
1 Edge Road

TREE REMOVAL PROJECT
ATHERTON, CA

INITIAL STUDY
AND
DRAFT MITIGATED NEGATIVE DECLARATION

March 27, 2020

Prepared by:

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Oakland, CA 94606

and

Town of Atherton
91 Ashfield Road
Atherton, CA 94027

DRAFT MITIGATED NEGATIVE DECLARATION

Pursuant to the California State Public Resources Code and the California Environmental Quality Act (CEQA) Guidelines, as amended to date, the Town of Atherton (Town) submits a Mitigated Negative Declaration for the **1 Edge Road Tree Removal Project (Project)**.

Project Description: The proposed project consists of the removal of ten (10) heritage trees existing on site. The trees proposed to be removed are due to proposed problematic conditions presented, proposed as (A) interfering with adequate buildable area (B) safety, and (C) undesirable species (non-native palms). The proposal further proposes to plant a total of 10 replacement trees on-site (1:1 replacement ratio) subject to Planning Commission approval. The proposed project requires a Heritage Tree Removal Certificate.

To set the context for environmental analysis, it should be noted that additional trees have been proposed for removal from the site which do not require discretionary approval, while thirty-two (32) trees, including twenty-nine (29) heritage trees, would remain on the site. The additional trees proposed for removal include the following: Eight (8) trees that would otherwise be considered heritage trees but have been determined to be “Dead or Dangerous” under the Town’s municipal code and as such, their removal has been authorized by the Town Arborist with no replacement plantings mandated and no further approval required. Three (3) additional heritage trees that require a follow-up health assessment and would only be removed if they are determined to be “Dead or Dangerous”. Up to three (3) additional trees that are proposed for removal but do not meet the definition of a heritage tree under the Town’s municipal code and therefore require no authorization for removal.

Project Proponent: Ehrlich Yanai Rhee Chaney Architects representing the property owners.

Proposed Finding: It is hereby found, that the above named project will not have a significant effect on the environment, with incorporation of mitigation as specified.

Mitigation Measures:

Mitigation Measure AEST - 1: Implement a tree replacement program for the removal of heritage trees as required by AMC Chapter 8.10 to the satisfaction of the Town Arborist.

Mitigation Measure AQ - 1: Construction-related activities associated with the project would comply with all applicable BAAQMD regulations, including Basic Construction Mitigation Measures including the following:

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 mph.
5. 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.

6. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
7. A publicly visible sign shall be posted 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 BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure BIO-1: If the project is conducted within the nesting bird season (Feb. 1 – Sept. 15), a survey for nesting birds shall be conducted by a qualified biologist within the study area (i.e. project area and 100-foot buffer around project site). The survey would be conducted within one week prior to any ground disturbance and/or vegetation removal associated with the project to minimize impacts to these species. If active bird nests are detected, the recommendations of the biologist shall be followed, which are likely to include suitable buffer zones (generally 100 feet, though adjustable based on the discretion of the biologist) to ensure nesting birds are not impacted.

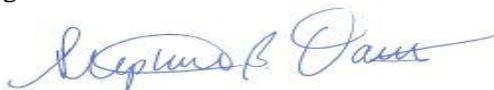
Mitigation Measure CUL-1: In the event that subsurface archaeological or tribal cultural resources are encountered during the course of grading and/or excavation, all development shall temporarily cease within 25 feet of the find until the Town's Planning Department is contacted and a qualified archaeologist or tribal representative assesses the resources and makes recommendations for their disposition. Construction activities could continue in areas more than 25 feet away. If any findings are determined to be significant by the archeologist or tribal representative, they shall be subject to scientific analysis; duration/disposition of specimens as agreed to by the Native American community, land owner, and the Town. This report would be filed with the Northwest Information Center.

