1. INTRODUCTION AND BACKGROUND

1.1 CHANGES SINCE LAST VERSION

This version of the Executive Summary provides updates to the April 2019 version in order to include changes to the project made by MidPen in response to comments from community members. These changes include:

- Increasing the minimum setback of buildings from the property line adjacent to Carlos Street to 20 feet;
- Reducing the maximum height of all buildings to 28 feet; and
- Re-routing the pedestrian path providing access to Sierra Street.

Other minor changes to the text have been made to correct errors, improve readability, and ensure consistency among reports. None of these changes resulted in any changes to impact conclusions or mitigation measures.

1.2 OVERVIEW AND REQUIRED APPROVALS

The Cypress Point Family Community project (Cypress Point, proposed project) is an affordable housing development sponsored by MidPen Housing Corporation (MidPen) and designed to provide affordable housing in the San Mateo Midcoast region. The intention of the project sponsors and San Mateo County is to improve the jobs/housing balance and jobs/housing fit by providing preference for those who live or work on the San Mateo Coast. The project is located on a parcel in the Coastal Zone of San Mateo County within the unincorporated community of Moss Beach. MidPen is seeking several actions from two separate agencies.

Initially, San Mateo County, on behalf of MidPen will act as the applicant to the California Coastal Commission (Commission) in requesting an amendment to the San Mateo County Local Coastal Program (LCP) to accommodate the land uses requested in the proposed project application. The requested approvals include:

- Amend the LCP Implementation Plan and existing Planned Unit Development (PUD) for the site to reduce the number of units from 148 to 71;
- Amend LCP Land Use Plan and San Mateo County's General Plan to change the site's zoning designation from Medium-High Density Residential to Medium Density Residential; and
- Amend section 3.15(d) of the LCP to allow for 100% of units, apart from a resident manager's unit, to serve low- or moderate-income households.

MidPen will later act as the applicant and request the following action from the San Mateo County Planning and Building Department:

- A Coastal Development Permit (CDP).

1.3 PROJECT PARTICIPANTS

1.3.1 PROJECT SPONSOR

MidPen, headquartered in Foster City, is a non-profit organization dedicated to providing affordable housing in the Bay Area. It has developed or rehabilitated over 100 properties, including 29 properties in San Mateo County. MidPen's mission is to provide safe, affordable housing of high quality to those in need; establish stability and opportunity in the lives of residents; and foster diverse communities that allow people from all ethnic, social and economic backgrounds to live in dignity, harmony and mutual respect. Through its affiliate organizations, MidPen Resident Services Corporation and MidPen Property Management, MidPen owns and manages all new developments and provides on-site resident services and programs to help residents advance. MidPen has been providing housing to residents of the Bay Area for more than 45 years.

The point of contact for MidPen is:

Andrew Bielak
MidPen Housing
303 Vintage Park Drive, Suite 250
Foster City, CA 94404
abielak@midpen-housing.org
(650) 235-7675

1.3.2 DECISION-MAKING AGENCY

This environmental document has been prepared to provide environmental information needed by the Coastal Commission to complete its CEQA-equivalent certified regulatory program for the proposed San Mateo County LCP Amendment. San Mateo County has analyzed the full range of environmental conditions so that other agencies can rely upon it for CEQA compliance as well, under CCR Title 14, Section 15253.

The point of contact for the Coastal Commission is:

Erik Martinez
California Coastal Commission
North Central Coast District
45 Fremont Street, Suite 2000
San Francisco, CA 94105
(415) 904-5200
Erik.Martinez@coastal.ca.gov

1.3.3 PROJECT APPLICANT

The County of San Mateo is acting as the applicant for the LCP Amendment before the Coastal Commission. In the future, it is anticipated that the County will be the agency decision maker for the granting of a CDP for the Cypress Point project. A separate document will be prepared for that action, in compliance with CEQA. The San Mateo County Board of Supervisors may be asked to approve the environmental document for the CDP, to adopt the Mitigation Monitoring and Reporting Program prepared for the project, and to approve the CDP.

The point of contact for the San Mateo County Planning and Building Department is:

Mike Schaller
County of San Mateo
Planning and Building Department
455 County Center, Redwood City, CA 94063
mschaller@smcgov.org

1.4 CEQA COMPLIANCE

Because the proposed project will require discretionary approvals by the Commission, the Commission must comply with the California Environmental Quality Act (CEQA) of 1970 (as amended) prior to making a decision on approval of the LCP amendment. Section 15251 of the CEQA Guidelines (CCR Title 14, Section 15000 et. seq) provides a special environmental compliance process for regulatory programs of state agencies that have been certified by the Secretary for Resources (CCR Title 14, Section 15250), including subsection (c) which lists "The regulatory program of the California Coastal Commission and the regional coastal commissions dealing with the consideration and granting of coastal development permits under the California Coastal Act of 1976, Division 20 (commencing with Section 30000) of the Public Resources Code."

Consistent with Section 15084(c) of the State CEQA Guidelines, this documentation is intended to provide environmental information for consideration by the Coastal Commission to complete its CEQA-equivalent certified regulatory program for the proposed San Mateo County LCP Amendment required for development of the proposed project. This Executive Summary describes the contents of the package of materials prepared for the County and California Coastal Commission's consideration, which are intended to provide information necessary for preparation of a functional equivalent of an Environmental Impact Report by the Coastal Commission.

As described in Section 15121(a) and 15362 of the CEQA Guidelines, an EIR is an informational document that will inform public agency decision makers and the general public of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to a project. An EIR functional equivalent focuses the discussion on potential effects of the proposed project on the environment to permit the lead agency to determine what effects are or may be significant. Pursuant to CEQA, feasible

mitigation measures are identified, when applicable, that could reduce significant impacts to less-than-significant levels.

This documentation has been prepared for the consideration of the County and Coastal Commission, with the goal of providing information consistent with the requirements of Section 15151 of the CEQA Guidelines, which defines the standards for EIR adequacy as follows:

> An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR would summarize the main points of disagreement among the experts. The courts have looked not for perfection; but for adequacy, completeness, and a good faith effort at full disclosure.

2. Summary Description of the Proposed Project

2.1 Project Location

The proposed project is located on a 10.875-acre parcel adjacent to the northeast corner of Carlos Street and Sierra Street in the unincorporated community of Moss Beach, San Mateo County, California (see Figures 1 and 2). The property is bounded by vacant land to the southwest, towards State Route (SR) 1, residential properties along 16th Street to the northwest (in the community of Montara), and residential properties along Carlos, Sierra, and Lincoln Streets on the other two sides. The parcel is designated as Assessors' Parcel Number 037-022-070.

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Base Map Source: ESRI, 2017
Map Date: July 2020

Stevens Consulting

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Figure 1
Project Location
San Mateo County, CA

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Aerial Source: NAIP (2016)
Map Date: July 2020

Stevens Consulting

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Figure 2
Project Vicinity
San Mateo County, CA

2.2 PROJECT OBJECTIVES

In proposing the Cypress Point project, MidPen is attempting to provide affordable housing on the coastal portion of San Mateo County that:

1. Provide a significant number of low-income affordable housing units in a vibrant, safe, well-designed community that respects the coastal character of the region.
2. Provide affordable housing in the region at cost effective densities that are competitive for financing.
3. Address housing needs of households, families and workers in the Midcoast and surrounding region;
4. Provide housing for a diverse range of low-income workers and families.
5. Improve the jobs/housing balance[1] and jobs/housing fit[2] in the region by providing affordable dwelling units near coastal jobs.
6. Provide informal recreational opportunities for residents in the region and the general public by providing access to a trail on undeveloped portions of the site.
7. Be consistent with the character of the surrounding neighborhood by adhering to the existing development guidelines to the extent feasible.

As part of the resident selection process, the project applicant proposes to include a preference for individuals who live and/or work in the region for 75% of the units. This preference structure increases chances for individuals who meet these criteria to live in this development, although it does not restrict individuals who do not live and/or work in the area from being accepted. Based on most recent available data from the U.S. Census Bureau (2015), there are 11,258 jobs located in coastal region (Princeton, Miramar, El Granada, Montara, and Moss Beach) and the neighboring coastal cities of Pacifica and Half Moon Bay. Among these jobs, 7,181 (63.8%) are held by individuals commuting from outside this area. A total of 2,621 of these jobs require commutes between 10 and 24 miles, and 2,501 additional jobs require commutes of 25 miles or more.

