for equestrian training and boarding, livestock processing, and various ranch community events, including:

1. *Livestock Staging for Grazing on the Preserve*
2. *Organized Trail Rides/Training (typically 10-30 attendees)*
3. *Environmental Education (typically 10-50 attendees)*
4. *Rodeos (typically 500-1,500 attendees)*
5. *Equestrian Events (typically 10-50 attendees)*

In December 2013, Midpen began managing the project site for POST under a Lease and Management Agreement and accompanying Preliminary Use and Management Plan (PUMP). During the PUMP preparation process, extensive public input was received that directed Midpen to continue moderate equestrian use that had occurred on the project site under private ownership. The following existing uses of the project site were included in the PUMP and Midpen determined that continuing these uses would not have a significant effect on the environment:

1. *Preserve Grazing Tenant Livestock Processing*
2. *Public equestrian parking by permit*
3. *San Mateo County Sheriff's Office Mounted Search and Rescue Training Exercise*
4. *Ochoa Cattle Roping*

5. *San Mateo County Horseman  
Association Trail Ride*

6. *Bay Area Savvy Players  
(Equestrian Group)*

A categorical exemption for these existing uses was approved by Midpen's Board of Directors on November 14, 2012. Existing uses are described in detail in Table 1: Project Site Existing Uses. No improvements to the project site are required to continue to accommodate these existing uses. Midpen regulates these uses through facility use agreements and permits for the site.

Existing improvements on the project site that the prior landowner completed include a small office building that Midpen has identified as an interim CAO. Converting this office to an interim CAO allows ranger and maintenance staff to better serve Midpen's Coastal Annexation Area.

Midpen's San Mateo Coastal Annexation Area Service Plan includes direction to establish a District office and allow equestrian use of District lands in the coastal area. As mentioned above, Midpen is working with the County of San Mateo to complete a RM permit to continue use of the existing office building as an interim CAO.

### **Project Location**

The project site (APN: 082-130-130) is located on the southern side of La Honda Road (Highway 84), approximately two miles west of the Town of La Honda. Highway 84 forms the northern boundary of the project site; separating the site from the greater La Honda Creek OSP. The San Gregorio Creek forms the approximately 1,600-linear foot southern boundary of the project site. Private land uses border the property on its eastern and western boundaries. The project is within Midpen's Coastal Annexation Area, an area of coastal San Mateo County annexed by Midpen in 2004 (see Figure 1).

The project site is located in unincorporated San Mateo County and is in the *Resource Management – RM* Zoning District. The purpose of the RM District is to meet the County's objectives for open space and conservation.

### **Site Description**

The project site comprises 11.83 acres of the 6,142-acre La Honda Creek OSP. Due to the project site's location in the floodplain of San Gregorio Creek, the project site is relatively level and is depressed from the adjacent Highway 84. An unpaved driveway extending from Highway 84 provides the sole vehicular entrance into the project site and connects to a circular loop that provides access to existing site facilities. San Mateo County Fire/California Department of Forestry and Fire Protection (CAL FIRE) inspected the roadway access on the site in August 2017 and determined the access was adequate for their fire engines.

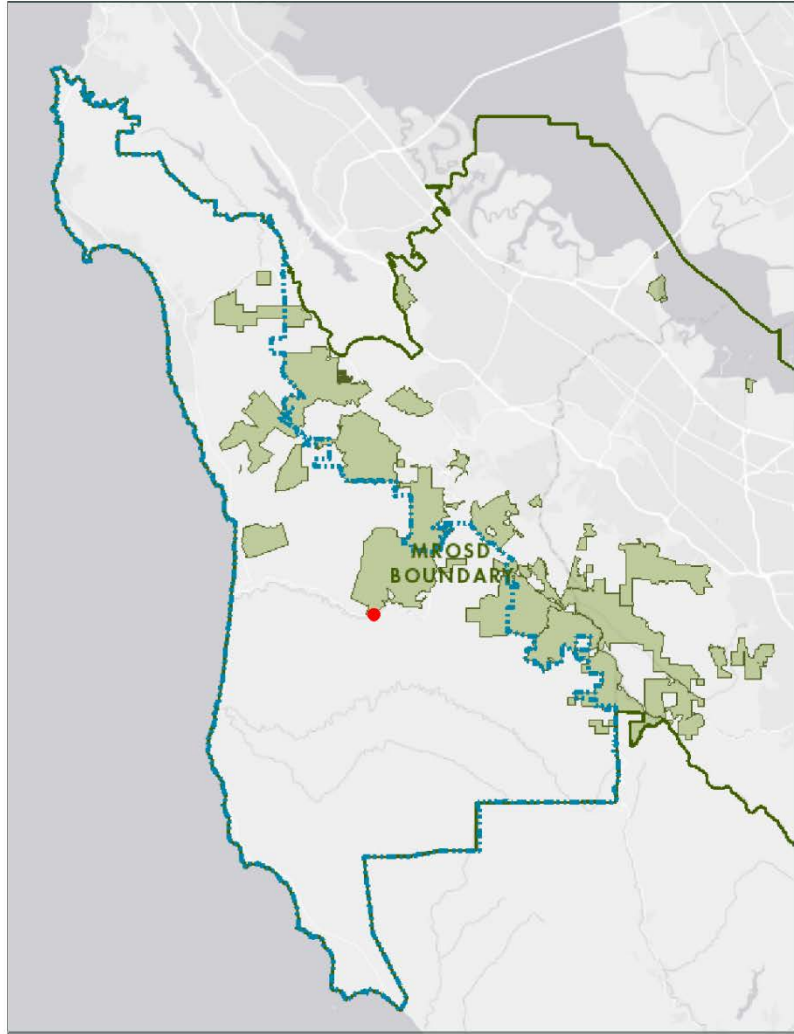


Figure 1. Coastal Protection Area  
(aka Coastal Annexation Area)

- - - Coastside Protection Area
- MROSD Boundary
- Preserve Boundary
- Project Location

Midpeninsula Regional  
Open Space District  
(MROSD)  
9/26/2019



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**Table 1: Project Site Existing Uses**

<b>Event</b>	<b>Description</b>	<b>Agreement Type</b>	<b>Occurrence</b>	<b>Duration</b>	<b>Max. No. of Attendees</b>	<b>Max. No. of Vehicles</b>
Preserve Grazing Tenant	Approximately 200 cattle. Grazing Tenant primarily has cattle on the Preserve, however brings the cattle on the project site for annual pregnancy checks and twice a year for shipping. A small number of steers (4-6) are rotated at the Event Center for fuel reduction, and are removed as soon as desired grass levels are reached to prevent soil erosion.	Lease	Three times a year: once a year for pregnancy checking cattle; and twice a year for shipping of cattle. Fuel reduction grazing winter to summer season.	N/A	N/A	N/A
Public Equestrian Parking by Permit	Public equestrian parking during the day at the Event Center requires a no-fee, general access permit.	Permit	Approx. 10-25 permits issued annually	Single day	8	4 equestrian trailers
San Mateo County Sheriff's Office Mounted Search and Rescue Training Exercise	Train on search and rescue techniques, habituate horses to noise and rescue vehicles, trail ride to search for "missing" people and clues. Very similar to cooperative trainings Midpen conducts with many fire agencies and search and rescue teams. (Allied agency emergency training)	Facility Use Agreement	Once a year	Sixteen (16) hours of training with two (2) overnight stays permitted	35	35
Ochoa Cattle Roping	Training on roping cattle. Only permitted to use arena and round pen. Unloading of cattle takes place on Tuesday, roping training on Wednesday, and removal of cattle on Thursday.	License	Weekly from April 1 <sup>st</sup> to October 31 <sup>st</sup>	7 a.m. to a half an hour after sunset over three (3) days.	8	8

San Mateo County Horseman Association Trail Ride	No different from equestrian access at an open preserve. Midpen requires permits for groups over 20 but regularly issues permits to large groups. (public recreation)	Facility Use Agreement	Once a year	7 a.m. to 5 p.m.	40	35
Bay Area Savvy Players (Equestrian Group)	Horse clinic.	Facility Use Agreement	Once a year	Sixteen (16) hours of training with two (2) overnight stays permitted	40	35
District consultants and contractors	Parking of a trailer, or other self-contained vehicle and/or tent(s) erected in associated with La Honda Open Space Preserve project implementation (such as fence installation, invasive species control etc.)	Contract	As needed	Per terms of agreement	Per terms of agreement	Per terms of agreement

### *Onsite Vegetation*

The undeveloped areas of the project site are primarily comprised of pasturelands. Dense roadside vegetation, including oak and broom, runs parallel to Highway 84 and screens the project site from the public right-of-way. The bulk of the vegetation on the project site occurs in the approximately 2.7 acres of mature riparian woodland dominated by coast redwood, oak, bays, alders, and firs, extending from 70 to 150 feet from the creek's centerline. The woodland canopy is dense and multilayered, with the understory characterized by thickets of native blackberry, cape ivy, horsetail, snowberry, and stinging nettle. Midpen may conduct future activities at the site to remove the cape ivy infestation; this activity is covered in the Integrated Pest Management Program EIR (see description below under Applicable District Documents). Midpen has erected wildlife-friendly fencing along the entire length of the riparian vegetation on the southern boundary of the project site to protect the riparian woodland area and restrict access to the riparian woodland from users of the developed northern portion of the site.

### *Onsite Streams, Watershed, and Aquatic Habitat*

The project site includes approximately 1,600 linear feet of San Gregorio Creek (creek), which is the second largest watershed in coastal San Mateo County, draining an area of approximately 33,290 acres, and includes approximately 45 miles of stream channel. The span of the creek that abuts the project site provides high quality habitat for Steelhead trout and Coho Salmon. The reach of the creek within and adjacent to the property is characterized by an average width of thirty (30) feet, and averages 6-8 inches deep with pockets of riffles and pools. The substrate is composed of sand, small pebbles and cobbles up to 5 inches.