Mitigation Measure HYDRO-1: In order to reduce impacts associated with potential erosion and siltation, the following mitigation measure shall be implemented if tree removal work occurs during the wet season (October through April) or replacement planting has not be completed prior to the wet season; An erosion control plan prepared in accordance with the Town of Atherton drainage and erosion control and the National Pollutant Discharge Elimination System (NPDES) criteria shall be prepared for the project and approved by the Town Director of Public Works prior to commencement of the tree removal work, as determined warranted. The erosion control plan shall be implemented as part of the tree, stump and root removal project.

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 An initial study of this project was undertaken and prepared in accordance with the Town's environmental guidelines for the purpose of ascertaining whether this project might have a significant effect on the environment.

Copies of the initial study is available in an outdoor mailbox accessible to the public during normal business hours, 8:00 am to 5:00 pm. with the Town of Atherton, Planning Department, currently located at the temporary trailers at 150 Watkins Avenue, Holbrook Palmer Park, by calling 650-773-7249, or online: at the Town's website: <https://www.ci.atherton.ca.us/207/Current-Projects>.

I, Stephanie B. Davis, hereby certify that this Mitigated Negative Declaration was prepared in accordance with the provisions of the California Environmental Quality Act of 1970, as amended, and applicable State and City guidelines.



Stephanie B. Davis, Principal Planner

3/27/2020

Date

SUMMARY INFORMATION

- 1. Project Title:** 1 Edge Road Tree Removal Project
- 2. Lead Agency Name and Address:** Town of Atherton
150 Watkins Avenue (temporary trailers)
Atherton, CA 94027
- 3. Contact Person:** Stephanie B. Davis, Principal Planner
(650) 773-7249, sbertollo-davis@atherton.ca.us
- 4. Project Location:** 1 Edge Road
Atherton, County of San Mateo, CA
Assessor Parcel Number: 061-252-010
- The Project site is located in Atherton on Edge Road at the corner of Oak Grove Avenue.
- 5. Project Sponsors Name and Address:** Jessica Chang and Jessica Moon
Ehrlich Yanai Rhee Chaney Architects
10865 Washington Boulevard
Culver City, CA 90232
- Representing:
Joe White and Wendy White
1 Edge Road
Atherton, CA 94027
- 6. General Plan Designation:** Low Density Single Family Residential
- 7. Zoning:** R-1A Single Family Residential
- 8. Description of Project:** The proposed project consists of the removal of ten (10) heritage trees existing on site. The property is approximately 43,427 square feet (slightly less than 1 acre). The trees are proposed to be removed due to (A) interfering with adequate buildable area (B) safety related to tree condition, and (C) undesirable species (non-native palms). The proposal further proposes to plant a total of 10 replacement trees on-site (1:1 replacement ratio) subject to Planning Commission approval. The proposed project requires a Heritage Tree Removal Certificate.
- 9. Surrounding Land Uses and Setting:** The property is surrounded by low-density single-family residences on all sides.
- 10. Other public agencies whose approval is required:** None.

I. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

II. DETERMINATION:

On the basis of this initial evaluation:

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



Signature

3/27/2020

Date

Stephanie B. Davis

Town of Atherton

Printed Name

For

III. EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except No Impact answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A No Impact answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A No Impact answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. Potentially Significant Impact is appropriate if there is substantial evidence that an effect is significant. If there are one or more Potentially Significant Impact entries when the determination is made, an EIR is required.
- 4) Negative Declaration: Less Than Significant With Mitigation Incorporated applies where the incorporation of mitigation measures has reduced an effect from Potentially Significant Impact to a Less Than Significant Impact. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from Section XVII, Earlier Analyses, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) *Earlier Analysis Used.* Identify and state where they are available for review.
 - b) *Impacts Adequately Addressed.* Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) *Mitigation Measures.* For effects that are Less than Significant with Mitigation Measures Incorporated, describe the mitigation measures which were incorporated or refined from the earlier document and the extent which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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I. AESTHETICS — Except as provided in Public Resources Code Section 21099, would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.)
If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Impact Assessment:

- a,b,d) *No Impact.* The project is not located in a major viewshed¹ and therefore would not have a substantial adverse effect on a scenic vista. The project is not located within a state scenic highway.² The project involves tree removal and replacement on an existing residential lot with no change in use and would not affect light or glare.
- c) *Less than Significant Impact with Mitigation Incorporated.* The General Plan and Municipal Code call for the preservation of heritage trees to the maximum extent feasible while allowing for development and therefore, the requested removal of ten heritage trees from the site is considered a potentially significant impact. In order to mitigate the loss of the heritage trees, the request shall comply with AMC Chapter 8.10, which requires consideration and approval by the Planning Commissions and implementation of a Mitigation Planting Program requiring replacement of the removed trees to the satisfaction of the Town Arborist.

