

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

**NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION**

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: Synapse School Campus No.2 when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN2011-00070

OWNER: Marcus and Sara Malta Family Trust, The Wood Family Trust of 2009

APPLICANT: Jim Eagen

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

ASSESSOR'S PARCEL NO.: APN 060-041-100;

LOCATION: 3151 Edison Way, North Fair Oaks

PROJECT DESCRIPTION

The proposed project (Project, or alternatively Synapse School Campus No.2) entails a Use Permit Amendment to permit the expansion of an existing private primary school located at 3375 Edison Way (Synapse School Campus No.1) to the site of an existing 70,667-square-foot indoor recreation warehouse building called SportsHouse located at 3151 Edison Way, in the unincorporated community of North Fair Oaks (Project Site). The Project Site is situated across the street (Fifth Avenue) west of the existing Synapse School Campus No.1 which currently operates, and will continue to operate, under a separate use permit (PLN2014-00295) that allows for a maximum of 310 Pre-Kindergarten through 8th grade students.

The Synapse School Campus No.2 project will involve the renovation and conversion of a 9,260-square foot portion of the existing SportsHouse building currently used as office space to school use serving a maximum of 140 Kindergarten through 8th grade students and 15 faculty and staff. The converted space would include five new classrooms and an art room (totaling 6,222 sq. ft.) as well as office space and a teacher room (totaling 918 sq. ft.). The remaining 2,180 sq. ft. would be devoted to a custodial room, an electrical room, corridors and two gender neutral restrooms. In addition to the 9,260-square foot space converted to school use, two of the existing SportsHouse building restrooms and associated corridors (totaling 1,225 sq. ft.) adjacent to the converted school use space would be used exclusively by Synapse School Campus No.2 during school hours. The Project also includes conversion of an approximately 5,000-square foot portion of the Project Site to accommodate outdoor classroom and gathering spaces, as well as shade and play structures, additional pedestrian pathways, landscaping and a bio-retention area. In addition, a 510-square foot portion of the recreational space in the existing SportsHouse building will be converted to office space for use by SportsHouse staff.

The Project will also involve minor onsite circulation and parking improvements including a new access gate onsite, designated shuttle pick up and drop off areas, pedestrian walkways, an increase in the total number of onsite vehicular parking spaces from 103 to 107 spaces and an increase in the total number of bicycle parking spaces from 12 to 26 spaces. 12 of the onsite vehicle spaces will be dedicated to Synapse School No.2 and the remaining 96 onsite vehicle spaces will be available for Synapse School use during the school day when SportsHouse is not in operation and therefore parking demand will not overlap. Synapse School No.2 students will be picked up and dropped off on the grounds of the Project Site by shuttles and passenger vehicles during the hours of 8:00 a.m. to 9:00 a.m. and 2:45 p.m. to 4:00 p.m.

Both Synapse School Campus No.2 and Synapse School Campus No.1 will use the SportsHouse recreational facilities for physical education and Synapse School Campus No.2 will utilize the grounds and facilities of the existing Synapse School Campus No.1 for special classes and activities twice a week. All travel between the two locations will be by foot, supervised by staff and restricted to the hours of 10:00 a.m. and 2:00 p.m. to avoid peak traffic hours. Accordingly, the Project also includes the construction of 290 linear feet of sidewalk along the Project site frontage within the public right-of-way between Fifth Avenue and Sixth Avenue and a pedestrian walkway between the two school locations to ensure a safe route to school during pick-up and drop-off, and throughout the course of the school day.

Synapse School Campus No.1

The project conditions of approval for Synapse School Campus No.1 will be amended to align with the proposed Project with regard to traffic reporting requirements that span both campuses. The amended conditions will only serve to clarify reporting requirements and will not reduce in scope any previous mitigation required of Synapse School Campus No.1. Removed and added conditions are shown in the table below. As the amended conditions are not substantive and will not impact mitigations or conditions meant to reduce environmental impacts, no additional environmental review is required for the condition amendments to Synapse School Campus No.1.

Conditions for Removed/Amended	Added/Amended Conditions
<p>Mitigation Measure 4: (Partial Amendment): The applicant shall retain a third-party traffic consultant to count the trip generation of the school, which would include counting the school driveways plus counting any school-related traffic that is dropping off students along Edison Way or any of its cross-streets. The third-party consultant will conduct the counts over three (3) weekdays (a Tuesday, Wednesday, and/or Thursday) in October and March of each school year, excluding scheduled school holidays and early release days. The trip count shall be the average of the three (3) weekday counts. Concurrent with the trip counts, the third-party traffic consultant shall conduct a queuing analysis for on-street queuing due to driveway back-up at the designated on-site pick-up/drop-off points for</p>	<p>The applicant will be responsible for collecting, summarizing and analyzing data to support ongoing monitoring and compliance with the Use Permit’s conditions; this can occur concurrently with required monitoring under Synapse School No.2 Use Permit, PLN2011-00070:</p> <ul style="list-style-type: none"> a. The applicant shall retain a third-party traffic consultant (consultant) to collect: <ul style="list-style-type: none"> i. Vehicular counts at school driveways plus any school-related traffic that is dropping off students along Edison Way or any of its cross-streets. The consultant will conduct the counts over three weekdays (a Tuesday, Wednesday, and/or Thursday) in October and March of each school year, excluding scheduled school