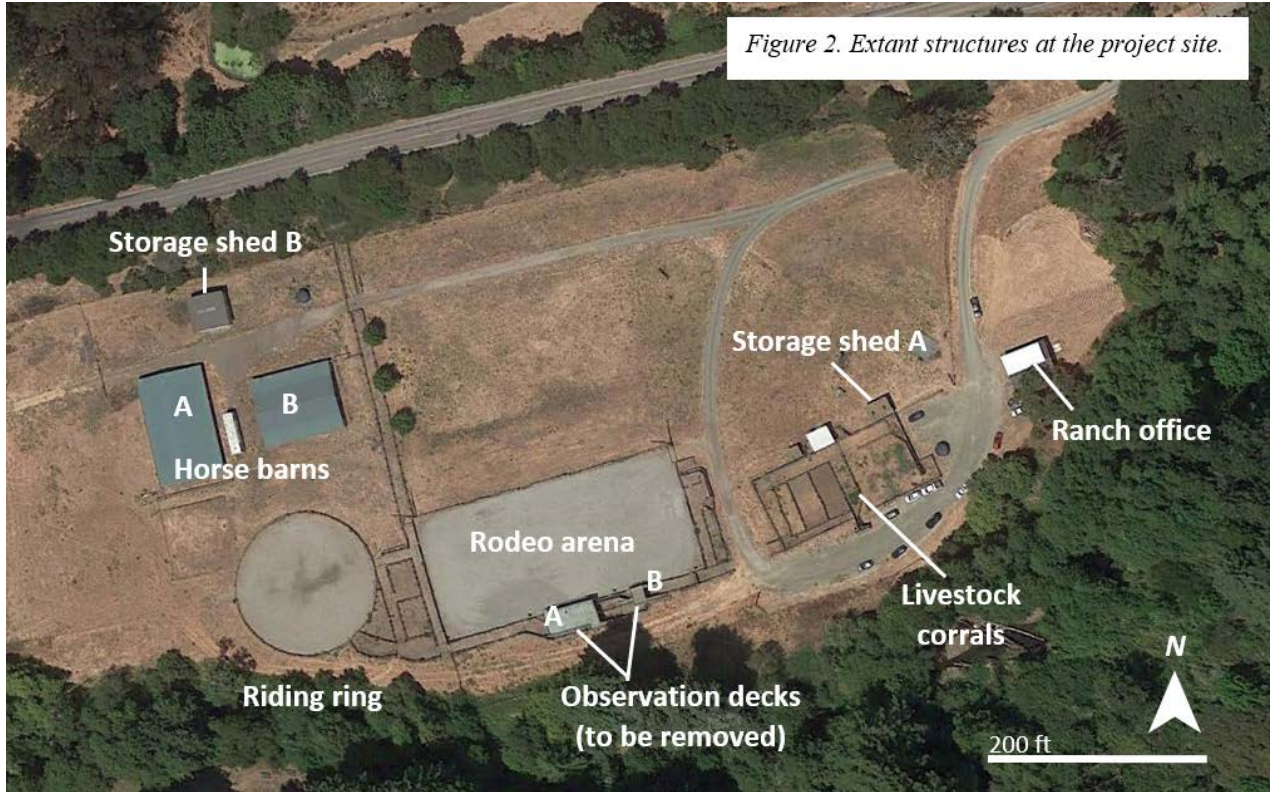
Midpen previously collaborated with the San Mateo County Resource Conservation District (RCD) and POST on a habitat restoration project at the project site to benefit Coho Salmon and Steelhead trout (salmonids) in San Gregorio Creek. The restoration project uses large wood structures that interrupt and decrease water velocities during high winter flows, and increase scour to create deep pools with natural cover that are used by salmonids and other sensitive aquatic wildlife during summer low-flows. During the winter, the structures also provide refuge for salmonids so that they are not flushed out of the system during storm events. During the summer, the structures increase the frequency of deep pools with cover to provide summer rearing habitat for young salmonids near winter refuge habitat. A secondary function of the wood structures is to create hydraulic conditions that sort sediment thereby increasing the potential for improved spawning conditions within the project reach.

### *Developed Site*

The project site contains numerous existing improvements that were installed prior to Midpen's ownership of the property. Existing improvements are located approximately 25 to 60 feet from the edge of the riparian woodland. These improvements supported the site's previous use as an equestrian center and livestock staging and processing facility. Included in the existing improvements is an eight (8) feet wide and eight (8) feet in height access tunnel under Highway 84 that provides a connection between La Honda Creek OSP (north of Highway 84) and the project site. A District easement provides access through this tunnel for all District users and guests (including the public by permit). Additional existing infrastructure includes a cattle chute for loading/unloading livestock and rodeo animals, holding pens, a livestock scale, and a small office building. Existing movable infrastructure includes a riding ring, arena, fence paneling and corrals, two moderately sized horse barns, and a storage shed/garage. All structures on the site are less than approximately thirty years old and have been heavily modified.

Existing structures, buildings, and livestock infrastructure dimensions are detailed below and shown in Figure 2:

- Ranch office (670 square feet)
- Storage shed #A (380 square feet)
- Storage Shed #B (940 square feet)
- Horse barn #A (4,560 square feet)
- Horse barn #B (5,880 square feet)
- Livestock corrals (10,490 square feet)
- Elevated observation deck #A (950 square feet) (to be demolished as part of project)
- Elevated observation deck #B (150 square feet) (to be demolished as part of project)
- Rodeo arena (28,042 square feet)
- Riding Ring (12,710 square feet)





## **Description of Proposed Project**

The proposed project includes previously completed improvements to an existing office building allowing for continued use as an interim Coastal Area Office (CAO) for Midpen, as well as minor modifications to the site to support the interim CAO.

### *The Interim Coastal Area Office*

The interim Coastal Area Office is intended to provide greater service to Midpen's preserves within the Coastal Annexation Area. The placement of the interim CAO in this location allows District staff to be in closer proximity to these preserves, reducing District vehicle travel miles for routine preserve patrol and decreasing District response times for emergency events. The interim CAO occupies the existing office building on the eastern side of the property. Modifications to the existing office building are minor and primarily confined to the interior of the structure. Exterior improvements include a new roof and the conversion of an existing doorway to a window. Interior improvements within the existing building envelope include the creation of a new locker room and shower room, and the installation of office workstations and a kitchenette. The existing office building will not be enlarged. Construction activities at the existing office building were completed by District staff and involve no heavy equipment use.

Other existing buildings near the office building will be used for storage associated with the interim CAO. While no modifications to these storage buildings are anticipated, any future modifications will be evaluated for their environmental impacts.

District staff will consistently use the interim Coastal Area Office. On average, between five and ten District staff will be based at the interim CAO. The majority of these staff will primarily work in the field. Therefore, at most times fewer than the full number of assigned staff members will be at the interim CAO during hours of operation. Hours of operation for the interim CAO will revolve around multiple staffing shifts during the seasonal daylight hours, established at 7 a.m. to 11 p.m. during the summer and 7 a.m. to 6:30 p.m. in winter. A small number of staff vehicles will be parked at the interim CAO during hours of operation. Some of the assigned staff may take their District issued vehicles home with them. A small number of vehicles may consistently remain parked at the interim CAO overnight.

Secondary to the interim CAO's regular use by District staff, the interim CAO may also be used for occasional construction staging and overnight camping of consultants or contractors who work on District projects in remote locations that require easy and frequent access to District Preserves. Both construction staging and overnight camping by consultants and contractors will be limited in duration and require no anticipated improvements to the project site. During construction staging onsite, construction materials and vehicles will be stored on the project site in the existing disturbed areas. Additional District staff may base their operations out of the interim CAO during construction activities. Construction activities may contribute additional construction vehicles to be stored at the project site overnight. All construction staging activities on the project site will incorporate Bay Area Air Quality Management District recommended construction Best Management Practices (BMPs). All supplies and equipment associated with contractor and consultant camping will be brought in to and removed from the project site with each use. Additionally, no outdoor cooking will take place to reduce the possibility of human created fire emergencies.

### *Site Improvements*

Minor improvements to the project site include two (2) water tanks installed in 2018 for fire suppression purposes for the interim CAO, and the planned demolition of the existing grandstands. The grandstands will be removed because they are structurally unsound and pose a danger to District staff and other users of the project site. The two (2) five thousand gallon water tanks were installed in response to direction from the San Mateo County Fire Marshal and will be retained for long term use. These above ground, polyethylene tanks sit on an approximately 6” base of pea gravel within a steel retainer hoop.

### **Applicable District Documents**

The project and all subsequent site use and maintenance will be conducted under the direction of existing District policies, practices, and guidelines to protect and manage resources on District lands. These policies, practices, and guidelines are included in the following District documents:

1. *Coastal Annexation Area Service Plan and EIR (Service Plan)*: In accordance with the Coastal Service Plan, the proposed project incorporates all relevant mitigation measures of the Coastside EIR and is subject to the Coastal EIR mitigation monitoring program. The Service Plan includes direction to establish a District office and allow equestrian use of District lands in the Coastal Annexation Area. The Service Plan EIR provides mitigation for these uses, including evaluating and restoring existing roads and trails of properties to reduce erosion and runoff problems associated with office and equestrian uses, reducing aesthetic impacts of an office by undergrounding new utilities and shielding new lighting, and restricting equestrian access near waterways.
2. *Routine Maintenance Agreements with California Department of Fish and Wildlife (CDFW) and Regional Water Quality Control Board (RWCQB)*: Any future maintenance activities at the project site must adhere to the avoidance and minimization measures required under the terms and conditions of these agreements.
3. *Resource Management Policies (RMPs)*: The RMPs are a guiding document used to manage and protect plants, animals, water, soil, terrain, geologic formations, historic resources, scenic features, and cultural resources on District owned and/or managed lands. Policies and practices of Midpen RMPs will be implemented to protect resources on the project site. RMPs that will ensure proper resource management on the project include restricting access to the riparian area to support habitat connectivity and enhance water quality, using wildlife friendly fencing, and installing drainage and erosion control measures at identified human-caused erosion sites.
4. *Integrated Pest Management (IPMP) Program and EIR*: The IPMP and associated EIR directs management of harmful invasive plants, invasive animals, and weeds on preserves; flammable vegetation near facilities; and rodents and insects in District-owned buildings. Any pest management activity conducted on the site as part of this project or during use and routine maintenance of the site must adhere to these guidelines. The IPMP follows all relevant regulatory requirements pertaining to the handling of hazardous materials including pesticides and provides best management practices to minimize the potential for adverse effects to non-target species. In addition, the EIR for the Guidance Manual provides mitigation measures for impacts of the IPMP including impacts to non-target species, wetlands, and historic and cultural resources.