Of the heritage trees requested for removal, six are non-native palm trees (*Phoenix canariensis* and *Washingtonia robusta*), some of which are believed to be volunteers. The remaining four include two Coast Redwoods (*Sequoia sempervirens*) and two Coast Live Oaks (*Quercus agrifolia*).

The removal of ten heritage trees (plus additional “Dead or Dangerous” trees and non-heritage trees) within the project site would result in an incremental change to the visual character of the project site. However, these trees are not considered significant scenic resources as they are not emblematic of Atherton’s history

1 Town of Atherton General Plan IS/MND, 2019.

2 California Department of Transportation, Scenic Highways. Website accessed 1.16.20 at: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>.

and are typical of other individuals in the area. In addition, with implementation of the mitigation-planting program, the site will be replanted with appropriate tree species that will contribute to the long-term visual character of the site. Therefore, the project would not damage significant scenic resources.

The applicant has proposed replacement of the ten heritage trees requested for removal with ten trees of at least 36" container size (a 1:1 mitigation ratio). The Town Arborist has recommended approval for removal of only 8 of the requested trees and replacement adjustments to the mitigation planting plan. The building permit process will also require a tree protection plan for the existing trees to be retained.

Mitigation Measure AEST - 1: *Implement a tree replacement program for the removal of heritage trees as required by AMC Chapter 8.10 to the satisfaction of the Town Arborist.*

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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II. AGRICULTURE RESOURCES — Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forestland or conversion of forestland to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Impact Assessment:

- a–e) *No Impact.* The project site is residentially-zoned, is in a residential area, and is currently developed with a residential home. The proposed project would not result in any impacts on farmland as the project site is designated by the Farmland Mapping and Monitoring Program (FMMP)³ as urban or built-up land, is not zoned as forestland, nor converts forestland (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or Timberland Production (as defined by Government Code section 51104(g)) nor any farmland. There are no agriculture resources on this property or in the project vicinity. The project site is not used as or designated for agricultural uses and is not operating under a Williamson Act contract. Moreover, the site is surrounded by developed land also designated as urban or built-up land.

3 California Department of Conservation, Farmland Mapping and Monitoring Program, <https://www.conservation.ca.gov/dlrp/fmmp>, accessed 3/8/2020.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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III. AIR QUALITY — Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable Air Quality Plan | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Impact Assessment:

a-b, d) *No Impact*. The proposed project would involve temporary localized emissions from construction equipment and dust generated by the tree removal work. The proposed project is consistent with the land use designations and development density presented in the General Plan and represents a routine request for work on an existing residential site with no change in use proposed. Therefore, the proposed project would not conflict with the 2017 Clean Air Plan.

According to the Bay Area Air Quality Management District (BAAQMD), no single project is sufficient in size, by itself, to result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. In developing thresholds of significance for air pollutants, the BAAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. According to the air district, if a project exceeds its identified significance thresholds, the project would be cumulatively considerable.

The BAAQMD presents screening criteria in their 2017 CEQA Guidelines⁴ that identify project sizes by type that could have the potential to result in emissions over threshold levels. While tree removal is not one of the listed project types, as a comparison, for a single-family residential development, the screening size for operational criteria pollutants is 325 dwelling units and for construction criteria pollutants is 114 dwelling units. A tree removal project would have lower emissions than a project involving multiple entire residential lots and units and it can therefore be concluded that the project would not have an impact with respect to criteria air pollutants.