<p>the school. The data from the traffic counts shall be submitted to the County of San Mateo Traffic Services and the Current Planning Section of the County of San Mateo Planning and Building Department in a report for review and acceptance. These reports are due on April 30th and November 30th of each year; non-compliance in submitting reports in a timely manner may result in review of the use permit by the Planning Commission. The County may also choose to conduct its own monitoring if desired.</p> <p>If the monitoring shows that the trip cap is exceeded, the applicant shall have 30 days to prepare and submit a Transportation Demand Management (TDM) Program that incorporates measures to reduce the number of trips below the trip cap, and shall have an additional 30 days to implement the TDM Program to bring the site into compliance with the trip cap. Measures included in the TDM Program may include, but shall not be limited to, staggering start times, adding shuttle buses, initiating a carpooling program, and offering staff incentives to take alternative transportation. A subsequent monitoring will be conducted by the County 30 days following implementation of the TDM Program. If the subsequent monitoring indicates that the site still exceeds the trip cap, then the applicant shall reduce student enrollment to bring the site into compliance with the trip cap. Non-compliance evidenced by the subsequent monitoring may also result in review of the Use Permit by the Planning Commission.</p>	<p>holidays and early release days. The trip count shall be the average of the three (3) weekday counts.</p> <ul style="list-style-type: none"> ii. Concurrent with the trip counts, conduct a queueing analysis for on-street queueing due to back-ups at driveways designated for on-site pick-up and drop-off points. <ul style="list-style-type: none"> b. Shuttle usage logs concurrent with the three (3) weekdays where traffic count data is collected that includes shuttle pick-up locations and number of students picked up by location for each day. c. Data collected as part of the implementation of Transportation Demand Management Programs.
<p>Mitigation Measure 5: The applicant shall provide, upon request by the County, shuttle bus logs for all shuttle buses serving the school. The shuttle logs shall show the number of students dropped off and picked up at the school site each day.</p>	<p>The applicant will prepare and submit bi-annual reports containing the information identified below to the County of San Mateo Department of Public Works Roads Division and County of San Mateo Planning and Building Department Current Planning Section for review and acceptance. Reports are due by April 30th and November 30th of each year. Non-compliance in submitting reports in a timely manner may result in a review of the Use Permit by the Planning Commission. The County may also choose to conduct its own monitoring at the owner's expense. Bi-annual</p>

	<p>reports can include required reporting under Synapse School Campus No.2 Use Permit, PLN2011-00070; the reports shall include:</p> <ul style="list-style-type: none"> a. Vehicular count data b. Queuing analysis c. Shuttle usage logs, showing number of students dropped off and picked up by stop. d. Student enrollment at the time of traffic data collection. e. Staffing at the time of traffic data collection. f. Transportation Demand Management program data.
	<p>If monitoring shows that the trip cap is exceeded and added peak hour trips from Synapse School Campus No.2 cause the combined peak hour trips to exceed 390, the applicant shall have 30 days to submit a Transportation Demand Management Plan to the County with additional measures to reduce the number of trips and achieve compliance. At the Planning and Building Director's discretion, the County may request a Transportation Demand Management Plan in the event the individual campus trip cap is exceeded. The Transportation Demand Management Plan can include updates to the approach for Synapse School Use Permit PLN2014-00295. The applicant shall have an additional 30 days to implement additional measures to achieve compliance. A subsequent monitoring may be conducted by the County 30 days following implementation of the program at the applicant's expense. If the subsequent monitoring indicates that the trip cap continues to be exceeded, then the applicant shall reduce student enrollment to maintain compliance. Non-compliance evidenced by subsequent monitoring may also result in review of the Use Permit by the Planning Commission.</p>
<p>Mitigation Measure 7: The applicant shall apply for an encroachment permit to install a left-turn refuge lane on Marsh Road, within the current roadway width, to improve the intersection operation. Plans shall be submitted to the Department of Public Works Traffic Services for review and approval. (Mitigation satisfied)</p>	

	Mitigation Measure 2: All faculty/staff members who drive to the school shall be required to park on-site at one of the Synapse School campuses (Synapse School Campus No.1 or No.2).
	Mitigation Measure 3: All <u>60</u> on-site vehicular parking spaces shall be appropriately striped, with markings to be maintained in a clear and visible manner so that they are easily recognizable to drivers.
	The school shall train and provide designated staff or volunteers to act as traffic attendants and assist during morning drop-off and afternoon pick-up times to monitor inbound vehicle queuing conditions at the driveways and coordinate with the loading area and parking lot to move inbound traffic into the site and student loading area.