## FINDINGS AND BASIS FOR NEGATIVE DECLARATION

The Assistant General Manager of the Midpeninsula Regional Open Space District, based upon substantial evidence in the record, finds that:

1. The project will have no adverse effects on agriculture, cultural resources, energy, hydrology and water quality, land use, mineral resources, public services, recreation, or tribal resources because such impacts simply do not arise from the proposed project, given its minor nature and rural setting.
2. The project will not adversely affect air quality, aesthetics, biological resources, geology & soils, greenhouse gas emissions, hazards and hazardous materials, noise, population and housing, transportation/traffic, utilities and service systems, or. wildfire
3. The project will not:
  - Create impacts that degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community (excepting the targeted invasive plant species), 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, due to the project's scale and localized nature.
  - Create impacts that are individually limited, but cumulatively considerable, based on project-specific mitigations that reduce these impacts to a less than significant level.
  - Create environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

Therefore, the Midpeninsula Regional Open Space District has determined that the project will have no significant effect on the environment.

## RESPONSIBLE AGENCY CONSULTATION

None

## INITIAL STUDY

A copy of the initial study is attached.

## REVIEW PERIOD

The Review Period begins on May 22, 2020 and ends on June 22, 2020. If you have any comments about the Negative Declaration or Initial Study, have information that should be included, and/or disagree with the findings of our study as set forth in the proposed Negative Declaration, please submit your comments in writing no later than 5 p.m. on June 22, 2020 to Aaron Peth, Planner III, Midpeninsula Regional Open Space District, 330 Distel Circle, Los Altos, CA 94022 or [apeth@openspace.org](mailto:apeth@openspace.org).

## CONTACT PERSON

Aaron Peth, Planner III

[apeth@openspace.org](mailto:apeth@openspace.org)  
650-691-1200



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Brian Malone, Assistant General Manager  
Midpeninsula Regional Open Space District

# Midpeninsula Regional Open Space District

## INITIAL STUDY

Project title: Interim Coastal Area Office at La Honda Open Space Preserve

Lead agency name and address: Midpeninsula Regional Open Space District  
330 Distel Circle, Los Altos, CA 94022

Contact person and phone number: Aaron Peth, (650) 691-1200

Project location: La Honda, CA 94074: 37°18'48.9"N 122°18'32.9"W

Project APN: 082-130-130

Project sponsor's name and address: \_\_\_\_\_

General plan designation: Rural Zoning: RM

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

San Mateo County – RM permit

Document availability: All documents referenced in the Initial Study are available for review from on the Midpeninsula Regional Open Space District's website at <https://www.openspace.org/about-us/notices>

Description of project: See below.

### **PROJECT DESCRIPTION**

#### **Introduction**

The proposed project includes improvements to an existing office building allowing for continued use as an interim Coastal Area Office (CAO) for the Midpeninsula Regional Open Space District (District), as well as minor modifications to the site to support the interim CAO. Buildings permits were issued by the County of San Mateo Planning and Building Department on the condition of the future completion of a Resource Management (RM) Permit by the District for continued use of the site as an interim CAO.

#### **Project Background**

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- |  |   |
|--|---|
| <i>6. Livestock Staging for Grazing on the Preserve</i>              | <i>8. Environmental Education (typically 10-50 attendees)</i> |
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- |   |   |
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| <i>7. Preserve Grazing Tenant Livestock Processing</i>                                  | <i>10. Ochoa Cattle Roping</i>                              |
| <i>8. Public equestrian parking by permit</i>   | <i>11. San Mateo County Horseman Association Trail Ride</i> |
| <i>9. San Mateo County Sheriff's Office Mounted Search and Rescue Training Exercise</i> | <i>12. Bay Area Savvy Players (Equestrian Group)</i>        |

A categorical exemption for these existing uses was approved by Midpen's Board of Directors on November 14, 2012. Existing uses are described in detail in Table 1: Project Site Existing Uses. No improvements to the project site are required to continue to accommodate these existing uses. Midpen regulates these uses through facility use agreements and permits for the site.

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## **Project Location**

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property on its eastern and western boundaries. The project is within Midpen's Coastal Annexation Area, an area of coastal San Mateo County annexed by Midpen in 2004 (see Figure 1).

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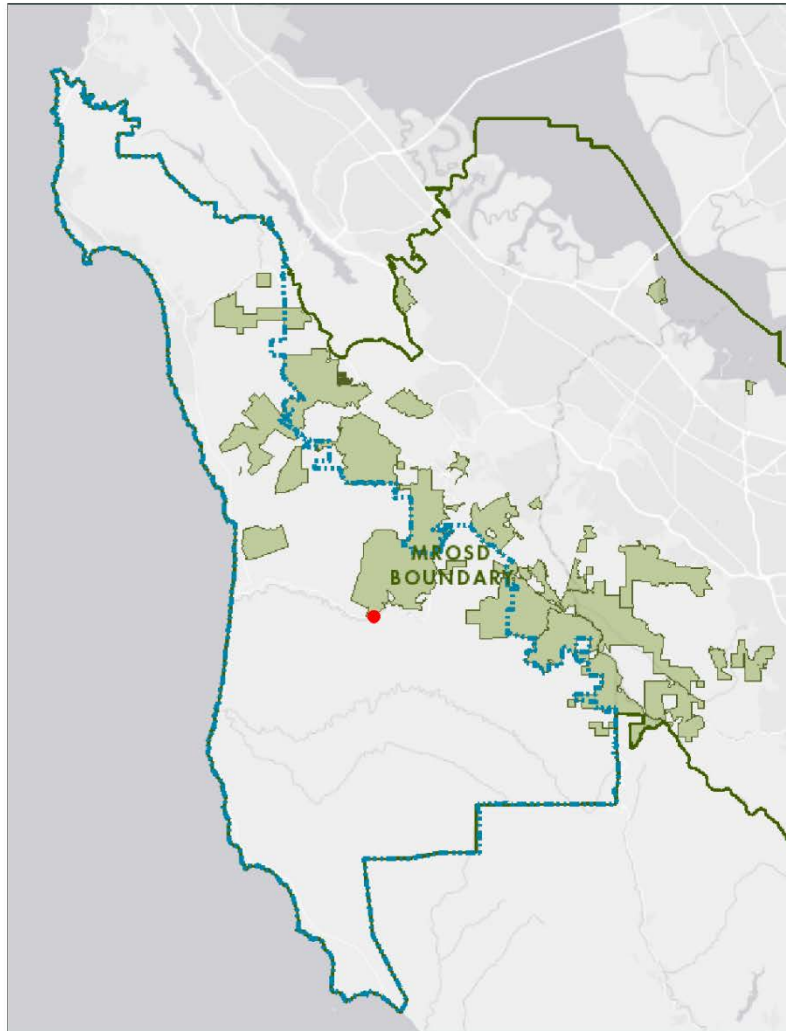


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**Table 1: Project Site Existing Uses**

<b>Event</b>	<b>Description</b>	<b>Agreement Type</b>	<b>Occurrence</b>	<b>Duration</b>	<b>Max. No. of Attendees</b>	<b>Max. No. of Vehicles</b>
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### *Onsite Vegetation*

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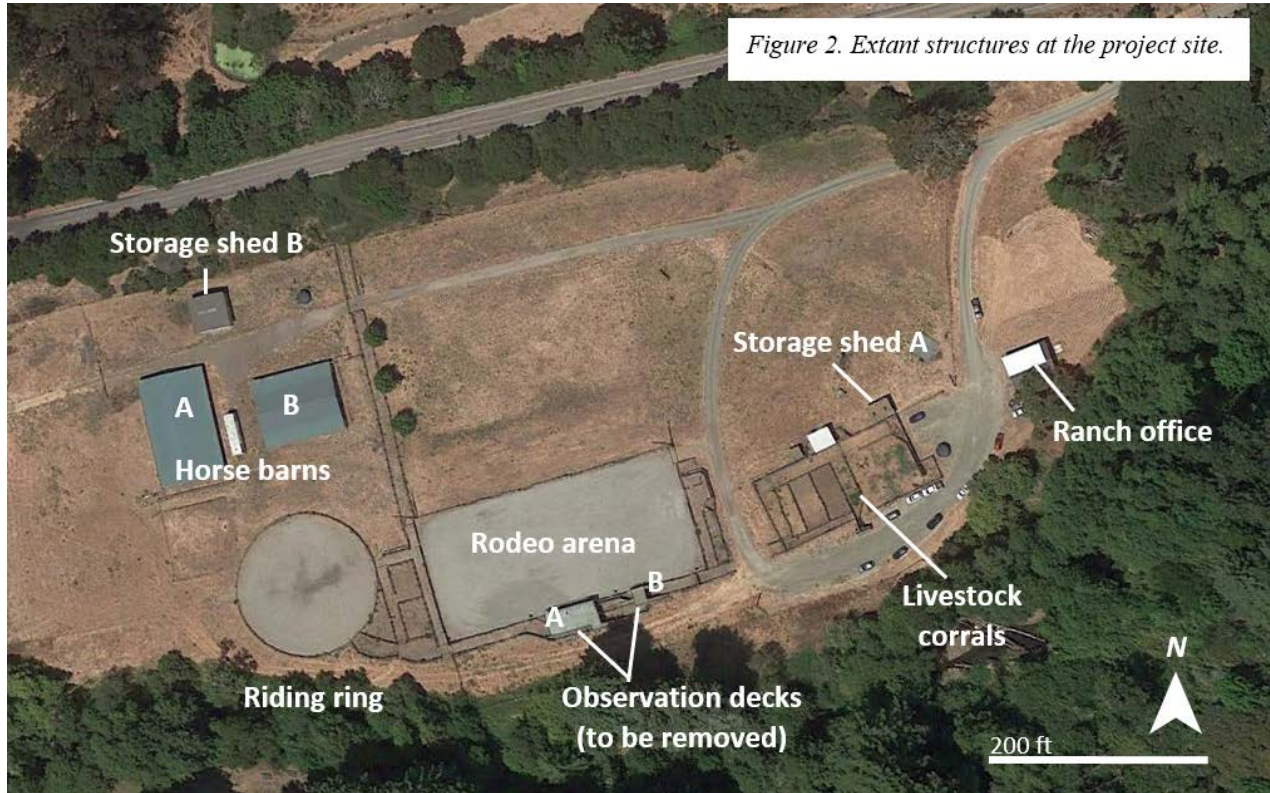
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Midpen previously collaborated with the San Mateo County Resource Conservation District (RCD) and POST on a habitat restoration project at the project site to benefit Coho Salmon and Steelhead trout (salmonids) in San Gregorio Creek. The restoration project uses large wood structures that interrupt and decrease water velocities during high winter flows, and increase scour to create deep pools with natural cover that are used by salmonids and other sensitive aquatic wildlife during summer low-flows. During the winter, the structures also provide refuge for salmonids so that they are not flushed out of the system during storm events. During the summer, the structures increase the frequency of deep pools with cover to provide summer rearing habitat for young salmonids near winter refuge habitat. A secondary function of the wood structures is to create hydraulic conditions that sort sediment thereby increasing the potential for improved spawning conditions within the project reach.