The BAAQMD does not have a recommended odor threshold for construction activities. For purposes of this analysis, it is recognized that heavy-duty construction equipment would emit odors. However, construction activities would be short term and finite in nature. Furthermore, equipment exhaust odors

4 BAAQMD, May 2017, California Environmental Quality Act Air Quality Guidelines.

would dissipate quickly and are common in an urban environment. For these reasons, the project is not anticipated to create objectionable odors affecting a substantial number of people.

- c) *Less than Significant Impact with Mitigation Incorporated.* Sensitive land uses are defined as facilities or land uses that include members of the population who are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. The proposed project would involve temporary localized impacts from dust generated by the tree removal work, but would be temporary and short-term. Fine particulate matter (PM_{2.5}) is the pollutant of greatest concern with respect to tree removal activities. These emissions would be mitigated by covering loaded trucks, sweeping paved surfaces and similar techniques as required by Town Ordinances. Further, any construction-related activities associated with the project would comply with all applicable BAAQMD regulations, including Basic Construction Mitigation Measures listed in **Mitigation Measure AQ-1**.

Mitigation Measure AQ - 1: *Construction-related activities associated with the project would comply with all applicable BAAQMD regulations, including Basic Construction Mitigation Measures including the following:*

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 mph.*
5. *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.*
6. *All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.*
7. *A publicly visible sign shall be posted 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 BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.*

	<i>Potentially Significant Incorporation</i>	<i>Less Than Significant With Mitigation Impact</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
IV. BIOLOGICAL RESOURCES — Would the project:				
a) Adversely impact, either directly or through habitat modifications, any endangered, rare, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Interfere substantially with the movement of any native resident or migratory fish or wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

This section is based on the applicant's Arborist Report, the Biological Resources Report performed by H. T. Harvey & Associates, and the Town Arborist Recommendations included in full as Appendices B, C, and D.

Impact Assessment:

- a, e, f) *Less Than Significant with Mitigation Incorporated.* The biological field survey of the site and focused survey of the trees proposed for removal determined that there were no sensitive habitat or special-status plant species on the site and no signs that the site was being or had been used by sensitive wildlife species. However, nearly every local bird is protected under the Migratory Bird Treaty Act (MBTA) and incidental loss of eggs or nestlings, either directly through the destruction or disturbance of active nests or indirectly by causing the abandonment of nests, would be considered a violation of the MBTA.

Removal of heritage trees from the site could impact nesting birds if these species are present on site during tree removal. Impacts could be mitigated through the implementation of a pre-construction survey for nesting birds and avoidance of any active nests found as described in **Mitigation Measure BIO-1**. Chapter 15.32.100 of the Atherton Municipal Code specifies that a CEQA analysis must be conducted for the removal of more than two heritage trees on a parcel smaller than one acre in size. While the proposed project involves the removal of more than two heritage trees, potential biological impacts from tree removal would be mitigated by the planting of replacement trees to the satisfaction of the Town Arborist as also specified in Mitigation Measure AES-1.

Mitigation Measure BIO-1: If the project is conducted within the nesting bird season (Feb. 1 – Sept. 15), a survey for nesting birds shall be conducted by a qualified biologist within the study area (i.e. project area and 100-foot buffer around project site). The survey would be conducted within one week prior to any ground disturbance and/or vegetation removal associated with the project to minimize impacts to these species. If active bird nests are detected, the recommendations of the biologist shall be followed, which are likely to include suitable buffer zones (generally 100 feet, though adjustable based on the discretion of the biologist) to ensure nesting birds are not impacted.