FINDINGS AND BASIS FOR A MITIGATED NEGATIVE DECLARATION

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

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.
3. The project will not degrade the aesthetic quality of the area.
4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project will not:
 - a. Create impacts which have the potential to degrade the quality of the environment.
 - b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.
 - c. Create impacts for a project which are individually limited, but cumulatively considerable.
 - d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

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

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

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

Mitigation Measure AES- 1A: All proposed lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and be designed to minimize light pollution beyond the confines of the subject premises.

Mitigation Measure AES-1B: Final finishes of all exterior materials and/or colors, including but not limited to, new glass windows and/or panels and play structures, shall be non-reflective.

Mitigation Measure AQ-1: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Inspection Section:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day; the use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and walkways to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. 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.
- g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.
- h. Post a publicly visible sign with the telephone number and person to contact 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.

Mitigation Measure CR-1A: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 50 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 50-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

Mitigation Measure CR-1B: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98 for the naming of a Most Likely Descendant and the recommendations for disposition.

Mitigation Measure TR-1: The owner or successors of Synapse School shall provide a trained pedestrian crossing guard to facilitate the crossing of Fifth Avenue at Edison Way. The crossing guard shall be present during drop-off and pick-up times for both campuses and any planned student exchange between Synapse School Campus No.1 at 3375 Edison Way and Synapse School Campus No.2 at 3151 Edison Way during school hours. The crossing guard is required until all public improvements are completed for this intersection by the County Department of Public Works.

Mitigation Measure TCR-1A: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure TCR-1B: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

INITIAL STUDY

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

REVIEW PERIOD: A 20-day public review period for the IS/MND will commence February 4th, 2026, and continue through February 24, 2026. All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than 5:00 p.m., February 24, 2026. Please send your comments to:

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

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



Kanoa Kelley, Project Planner

County of San Mateo
Planning and Building Department

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

1. **Project Title:** SportsHouse and Synapse School Campus No.2
2. **County File Number:** PLN2011-00070
3. **Lead Agency Name and Address:**
County of San Mateo Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
4. **Contact Person and Phone Number:** Kanoa Kelley; Kkelley@smcgov.org
5. **Project Location:** 3151 Edison Way, North Fair Oaks
6. **Assessor's Parcel Number and Size of Parcel:** 060-041-100; 3.585 acres
7. **Project Sponsor's Name and Address:**
Jim Eagen, Synapse School
3375 Edison Way
Menlo Park, CA 94025
8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** n/a
9. **General Plan Designation:** Commercial Mixed-Use
10. **Zoning:** CMU-3 (Commercial Mixed Use-3 District)
11. **Description of the Project:** The proposed project (Project, or alternatively Synapse School Campus No.2) entails a Use Permit Amendment to permit the expansion of an existing private primary school located at 3375 Edison Way (Synapse School Campus No.1) to the site of an existing 70,667-square-foot indoor recreation warehouse building called SportsHouse located at 3151 Edison Way, in the unincorporated community of North Fair Oaks (Project Site). The Project Site is situated across the street (Fifth Avenue) west of the existing Synapse School Campus No.1 which currently operates, and will continue to operate, under a separate use permit (PLN2014-00295) that allows for a maximum of 310 Pre-Kindergarten through 8th grade students.

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two of the existing SportsHouse building restrooms and associated corridors (totaling 1,225 sq. ft.) adjacent to the converted school use space would be used exclusively by Synapse School Campus No.2 during school hours. The Project also includes conversion of an approximately 5,000-square foot portion of the Project Site to accommodate outdoor classroom and gathering spaces, as well as shade and play structures, additional pedestrian pathways, landscaping and a bio-retention area. In addition, a 510-square foot portion of the recreational space in the existing SportsHouse building will be converted to office space for use by SportsHouse staff.