### *Developed Site*

The project site contains numerous existing improvements that were installed prior to Midpen's ownership of the property. Existing improvements are located approximately 25 to 60 feet from the edge of the riparian woodland. These improvements supported the site's previous use as an equestrian center and livestock staging and processing facility. Included in the existing improvements is an eight (8) feet wide and eight (8) feet in height access tunnel under Highway 84 that provides a connection between La Honda Creek OSP (north of Highway 84) and the project site. A District easement provides access through this tunnel for all District users and guests (including the public by permit). Additional existing infrastructure includes a cattle chute for loading/unloading livestock and rodeo animals, holding pens, a livestock scale, and a small office building. Existing movable infrastructure includes a riding ring, arena, fence paneling and corrals, two moderately sized horse barns, and a storage shed/garage. All structures on the site are less than approximately thirty years old and have been heavily modified.



Existing structures, buildings, and livestock infrastructure dimensions are detailed below and shown in Figure 2:

- Ranch office (670 square feet)
- Storage shed #A (380 square feet)
- Storage Shed #B (940 square feet)
- Horse barn #A (4,560 square feet)
- Horse barn #B (5,880 square feet)
- Livestock corrals (10,490 square feet)
- Elevated observation deck #A (950 square feet) (to be demolished as part of project)
- Elevated observation deck #B (150 square feet) (to be demolished as part of project)
- Rodeo arena (28,042 square feet)
- Riding Ring (12,710 square feet)

### Description of Proposed Project

The proposed project includes previously completed improvements to an existing office building allowing for continued use as an interim Coastal Area Office (CAO) for Midpen, as well as minor modifications to the site to support the interim CAO.

#### *The Interim Coastal Area Office*

The interim Coastal Area Office is intended to provide greater service to Midpen's preserves within the Coastal Annexation Area. The placement of the interim CAO in this location allows District staff to be in closer proximity to these preserves, reducing District vehicle travel miles

for routine preserve patrol and decreasing District response times for emergency events. The interim CAO occupies the existing office building on the eastern side of the property. Modifications to the existing office building are minor and primarily confined to the interior of the structure. Exterior improvements include a new roof and the conversion of an existing doorway to a window. Interior improvements within the existing building envelope include the creation of a new locker room and shower room, and the installation of office workstations and a kitchenette. The existing office building will not be enlarged. Construction activities at the existing office building will be completed by District staff and involve no heavy equipment use.

Other existing buildings near the office building will be used for storage associated with the interim CAO. While no modifications to these storage buildings are anticipated, any future modifications will be evaluated for their environmental impacts.

District staff will consistently use the interim Coastal Area Office. On average, between five and ten District staff will be based at the interim CAO. The majority of these staff will primarily work in the field. Therefore, at most times fewer than the full number of assigned staff members will be at the interim CAO during hours of operation. Hours of operation for the interim CAO will revolve around multiple staffing shifts during the seasonal daylight hours, established at 7 a.m. to 11 p.m. during the summer and 7 a.m. to 6:30 p.m. in winter. A small number of staff vehicles will be parked at the interim CAO during hours of operation. Some of the assigned staff may take their District issued vehicles home with them. A small number of vehicles may consistently remain parked at the interim CAO overnight.

Secondary to the interim CAO's regular use by District staff, the interim CAO may also be used for occasional construction staging and overnight camping of consultants or contractors who work on District projects in remote locations that require easy and frequent access to District Preserves. Both construction staging and overnight camping by consultants and contractors will be limited in duration and require no anticipated improvements to the project site. During construction staging onsite, construction materials and vehicles will be stored on the project site in the existing disturbed areas. Additional District staff may base their operations out of the interim CAO during construction activities. Construction activities may contribute additional construction vehicles to be stored at the project site overnight. All construction staging activities on the project site will incorporate Bay Area Air Quality Management District recommended construction Best Management Practices (BMPs). All supplies and equipment associated with contractor and consultant camping will be brought in to and removed from the project site with each use. Additionally, no outdoor cooking will take place to reduce the possibility of human created fire emergencies.

#### *Site Improvements*

Minor improvements to the project site include two (2) water tanks installed in 2018 for fire suppression purposes for the interim CAO, and the planned demolition of the existing grandstands. The grandstands will be removed because they are structurally unsound and pose a danger to District staff and other users of the project site. The two (2) five thousand gallon water tanks were installed in response to direction from the San Mateo County Fire Marshal and will be retained for long term use. These above ground, polyethylene tanks sit on an approximately 6" base of pea gravel within a steel retainer hoop.

#### **Applicable District Documents**

The project and all subsequent site use and maintenance will be conducted under the direction of existing District policies, practices, and guidelines to protect and manage resources on District lands. These policies, practices, and guidelines are included in the following District documents:

5. *Coastal Annexation Area Service Plan and EIR (Service Plan)*: In accordance with the Coastal Service Plan, the proposed project incorporates all relevant mitigation measures of the Coastsides EIR and is subject to the Coastal EIR mitigation monitoring program. The Service Plan includes direction to establish a District office and allow equestrian use of District lands in the Coastal Annexation Area. The Service Plan EIR provides mitigation for these uses, including evaluating and restoring existing roads and trails of properties to reduce erosion and runoff problems associated with office and equestrian uses, reducing aesthetic impacts of an office by undergrounding new utilities and shielding new lighting, and restricting equestrian access near waterways.
6. *Routine Maintenance Agreements with California Department of Fish and Wildlife (CDFW) and Regional Water Quality Control Board (RWCQB)*: Any future maintenance activities at the project site must adhere to the avoidance and minimization measures required under the terms and conditions of these agreements.
7. *Resource Management Policies (RMPs)*: The RMPs are a guiding document used to manage and protect plants, animals, water, soil, terrain, geologic formations, historic resources, scenic features, and cultural resources on District owned and/or managed lands. Policies and practices of Midpen RMPs will be implemented to protect resources on the project site. RMPs that will ensure proper resource management on the project include restricting access to the riparian area to support habitat connectivity and enhance water quality, using wildlife friendly fencing, and installing drainage and erosion control measures at identified human-caused erosion sites.
8. *Integrated Pest Management (IPMP) Program and EIR*: The IPMP and associated EIR directs management of harmful invasive plants, invasive animals, and weeds on preserves; flammable vegetation near facilities; and rodents and insects in District-owned buildings. Any pest management activity conducted on the site as part of this project or during use and routine maintenance of the site must adhere to these guidelines. The IPMP follows all relevant regulatory requirements pertaining to the handling of hazardous materials including pesticides and provides best management practices to minimize the potential for adverse effects to non-target species. In addition, the EIR for the Guidance Manual provides mitigation measures for impacts of the IPMP including impacts to non-target species, wetlands, and historic and cultural resources.

**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" as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources      | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology/Soils             | <input type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Hazards & Hazardous Materials      |
| <input type="checkbox"/> Hydrology/Water Quality   | <input type="checkbox"/> Land Use/Planning                  | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                     | <input type="checkbox"/> Population/Housing                 | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                | <input type="checkbox"/> Transportation                     | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire                           | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- 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 revisions in the project have been made by or agreed to by the project proponent. 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.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
\_\_\_\_\_  
Signature

May 19, 2020  
\_\_\_\_\_  
Date





## ENVIRONMENTAL IMPACT ANALYSIS

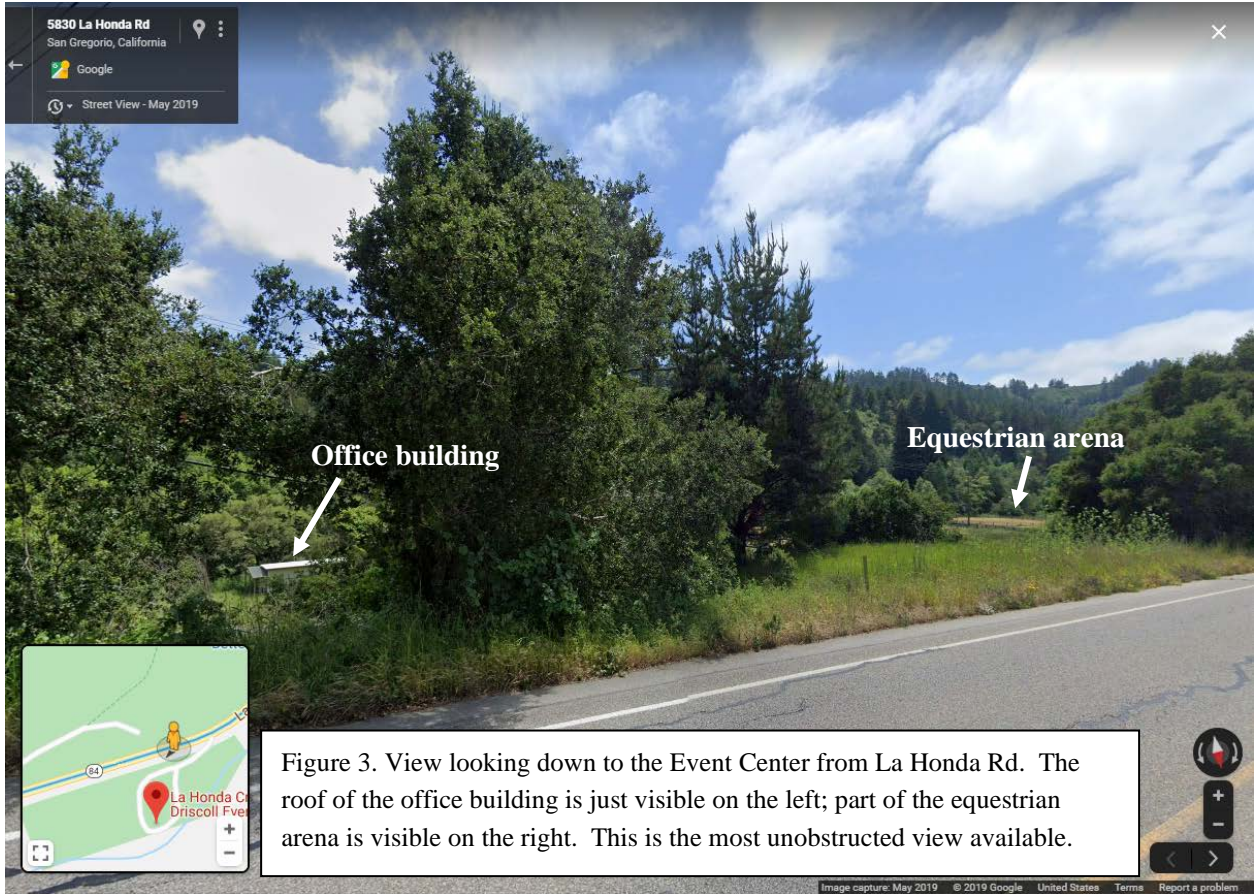
### I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
<u>AESTHETICS</u> -- Would the project:					
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 4
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 4
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

#### Findings

##### a) Have a substantial adverse effect on a scenic vista?

Less than significant. The project site is located within a County designated scenic corridor along Highway 84. The project site contains a generally uninterrupted line of vegetation screening the existing development on the site from the public right-of-way (shown in Figure 3). The site is also depressed from the public right-of-way, which additionally reduces the potential of project activities to effect scenic vistas. The project, including the removal of the existing grandstands and the presence of District vehicles and occasional construction staging associated with the interim Coastal Area Office, do not represent a substantial change or adverse effect to the scenic corridor along Highway 84 because of the minor nature of the aesthetic alterations and the natural vegetative and topographical screening.