2.3 CURRENT LAND USE DESIGNATIONS

The San Mateo County General Plan designates the project site for Medium-High Density Residential uses. This designation allows for development of multi-family residential uses at densities of between 8.8 and 17.4 housing units per acre. The existing zoning designation of PUD-124/CD traces back to 1986, and was assigned to a proposed Planned Unit Development (PUD) on the site called Farrallon Heights. The PUD zoning allows for a total of 148 units on the site, with a density of 13.6 units per acre. The site is designated as Medium-High Density

[1] The jobs/housing balance measures the extent to which a geographic area contains a relative balance between the number of houses available and the number of jobs; a balance between jobs and housing allows more people to live within the community and reduces the number of vehicle trips to/from outside the area.

[2] The jobs/housing fit measures the extent to which the distribution of housing prices match the income distribution of workers, and thus whether workers in an area can find housing they can afford near to their jobs.

Residential in the San Mateo County LCP, which allows for development at densities from 8.1 to 16.0 units per acre. The site is defined as infill in the LCP, and designated as a priority development site for affordable housing in the San Mateo County Local Coastal Program Policies document (San Mateo County Planning and Building Department 2013). The site is also designated as an affordable housing opportunity site by the San Mateo County General Plan Housing Element (San Mateo County Planning and Building Department 2015).

2.4 PROJECT FEATURES

MidPen proposes the development of 71 affordable housing units on the project site, consisting of 18 two-story buildings holding 2-16 units each (see Figure 3). The project would provide a mixture of 1, 2, and 3-bedroom units, including a combination of two-story townhouses and ADA-accessible single-level flats. In addition to the housing units, the development will include an approximately 3,200 square foot community building that will include the general office, the manager's office, a community room, kitchen, computer room, laundry, and maintenance and storage areas. The project plan also includes several outdoor amenities, including:

- Landscaping (see more below);
- A community garden;
- A children's play area;
- An upper and a lower green;
- BBQ areas; and
- A public walking trail through a portion of the site.

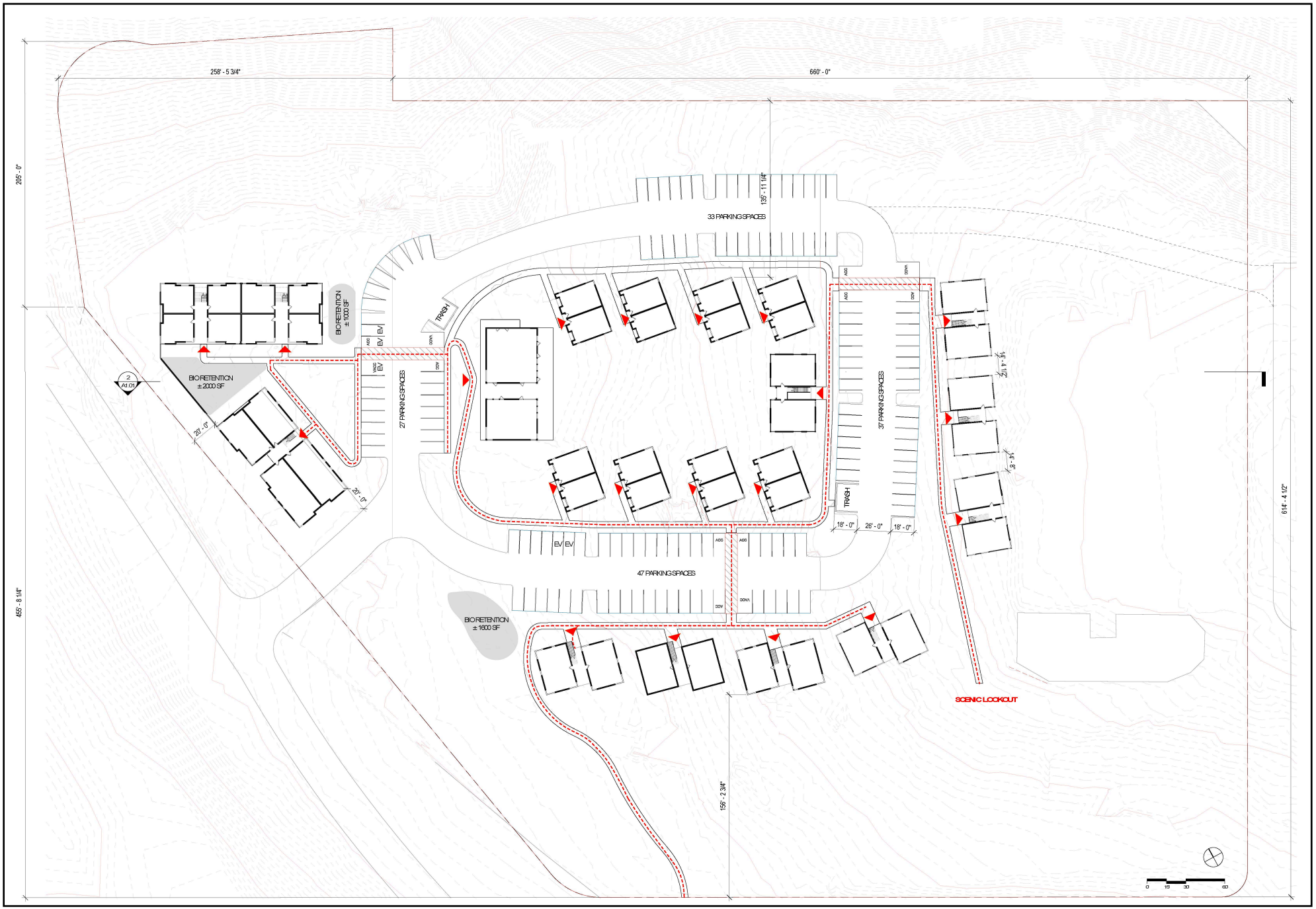
All of the units, except for the manager's apartment, will be affordable to households earning up to 80 percent of the Area Median Income (AMI). It is expected that the Cypress Point project will provide housing for approximately 213 people, including adults and children. The density is 6.5 units per acre, significantly below the maximum density allowed by the current General Plan designation, zoning, and LCP designation. MidPen has also clustered the development so as to retain the forested open space on the northern portion of the site. To the extent feasible, MidPen will retain the vegetation adjacent to Carlos Street and Sierra Street along the perimeter of the site or add vegetation to shelter the site visually from neighbors. Altogether, MidPen proposes to leave approximately half of the site undeveloped.

Because this project is intended to contribute to improving the jobs-housing balance and jobs-housing fit in coastal San Mateo County, preference for housing will be given to people who currently live and/or work in the region.

For a more detailed description of the proposed project, please see *Introduction and Project Description* (Stevens Consulting 2020).

2.5 ENVIRONMENTAL COMMITMENTS

MidPen has agreed to incorporate a number of environmental commitments as part of the proposed project, to minimize the environmental effects of this development. These



Source = MidPen Housing Corporation and Pyatok Architects, July 2020

Stevens Consulting

Figure 3

Cypress Point Proposed Site Plan

San Mateo County, CA

environmental commitments , related to both the construction and operation of the project, are listed in *Introduction and Project Description* (Stevens Consulting 2020).

2.6 PUBLIC INVOLVEMENT

The public has had many opportunities to comment on the proposed project, and to influence the details of its development plan, as described in the following sections.

Pre-Application Public Outreach

During the project's conceptual stage, MidPen conducted voluntary outreach to better understand the community's concerns prior to submitting a pre-application. MidPen held three community open houses in 2016, on March 16, July 11, and August 18. Information about the open houses was widely distributed and publicized in multiple local newspapers. More than 100 community members attended each open house. MidPen recorded all comments, which include translating comments submitted in Spanish, and provided responses on a project website and email list (MidPen 2020). In addition to the community open houses, MidPen created an email address specifically for communications regarding the project, shared project staff's direct contact information, offered additional outreach through small group meetings or one-on-one meetings, and maintained a project website with information available in both English and Spanish.