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Synapse School Campus No. 1

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<p>and/or Thursday) in October and March of each school year, excluding scheduled school holidays and early release days. The trip count shall be the average of the three (3) weekday counts. Concurrent with the trip counts, the third-party traffic consultant shall conduct a queuing analysis for on-street queuing due to driveway back-up at the designated on-site pick-up/drop-off points for the school. The data from the traffic counts shall be submitted to the County of San Mateo Traffic Services and the Current Planning Section of the County of San Mateo Planning and Building Department in a report for review and acceptance. These reports are due on April 30th and November 30th of each year; non-compliance in submitting reports in a timely manner may result in review of the use permit by the Planning Commission. The County may also choose to conduct its own monitoring if desired.</p> <p>If the monitoring shows that the trip cap is exceeded, the applicant shall have 30 days to prepare and submit a Transportation Demand Management (TDM) Program that incorporates measures to reduce the number of trips below the trip cap, and shall have an additional 30 days to implement the TDM Program to bring the site into compliance with the trip cap. Measures included in the TDM Program may include, but shall not be limited to, staggering start times, adding shuttle buses, initiating a carpooling program, and offering staff incentives to take alternative transportation. A subsequent monitoring will be conducted by the County 30 days following implementation of the TDM Program. If the subsequent monitoring indicates that the site still exceeds the trip cap, then the applicant shall reduce student enrollment to bring the site into compliance with the trip cap. Non-compliance evidenced by the subsequent monitoring may also result in review of the Use Permit by the Planning Commission.</p>	<ul style="list-style-type: none"> i. Vehicular counts at school driveways plus any school-related traffic that is dropping off students along Edison Way or any of its cross-streets. The consultant will conduct the counts over three (3) weekdays (a Tuesday, Wednesday, and/or Thursday) in October and March of each school year, excluding scheduled school holidays and early release days. The trip count shall be the average of the three (3) weekday counts. ii. Concurrent with the trip counts, conduct a queuing analysis for on-street queuing due to back-ups at driveways designated for on-site pick-up and drop-off points. <ul style="list-style-type: none"> b. Shuttle usage logs concurrent with the three (3) weekdays where traffic count data is collected that includes shuttle pick-up locations and number of students picked up by location for each day. c. Data collected as part of the implementation of Transportation Demand Management Programs.
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<p>school. The shuttle logs shall show the number of students dropped off and picked up at the school site each day.</p>	<p>Department of Public Works Roads Division and County of San Mateo Planning and Building Department Current Planning Section for review and acceptance. Reports are due by April 30th and November 30th of each year. Non-compliance in submitting reports in a timely manner may result in a review of the Use Permit by the Planning Commission. The County may also choose to conduct its own monitoring at the owner's expense. Bi-annual reports can include required reporting under Synapse School Campus No.2 Use Permit, PLN2011-00070; the reports shall include:</p> <ul style="list-style-type: none"> a. Vehicular count data b. Queuing analysis c. Shuttle usage logs, showing number of students dropped off and picked up by stop. d. Student enrollment at the time of traffic data collection e. Staffing at the time of traffic data collection f. Transportation Demand Management program data.
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	also result in review of the Use Permit by the Planning Commission.
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	Mitigation Measure 2: All faculty/staff members who drive to the school shall be required to park on-site at one of the Synapse School campuses (Synapse School Campus No.1 or No.2).
	Mitigation Measure 3: All 60 on-site vehicular parking spaces shall be appropriately striped, with markings to be maintained in a clear and visible manner so that they are easily recognizable to drivers.
	The school shall train and provide designated staff or volunteers to act as traffic attendants and assist during morning drop-off and afternoon pick-up times to monitor inbound vehicle queuing conditions at the driveways and coordinate with the loading area and parking lot to move inbound traffic into the site and student loading area.

12. **Surrounding Land Uses and Setting:** The legal 3.585-acre project parcel is located in the urban community of North Fair Oaks, at the corner of Edison Way and 5th Avenue. The site is located along a commercial corridor that ends on Middlefield Road to the west and is bound by medium and low-density housing to the north and south and existing commercial buildings to the east and west.
13. **Other Public Agencies Whose Approval is Required:** None
14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?:**

This project is subject to California Public Resources Code 21080.3.1, which requires a tribal consultation request be sent within 14 days of determining that an application has been deemed complete or a public agency decides to undertake a project. The County of San Mateo has received a request for formal notification from the Tamien Nation of the greater Santa Clara County, Costanoan Rumsen Carmel Tribe, and Ramaytush. A notice for consultation was sent to all three tribes on January 15, 2026. California Native American Tribes have 30 days from the date the tribal consultation notice was received to request consultation. As of the date of this report, formal consultation on this project has not been requested.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

- a. **Earlier Analysis Used.** Identify and state where they are available for review.
 - b. **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. **Mitigation Measures.** For effects that are “Less Than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. **Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances).** Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. **Supporting Information Sources.** Sources used or individuals contacted should be cited in the discussion.

1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?				X
<p>Discussion: The project is in an established urban area outside of any state or local scenic corridors and will utilize an existing structure. No scenic vistas exist in the neighborhood of North Fair Oaks. The establishment of a primary school in this area would not impact views or scenic vistas.</p> <p>Source: Project Plans, Project Location, San Mateo County Zoning Regulations.</p>				
1.b. Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
<p>Discussion: No impact; the community of North Fair Oaks does not contain any county-listed scenic resources or historic structures.</p>				

Source: Project Plans, Project Location, Planning GIS, National Register of Historic Places, Office of Historical Preservation, California Resources.