**b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

No impact. The project site is not immediately adjacent to or within the viewshed of a State designated scenic highway. Additionally, the project will not damage scenic resources including trees, rock outcroppings, or historic buildings. The only structures proposed for removal, the grandstands, are less than 30 years old.

**c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings?**

Less than significant. The project will not substantially degrade the visual character and quality of the site because the project proposes only minor alterations to the project site, including the removal of the existing grandstands and the presence of District vehicles and occasional construction staging associated with the interim Coastal Area Office. Furthermore, these alterations will be screened from the surrounding area by the existing topography and the dense vegetation along Highway 84, as seen in Figure 1. The project will take place on the existing disturbed areas of the project site. Therefore, the project's degradation to the existing visual character or quality of the site and its surroundings will be less than significant.

**d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

Less than significant. There will be minimal new sources of light or glare on the site, predominantly from District vehicles and construction vehicles during the occasional staging activities. However, these potential sources of light and glare will be minimal in number and frequency and generally restricted to the daytime hours. Minimal consistent outdoor light is provided for security at the office building. Security lighting on motion detectors may be installed on outbuildings, but additional external illumination would be both intermittent and brief. Additionally, while no sensitive receptors to light and glare are present in the immediate vicinity of the project site, the entire site is screened by the existing vegetation and topography. Therefore, the project's creation of a new source of substantial light or glare which would adversely affect day or nighttime views in the area is less than significant.

## II. AGRICULTURE AND FORESTRY RESOURCES

AGRICULTURE AND FORESTRY 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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6, 7
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e) 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 forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### Findings

**a) 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?**

No impact. According to the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) 2016 update, the project site does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, the project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

**b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

No impact. The project does not conflict with the existing zoning for the project site, Resource Management (RM), which allows agricultural uses. The project will not interfere with the site's agricultural use as a location for shipping, branding, and pregnancy checking to support the cattle grazing operation on the La Honda Creek Open Space Preserve. The project site is not under Williamson Act contract. Therefore, there will be no impact or conflict with the existing zoning, which allows agricultural uses or a Williamson Act contract.

**c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

No impact. While the existing zoning district for the project site, the Resource Management (RM) district, does allow for timber harvesting, the site is primarily open grassland and does not show signs of timber harvesting taking place in the past. The forestland on the project site is restricted to the fenced riparian corridor where no project activities are proposed. All project activities will occur on the existing disturbed site. The project does not propose rezoning of forest land or timberland. There will be no impact to the forested portions of the project site.

**d) Result in the loss of forest land or conversion of forest land to non-forest use?**

No impact. No loss of forest land or conversion of forest land to non-forest use will occur as part of this project. The forest land on the project site along the riparian corridor of San Gregorio Creek will be maintained and fenced off with wildlife friendly fencing. All project activities will take place on the existing, disturbed portions of the project site and will not affect the forest land of the project site.

**e) 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 forest land to non-forest use?**

No impact. As mentioned in b), the existing use of the site for livestock raising and grazing (cattle grazing operation on the larger LHC preserve - primarily shipping, branding, and pregnancy checking using existing corrals) will not be impacted by the project. Additionally, as mentioned in c) and d), the project proposes no activities in the forested riparian corridor of the project site and this forest land will remain fenced off to prevent access.

### III. AIR QUALITY

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 Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	8
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9, 10
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

#### Findings

##### a) Conflict with or obstruct implementation of the applicable air quality plan?

No impact. The project will not conflict with or obstruct the implementation of the Bay Area Air Quality Management District's (BAAQMD) Clean Air Plan (2017).

##### 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?

Less than significant. The project site is within the Bay Area Air Quality Management District (BAAQMD), which is a region of non-attainment for Fine Particulate Matter (PM 2.5), Particulate Matter (PM10), and Ozone pollutants. BAAQMD's CEQA Guidelines (2017) contains screening criteria based on project size to determine if a project would result in the generation of operational-related criteria air pollutants and/or precursors that would exceed thresholds of significance. If a project is below these screening criteria, then the operation of a project would result in a less-than-significant cumulative impact to air quality from criteria air pollutant and precursor emissions. For a general office building land use type similar to the interim Coastal Area Office, the operational-related criteria air pollutant and precursor screening level sizes are:

- Operational criteria pollutant screening size: 346 thousand square feet (ksf)
- Operational GHG screening size: 53 ksf
- Construction-related screening size: 277 ksf

The proposed interim-Coastal Area Office is 670 square feet or .67 ksf. Therefore, the proposed project will result in a less than significant cumulative net increase to any criteria pollutants for which the project region is in non-attainment.

**c) Expose sensitive receptors to substantial pollutant concentrations?**

No impact. No substantial pollutant concentrations are expected to result from the project. All pollutant-producing activities, which will be limited to vehicle use for construction staging and District Ranger operations, will be minor and brief. Vehicle emissions are not expected to increase as a result of the use of the project site by Ranger staff as an interim Coastal Area Office (CAO). Establishment of the interim CAO will reduce the required vehicle miles travelled for routine patrol of District lands in the San Mateo Coastal Annexation Area. Additionally, construction staging activities will be of a small-scale, short term, and incorporate BAAQMD and District best management practices for fugitive dust control. All vehicle operations on the project site will take place on existing disturbed areas to reduce dust creation. Additionally, the project site is closed to the public besides through a permitting process, and the adjacent area is sparsely populated, reducing effects on sensitive receptors

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

No impact. No objectionable odors are expected to result from the project and the adjacent area is sparsely populated. Therefore, the project will not create objectionable odors that affect a substantial number of people.

#### IV. BIOLOGICAL RESOURCES

BIOLOGICAL RESOURCES -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11, 12, 13
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Findings**

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**



Less than significant. Protected and special status plant species that have the potential to occur in the area are western leatherwood, Gairdner's yampah, and Choris's popcorn flower. Project activities would not affect these species, as work will occur only in previously disturbed areas. Protected and special status animal species that occur or have the potential to occur within or adjacent to the project area are California red-legged frog, San Francisco dusky-footed woodrat, steelhead trout, Coho salmon, American badger, loggerhead shrike, burrowing owl, grasshopper sparrow, western pond turtle, pallid bat, western red bat, and Townsend's big-eared bat. Additionally, while there is no nesting habitat, the site is in the flyway for marbled murrelet. No impact to habitats for any of these species is anticipated as a result of this project. All work and use of the site is to occur in areas that are already disturbed, and the riparian area to the south of the project site is fenced with wildlife-friendly fencing to prevent access. The grandstands that are proposed for removal do not provide habitat for any of these species. Work will only be conducted between 1.5 hours after sunrise and 1.5 hours before sunset, and thus will avoid impacts to murrelet using the area to travel to and from nesting/roosting habitats.

The project area is within a critical habitat area for California red-legged frog, and San Gregorio Creek, which flows just south of the project site, is critical habitat for steelhead trout. A summary of the life history, habitat requirements, and potential impacts to each of these species is provided below.

### **California red-legged frog (*Rana draytonii*)**

#### *Status, Distribution, and Habitat Requirements*

The California red-legged frog (CRLF) is federally listed as threatened and is designated as a California species of special concern. The CRLF is distributed throughout 26 counties in California, but is most abundant in the San Francisco Bay Area. California red-legged frogs predominately inhabit permanent water sources such as streams, lakes, marshes, natural and manmade ponds, and ephemeral drainages in valley bottoms and foothills up to 1,500 meters in elevation. This species breeds between November and April in standing or slow moving water with emergent vegetation. Egg masses hatch after 6 to 14 days. Larvae undergo metamorphosis 3½ to 7 months following hatching and reach sexual maturity at 2 to 3 years of age.

In a study of CRLF terrestrial activity in the Santa Cruz Mountains, Bulger (2003) categorized terrestrial use as migratory and non-migratory. Migratory movements (characterized as the movement between aquatic sites and most often associated with breeding activities) last from one to several days and are associated with precipitation events. Non-migrating frogs typically stayed within 60 meters (200 feet) of aquatic habitat 90% of the time and were most often associated with dense vegetative cover, *i.e.* California blackberry, poison oak and coyote brush.

#### *Critical Habitat*

Critical habitat for the California red-legged frog was designated in 2006 and revised in 2010. The project site is within California red-legged frog critical habitat (Unit SNM-2). This project does not result in impacts to this critical habitat.

### *Occurrence in the Project Area*

CRLF has not been observed at the project site. CRLF has been observed in the pond north of the project site, across Highway 84.

(Source:

<https://www.sciencedirect.com/science/article/abs/pii/S0006320702001799?via%3Dihub>)

(Source: [https://www.fws.gov/sacramento/es/Critical-Habitat/CA-Red-Legged-Frog/Current/Documents/SNM-1-2\\_2010\\_CRLF\\_fCH.pdf](https://www.fws.gov/sacramento/es/Critical-Habitat/CA-Red-Legged-Frog/Current/Documents/SNM-1-2_2010_CRLF_fCH.pdf))

### **Steelhead trout (*Oncorhynchus mykiss*)**

#### *Status, Distribution, and Habitat Requirements*

Steelhead trout are anadromous (ocean-going) salmonids that spend part of their lives in the ocean before returning to streams to spawn. Steelhead range from Alaska to Southern California. Steelhead trout are federally listed as threatened within the Central California Coast ESU, including San Mateo County.