- b-d, f-g) *No impact.* No riparian habitat or other sensitive natural community are present on the property. No federally protected wetlands are located within the property. Other than for use by migrating birds as discussed above, the study area is unlikely to serve as a wildlife corridor due to the developed nature of the site and surrounding areas, and the presence of many natural barriers to wildlife movement. The property does not serve as a native wildlife nursery site. The study area is not located within a Habitat Conservation Plan, Natural Community Conservation Plan, or other habitat conservation plan, and would not conflict with the provisions of any habitat conservation plan.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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V. CULTURAL RESOURCES — Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to in code 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to 158064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Impact Assessment:

- a) *No Impact.* The proposed project involves removal of heritage trees that are typical of other individuals in the area and are not emblematic of Atherton's history and does not involve any buildings or structures with the potential to be a historic resource.
- b) *Less than Significant with Mitigation Incorporated.* The tree removal and replanting would take place on site that has been previously disturbed and is currently developed. The project would therefore be unlikely to encounter buried cultural resources. However, as with any project that requires earthmoving or grading activities, there is the possibility that buried cultural archaeological resources could be present and accidental discovery could occur. In the unlikely event of an unanticipated discovery of archaeological resources, the project would implement **Mitigation Measure CUL-1** to reduce any potential impacts related to archaeological resources to a less than significant level.

Mitigation Measure CUL-1: *In the event that subsurface archaeological or tribal cultural resources are encountered during the course of grading and/or excavation, all development shall temporarily cease within 25 feet of the find until the Town's Planning Department is contacted and a qualified archaeologist or tribal representative assesses the resources and makes recommendations for their disposition. Construction activities could continue in areas more than 25 feet away. If any findings are determined to be significant by the archeologist or tribal representative, they shall be subject to scientific analysis; duration/disposition of specimens as agreed to by the Native American community, land owner, and the Town. This report would be filed with the Northwest Information Center.*

- c) *No Impact.* As discussed under the item above, the tree removal and replanting would take place on site that has been previously disturbed and is currently developed. The project would therefore be unlikely to encounter human remains. However, as with any project that requires earthmoving or grading activities, there is the possibility that human remains could be present and accidental discovery could occur. In the event of an unanticipated discovery of human remains, any human remains found on the site are required to be handled in accordance with Public Resources Code (PRC) Section 5097.98, including determination whether Native American Heritage Commission and/or investigation of the cause of death is required.

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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VI. ENERGY — Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Impact Assessment:

- a,b) *No Impact.* The proposed project involves removal of trees and replanting, and represents a routine request for work on an existing residential site with no change in use proposed. While some energy would be utilized for construction equipment and supplying of water for the new trees, the energy use for this type of project would be minimal and expected as part of the lifetime of a residential lot and would not be considered wasteful, inefficient, or unnecessary or have the potential to conflict with applicable energy plans.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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VII. GEOLOGY AND SOILS — Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | | | | |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off- site landslide, lateral spreading, subsidence, liquefaction, or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Impact Assessment:

a, c-d) *No Impact.* According to the Atherton General Plan, no portion of Atherton, including the project site, is within any Alquist Priolo Special Study Zones, areas designated by the State as active faults. Therefore, the proposed project would not expose people to potential impacts involving surface rupture.

The project site is located in a seismically active region which has experienced many strong earthquakes. According to the Atherton General Plan, there are several known active faults in the region, including the

San Andreas Fault west of I-280, and the Hayward and Calaveras Faults located in the East Bay. Any major earthquake along these systems will cause seismic ground shaking in Atherton. The project site has the potential for seismic ground shaking and has experienced such hazards during the 1906 and the 1989 earthquakes.

The project involves tree removal and replanting and not construction of any structures. Based on the established trees, soils in the area and on this site have demonstrated capacity to support large trees. Maintenance of tree health on private property is the responsibility of the property owner to ensure adequate safety and Atherton Municipal Code allows routine trimming and removal of any dead or dangerous trees. There would be no impact related to seismic hazards, unstable soil, or expansive soil.

- b) *Less than Significant Impact with Mitigation Incorporated.* The project site is relatively flat, but would have the potential for soil erosion and loss of topsoil during tree removal and replanting. However, mitigation proposed as part of the project including revegetation will reduce the impact to less than significant. Further, the mitigation measure listed under the Hydrology section of this report will mitigate any potential soil erosion to a less than significant impact. See **Mitigation Measure HYDRO-1**.
- e) *No Impact.* Septic tank/ alternate wastewater disposal is not required as part of this project, therefore there would be no impact in this respect.
- f) *No Impact.* Per the environmental analysis for the Atherton General Plan, no paleontological resources have been discovered anywhere in Atherton. The tree removal and replanting would take place on site that has been previously disturbed and is currently developed. The site was previously graded for development and the site and vicinity are generally flat and do not constitute a unique geologic feature. Therefore, the project would have no impact in this respect.