The County of San Mateo sponsored a public workshop on September 20, 2017 from 6 pm to 8 pm at the El Granada Elementary School in El Granada, California. Consistent with Section 6415.4 of the County of San Mateo Zoning Code, the purpose of the facilitated public workshop was to allow community members and public agency representatives the opportunity to provide project input on the pre-application and prior to the preparation of final development plans. Members of the public also had an opportunity to provide public input on the project on September 27, 2017 at a meeting of the Midcoast Community Council (an elected advisory body representing the region where the project is located).

Members of the public also had the opportunity to provide comments on the project and the environmental compliance documentation during hearings before the San Mateo County Planning Commission on January 22, 2020 (in person) and on June 10, 2020 (by Zoom), and during a hearing with the San Mateo County Board of Supervisors on July 21, 2020 (by Zoom). The public also had the opportunity to comment on the project and the environmental compliance documentation during a hearing before the San Mateo County Board of Supervisors on July 21, 2020 (by Zoom). MidPen has prepared a memo *Summary of Public Outreach Measures* (MidPen 2020) which describes all of the measures undertaken to solicit and obtain public input about the proposed project and the environmental review documents being prepared.

Summary of Comments Received

This section summarizes the concerns expressed in person and in writing from the public which are related to environmental resources. A summary of the measure taken to provide the public

and affected agencies and districts maximum opportunity to participate in the LCP or LRDP amendment process, pursuant to Section 13515 and Public Resources Code Section 30503, is available in a separate document prepared by the County of San Mateo and submitted to the Coastal Commission in August 2020.

Response to Public Comments

In response to comments provided by the public during this process, MidPen has modified the proposed project in the following ways:

- Reduced the number of units from 80 to 71;
- Increased the number of on-site parking spaces;
- Increased the setback of buildings from Carlos Street to a minimum of 20 feet;
- Reduced the maximum height of buildings;
- Increased the number of units subject to local preference for residents from 50% to 75%.

San Mateo County and MidPen have prepared a series of technical studies, other environmental analysis documentation (including an evaluation of a range of alternatives and cumulative impacts) to be provided to the California Coastal Commission as part of the application to amend the LCP land use designation for the project parcel. Public comments associated with impacts of the project on the environment are addressed in those documents.

3. CONTENTS OF THE ENVIRONMENTAL INFORMATION PACKAGE

In addition to this Executive Summary, this package of materials contains a number of reports on a range of technical and other CEQA-required subjects. This section lists the reports being provided, along with a short summary of the contents of each.

- **Introduction and Project Description** (Stevens Consulting 2020a)– Describes the approvals being sought by MidPen for the proposed project; lists the project participants; describes the project location; describes existing land use designations for the project site; lists the project objectives, describes project features; and lists the environmental commitments being made by MidPen for this project.
- **Aesthetics and Visual Resources** (Stevens Consulting 2020b) – Describes the existing visual resources on and near the project site, from neighboring public viewing locations, and from scenic corridors; evaluates the impacts of the project on these visual resources.
- **Air Quality and Greenhouse Gas Emissions** (I&R 2018a) – Evaluates the emissions of criteria pollutants during both the construction and operations phases of the proposed project. Also evaluates the emissions of greenhouse gases during the construction and operations phases of the proposed project.

- **Biological Resources** (De Novo 2020) – Describes biological resources, including species and habitats, currently present on the project site, evaluates the impacts of the proposed project on those resources, and proposes mitigation for significant impacts.
- **Cultural Resources Evaluation** (Stevens Consulting 2018a) – Describes the paleontological, archaeological, and historical resources on and around the project site, evaluates the impacts of the proposed project on those resources, and proposes mitigation for significant impacts.
- **Energy** (RCH Group 2019) – Evaluates the use of energy in constructing and operating the proposed project, and compliance with energy efficiency regulations.
- **Environmental Justice** (Stevens Consulting 2018b)– Evaluates the presence of communities pertinent to Environmental Justice concerns in the project neighborhood, based on a number of demographic and socio-economic factors; and evaluates the extent to which the proposed project would expose any such communities to disproportionate environmental impacts.
- **Geotechnical** (Rockridge 2018) – Evaluates existing site seismic and soil conditions, evaluates the risks these conditions pose for the construction and occupation of project structures, and proposes measures to mitigate these risks.
- **Hazardous Materials** – Comprises five documents that include: a Phase I Environmental Site Assessment (ESA) completed for the project site (AEI 2015); a Phase II Investigation Report that quantifies the presence of lead and asbestos on the project site resulting from prior uses (AEI 2016a); an additional subsurface investigation and water well evaluation (AEI 2018a); a report documenting groundwater sampling and the destruction of the well (AEI 2018b); and a memo providing responses to comments provided during pre-CEQA public review (AEI 2020).
- **Hydromodification Management** (BKF 2018) – Provides an evaluation of changes to the quantity and quality of site stormwater runoff projected to occur after project development, and proposes mitigation to comply with the San Mateo County Municipal Regional National Pollutant Discharge Elimination System permit.
- **Noise** (I&R 2018b) – Describes existing sources of noise on and near the project site, evaluates the impacts of noise generated by the construction and operation of the proposed project on neighbors and site residents, and recommends mitigation measures for significant impacts.
- **Public Services, and Utilities and Service Systems** (Stevens Consulting 2018c) – Describes the public services and utilities that would serve the proposed project and the providers of these services; evaluates the impacts of development of the proposed project on these providers and recommends mitigation measures for significant impacts.
- **Traffic and Transportation** (Kittelson 2019, Kittelson 2020) – Describes existing transportation facilities and services in the vicinity of the project site; evaluates the impacts of the proposed project on intersection operations, transit service, and pedestrians, and recommends mitigation measures for significant impacts on these facilities and services.

- **Policy Consistency Evaluation** (Stevens Consulting 2020c) – Evaluates the consistency of the proposed project with policies from the San Mateo County General Plan, the San Mateo County Local Coastal Program, and other pertinent local planning documents.
- **Alternatives Analysis** (Stevens Consulting 2019a) – Describes the process by which a reasonable range of alternatives was developed, evaluates the feasibility of each alternative, and evaluates the environmental impacts of each of the feasible alternatives compared to the impacts of the proposed project. Also identifies an Environmentally Superior Alternative. (See also the summary of the impacts of the alternatives below).
- **Cumulative Impacts** (Stevens Consulting 2019b) – Presents a list of reasonably foreseeable projects, provided by the cities of Pacifica and Half Moon Bay, and by the County of San Mateo, and summarizes the findings of the EIR prepared for Plan Bay Area 2040. Also evaluates for each resource topic area the contribution of the proposed project to cumulative impacts created by past, present, and reasonably foreseeable projects.
- **Supplemental Environmental Evaluation Report** (Stevens Consulting 2020d) – Provides information on the impacts of the proposed project for resource topic areas and questions not addressed in a separate technical report.

4. Summary of Alternatives to the Proposed Project

CEQA Section 21080.5(d)(3)(A) and Sections 15252 and 15253 of the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387) require the prevention or avoidance of avoidable significant impacts to the environment by requiring changes to a project through the use of feasible alternatives or mitigation measures.

Under Section 15126.6 of the CEQA Guidelines, an EIR is required to include an analysis of a reasonable range of alternatives that:

- Attain most of the basic objectives of the proposed project;
- Substantially reduce one or more of the environmental impacts of the proposed project; and
- Are feasible.

Further, an EIR must include the following analyses related to alternatives:

- Analysis of a No-Project alternative, which describes the environmental effects of not undertaking the proposed project. This should not be confused with the CEQA baseline, since the No Project Alternative may be evaluated at some future time, while the baseline normally represents existing conditions;
- A meaningful evaluation and analysis of a reasonable range of feasible alternatives, including a comparison of the impacts of the alternatives to those of the proposed project; and
- A description of the alternatives that were considered but rejected.