San Mateo County coastal streams provide breeding and rearing habitat for steelhead. Eggs are deposited in stream gravels and fertilized. Small “fry” emerge from the gravels and then grow in the stream typically for one to three years. Juvenile “smolts” out-migrate into the ocean during the spring and early summer where they spend between one and four years before returning to their natal stream to spawn. Unlike Coho salmon, steelhead do not necessarily die after spawning, but may once again move back to the ocean and return again to spawn.

#### *Critical Habitat*

San Gregorio Creek, which runs south of the project area, is considered critical habitat for steelhead as designated in 2006. No work is planned in the riparian corridor or streambed for this project, and the riparian corridor is fenced to prevent access. The project will not result in increased erosion or other runoff that could impact water quality. Therefore the project is not expected to result in impacts to critical steelhead habitat.

#### *Occurrence in the Project Area*

Steelhead occur in San Gregorio Creek, which runs south of the project site, and La Honda Creek, which joins with Alpine Creek to become San Gregorio Creek east of the project site.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?**

No impact. All work and use of the site will occur in previously disturbed areas, and no physical changes to any natural communities are proposed as part of this project. The riparian corridor fence will be maintained to prevent access, and the proposed project will not result in any substantial adverse effect on any riparian habitat or other sensitive natural community identified

in local or regional plans, policies, regulations or by the California Department of Fish and Game Wildlife or US Fish and Wildlife Service.

- c) **Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

No impact. All work and use of the site will occur in previously disturbed areas, and no physical changes to any state or federally protected wetlands are proposed as part of this project.

- d) **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Less than significant. All work and use of the site will occur in previously disturbed areas, and no physical changes to any natural communities are proposed as part of this project. Natural Resources staff have documented marbled murrelet inland of the site and it is assumed that they use the San Gregorio Creek and La Honda Creek corridors as flyways to travel between their foraging habitat at sea and their roosting/nesting habitat in mature conifer forests. Murrelet travel almost exclusively during twilight hours, and noise-producing activities (e.g. demolition of the grandstands) will only take place between 1.5 hours after sunrise and 1.5 hours before sunset, and thus will avoid impacts to murrelet using the area to travel to and from nesting/roosting habitats.

Project review and a survey by Natural Resources staff have not identified any bat maternity roosts in the project vicinity. The nearest known maternity roost is of pallid bat, at the Red Barn site approximately 3.8 miles away. There is potential non-maternity roosting habitat for western red bat in the nearby riparian corridor of San Gregorio Creek.

Should the grandstand demolition work be conducted during the spring or summer, nesting bird surveys will be conducted by qualified biologists prior to work as appropriate.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

No impact. All work and use of the site will occur in previously disturbed areas, and no physical changes to any natural communities, including tree removal, are proposed as part of this project.

- f) **Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

No impact. The project site is not within the boundaries of any local, regional, or state habitat or natural community conservation plan. All work and use of the site will occur in previously disturbed areas, and no physical changes to any natural communities are proposed as part of this project.



**V. CULTURAL RESOURCES**

CULTURAL RESOURCES -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Findings**

No impact. All project related activities will occur on the existing, disturbed areas of the site including the existing structures and roadways, and all proposed physical changes to the project site are minor. The grandstands that are proposed for removal are not historically significant, are less than approximately 30 years old, and have undergone extensive modifications throughout the years. No human remains will be disturbed because no ground disturbance is proposed as part of the project. Should any human remains be discovered in the normal course of work at the site, Midpen will follow Best Management Practices discussed in the Coastal Area Service Plan to identify Most Likely Descendants and reinter the remains in an appropriate location.

## VI. ENERGY

ENERGY -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	15, 16

### Findings

**a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

No impact. Construction activities will be brief and utilize standard equipment. Operation of the site as an interim CAO for District staff will result in energy use similar to any other small office or residential building.

**b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

No impact. California energy efficiency standards do not require efficiency upgrades with certain minor alterations to existing structures, including replacing 150 square feet or less of glazing, and “one-for-one replacement of up to 50 luminaires per complete tenant space, per annum”. Minor alterations to the building include replacing a sliding glass door with a wall and window, which results in a net decrease in glazing, and potentially upgrading lighting in the outbuildings (currently rarely used) to LEDs, with a total of less than 50 fixtures replaced. In general, due to the low occupancy of the interim office, energy use is expected to be low. In accordance with Midpen’s Climate Action Plan (2018), Midpen strives for energy efficiency in all its operations, including purchasing renewable energy for its offices. The Climate Action Plan set targets for greenhouse gas emissions reductions based on California’s goals of 80% below baseline (for Midpen, measured in 2016) by 2050.

## VII. GEOLOGY AND SOILS

### GEOLOGY AND SOILS -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	18
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	19
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

### Findings

- a) **Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**
- i. **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

- ii. Strong seismic ground shaking?**
- iii. Seismic-related ground failure, including liquefaction?**

Less than significant. The project is located in a seismically-active region of the San Andreas Fault system. The closest active faults are the San Gregorio Fault to the southwest and the San Andreas Fault to the northeast, while the La Honda Fault bisects the Preserve. However, the project site is not included in current Alquist-Priolo fault zone maps or landslide hazard maps. On the Association of Bay Area Governments' liquefaction susceptibility map, the area is shown to have pockets of moderate to high susceptibility within a larger area of otherwise very low susceptibility. No new structures are proposed as part of this project and all existing structures planned for human occupancy have been analyzed to meet California Building Codes during the completion of a San Mateo County building permit. While there is a risk of seismic movement on any of the faults in the region, the risk of loss, injury or death is low given the small number of staff stationed at the office at any time. Occupation of the site will be less than occupation was in previous uses.

**b) Result in substantial soil erosion or the loss of topsoil?**

Less than significant. No soil disturbance is proposed as part of the project and the existing project site roadways will be maintained with District BMPs to minimize soil erosion.

**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, liquefaction or collapse?**

**d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?**

Less than significant. See answer for a) above.

**e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

Less than significant. While the USDA's Web Soil Survey lists soils at this site as "very limited" for use with septic tanks, the existing septic systems have been analyzed and approved by the County of San Mateo Health Services Department. No expansion of the septic tanks is proposed as part of the project. The current waste disposal system is adequate to support the expanded use of the site.

**f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

No impact. No unique geologic features or paleontological resources have been recorded in the project vicinity, and work will occur only above ground and in previously-disturbed areas.



## VIII. GREENHOUSE GAS EMISSIONS

### GREENHOUSE GAS EMISSIONS -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	10
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	20, 21, 22

### Findings

#### a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Less than significant. The screening threshold for operational greenhouse gases under the Bay Area Air Quality Control Board's 2017 CEQA guidelines is office buildings greater than 53,000 square feet. The facility at this project site is 670 square feet and thus well below the threshold.

Additionally, due to the limited equipment needed to implement the project and the small number of staff using the site on a regular basis, project implementation will not generate a significant amount of greenhouse gas emissions either directly or indirectly. An emergency propane generator may be added, and if installed would be used only occasionally to support operations during blackouts. Heavy equipment and vehicles owned and operated by Midpen are fueled with renewable diesel, which has lower GHG emissions than either fossil or conventional biodiesel. Midpen purchases 100% renewable electricity for its office buildings. Any additional vehicle trips and associated GHG emissions generated from the project would be negligible due to the small number of staff at the site, and the project may even shorten miles traveled by staff who would otherwise need to report first to the Skyline Field Office and then commute to the San Mateo County coastal preserves and back during their daily patrols. The interim Coastal Area Office will also support Midpen's Climate Action Plan, approved in 2018, which specifies a goal of reducing employee commute distances.

Proposed future construction staging activities will possibly include limited heavy construction equipment that will similarly produce minimal increases in greenhouse gas emissions. Although emission modeling was not performed for this specific project, future construction staging activities at the project site will be minor and brief. All future construction activities and staging at the project site will remain within established BAAQMD thresholds and will implement BAAQMD recommended Best Management Practices.

**b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

Less than significant. San Mateo County General Plan's Climate Element was adopted in 2013, with goals to reach 15% below baseline (2005) emissions by 2020. The County's Energy Efficiency and Climate Action Plan, also adopted in 2013, presents greenhouse gas reduction measures for commercial and industrial employers. However, these measures focus on targeting the largest users of energy and natural gas. The interim Coastal Area Office is a very small operation and therefore will not conflict with any of these GHG reduction strategies. Moreover, this project will not significantly increase (and has potential to decrease) vehicle emissions or miles traveled, and the office building will be supplied with 100% renewable electricity, supporting the goals of the General Plan's Climate Element. The project would also be consistent with other applicable local plans, policies, and regulations and would not conflict with the provisions of AB 32, the applicable air quality plan, or any other State or regional plan, policy or regulation of an agency adopted for the purpose of reducing greenhouse gas emissions, including Midpen's own Climate Action Plan as adopted in 2018.

## IX. HAZARDS AND HAZARDOUS MATERIALS

### HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 25
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	23
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24

### Findings

- a) **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**
- 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?**

Less than significant. Hazardous materials are not associated with the proposed project. A Phase II Environmental Site Assessment by Northgate Environmental Management, Inc. revealed only

trace amounts of soil contaminants consistent with natural background levels, and no contaminants at levels requiring mitigation.

There is the potential for the use and storage of small quantities of common household hazardous materials such as pesticides, fuels, oils, lubricants, solvents, and detergents in relation to the use of the site as an interim Coastal Area Office. Pesticide applications would comply with Midpen's Integrated Pest Management Program FEIR, label instructions and all applicable local, state, and federal regulations. All hazardous materials would be transported, stored, handled, and disposed of in a manner that adheres to local, state, and federal standards. Best management practices described in the FIER require that all chemical pesticides be stored in a "pesticide locker" and not stored or mixed within 300 feet of any water feature. The hazardous materials discussed above would be used and stored in small quantities such that any foreseeable upset or accident conditions involving the release of hazardous materials would not create a significant hazard to the public or the environment.

- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**
- 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?**
- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**
- f) **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

No impact. There are no schools within a quarter mile of the project area. Due to the rural character of the project area, the distance to neighboring structures, and the minimal amount of hazardous materials that will be used as a result of the project, adjoining landowners will not be affected by hazardous materials involved with the project. The project is not located on a known hazardous materials site. The project is not located within an area affected by an airport land use plan or within two miles of an airport. The project is not located within the vicinity of a private airstrip. The Town of La Honda has an evacuation plan that directs residents to Highway 84 and past the project site. However, project implementation will generate negligible traffic both during site work and operational use and will not interfere with any emergency response plans, or evacuation plan.