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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VIII. GREENHOUSE GAS EMISSIONS —

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emission, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Impact Assessment:

a-b) *Less Than Significant Impact.* The Town adopted its Climate Action Plan on October 19, 2016. Compliance with the City’s CAP is intended to meet the statewide goals of SB 32. The project’s GHG emissions would be generated over the short term from construction activities, consisting primarily of emissions from equipment exhaust. No long-term operational emissions are associated given the nature of the project. While the project proposes removal of some trees from the site, the site would remain a generally heavily wooded site as many trees would be retained and replacement planting would be required to ensure the site continues to meet the CAP measures related to encouragement of residential shade trees. Therefore, the project would not conflict with the Town’s CAP would have a less than significant impact.

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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**IX. HAZARDS AND HAZARDOUS MATERIALS —
Would the project:**

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Impact Assessment:

- a-c) *No Impact.* The proposed project would not utilize hazardous materials or generate hazardous waste. Tree removal activities would involve the standard use of fuels and lubricants for construction equipment, but would similarly not be expected to utilize hazardous materials or generate hazardous waste. Construction contractors would be required to handle these substances in accordance with the California State Department of Toxic Substances Control (DTSC) and transportation regulations, which regulate proper hazardous waste handling, storage, disposal, and transport methods. No buildings or structures that may

potentially contain hazardous materials are proposed to be removed or altered as part of the project proposal. Therefore, the proposed project would not be expected to pose any risk of accidental explosion or release of hazardous substances.

- d) *No Impact.* There are no hazardous materials or wastes known to currently exist on the subject property and approval of the proposed project would not result in a change in existing land use. The proposed project site therefore would not be anticipated to involve the exposure of people to existing sources of potential health hazards.
- e) *No Impact.* The nearest public airport to the project site is the San Carlos Airport, located approximately 6 miles northeast of the project site. Therefore, the project would not result in a safety hazard for people residing or working in the project area. The project site is not located within the vicinity of a private airstrip. Therefore, the proposed project would not result in safety hazards for people residing or working on the site.
- f) *No Impact.* The proposed project does not propose any increase in density and would not generate any continual, additional traffic during the AM, Mid Afternoon, or PM peak hours. Therefore, the project would not affect circulation on any streets. In addition, project construction would occur within the project site and would not block or close roads that would impair an emergency response or evacuation plan.
- g) *Less than Significant Impact.* The Atherton General Plan Community Safety Element Update notes that the entire Town of Atherton has been identified as a “Community at Risk” of wildfire by CAL FIRE. The project represents removal of some heritage trees from an existing residential site but also staff has approved removal of a number of dead and dangerous trees from the site. Routine maintenance of on-site trees and removal of dead trees helps to reduce fire risk. The impact of the project with relation to wildfire risk would be less than significant.

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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X. HYDROLOGY AND WATER QUALITY —

Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would: | | | | |
| i) Result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Impact Assessment:

a-b, cii-civ, e) *No Impact*. The project involves some tree removal and replacement tree planting on an existing residential lot that is generally flat. While it is possible that some additional water would be utilized while new trees are established, tree removal and replacement is part of routine maintenance over the lifetime of a residential lot and would not over the long-term substantially change the water usage, groundwater usage or recharge, or runoff volume or quality from this already established wooded residential lot.

- ci) *Less than Significant with Mitigation Incorporated.* While removal of the trees would not have long-term effects as discussed above, siltation and erosion could occur during the tree removal and replanting activities if these occur during wet weather. In such an event, a Storm Water Pollution Prevention Plan (SWPPP) would be required for the project, in accordance with the NPDES General Permit for Discharges of Storm Water Associated with Construction Activity. With implementation of HYDRO-1, the proposed project would not result in impacts on erosion or siltation on- or off-site.