Six alternatives to the proposed project were evaluated, and the following four were found to be feasible:

- No Project Alternative
- Medium Density Development Alternative
- Reduced Number of Units Alternative
- Existing PUD Zoning Alternative

Two off-site alternatives (South Moss Beach Site and El Granada Site) were evaluated and found to be infeasible, because neither site is available to MidPen, and because significant slopes make development of either site difficult.

Of the four feasible alternatives, the No Project Alternative was found to be the most effective in reducing or avoiding the environmental effects of the proposed project. However, based on a comparative evaluation of all the action alternatives, the Reduced Number of Units Alternative would reduce the magnitude of the most environmental impacts because it would result in the least land and the fewest units developed. This alternative would be the environmentally superior alternative. However, the Reduced Number of Units Alternative would fail to meet all of the project objectives, and would meet others to a lesser extent than the proposed project. It would not meet Objectives #1 and #3 to the same extent as the proposed project, because it would provide fewer affordable housing units. It would not meet Objective #2, in that the much lower number of units to be developed would make it less cost effective and less competitive for financing. It would, however, meet Objective #6 to a greater degree than the proposed project by leaving a larger proportion of the project site as open space.

The results of the analysis of the three feasible action alternatives, excluding the No Project Alternative, is summarized in Table 1.

Table 1 Summary Comparison of the Impact of Feasible Alternatives				
Resource	**Significant Impacts of Proposed Project (before mitigation)**	**Medium Density Development Alternative**	**Reduced Number of Units Alternative**	**Existing PUD Zoning Alternative**
Aesthetics and Visual Resources	Impacts related to creation of new light and glare sources; potential conflict with Design Review policies. Mitigation proposed.	Potential impacts would be greater than for the proposed project. Impact conclusions and mitigation requirements would be the same.	Potential impacts would be less than for the proposed project. Impact conclusions and mitigation requirements would be the same.	Potential impacts would be greater than for the proposed project. Additional visual resource impacts could occur. For identified impacts, conclusions and mitigation requirements could be modified.
Air Quality	Impact related to project construction.	Emissions would be the same as proposed project. Impact conclusions and mitigation requirements would be the same.	Emissions would be less than proposed project. Impact conclusions and mitigation requirements would be the same.	Emissions would be greater than proposed project. Impact conclusions and mitigation requirements would be the same.
Biological Resources	Impact related to potential disturbance of nesting raptors due to project construction. Mitigation proposed.	Same as proposed project, but additional potential impacts to nesting raptors due to removal of trees.	Same as proposed project.	Same as proposed project, but additional potential impacts to nesting raptors due to the removal of trees.
Cultural Resources	Impact to identified midden site; potential disturbance of previously unidentified subsurface cultural resources, and human remains. Mitigation proposed.	Same as proposed project.	Same as proposed project.	Same as proposed project.
Energy	None.	Energy use would be greater than under the proposed project. Impact conclusions would be the same.	Energy use would be less than under the proposed project. Impact conclusions would be the same.	Energy use would be greater than under the proposed project. Impact conclusions would be the same.

Table 1 Summary Comparison of the Impact of Feasible Alternatives				
Resource	**Significant Impacts of Proposed Project (before mitigation)**	**Medium Density Development Alternative**	**Reduced Number of Units Alternative**	**Existing PUD Zoning Alternative**
Environmental Justice	None.	None.	None.	None.
Geology and Soils	Impacts related to exposure to seismic activity, unknown subsurface conditions, and water erosion hazards. Mitigation proposed.	Same as proposed project, but with additional risks associated with development of steep slopes and increased areas exposed to erosion.	Same as proposed project.	Same as proposed project, but with additional risks associated with development of steep slopes and increased areas exposed to erosion.
Greenhouse Gas Emissions	GHG emissions below BAAQMD screening criteria. Project is consistent with Plan Bay Area 2040.	Same as proposed project.	Emissions would be less than proposed project. Consist with Plan Bay Area, but to a lesser extent.	GHG emissions greater than proposed project. Exceed BAAQMD screening criteria, so detailed GHG emissions estimate required. Would provide some affordable housing, so would be consistent with Plan Bay Area 2040.
Hazards and Hazardous Materials	None.	None.	None.	None.
Hydrology and Water Quality	Impact related to increase in stormwater runoff. Mitigation proposed.	Greater impact than proposed project because more land would be converted to impermeable surface.	Slightly less impact than proposed project because less land would be converted to impermeable surface.	Greater impact than proposed project because more land would be converted to impermeable surface.
Land Use	None.	None.	None.	None.
Mineral Resources	None.	None.	None.	None.

Table 1 Summary Comparison of the Impact of Feasible Alternatives				
Resource	**Significant Impacts of Proposed Project (before mitigation)**	**Medium Density Development Alternative**	**Reduced Number of Units Alternative**	**Existing PUD Zoning Alternative**
Noise and Vibration	Impacts related to construction noise. Mitigation proposed.	Construction noise greater than proposed project due to additional area of site grading; same contribution to traffic noise; possibly significant impact related to vibration, if structures constructed closer to neighboring houses.	Construction noise similar to proposed project; less contribution to traffic noise; possibly significant impact related to vibration, if structures constructed closer to neighboring houses.	Construction noise greater than proposed project due to additional area of site grading; greater contribution to traffic noise; possibly significant impact related to vibration, if structures constructed closer to neighboring houses.
Population and Housing	None.	None.	None.	None.
Public Services and Utilities	No impacts.	Same as proposed project.	Same as proposed project.	Impacts on services and utilities would be more intense than proposed project; no guarantee of adequate water supply or wastewater treatment capacity.
Recreation	None.	None.	None.	None.
Transportation and Traffic	Impacts to three intersections, to pedestrians, and to transit. Mitigation proposed where feasible.	Same as proposed project.	Same as proposed project, but trip generation would be less.	Same as proposed project, but trip generation would be more.
Tribal Cultural Resources	None.	None.	None.	None.
Wildfire	None.	None.	None.	None.

5. AREAS OF CONTROVERSY

The concerns expressed in person and in writing from the public during the forums described above in Section 2.5 that are related to environmental resources, include the project's impacts related to:

- Traffic, transit and pedestrian safety, and parking;
- The potential for hazardous materials to be present in the soils on the project property due to its prior use as a military facility;
- Capacity and adequacy of storm drainage and sewer systems;
- The impacts of the project on biological resources, both on the project site and adjacent to it;
- The use of water and impacts on water quality; and
- The scale of the project in relation to the neighborhood and Moss Beach as a whole.

6. SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT

Section 126.6 of the CEQA Guidelines states that "An EIR shall identify and focus on the significant environmental effects of the proposed project." Table 2 summarizes all of the environmental impacts of the proposed project, including the significance of each, any recommended mitigation, and the significance with the adoption of recommended mitigation measures.

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Aesthetics					
Impact: Have a substantial adverse effect on a scenic vista?	LS				
Impact: Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	LS				
Impact: Significantly degrade the existing visual character of the site and its surroundings, including significant changes in topography, or ground surface relief features, and/or development on a ridgeline?	LS				
Impact: Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		S	**Mitigation Measure VIS-1: Submit detailed Lighting Plan to San Mateo County for approval.** Prior to the approval of final project plans, a detailed lighting plan shall be submitted to San Mateo County for review and approval, consistent with their requirements. The lighting plan shall prohibit light spillover across property lines and limit lighting to the minimum necessary for security and exterior lighting purposes, as determined by the Community Development Director. All lighting shall be designed to be compatible with surrounding development. The project shall not propose light sources that are atypical of the surrounding environment. Reflective glass or other glaring building materials shall be discouraged. The exterior of the proposed building shall be constructed of non-reflective materials such as, but not limited to, high-performance tinted non-reflective glass, metal panel, and pre-cast concrete or cast in-place or fabricated wall surfaces. The proposed materials shall be reviewed and approved by the Community Development Director prior to approval of the Coastal Development Permit.	LS	