- g) **Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

Less than significant impact. According to the California Department of Forestry and Fire Protection, the project area is located in a moderate fire hazard zone based on vegetation type (fuel loading), slope and weather. The project would not change the degree of exposure to wildfires. Vehicle operation at the project site has the potential to ignite fires; however, trained staff members in vehicles equipped with fire suppression equipment will be on site to extinguish

accidental ignitions. Trained District staff also provides first response assistance until the jurisdictional fire agencies arrive and take over the scene. The addition of District staff presence would result in an increased ability to detect and respond with the appropriate fire agencies when fires occur.

## X. HYDROLOGY AND WATER QUALITY

### HYDROLOGY AND WATER QUALITY -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c) Substantially 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 which would	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	26
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	27

### Findings

#### a) **Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

No impact. No actions are planned as part of the project that could violate water quality standards or waste discharge requirements. Existing riparian fencing will be maintained to keep project activities away from the San Gregorio Creek to preserve water quality. Any infrastructure improvements or other ground-disturbing activities completed during the routine maintenance of the project site will be minor and brief and in nature and will be done following BMPs.

**b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

No impact. No depletion in groundwater or recharge is expected to occur as part of this project. The project will continue to use the existing, spring-fed water source.

**c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**

- i) result in a substantial erosion or siltation on- or off-site;**
- ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;**
- iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or**
- iv) impede or redirect flood flows?**

No impact. No alterations to the existing drainage pattern of the site or area are expected as part of this project that would result in substantial erosion, siltation, or flooding on- or off-site. The site drains naturally to the creek and does not impact any stormwater drainage system. No part of the project implementation will result in substantial additional sources of polluted runoff, or impede or redirect flood flows.

**d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

No impact. Due to the project location, no risk of inundation from seiche, tsunami or mudflow is expected to occur. No additional runoff is expected to result from this project this project. The project site is outside the 100-year floodplain of the San Gregorio Creek, so no structures will be placed in the 100-year floodplain to impede or redirect flood flows. Additionally, no housing is associated with the project. The proposed project is not expected to expose people or structures to flooding because the project site is not in a dam failure inundation area.

**e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

No impact. The project does not utilize groundwater or increase impermeable surfaces, and therefore has no impact on groundwater management. A watershed management plan for San Gregorio Creek (2010) calls for remediation of sources of fine sediment, which impact water quality. This project will not exacerbate existing erosion or create new sources of fine sediment, and therefore does not conflict with the watershed management plan.

**XI. LAND USE AND PLANNING**

LAND USE AND PLANNING - Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Findings**

No impact. The project is located in a rural setting and does not physically divide an established community. The project is consistent with the San Mateo County General Plan in that the Preserve is designated General Open Space and in the Resource Management zoning district. No applicable habitat conservation plan or natural community conservation plan is in place for the project location. Therefore, there are no conflicts with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect and, thus, there will be no impact.



**XII. MINERAL RESOURCES**

MINERAL RESOURCES -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	28
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Findings**

No impact. No mineral resources locally important or of value to the region are designated on local general or land use plans or are known to occur at the project site.

### XIII NOISE

NOISE -- Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	29, 30
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	29, 30
c) For a project within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

#### Findings

- 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?**
- b) **Generation of excessive groundborne vibration or groundborne noise levels?**

Less than significant impact. San Mateo County uses the Community Noise Equivalent Level (CNEL) as a standard unit of measure for noise. CNEL measurements represent an average of measured noise levels obtained over a 24-hour period of time. A time-weighted factor is applied to account for the increased sensitivity of humans to noise in the morning, evening, and nighttime hours. This factor adds 5 dB to sounds occurring in the evening (7 p.m. to 10 p.m.) and 10 dB to sounds occurring in the late evening and early morning hours (between 10 p.m. and 7 a.m.).

According to the County’s General Plan Noise Policies, noise impact areas are defined as areas with noise levels of 60 CNEL or greater. The General Plan does not specify where noise levels are measured nor for what land uses. Exterior noise exposure levels of 70 CNEL or greater are considered significant for residential developments according to the State of California. Exterior noise levels in quiet residential areas are typically 45 to 50 CNEL. During operation as an interim Coastal Area Office, ambient noise levels at the project site are expected to be less than 60 CNEL, and similar to exterior noise levels in quiet residential areas.

The demolition of the grandstands, which would occur over a very brief period, would require the use of construction machinery that may generate temporary increases in noise to levels as

high as 95 dB. The short-term noise and vibration impacts from demolition would occur during the daylight hours, and would be buffered from adjacent properties by distance, elevation, and dense vegetation. The construction site is located approximately 400 feet from the nearest non-District building, which belongs to a summer camp, and approximately 950 feet from the nearest house.

Since the project is small-scale in nature, any potential generation of noise levels in excess of 70 CNEL resulting from the project would be localized and limited to the short-term demolition period. Any potential exposure to and generation of excessive vibration or noise resulting from the project would also be localized and limited to the short-term demolition period of the project, likely less than one month.

The following activities are exempt from Chapter 4.88 of the San Mateo County Ordinance Code:

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

The current project construction activities and any future construction staging activities will only occur during the hours in the above County ordinance. Therefore, the temporary increase in noise will be less than significant.

- 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 two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

No impact. The project is not located within an airport land use plan or within two miles of a private airstrip, public airport or public use airport.

**XIV. POPULATION AND HOUSING**

POPULATION AND HOUSING -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Induce substantial 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Findings**

- a) **Induce substantial 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)?**

Less than significant. Although the project may generate new employment through the interim Coastal Area Office and construction activities, this growth will not be substantial.

- b) **Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

No impact. No housing or residents exist onsite.

**XV. PUBLIC SERVICES**

PUBLIC SERVICES – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Findings**

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**
  - i) **Fire protection?**
  - ii) **Police protection?**
  - iii) **Schools?**
  - iv) **Parks?**
  - v) **Other public facilities?**

No impact. The small number of staff and contractors stationed at the interim Coastal Area Office would not generate the need for any new or physically altered government facilities. Though the project could generate a small number of additional jobs in the area, it would be so few as to have a negligible impact on public services and facilities. Additionally, District Ranger staff at the interim Coastal Area Office serve as first responders in emergency scenarios, aiding in fire and police protection.

**XVI. RECREATION**

RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Findings**

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

No impact. The project site will continue to be closed to the public besides limited use by permit and is not anticipated to increase visitors to the La Honda Creek Open Space Preserve. Should Midpen decide in the future to open the site for public use, e.g. as a staging area for access to the preserve, further CEQA analysis shall be undertaken at that time.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

No impact. The project does not include recreational facilities and does not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project site will continue to be closed to the public except by permit and is not anticipated to increase visitors to the La Honda Creek Open Space Preserve.

**XVII. TRANSPORTATION**

TRANSPORTATION -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) Conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Findings**

**a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?**

Less than significant. There will be a small number of staff consistently stationed at the interim Coastal Area Office during standard work hours and the increase of traffic during construction staging will be temporary and small in scale. Therefore, no substantial vehicle trip generation would result from the proposed project. The proposed project would not substantially affect the performance of the circulation system and would therefore not conflict with any applicable transportation plans, ordinances, or policies. The project would result in a less-than-significant impact.

**b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?**

Less than significant. As a land use project, CEQA Guidelines § 15064.3, subdivision (b) states that transportation impacts are potentially significant if the project increases vehicle miles traveled (VMT) above an applicable threshold. While the project is not located near any public transit, it will not substantially increase VMT. The interim Coastal Area Office will allow staff and contractors to access worksites in San Mateo County coastal preserves from reduced distances, meaning the VMT generated by this project will be similar, if not less than, the baseline VMT.

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

No impact. The project site uses are not incompatible and will not result in increased hazards on the site. No design features are proposed as part of the project and, therefore, there will be no increase in hazards on the site from a design feature.

**d) Result in inadequate emergency access?**

No impact. There will be no impact to the existing emergency access at the project site. The project site has been inspected by the County of San Mateo Fire Marshall who determined the site provides adequate access for fire engines.



**XVIII. TRIBAL CULTURAL RESOURCES**

TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix A
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	32
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 §5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code §5024, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix A

**Findings**

- a) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**
  - i) **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**
  - 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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

No impact. The project site is not listed, nor is it eligible for listing, in the state or local registers of historic resources. The site was heavily disturbed by previous uses all work and use of the project site will occur in previously disturbed areas. No subsurface work is proposed.

In compliance with AB 52, Midpen initiated consultation with tribes, and consultation is concluded when Midpen and the tribes agree on appropriate mitigation measures to mitigate and/or avoid any significant impacts.

On November 21, 2019, as part of the tribal consultation process with Native American groups and individuals, Sophie Christel, a planner for Midpen, mailed Project initiation letters, including a Project map and description, to the following Native American contacts listed for San Mateo County's geographic area of jurisdiction (See Appendix A: Tribal Consultation Letter Example).

- Irene Zwierlein, Amah Mutsun Tribal Band of Mission San Juan Bautista
- Tony Cerda, Costanoan Rumsen Carmel Tribe
- Ann Marie Sayers, Indian Canyon Mutsun Band of Costanoan
- Charlene Nijmeh, Muwekma Ohlone Indian Tribe of the San Francisco Bay Area
- Andrew Galvan, The Ohlone Indian Tribe

An additional letter was mailed to Valentin Lopez of the Amah Mutsun Tribal Band on December 10, 2019.

The letters were followed up by email and phone calls, and the following comments were received:

- Chairperson Galvan of the Ohlone Indian Tribe responded via email and inquired if a Phase I Literature Search or Foot Survey had been conducted. Christel informed him that neither had been conducted because no ground disturbance was planned. Chairperson Galvan indicated that he required no further information and had no further concerns about the project.
- Chairperson Zweirlein of the Amah Mutsun Tribal Band was reached via phone on December 19th, 2019 and asked that all crews receive cultural resource sensitivity training prior to any ground work. Christel informed her that no ground disturbance was planned. Chairperson Zweirlein had no further comments.

Chairperson Cerda could not be reached by telephone; the number provided by the NAHC did not go through. No additional comments or concerns had been received as of January 10<sup>th</sup>, 2020.

**XIX. UTILITIES AND SERVICE SYSTEMS**

UTILITIES AND SERVICE SYSTEMS -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Require or result in the construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**Findings**

- a) Require or result in the construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

Less than significant. The project may result in increased use of the existing water treatment system and septic system of the office building at the project site. However, the existing water and septic systems are adequate to accommodate the use of the project site as an interim Coastal Area Office. The project will not exceed wastewater treatment requirements of the San Francisco Regional Water Quality Control Board and will not require the expansion of existing water or wastewater treatment facilities.