<p>1.c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?</p>				X
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Discussion: The project is located in an urbanized area; this section does not apply.

Source: Project Plans, Project Location.

<p>1.d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?</p>		X		
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Discussion: New light sources and glare from the proposed development have the potential to generate adverse impacts on day and nighttime views. The project will utilize existing lighting for the project. Only one exterior lighting fixture will be replaced under a new wall sign on the south elevation. To avoid light pollution from replacement fixtures or glare from exterior finishes, the following mitigations are required.

Mitigation Measure AES- 1A: All proposed lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and be designed to minimize light pollution beyond the confines of the subject premises.

Mitigation Measure AES-1B: Final finishes of all exterior materials and/or colors, including but not limited to new glass windows and/or panels and play structures, shall be non-reflective.

Source: Project Plans, Project Location.

<p>1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?</p>				X
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Discussion: See discussion in response to 1.a.

Source: Project Location, Project Plans, Planning GIS.

1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
<p>Discussion: The project site is not located within a Design Review District.</p> <p>Source: San Mateo County Zoning Regulations, San Mateo County General Plan, Project Location.</p>					
1.g.	Visually intrude into an area having natural scenic qualities?				X
<p>Discussion: See staff's discussion in Sections 1.a. - 1.d. above.</p> <p>Source: Project Plans, Project Location, Planning GIS.</p>					

<p>2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
<p>Discussion: No impact. According to the California Department of Conservation Farmland Mapping and Monitoring Program, the project site is designated "Urban and Built-Up Land". No prime farmland is located on or within the vicinity of the project site.</p> <p>Source: California Department of Conservation, Farmland Mapping and Monitoring Program (2022).</p>					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X

<p>Discussion: No impact. The project parcel is zoned Commercial Mixed Use-3 (CMU-3), which does not permit agricultural uses. The parcel contains no agricultural land nor is it protected by an existing Open Space Easement or Williamson Act contract.</p> <p>Source: San Mateo County Zoning Regulations, San Mateo County Agricultural Preserves Map, Project Plans.</p>					
2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
<p>Discussion: No impact. The project parcel is not located in an area identified as Farmland or suitable for agricultural activities. The site is commercially developed and paved, and could not support 10% native tree cover of any species to be considered forestland.</p> <p>Source: California Department of Conservation, Farmland Mapping and Monitoring Program Map (2022); Public Resources Code Section 12220(g); Project Location.</p>					
2.d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
<p>Discussion: No impact. The project is not located within the Coastal Zone.</p> <p>Source: Project Location.</p>					
2.e.	Result in damage to soil capability or loss of agricultural land?				X
<p>Discussion: No impact. The project is not located in an area of productive soil resources, based on the San Mateo County General Plan Productive Soil Resources Map.</p> <p>Source: San Mateo County General Plan, Productive Soil Resources Map.</p>					
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? <i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i>				X

Discussion: No impact. The property is zoned Commercial Mixed Use-3 (CMU-3). Institutional uses are allowed in this Zoning District subject to a Use Permit, which the applicant is seeking as part of the project. The project is in an urbanized area with no forest resources. No proposed zoning changes are included as part of this project.

Source: Project Plans, San Mateo County Zoning Regulations.

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

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

Discussion: Air Quality Plans (AQP) include Clean Air Plans (CAP) and Community Emission Reduction Plans (CERP) prepared in compliance with the California Clean Air Act. The Bay Area 2017 Clean Air Plan, developed by the Bay Area Air Quality Management District (BAAQMD), is the applicable air quality plan for San Mateo County. The CAP was created to protect Bay Area air quality and public health by attaining all state and national air quality standards and eliminating disparities among Bay Area communities in cancer health risk from air contaminants. The second goal is to protect the climate by reducing greenhouse gas emissions to 40% below 1990 levels by 2030.

The project is required to implement applicable AQP Transportation Control Measures, such as adding 26 public and private bicycle parking spaces, expanding shuttle services for students, and installing EV charging stations, resulting in a reduction of vehicle miles traveled (VMT) and a reduction in greenhouse gas (GHG) emissions. See Sections 8 (Climate Change) and 17 (Transportation) for detailed discussions. The application of these measures will ensure that the project aligns with the goals of the 2017 Clean Air Plan.

The project is utilizing an existing building; the establishment of a new school will not hinder implementation of any control measures and therefore would not conflict with or obstruct the implementation of the BAAQMD's 2017 Clean Air Plans.