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?	LS				
Impact: If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?		S	**Mitigation Measure VIS-2**: **Submit detailed Design Plans to San Mateo County for review and approval.** Prior to the approval of a Coastal Development Permit, detailed design, materials, and landscaping plans shall be submitted to San Mateo County for review and approval by the Community Development Director, consistent with County requirements. The plans shall address design standards (a) through (o) set forth in Section 6565.17 of the Zoning Code, as well as all other applicable County design standards. The project shall be constructed consistent with the approved plans.	LS	
Impact: Visually intrude into an area having natural scenic qualities?	LS				
Agriculture and Forestry Resources					
Impact: For lands outside the Coastal Zone, would the project 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? Would the project conflict with existing zoning for agricultural use, an Open Space Easement, or a Williamson Act contract?	NI				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Would the project 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?	NI				
Impact: For lands within the Coastal Zone, would the project convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?	NI				
Impact: Would the project result in damage to soil capability or loss of agricultural land**?**	NI				
Impact: Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined in Public Resources Code section 51104(g))?	NI				
Air Quality and Greenhouse Gas Emissions					
Impact: Conflict with or obstruct implementation of the applicable air quality plan?	LS				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable State or federal ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		S	**Mitigation Measure AQ-1: Include basic measures to control dust and exhaust during construction.** During any construction period ground disturbance, the applicant shall ensure that the project contractor implements measures to control dust and exhaust. MidPen will include terms in all construction contracts related to the Cypress Point project that require contractors to implement the following best management practices: 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph). 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.	LS	

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
			8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.		
Impact: Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		S	**Mitigation Measure AQ-1:** Include basic measures to control dust and exhaust during construction.	LS	
Impact: Expose sensitive receptors to substantial pollutant concentrations?	LS				
Impact: Impacts on project residents from Existing Sources?	LS				
Impact: Impacts on existing sensitive receptors from project construction activity?		S	**Mitigation Measure AQ-1:** Include basic measures to control dust and exhaust during construction. **Mitigation Measure AQ-2:** Use construction equipment that has low diesel particulate matter exhaust emissions. Prior to initiating any construction activities, MidPen or their contractors shall develop a plan demonstrating that the off-road equipment used to on-site to construct the project would achieve a fleet-wide average of at least 84 percent reduction in DPM emissions compared to the emissions calculated for the project without mitigation (570 pounds of DPM emissions). One feasible plan to achieve this reduction would include the following:	LS	

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
			• All mobile diesel-powered off-road equipment larger than 25 hp and operating on the site for more than two days shall meet, at a minimum, U.S. EPA particulate matter emissions standards for Tier 4 engines or equivalent. Note that the construction contractor could use other measures to minimize construction period DPM emission to reduce the estimated cancer risk below the thresholds. The use of equipment that meets U.S. EPA Tier 2 standards and includes CARB-certified Level 3 Diesel Particulate Filters or alternatively-fueled equipment (i.e., non-diesel) would meet this requirement. Other measures may be the use of added exhaust devices, or a combination of measures, provided that these measures are approved by the County and demonstrated to reduce community risk impacts to less than significant.		
Impact: Create objectionable odors affecting a substantial number of people?	LS				
Impact: Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?		S	**Mitigation Measure AQ-1:** Include basic measures to control dust and exhaust during construction.	LS	
Biological Resources					
Impact: Direct or indirect effects on candidate, sensitive, or special-status species including their habitat or movement corridors?		S	**Mitigation Measure Bio-1**: Prior to issuance of a grading and/or building permit, the project applicant shall develop a landscape plan, in coordination with a qualified biologist, that provides habitat for bumble bees. This should include a careful selection of plants for floral resources that are beneficial to bumble bees. Native plants are an excellent choice to provide nectar and pollen sources. Plant genera to consider in the seed/planting mix include: Cirsium, Erigonum, Solidago, "Aster", Ceanothus, Centaurea, and Penstemon. More specifically, the plant mix	LS	

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
			should include native species from the Leguminosae (=Fabaceae), Compositae (=Asteraceae), Rhamnaceae, and Rosaceae families. **Mitigation Measure Bio-2**: Prior to issuance of grading and/or building permits, the project applicant, assisted by a qualified biologist, shall consult with the USFWS and CDFW to obtain the appropriate regulatory approvals and authorizations regarding CRLF. This is anticipated to be a no effect determination, although the final determination is up to the regulatory agency. If either USFWS or CDFW determines that an incidental take permit is required, the project applicant shall obtain such a permit before engaging in any grading or other site-treatment activities in areas deemed to be viable CRLF habitat. **Mitigation Measure Bio-3**: Prior to issuance of grading and/or building permits, in order to avoid and minimize impacts to CRLF to the extent feasible, the proposed project activities shall be compliant with all Avoidance and Minimization Measures, if any, imposed by the USFWS and CDFW during Construction Activities. Examples of standard avoidance and minimization measures include: 1) conducting environmental education training for all construction personnel, 2) having a biologist with a scientific collecting permit for CRLF to be responsible for overseeing any hand excavation of burrows using hand-trowels and spades per the regulatory agency protocols, 3) erecting drift fencing around the work areas if occurring during the migration/breeding season, 4) inspection of drift fencing by biologist with a scientific collecting permit, or a trained alternative, every 72 hours during the migration/breeding season 5) installation of pit traps to capture CRLF migrating during the rain events with a check twice daily (morning prior to construction start and evening after construction ends), 6) relocation of any CRLF found immediately to a site designated by the USFWS and CDFW per protocol; and 7) post construction report.		

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
			Mitigation Measure Bio-4: MidPen or its contractors shall install orange construction barrier fencing to define the northern edge of the project site, in order to minimize disturbance to the Monterey cypress/Monterey pine forested area. Before construction, the contractor shall work with the project engineer and a qualified biologist to identify the locations for the barrier fencing, and will place stakes around these areas to prevent disturbance. The fencing will be installed before construction activities are initiated and will be maintained throughout the construction period. Temporary fences around the areas to be preserved will be installed as the first order of work. Temporary fences will be furnished, constructed, maintained, and removed, and as directed by the project engineer. The fencing will be commercial-quality woven polypropylene (Tensar Polygrid or equivalent, orange in color, and at least 4 feet high). The fencing will be tightly strung on posts with a maximum 10-foot spacing. **Mitigation Measure Bio-5**: Nesting Raptors/Other Birds: The applicant shall hire a qualified biologist to conduct preconstruction surveys for nesting raptors, and other special status birds, within two weeks prior to initiating any project construction activity during the raptor nesting season (March 1 through September 5). This shall apply to each construction phase. Survey results shall be provided to the San Mateo County Planning and Building Department in a written report, within 30 days of commencement of construction activities. If nesting raptors, or other special status birds are found, the qualified biologist shall consult with CDFW to determine if construction activities could cause reproductive failure (nest abandonment and loss of eggs and/or young). If, in the course of consultation with the CDFW, a determination is made that the construction activities could cause reproductive failure (nest abandonment and loss of eggs and/or young), an appropriate buffer shall be established by a qualified biologist in coordination with the CDFW until the young have fledged, or the adults are no longer nesting. Any		

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
			work that must occur within established buffers shall be approved by CDFW and monitored by a qualified biologist. If adverse effects due to project activities within the buffer are observed (including but not limited to the potential to compromise the nest), work within the no-disturbance buffer shall halt until the nest occupants have fledged. **Mitigation Measure Bio-6: Bats**: Fifteen days prior to construction activities within 200 feet of potential bat roosting habitat, the project applicant shall retain a qualified biologist familiar with bat biology to perform a preconstruction survey for roosting special-status bats, which shall be submitted to the City. If active roosting is observed, removal of the habitat (i.e. tree, rocks, etc.) shall be avoided until the bats can be excluded. All active non-maternity roosting sites shall be fitted with passive exclusion devices, such as one-way flaps or doors, and all bats shall be allowed to leave voluntarily. Once it is confirmed that all bats have left the roost (minimum of five days), crews shall be allowed to continue work in the area. If a maternity roosting site is discovered, a minimum 50-foot buffer shall be established around the roost. The project applicant shall consult with the qualified biologist in order to determine if a greater buffer is warranted based on the bat species, roost location, and specific construction activities to be performed in the vicinity. The buffer shall stay in effect until all young are determined to be volant (i.e., able to fly and feed independently) by a qualified biologist. Once it is determined that all young are volant (generally by August 1st), passive exclusion devices shall be installed and all bats shall be allowed to leave voluntarily. Once it is determined by the qualified biologist that all bats have left the roost (minimum of five days), crews shall be allowed to work within the buffer zone. Project Improvement Plans will include this measure as a note in the plans. **Mitigation Measure Bio-7**: San Francisco Dusky-Footed Woodrat: No more than 30 days prior to construction, a qualified biologist shall		