For the most part, drainage of storm water occurs naturally on the project site. The project will not result in an expansion of impervious surfaces on the project site, so no new storm water drainage facilities or expansion of existing water drainage facilities will be required. Other utilities currently in place are sufficient to support the use as an interim Coastal Area Office.

**b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

Less than significant. The project site uses existing entitled water supplies from springs in the La Honda Creek Open Space Preserve north of Highway 84. The existing water supplies are sufficient for the project sites use as an interim Coastal Area Office and for temporary construction staging activities.

**c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

No impact. Wastewater treatment will be provided onsite by the existing septic system and, therefore, there will be no impacts to any wastewater treatment providers.

**d) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Less than significant. Removal of the grandstands at the project site and the use of the site as an interim Coastal Area Office will generate solid waste. Waste will be recycled to the greatest extent possible and otherwise hauled to appropriate disposal facilities. The volume of solid waste generated during structure removal and the use of a site as an interim Coastal Area Office would not be substantial.

**e) Comply with federal, state, and local statutes and regulations related to solid waste?**

Less than significant. As described under f) above, the proposed project involves very limited solid waste generation and would not conflict with federal, state, and local statutes or regulations related to solid waste. The impact is less than significant.

**XX. WILDFIRE**

**WILDFIRE** – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	23
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**Findings**

**a) Substantially impair an adopted emergency response plan or emergency evacuation plan?**

No impact. The Town of La Honda has an evacuation plan that directs residents to Highway 84 and past the project site. However, project implementation will generate negligible traffic both during site work and operational use and will not interfere with any emergency response plans, or evacuation plan.

**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?**

Less than significant. There will be no physical change to the site except removal of the grand stands, which will not affect wildfire risk. The primary use of the site will be by District staff (rangers) trained in wildfire response. Rangers carry water tanks and pumping equipment on their trucks during the fire season, and would be able to immediately respond to any ignition on the site when stationed there.

Contractors staging at the site may store vehicles and equipment that could have the potential to spark and ignite a wildfire. However, parking and staging will primarily be limited to areas removed from dry grasses and other flammable materials. The former equestrian arenas are large areas of bare dirt well suited to staging with minimal fire risk. Therefore, the impact would be less than significant.

- 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?**

No impact. No additional infrastructure will be installed as part of this project. Maintenance of the existing infrastructure is not expected to change and would not increase fire risk compared to existing conditions. Additionally, existing infrastructure, including the two 5,000-gallon water storage tanks, will assist with wildlife reduction efforts.

- 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?**

Less than significant. The project will not physically alter the project site such that structures or people downslope or downstream will be subject to increased risk of flooding or landslides in a post-fire scenario. The project site is primarily flat and comprised of permeable surfaces, reducing the chances of substantial runoff and slope instability in post-fire scenarios. Additionally, no drainage changes are proposed as part of this project.

b)  
**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact	Source
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Findings**

- a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?**

No impact. While the project site is within the critical habitat polygon for California red-legged frog, the proposed work and use of the site is confined to previously disturbed areas that do not provide significant habitat for CRLF or any other wildlife, fish, or rare plant species. Activities proposed at the site do not threaten adjacent habitat. Because the site was developed and heavily used prior to District ownership, and because no below-ground work is proposed, it is unlikely that any cultural resources would be disturbed or eliminated. None of the existing facilities on the site are historic. Therefore there will be no impact that could degrade the environment, threaten the habitat or population of fish, wildlife, or plant species or communities, or eliminate important historical resources.

- 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)?**

Less than significant. The interim Coastal Area Office allows for more frequent ranger patrols of, and faster response times to, existing and future coastside open space preserves. It also facilitates project execution for construction and maintenance projects typical of Midpen's activities, e.g. trail building, ranching infrastructure modifications, and creation of staging areas for public access. While these efficiencies support Midpen's execution of other projects on the San Mateo County coast, the number of District staff and contractors stationed at the site would not contribute substantially to Midpen's ability to undertake large-scale projects on the coast (e.g. the opening of a new preserve or trail system), nor would the lack of an interim Coastal Area Office entirely preclude such projects. Therefore, there will not be a significant cumulative effect on other current or probable future projects.

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

No impact. As discussed in the preceding Environmental Checklist, the Project would not have any significant effects. Therefore, it would not cause substantial adverse effects on human beings, either directly or indirectly.



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7. San Mateo County. Williamson Act Parcels. Web map. Available at: <https://data.smcgov.org/Housing-Development/Williamson-Act-Parcels/sq6e-7j5j/data>

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27. Designated Areas Update: Regionally Significant Construction Aggregate Resource Areas (Plate 26). Map. Available at: [ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/OFR\\_96-03/OFR\\_96-03\\_Plate26.pdf](ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/OFR_96-03/OFR_96-03_Plate26.pdf)

**Noise**

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**Tribal Cultural Resources**

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## Appendix A:

Letter Template Sent to Contact List Provided by the Native American Heritage Commission in Accordance with Assembly Bill 52 (AB 52)

November 21, 2019

NAME  
ADDRESS  
CITY, STATE, ZIP CODE

Dear NAME,

The Midpeninsula Regional Open Space District (Midpen) requests comments regarding potential impacts to sacred lands or tribal cultural resources from the Interim Coastal Area Office, located within the La Honda Creek Open Space Preserve, immediately south of Highway 84 and approximately two miles west of the Town of La Honda (see Attachment 1).

Midpen is formalizing its reuse of existing facilities at the site of the former Driscoll Event Center for an Interim Coastal Area Office, providing rangers, resource management staff, and contractors with improved access to coastal properties. As an Interim Coastal Area Office, the project site will continue to be used as a station for a small number of ranger patrol staff and occasional construction staging, as well as continued intermittent equestrian and livestock uses. The only proposed physical change to the site is the removal of two existing grandstands. The project is not expected to involve any sub-surface work or disturb any areas that were not previously developed.

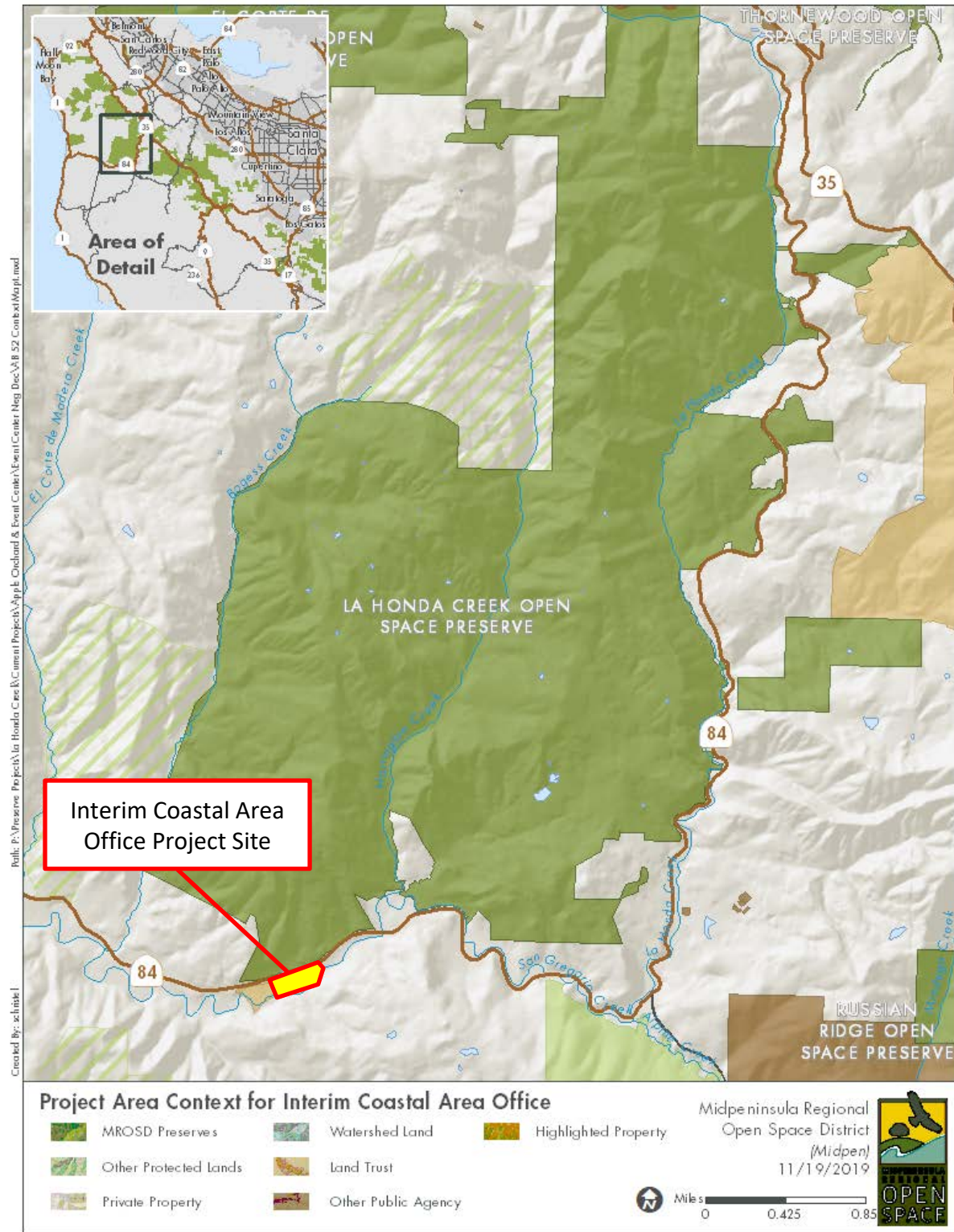
The Native American Heritage Commission (NAHC) has identified you as an individual who may have knowledge of cultural resources located within La Honda Open Space Preserve. We would appreciate any comments you may have on the potential for sacred lands and/or cultural resources within the project area and on potential for impacts to them. All information provided regarding cultural resources will remain confidential. If you are aware of any such resources, please contact me at (650) 772-3541, by email at [schristel@openspace.org](mailto:schristel@openspace.org) or by letter at the address provided below. Your response within 30 days of receipt of this letter will be appreciated. Thank you for your assistance.

Sincerely,



Sophie Christel  
Planner I  
330 Distel Circle  
Los Altos, CA 94022

# ATTACHMENT 1








# Draft Interim CAO Neg Dec

Final Audit Report

2020-05-19

Created:	2020-05-19
By:	Loana Lumina (llumina@openspace.org)
Status:	Signed
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-  Document created by Loana Lumina (llumina@openspace.org)  
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