Source: BAAQMD 2017 Clean Air Plan, BAAQMD 2022 CEQA Guidelines, Project Plans.

3.b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?		X		
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Discussion: The San Francisco Bay Area Air Basin is a state-designated non-attainment area for Ozone, Particulate Matter (PM10), and Fine Particulate Matter (PM-2.5). A non-attainment area is an area considered to have air quality worse than the National Ambient Air Quality Standards as defined in the Clean Air Act Amendment of 1970. On January 9, 2013, the Environmental Protection Agency (EPA) issued a final rule to determine that the Bay Area attained the 24-hour PM-2.5 national standard. However, the Bay Area will continue to be designated as “non-attainment” for the national 24-hour PM-2.5 standard until the BAAQMD submits a “re-designation request” and a “maintenance plan” to the EPA, and the proposed re-designation is approved by the Environmental Protection Agency.

The BAAQMD 2022 CEQA guidelines have screening criteria for air pollutants and precursors for construction and operation. Using the California Emissions Estimator, specific land use categories are modeled to determine the project size that would exceed the threshold of significance for air pollutants. The SportsHouse and its operation will not change from baseline conditions. The 9,500-square-foot portion of the building dedicated for the proposed school will not exceed the screening criteria detailed in Chapter 4 of the 2022 CEQA guidelines for a School-Elementary land use category. The project would not exceed the threshold of significance for the generation of pollutants and therefore would not contribute to a net considerable increase in PM10, PM-2.5, or ozone.

During project construction, a temporary increase in PM-2.5 in the project area is anticipated to occur during construction from vehicle emissions from hauling building materials, since these PM-2.5 particles are a typical vehicle emission; however, any such emissions would be temporary and localized. Once constructed, use of the development as an indoor sports facility and school would have minimal impacts on the air quality standards set forth for the region by the BAAQMD.

The BAAQMD provides a list of construction-related control measures that they have determined, when fully implemented, would significantly reduce construction-related air emissions to a less-than-significant level. These control measures have been included in the Mitigation Measure below.

Mitigation Measure AQ-1: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District’s Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Inspection Section:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day; the use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and walkways to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading, unless seeding or soil binders are used.
- f. 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.

- g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.
- h. Post a publicly visible sign with the telephone number and person to contact 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.

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

3.c. Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?			X	
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Discussion: State CEQA Guidelines Section 15186(c) establishes guidelines for school projects and projects near schools. If the project involves a new primary or secondary school, the negative declaration shall not be adopted unless the negative declaration contains sufficient information to determine that the location of the project is not a current or former hazardous waste site or within 500 feet of the edge of the closest traffic lane of a freeway or other busy traffic corridor. The lead agency must consult with the air quality management district to identify facilities within one-fourth of a mile that may emit hazardous emissions or may handle hazardous substances. Although these guidelines apply to school districts, the BAAQMD highly recommends that all schools, including private schools, adhere to these guidelines.

The site is not a known location of a hazardous waste site. According to the California Air Resources Board, which receives reports on air quality and polluters from the BAAQMD, no major polluters are within 1/4 mile of 3151 Edison Way. The closest polluter is the San Francisco Airport, which is 17 miles from the project site. The site fronts Edison Way, which is a collector road and not designated as a major arterial or busy traffic corridor.

Sensitive receptors, such as single-family residences and a school, are near the project site. The project is considered infill development that will utilize an existing building with minor improvements to the interior and exterior. The school and indoor recreation use will not generate any new permanent emissions. Any pollutant emissions generated from the project will primarily be temporary in nature and minimized with the implementation of mitigation AQ-1, reducing potential significant exposure to nearby sensitive receptors to a less than significant level.

Source: Project Plans, CEQA Guidelines, BAAQMD 2022 CEQA Guidelines, BAAQMD Stationary Source Screening Map, CARB Pollution Mapping Tool, CAL EPA Regulated Facilities, Project Location.

3.d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
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Discussion: Once operational, the proposed project will not result in adverse emissions. The project has the potential to generate emissions during construction such as noise and odor. However, any such noise or odor will be temporary and is expected to be minimal.

Source: Project Plans.

4. BIOLOGICAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
<p>Discussion: No impact. A review of the California Natural Diversity Database (CNDDDB) confirmed that there are no special-status plant or animal species identified on the project site or within the immediate vicinity of the project site.</p> <p>Source: California Natural Diversity Database, San Mateo County General Plan.</p>				
4.b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
<p>Discussion: No impact. There are no riparian habitats or other sensitive natural communities located on the project site. See staff's discussion in Section 4.a. above.</p> <p>Source: San Mateo County General Plan; Project Plans.</p>				
4.c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
<p>Discussion: According to the National Wetlands Inventory, there are no wetlands located within the project area.</p> <p>Source: U.S. Fish and Wildlife Service, Wetland Mapper; Project Plans.</p>				

4.d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
<p>Discussion: No impact. A review of the California Natural Diversity Database (CNDDDB) confirmed that there are no special-status plant or animal species identified on the project site or within the immediate vicinity of the project site. The site is substantially paved and does not contain habitat for any migratory wildlife.</p> <p>Source: California Natural Diversity Database, Project Plans.</p>				
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
<p>Discussion: No impact. No trees are proposed for removal. In the renovation of the outdoor playground space, additional trees will be planted.</p> <p>Source: Project Plans, San Mateo County Zoning Regulations, San Mateo County Tree Ordinance.</p>				
4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X
<p>Discussion: No impact. There are no adopted Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or State habitat conservation plans for the project site.</p> <p>Source: California Department of Fish and Wildlife, Habitat Conservation Planning, California Regional Conservation Plans Map.</p>				
4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
<p>Discussion: No impact. The project site is not located inside or within 200 feet of a marine or wildlife reserve.</p> <p>Source: U.S. Fish and Wildlife Services, National Wildlife Refuge System Locator, County GIS.</p>				
4.h. Result in loss of oak woodlands or other non-timber woodlands?				X
<p>Discussion: State Senate Concurrent Resolution No. 17 requires state agencies to preserve and protect native oak woodlands to the maximum extent feasible or provide replacement plantings when oak woodlands are removed. For the purposes of the measure, "oak woodlands" means a</p>				

five-acre circular area containing five or more oak trees per acre. The project is in an urban area and the parcel is smaller than the defined five-acre circular area under the State Senate Resolution.

Source: State Senate Concurrent Resolution No. 17, Project Location.

5. CULTURAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?				X
<p>Discussion: There are no records of historical resources at the project site. No buildings are proposed for demolition.</p> <p>Source: California Historic Register, County General Plan.</p>				
5.b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
<p>Discussion: The project is located on a site that is mostly paved. The project will require the replacement of some of these surfaces with the creation of a new playground area. Though the replacement will not require extensive excavation, the discovery of subsurface archaeological materials during grading or construction work is a possibility. Therefore, the following mitigation measure is recommended:</p> <p>Mitigation Measure CR-1: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 50 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 50-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.</p> <p>Source: Project Plans.</p>				
5.c. Disturb any human remains, including those interred outside of formal cemeteries?		X		
<p>Discussion: In the inadvertent event that human remains are discovered during ground disturbance and/or construction-related activities, the following mitigation measure is recommended:</p> <p>Mitigation Measure CR-2: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California</p>				

Public Resources Code Section 5097.98 for the naming of a Most Likely Descendant and the recommendations for disposition.

Source: Project Plans.

6. ENERGY. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6.a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	

Discussion: The State of California has adopted comprehensive energy efficiency as part of the Building Standard Code, Title 24, Part 6, of the California Code of Regulations, which is referred to as the California Energy Code. In 2009, the California Building Standards Commission adopted a voluntary Green Building Standards Code, also known as CALGreen, which became mandatory in 2011. CALGreen sets forth mandatory measures, applicable to new residential and nonresidential structures as well as additions and alterations, on water efficiency and conservation, building material conservation, and interior environmental quality. It also mentions energy efficiency, although CALGreen defers to the Energy Code for actions.

California also has adopted a Renewables Portfolio Standard, the intent of which, in part, is to reduce the use of fossil fuels, a main source of greenhouse gas (GHG) emissions. The Renewables Portfolio Standard requires electricity retailers in the state to generate 33% of electricity sold in California from renewable energy sources (i.e., solar, wind, geothermal, hydroelectric from small generators, etc.) by the end of 2020. In 2018, Senate Bill (SB) 100 was signed into law, which increased the electricity generation requirement from renewable sources to 60% by 2030 and requires all the state's electricity to come from carbon-free resources by 2045. In 2022, SB 1020 was enacted, which sets additional goals for electricity generation from renewable sources - 90% by the end of 2035 and 95% by the end of 2040.

Construction

The construction of the project would require the consumption of nonrenewable energy resources, primarily in the form of fossil fuels (e.g., fuel oil, natural gas, and gasoline) for automobiles (transportation). Transportation energy use during construction would come from the transport and use of delivery vehicles and haul trucks, and construction; employee vehicles that would use diesel fuel and/or gasoline. The use of energy resources by these vehicles would fluctuate according to the phase of construction and would be temporary and would not require expanded energy supplies or the construction of new infrastructure. Most construction equipment during excavation for playground equipment and other exterior renovations would be gas-powered or diesel-powered, and all interior renovations would require electricity-powered equipment. The proposed project would comply with the 2022 Building Energy Efficiency Standards which would be verified by the San Mateo County Building Division prior to the issuance of the building permit. The project would also be required to follow the provisions of CALGreen, which establishes planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The

construction impacts would also be temporary and would cease once project construction is complete. Therefore, the construction project would not result in wasteful, inefficient, or unnecessary consumption of energy resources.