Table 2 Summary of Impacts and Mitigation Measures

Environmental Impact	Level of Significance Before Mitigation		Mitigation Measure/Alternative	Level of Significance After Mitigation	
	NI/LS	S		LS	SU
			conduct a preconstruction survey for San Francisco dusky-footed woodrat middens. If this species is found, the qualified biologist shall consult with CDFW. At the discretion of a qualified biologist and CDFW, an exclusion buffer shall be established around any woodrat middens that can be avoided, and these exclusion zones shall be fenced as Environmentally Sensitive Areas to protect the nest. If a woodrat midden cannot be avoided, potential dismantling and relocation strategies shall be developed and presented to the Community Development Department by a qualified biologist for review and/or approval. Potential dismantling and relocation strategies may include hiring a qualified biologist to dismantle the middens by hand for relocation within the restored/created habitat or outside of the project site as appropriate. If approved by the City, a qualified wildlife biologist may dismantle only middens within the project site that would be disturbed by construction activities. If young are encountered during dismantling of the midden, any removed material may be replaced and a 50-foot no-disturbance buffer would be established around the active midden. The buffer would remain until young are weaned and are able to disperse on their own accord (typically for a period of 14 days). All removed midden substrate would be collected and relocated to suitable woodland habitat outside of the project footprint. Appropriate personal protective equipment (e.g., respirator, gloves, and Tyvek suit) shall be used while dismantling and relocating woodrat nest material to protect against disease carried by rodents (e.g. hantavirus).		
Impact: 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 U.S. Fish and Wildlife Service?	NI				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Potential to have a substantial adverse effect on federal or state protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	NI				
Impact: Potential to 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?	LS				
Impact: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant tree Ordinance)?	LS				
Impact: Potential for conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	LS				
Impact: Be located inside or within 200 feet of a marine or wildlife preserve?	LS				
Impact: Result in the loss of oak woodlands or other non-timber woodlands?	LS				
Cultural Resources					
Impact: Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	LS				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		S	**Mitigation Measure CUL-1: Additional Site Excavation.** An archaeological salvage program will take place prior to the commencement of construction earthmoving activities and will consist of four hand excavated 1x1 meter mitigation units. Placement of the units will be based on available archival background data, field observations, and proposed project plans. Hand excavation will be conducted using standard archaeological techniques with trowels, picks, and shovels at arbitrary levels and dry screened through ¼ inch mesh. All identified artifactual material will be collected from each level. Collected material will be placed in level bags and each level will be recorded using level forms. Artifacts, soil type, color and stratigraphy, and features present will be recorded. All artifactual material from this process will then be placed within its appropriate level bag during the field process. **Mitigation Measure CUL-2: Archaeological Monitoring**. Considering that cultural resources frequently exist below the surface, their location is often not visible. Field archaeologists therefore monitor earthmoving activities to observe whether artifactual remains, soil changes indicating cultural use, and/or other indicators of human activity are present within a project area. Monitoring consists of a qualified archaeological field technician present and observing ground-disturbing activities in native soil. Archaeological monitoring will be conducted during all earthmoving activities involved with the project in accordance with the schedule coordinated between the general contractor and project Archaeologist. This will consist of full time monitoring during all earth moving activities within 50 feet of CA-SMA-341. Archaeological spot check monitoring, consisting of periodic monitoring of the project site during ground disturbing activities, including during demolition of the existing concrete	LS	

Table 2 Summary of Impacts and Mitigation Measures

Environmental Impact	Level of Significance Before Mitigation		Mitigation Measure/Alternative	Level of Significance After Mitigation	
	NI/LS	S		LS	SU
			foundations, will take place for the remainder of the project. The timing and frequency of these spot checks will be determined throughout the course of earthmoving activities for the proposed project based upon the construction schedule and the nature of any cultural materials encountered. Per the schedule, the archeologist will inspect the site and will subsequently provide an archaeological monitoring report. This report will document all cultural materials encountered, and will be submitted to project representatives within 40 working days of the completion of earth moving activities for the project. **Mitigation Measure CUL-3: Unanticipated findings during construction.** If any individual artifacts (prehistoric or historic), features, potential midden soils, or other indicators of cultural use are noted by the archaeological monitor during the course of earthmoving activities, work within 50 feet of the find will be stopped until appropriate measures are formulated by the Project Archaeologist and accepted by the County and the project representative. If the project archaeologist is not present on the site, the County, Owner and Project Archaeologist shall be notified by telephone and the project archaeologist will examine the materials encountered within 24 hours. Any archaeological materials found at the site will be collected and stored for further analysis. Preservation in place is the preferred treatment of an archeological resource (CEQA Section 21083.2(b); CEQA Guidelines Section 15126.4(b)(3)(a)). If preservation in place of an archeological resource is not feasible, data recovery, in accord with the approved data recovery plan will be implemented, prior to any soils disturbance (CEQA Guidelines Section 15126.4(b)(3)(C)). The recovery program shall include controlled excavation of the entirety, or a representative sample, of the cultural		

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
			materials, analysis of the recovered material, and written documentation. The data recovery program shall specify the methods to be used for curation of scientifically significant data in an appropriate curation facility that is compliant with the OHP's Guidelines for the Curation of Archaeological Collections (1993). Scientific analysis will be performed on the resources recovered from the archaeological monitoring for this project, following basic laboratory operations. Any artifacts and archaeological features found during construction shall be removed, cleaned, stabilized/conserved, and catalogued in accordance with professional curation and archaeological practice. Native American burials, if discovered, will be analyzed in accordance with recommendations from the MLD designated by the NAHC and Mitigation Measure CUL-4. Recovered materials will be documented in a written report prepared by the Project Archaeologist. The report and recovered material will be submitted to the Owner for storage, curation, or onsite interpretive display. The final report shall be produced documenting and synthesizing all data collected from the above-mentioned measures. The report will include recording and analysis of materials recovered, conclusions, and any additional recommendations. Copies of the archaeological report prepared in conjunction with this project will be filed with the California Historical Resources File System, Northwest Information Center (CHRIS/NWIC) at Sonoma State University, as well as the County of San Mateo.		
Impact: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		S	**Mitigation Measure CUL-4: Pedestrian paleontological surveys.** Prior to initiating any earth-moving activities associated with the proposed project, the project proponent shall retain the services of a paleontologist with the qualifications listed by the Society of Vertebrate Paleontology (SVP 2010).	LS	

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
			The paleontologist shall be provided with construction plans and design a paleontological resource monitoring plan to be approved by the County of San Mateo. This plan will address monitoring of all disturbance of previously undisturbed sediments during demolition and construction, sediment sampling and testing, specimen preparation, identification, reporting, and curation. Once the plan has been approved, the paleontologist shall execute a pedestrian survey of the project footprint for paleontological resources and geologic indicators pertinent to these resources. Should any resources be discovered, the paleontologist will follow the procedures in the plan.		
Impact: Disturb any human remains, including those interred outside of formal cemeteries?		S	**Mitigation Measure CUL-3: Discovery of human remains.** **Mitigation Measure CUL-5: Procedures for discovery and treatment of human remains.** If human remains are found during excavation or construction, work will be halted at a minimum of 50 feet from the find, the area will be staked off, and the Owner, the County of San Mateo, and Project Archaeologist will be notified. The owner shall contact the San Mateo County Coroner, and no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner determines that no investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission within 24 hours of this determination. The Native American Heritage Commission (NAHC) shall identify the person or persons it believes to be the Most Likely Descendent (MLD) of the deceased Native American. The MLD may then make recommendations to the Owner and execute an agreement for the means of treating or disposing of, with appropriate	LS	