Mitigation Measure HYDRO-1: In order to reduce impacts associated with potential erosion and siltation, the following mitigation measure shall be implemented if tree removal work occurs during the wet season (October through April) or replacement planting has not be completed prior to the wet season; An erosion control plan prepared in accordance with the Town of Atherton drainage and erosion control and the National Pollutant Discharge Elimination System (NPDES) criteria shall be prepared for the project and approved by the Town Director of Public Works prior to commencement of the tree removal work, as determined warranted. The erosion control plan shall be implemented as part of the tree, stump and root removal project.

- d) *No Impact.* According to the environmental analysis for the Atherton General Plan, the project site is not mapped in a fault zone or an area subject to potential inundation related to floodplain, dam failure, mudflow, tsunami, or seiche.

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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XI. LAND USE AND PLANNING — Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a significant environmental impact due to a conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Impact Assessment:

- a) *No Impact.* Approval of the proposed project would not change the existing land use. Since there are no changes in land use on the project site, the project would neither disrupt nor divide the physical arrangements of the area.
- b) *Less than Significant Impact.* There is no habitat conservation plan or natural community conservation plan in effect within the proposed project area. The proposed project would conform to the adopted Atherton General Plan with the issuance of a Heritage Tree Removal Permit and implementation of the tree replacement planting requirement described in the Aesthetics section.

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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XII. MINERAL RESOURCES — Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource classified MRZ-2 by the State Geologist that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Impact Assessment:

- a, b) *No Impact.* According to the environmental analysis for the Atherton General Plan, there are no mineral resources in Atherton that are of value to the region or to residents of the state and no locally-important mineral resource recovery sites in Atherton, which includes the project site.

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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XIII. NOISE — Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Impact Assessment:

- a-b) *Less than Significant Impact.* The project would result in intermittent short-term noise and vibration resulting from tree removal activities. These noise impacts would not be considered significant, however, since the proposed project would be required to comply with the Town of Atherton's Noise Ordinance, including limiting the tree removal activities to day-time hours. Upon completion of the removal activities, ambient noise levels would return to existing levels.
- c) *No Impact.* The nearest public airport (San Carlos Airport) is located approximately 6 miles northeast of the site, and the site is not within the airport land use plan. Also, as a tree removal project, the project would not have the potential to result in impacts related to airport noise.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XIV. POPULATION AND HOUSING — Would the project:				
a) Induce substantial unplanned population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Assessment:

- a-b) *No Impact.* The project is removal of heritage trees from an existing residential lot and no changes in the use of the site as a private residence is proposed. The project will not displace any housing or people and will not induce population growth in the area.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XV. PUBLIC SERVICES — Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Assessment

- a) *No Impact.* Since the proposed project would not increase population (see previous section), the demand for other governmental services would not be affected as a result of the proposed project.

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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XVI. RECREATION

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Impact Assessment

- a, b) *No Impact.* Since the proposed project involves only tree removal and replacement on an existing residential lot and would not increase population (see Section XIV), the project does not involve construction or expansion of recreational facilities or increased use of recreational facilities.

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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XVII. TRANSPORTATION — Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Impact Assessment:

- a-d) *No Impact.* The proposed project involves only removal and replacement of trees on an existing residential lot and would not cause any changes related to access (including geometric hazards and emergency access) or vehicular, transit, bicycle, or pedestrian facilities or use or have the potential to cause conflicts with any relevant transportation plans or policies.

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

XVIII. TRIBAL CULTURAL RESOURCES

— Would the project:

- a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Impact Assessment:

- ai-aii) *Less than Significant with Mitigation Incorporated.* As stated in the Atherton General Plan, there are no known Native American Tribal Resources in or near Atherton. The tree removal and replanting would take place on site that has been previously disturbed and is currently developed. The project would therefore be unlikely to encounter buried tribal cultural resources. However, as with any project that requires earthmoving or grading activities, there is the possibility that buried cultural tribal resources could be present and accidental discovery could occur. In the unlikely event of an unanticipated discovery of tribal cultural resources, the project would implement **Mitigation Measure CUL-1** (presented in the Cultural Resources section) to reduce any potential impacts related to tribal cultural resources to a less than significant level.