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
			dignity, the human remains and associated grave goods, as provided in Public Resources Code Section 5097.98. If required, re-internment of human remains will be performed according to California law for Native American burials (Chapter 1492, Statutes of 1982). The intent of the California state law is to protect Native American burials, isolated and disarticulated human remains, and associated cultural materials found during the course of an undertaking. It also serves to insure proper analysis prior to their final disposition. The location and procedures of this undertaking will be recorded by the project archaeologist. Re-internment will take place with all due speed upon completion of all necessary analysis. This information will be included in the final report prepared by the Project Archaeologist, or if necessary, as an addendum to the report. The Owner shall rebury the Native American human remains and associated grave goods with the appropriate dignity on the property in a location not subject to further disturbance if: a. The NAHC is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission. b. The descendent identified by the NAHC fails to make a recommendation for burial, and mediation by the Native American Heritage Commission fails to provide measures acceptable to the Owner. Any associated grave goods and soil samples from the burial site will be analyzed per the agreement between the Owner and the MLD. Dependent upon the nature of this agreement, diagnostic artifacts such as projectile points, shell beads and ground stone artifacts may be studied and illustrated in the final report to be prepared by the Project Archaeologist Radiocarbon dating and obsidian hydration and sourcing		

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
			may be undertaken in order to provide a chronology for newly identified features.		
Energy					
Impact: Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?	LS				
Impact: Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	LS				
Geology and Soils					
Impact: Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, strong seismic ground shaking strong seismic-related ground shaking, seismic-related ground failure, or landslides?		S	**Mitigation Measure GEO-1**: Follow all recommendations of the Geotechnical Investigation report prepared for the Cypress Point Project (Rockridge Geotechnical 2018).	LS	
Impact: Would the project result in coastal cliff/bluff instability or erosion?		S	**Mitigation Measure GEO-2:** Comply with all requirements and implement all BMPs associated with the SWRCB Construction General Permit Order 2009-0009-DWQ.	LS	
Impact: Result in substantial soil erosion or the loss of topsoil?		S	**See Mitigation Measure GEO-2, above.**	LS	

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: 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?		S	**See Mitigation Measure GEO-1, above.**	LS	
Impact: 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?		S	**See Mitigation Measure GEO-1, above.**	LS	
Impact: 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?	NI				
Greenhouse Gas Emissions					
Impact: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	LS				
Impact: Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	LS				
Impact: Result in the loss of forest land or conversion of forest land to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?	LS				
Impact: Expose new or existing structures and/or infrastructure (e.g. leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?	LS				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Expose people or structures to a significant risk or loss, injury, or death involving seal level rise?	LS				
Impact: Place structures with an **anticipated** 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	LS				
Impact: Place within an **anticipated** 100-year flood hazard area structures that would impede or redirect flows?	LS				
Hazards and Hazardous Materials					
Impact: Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, or other toxic substances, or radioactive material)? Would the project 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?		S	**Mitigation Measure HAZ-1:** MidPen will prepare a Site Management Plan for the project site prior to submitting an application for a Coastal Development Permit for the proposed project, and will comply with all requirements and implement all BMPs contained in the plan during construction of the project.	LS	
Impact: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	NI				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: 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?	NI				
Impact: 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?	LS				
Impact: For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	NI				
Impact: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	NI				
Impact: Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	LS				
Impact: Would the project place housing within an existing 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	NI				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Place within an existing 100-year flood hazard area structures which would impede or redirect flood flows?	NI				
Impact: Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	NI				
Impact: Inundation by seiche, tsunami, or mudflow?	NI				
Hydrology, Water Quality, and Soil Erosion					
Impact: Would the project violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants, e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)? Would the project significantly degrade water quality?	LS				
Impact: Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	LS				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	LS				
Impact: Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	LS				
Impact: 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?	LS				
Impact: Otherwise substantially degrade water quality?	LS				
Impact: Result in increased impervious surfaces and associated runoff?	LS				
Impact: Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	NI				
Impact: Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	NI				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	NI				
Impact: Inundation by seiche, tsunami, or mudflow?	NI				
Land Use and Planning					
Impact: Physically divide an established community?	NI				
Impact: Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	LS				
Impact: Conflict with any applicable habitat conservation plan or natural community conservation plan?	NI				
Impact: Result in the congregating of more than 50 people on a regular basis?	LS				
Impact: Result in the introduction of activities not currently found within the community?	NI				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Serve to encourage off-site development of presently undeveloped areas or increase the development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities, or recreation activities)?	LS				
Impact: Create a significant new demand for housing?	NI				
Mineral Resources					
Impact: Would the project 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? Would the project 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?	NI				
Noise					
Impact: Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	LS				
Impact: Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	LS				
Impact: A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	LS				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		S	**Mitigation Measure NOISE-1: Reduce construction noise.** Construction activities will be conducted in accordance with the provisions of Section 4.88.360 of the San Mateo County Code of Ordinances, which limits construction work to the hours of 7:00 a.m. and 6:00 p.m. on weekdays and 9:00 a.m. and 5:00 p.m. on Saturdays. No construction shall occur at any time on Sundays, Thanksgiving, and Christmas. The noise impacts of construction equipment may be minimized through modification of the equipment, the placement of equipment on the site, and by imposing constraints on equipment operations. Construction equipment should be well-maintained and used judiciously to be as quiet as possible. The project proponent shall include the following best management practices in all contracts related to project construction activities near sensitive land uses: • Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment. • Unnecessary idling of internal combustion engines should be strictly prohibited. • Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors. • Utilize “quiet” air compressors and other stationary noise sources where technology exists.	LS	

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
			• Establish construction staging areas at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. • Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors. • Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site. • Notify all adjacent business, residences, and other noise-sensitive land uses of the construction schedule, in writing, and provide a written schedule of "noisy" construction activities to the adjacent land uses and nearby residences. • Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.		
Impact: 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 expose people residing or working in the project area to excessive noise levels?	NI				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	NI				
Population and Housing					
Impact: Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other Infrastructure)?	LS				
Impact: Displace existing housing (including low- or moderate-income housing) in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?	LS				
Public Services					
Impact PUB-1: 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:					
Police protection?	LS				
Fire protection?	LS				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Schools?	LS				
Parks and Recreation?	LS				
Libraries?	LS				
Hospitals?	LS				
Recreation					
Impact: 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?	LS				
Impact: 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?	LS				
Transportation and Traffic					
Impact: Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of intersections?		S	The following mitigation measures were included in the traffic impact analysis prepared for the proposed project (Kittelson 2019). As documented in an update memo prepared by Kittelson (2020), changes in the CEQA Guidelines and changes in County policy may necessitate a revision to the 2019 memo and the following recommended traffic improvements, and the final determination of recommended improvements will be made when MidPen applies for a Coastal Development Permit for the project. **Mitigation Measure TRAF-1A:** San Mateo County will work with Caltrans to convert the SR 1/California Avenue/Wienke Way intersection control from two-way stop control into		SU

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
			a roundabout or signalized intersection. The exact intersection control will be determined at the conclusion of an Intersection Control Evaluation (ICE) study as required by Caltrans. The ICE study would be performed as part of the design phase for changing the intersection control. **Mitigation Measure TRAF-1B:** Develop a Transportation Demand Management (TDM) plan for review and approval by San Mateo County which may include: • Local live-work preference for residents • One or more dedicated car share parking space(s) • Free or discounted SamTrans transit passes • Provide public transit information and education for residents – maps and schedules for residents, brochures about environmental and health benefits • Provide a pedestrian trunk (grocery cart) to eliminate driving to local market • Provide both short and long-term secure bicycle parking • Support for active transportation through provision of bicycle and pedestrian-supportive infrastructure, streets, etc. within the Project • Additional measures that may become available as technology evolves. Three options for mitigating safety impacts at the SR 1/Carlos Street intersection were considered but could not yet be considered feasible because San Mateo County has not yet selected a preferred alternative and approval from Caltrans may be required.		

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	LS				
Impact: Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		S	**Mitigation Measure TRAF-1B.**		SU
Impact: Result in inadequate emergency access?	LS				
Impact: Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?		S	**Mitigation Measure TRAF-5A:** Construct a sidewalk that connects the Project entrance on Carlos Street to the sidewalk located on the north side of Sierra Street. This includes land both on and adjacent to the Project property. **Mitigation Measure TRAF-5B:** The project sponsor should distribute informational literature to tenants upon move-in detailing available transit service and bus stop locations. The informational literature should discourage the use of the southbound bus stop at Carlos Street and State Route 1 because of the inadequate corner sight distance provided at the intersection. Residents should be redirected to use the bus stop at Etheldore Street and California Street instead which is approximately a ten-minute walk from the project entrance. The mitigation of the transit safety impacts cannot yet be considered feasible because San Mateo County has not yet selected a preferred alternative and approval from Caltrans may be required.		SU

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Tribal Cultural Resources					
Impact: Cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the CRHR or in a local register of historic resources, as defined in Public Resources Code Section 5020.1(k)?	LS				
Impact: Cause a substantial adverse change in the significance of a tribal cultural resource that is a resource determined by the lead agency to be significant pursuant to criteria set forth in subdivision I of Public resources Code Section 5024.1?	LS				
Utilities and Service Systems					
Impact: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	LS				
Impact: Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	LS				
Impact: Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	LS				
Impact: Have sufficient water supplies available to serve the project from existing entitlements and	LS				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
resources, or are new or expanded entitlements needed?					
Impact: 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?	LS				
Impact: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	LS				
Impact: Comply with federal, state, and local statutes and regulations related to solid waste?	LS				
Impact: Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?	LS				
Impact: Generate any demands that will cause a public facility or utility to reach or exceed its capacity?	LS				
Wildfire					
Impact: Substantially impair an adopted response plan or emergency evacuation plan?	LS				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Impact: 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?	LS				
Impact: Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk, or that may result in temporary or ongoing impacts to the environment.	LS				
Other CEQA Findings					
Growth Inducement and Secondary Effects	LS				
Irreversible Commitment of Resources	LS				
Cumulative Impacts					
Aesthetics	LS				
Agriculture and Forestry Resources	LS				
Air Quality	LS				
Biological Resources	LS				
Cultural Resources	LS				
Energy	LS				
Geology and Soils	LS				
Greenhouse Gas Emissions	LS				

Table 2 Summary of Impacts and Mitigation Measures					
Environmental Impact	**Level of Significance Before Mitigation**		**Mitigation Measure/Alternative**	**Level of Significance After Mitigation**	
	NI/LS	**S**		**LS**	**SU**
Hazards and Hazardous Materials	LS				
Hydrology and Water Quality	LS				
Land Use and Planning	LS				
Mineral Resources	LS				
Noise	LS				
Population and Housing	LS				
Public Services	LS				
Recreation	LS				
Transportation and Traffic		S	**See Mitigation Measure TRAF-1A, above.** **See Mitigation Measure TRAF-1B, above.** **See Mitigation Measure TRAF-5A, above.** **See Mitigation Measure TRAF-5B, above.**		
Tribal Cultural Resources	LS				
Utilities and Service Systems	LS				
Wildfire	LS				

7. OTHER CEQA CONCLUSIONS

7.1 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Section 15126.2(c) of the CEQA Guidelines requires a discussion of any potential significant irreversible environmental changes that could be caused by the proposed project. Section 15126.2(c) states:

> Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible, since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as [a] highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irreversible commitments of resources should be evaluated to assure that such current consumption is justified.

This section of the EIR evaluates whether the project would result in the irretrievable commitment of resources, or would cause irreversible changes in the environment. It also identifies any irreversible damage that could result from environmental accidents associated with the proposed project. Typical examples of irreversible environmental changes are:

- Use of nonrenewable resources during the initial and continued phases of a project;
- Physical changes, such as a highway improvement, that provides access to a previously inaccessible area that commits future generations to similar uses; and
- Irreversible damage that can result from environmental accidents or other impacts.

The CEQA Guidelines also suggest that irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

7.2 IRREVERSIBLE COMMITMENT OF RESOURCES

Implementation of the proposed project would result in the construction of an affordable housing project, which would require both direct and indirect expenditures of energy. Indirect energy would be consumed by the use of construction materials for the project (e.g., energy resource exploration, power generation, mining and refining of raw materials into construction materials used, including placement). Direct energy impacts would result from the total fuel consumed in vehicle propulsion (e.g., construction vehicles, heavy equipment, and other vehicles using the facility). Additional energy resource demands would be used for the heating and cooling of buildings, transportation of people and goods, and lighting and other associated energy needs.

Construction and operation of the proposed project would contribute to the incremental depletion of resources, including renewable and non-renewable resources. Resources such as lumber and other forest products are generally considered renewable resources and would be replenished over the lifetime of the project. For example, lumber supplies are increased as seedlings mature into trees. Therefore, the development of the project would not result in the

irreversible commitment of renewable resources. Nevertheless, there would be an incremental increase in the demand for these resources over the life of the project.

Non-renewable resources, such as natural gas, petroleum products, asphalt, petrochemical construction materials, steel, copper and other metals, and sand and gravel are considered to be commodities that are available in a finite supply. The processes that created these resources occur over a long period of time. Therefore, the replacement of these resources would not occur over the life of the project. To varying degrees, these materials are all readily available and some materials, such as asphalt or sand and gravel, are abundant. Other commodities, such as metals, natural gas, and petroleum products, are also readily available, but they are finite in supply given the length of time required by natural processes to create them.

The demand for all such resources is expected to increase regardless of whether or not the project is developed. As discussed in the Plan Bay Area 2040, housing is in short supply in the Bay Area, and new housing will be constructed to meet this demand. Therefore, if not consumed by this project, these resources would likely be committed to other projects in the region intended to meet this anticipated growth. The investment of additional resources in the project would be typical of the level of investment normally required for residential developments of this scale. Environmental Commitments and mitigation measures have been included in this EIR to reduce and minimize the impact to renewable and non-renewable resources.

7.3 Irreversible Environmental Changes

Irreversible long-term environmental changes associated with the proposed project would include an increase in operational air emissions and greenhouse gases and loss of biological resources, among others. However, no special-status species or Environmentally Sensitive Habitat Areas were identified on the project site. Further, design features have been incorporated into the proposed project and mitigation measures have been included in this EIR to minimize the effects of the environmental changes associated with the development of the project and reduce these impacts to a less-than-significant level. The project would result in significant and unavoidable impacts only related to traffic, as listed in Table 2. Mitigation is available for all of these traffic impacts, but they have been deemed significant and unavoidable because implementation of these measures is not entirely within the jurisdiction of San Mateo County (as the applicant) and the Coastal Commission (as the CEQA Lead Agency).

7.4 Potential Environmental Damage from Accidents

Potential impacts and irreversible damage that could result from environmental accidents associated with the project are evaluated under Hazards and Hazardous Materials in the *Preliminary Environmental Evaluation Report*. The project proposes no uniquely hazardous uses, and its operation would not be expected to cause environmental accidents that would affect other areas.

7.5 GROWTH INDUCING IMPACTS OF THE PROPOSED PROJECT

The project site is identified for development of affordable housing. Further, the proposed project would result in a decrease in the number of permitted residential dwellings on the project site, compared to the growth that would be allowed under the San Mateo County General Plan and Zoning Ordinance, as well as the Local Coastal Plan, so it falls within the growth planned for under these documents.

While there would be some increase in employment both during the construction phase and during project operation, the number of employees would be small in relation to the overall workforce in the county, the construction jobs would be temporary, and the local labor pool could accommodate this need for additional construction and operation phase employees. Further, the project is intended to improve the jobs/housing balance and jobs/housing fit in the Midcoast area by providing housing affordable to low-income workers in the area.

Implementation of the project would not result in overall increases in the capacity of any offsite public services or utilities beyond modifications and upgrades necessary to serve the proposed Cypress Point project, which as noted above and throughout the impacts analysis, includes lesser density than is currently planned for the site. (For more information, see the *Public Services and Utilities* report). The project does not include or would it result in the construction of any large-scale infrastructure improvements that would increase capacity and facilitate growth in other parts of the County. Therefore, the proposed project would not induce substantial growth in Moss Beach or other areas of San Mateo County. The impact would be less than significant.

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