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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XIX. UTILITIES AND SERVICE SYSTEMS — Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Impact Assessment:

- a-e) *No Impact.* The proposed project involves only tree removal and replanting on an existing residential lot with no change in use and would not result in a need for new systems or supplies or substantial alterations to power and natural gas, communications, water treatment or distribution facilities, sewer, storm water drainage, solid waste disposal or water supplies, which will continue to be provided by the existing service providers.

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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XX. WILDFIRE — If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Impact Assessment:

- a-d) *No Impact.* Atherton is an urban area and is not located on an urban/wildland interface. Per state wildland fire risk mapping, Atherton is not identified in or adjacent to a very high fire hazard severity zone, so the project would have no impact related to wildland fire.⁵ A discussion related to urban wildfire risk is included in the Hazards and Hazardous Materials section.

⁵ CalFire San Mateo County Local Responsibility Areas Fire Hazard Severity Map, 12/2008, available at: <https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/>

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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XXI. MANDATORY FINDINGS OF SIGNIFICANCE — Does the project:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Have impacts that are individually limited, but cumulatively considerable (Cumulatively considerable means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Impact Assessment:

- a) *Less Than Significant With Mitigation Incorporated.* The project would not substantially degrade the quality of the environment. As described in this IS/MND, implementation of the proposed project would not have the potential to adversely impact biological resources due to the developed nature of the site and surroundings. However, in order to reduce potential impacts to nesting birds, **Mitigation Measure BIO-1** would be implemented prior to and during tree removal. There are no known cultural or tribal cultural resources present on the proposed project site, but in the event that cultural or tribal cultural resources are uncovered during construction, **Mitigation Measures CUL- 1** would be implemented. Therefore, the proposed project would not damage biological resources or eliminate important examples of the major periods of California history or prehistory.
- b) *No Impact.* The project does not have impacts that are individually limited, but cumulatively considerable. The impacts of the proposed project are individually limited and not cumulatively considerable. All environmental impacts that could occur as a result of short-term construction of the proposed project would be reduced to a less than significant level through implementation of the mitigation measures recommended in this IS/MND, and when viewed in conjunction with other closely related past, present or reasonably foreseeable future projects, would not be significant. Given the nature of the proposal, there is no associated long-term operational impact that would result.
- c) *No Impact.* The proposed project would not have environmental effects that would cause substantial adverse effects on human beings either directly or indirectly. As described in this IS/MND, implementation

of the proposed project could result in aesthetic, air quality, biological resources, cultural and tribal cultural resources, and hydrology impacts. Implementation of the mitigation measures recommended in this IS/MND would ensure that the proposed project would result in no environmental effects that would cause substantial direct or indirect adverse effects on human beings.

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REFERENCES

1. California Environmental Quality Act (CEQA)
2. California Department of Transportation, Scenic Highways Program
3. California Department of Conservation, Farmland Mapping and Monitoring Program
4. CalFire San Mateo County Local Responsibility Areas Fire Hazard Severity Map
5. State Planning and Zoning Law
6. Subdivision Map Act
7. National Pollution Discharge Elimination System (NPDES) Permit
8. Atherton General Plan and associated IS/MND
9. Atherton Municipal Code
10. Project Plans and Reports
11. BAAQMD (Bay Area Air Quality Management District). *CEQA Air Quality Guidelines*. May 2017.
12. BAAQMD, Bay Area 2017 Clean Air Plan, 2010.
13. Biological Assessment, 1 Edge Road, Atherton, prepared by H. T. Harvey.

APPENDICES

- A. Project Location Map
- B. Arborist Report, McClenahan Consulting, October 2019
- C. Biological Assessment, prepared by H.T. Harvey, March 2020
- D. Town Arborist Recommendations

PROJECT LOCATION MAP



1 Edge Road, Atherton CA