Operation

During operation, energy consumption would be associated with student and faculty vehicle trips, electric vehicle charging and typical office energy uses such as light fixtures, electronic devices, and other electric instruments. The project is an institutional use project near Highway 101 served by existing road infrastructure. Pacific Gas and Electric (PG&E) provides electricity to the project area.

According to the 2018 Commercial Buildings Energy Consumption Survey by the U.S. Energy Information Administration, K-12 schools consumed on average 9.1 kWh of electricity per square-foot annually. It is estimated that the proposed school would consume 86,450 kWh of electricity annually. There is no natural gas utilized by the school. A transportation impact analysis was prepared for the new school (Hexagon Transportation Consultants, April 8, 2025, appendix A) which estimates the VMT per person at 11.31 per student and 16.0 for staff using the San Mateo County C/CAG estimation tool. Therefore, the proposed 140 students would generate approximately 1,583 vehicle miles travelled daily, and the 15 staff would generate approximately 240 VMT. Using the average fuel consumption of all cars on the road of 24.4 miles per gallon, the vehicle traffic would use approximately 74.71 gallons of gasoline per weekday.

Currently, the parcel is the site of an existing warehouse used for indoor recreation. The 9,500-square-foot portion of the building that will be dedicated to the elementary school is currently being used as offices and a sheriff's substation. The introduction of a school operating from 8 a.m. – 4 p.m. would represent an insignificant increase compared to overall demand in PG&E's service area from baseline conditions. The nominal increased demand is expected to be adequately served by the existing PG&E electrical facilities, and the projected electrical demand would not significantly impact PG&E's level of service. Under California's Renewables Portfolio Standard, a greater share of electricity would be provided from renewable energy sources over time, so less fossil fuel consumption to generate electricity would occur. It is expected that renewable resources would be utilized in the form of electricity utilizing electric vehicle charging stations. Non-renewable energy resources would be used efficiently during operation, approximately 74.71 gallons of fuel per weekday for staff and student transport, and non-renewable electricity generation. As such, the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources.

Source: California Building Code; California PUC RPS Program; California Energy Commission; eia.gov, Table C22; Project Plans; Hexagon Transportation Consultants TIA; Project Location.

6.b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.			X	
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Discussion: In 2022, San Mateo County adopted the Community Climate Action Plan (CCAP), which outlines specific energy and transportation efficiency goals. Transportation goals include:

- **2030:** Increase to 18% zero-emission vehicle and equipment adoption
- **2030:** 90 miles of additional bike lanes
- **2030:** 3% reduction in vehicle miles traveled
- **2040:** Increase to 100% zero-emission vehicles and equipment

Additionally, the stated CCAP Building Energy goals are to electrify 100% of new and existing buildings by 2040.

The school portion of the project is all electric, and six new electric vehicle charging stations and five EV-ready spaces are required to be installed for future EV infrastructure, encouraging the use of zero-emission vehicles. The scope of the project (i.e., the establishment of a new elementary school in an existing building) is not expected to conflict with or obstruct any state or local plan for renewable energy or energy efficiency, and the development is not expected to cause inefficient, wasteful, and/or unnecessary energy consumption. The project would be required to comply with all State and local building energy efficiency standards, appliance efficiency regulations, and green building standards.

Source: Project Plans, San Mateo County CCAP.

7. GEOLOGY AND SOILS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>			X	
<p>Discussion: The project site is located approximately 4 miles from the San Andreas fault. All work is subject to the issuance of a building permit, and all work shall be completed in accordance with the California Building Code. The utilization of an existing structure will not cause rupture of any known earthquake fault.</p> <p>Source: Project Location; Association of Bay Area Governments Resilience Program Map; County GIS.</p>				
ii. Strong seismic ground shaking?			X	
<p>Discussion: The project site is subject to violent shaking from the San Andreas fault. A majority of the County encompasses seismic design category E of the building code. There are currently no requirements for seismic retrofitting for this type of structure, an existing single-story warehouse. All development will be subject to the issuance of a building permit, and all work shall be completed in accordance with the California Building Code and subject to recommendations made by the fire department to ensure the health and safety of occupants.</p>				

Source: San Mateo County Earthquake Shaking Fault Maps (San Andreas Fault); San Mateo County GIS; San Mateo County Building Division.				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
Discussion: No impact. The project site is not in a known area that is susceptible to seismic-related ground failure such as liquefaction. Source: Association of Bay Area Governments Resilience Program; County GIS.				
iv. Landslides?				X
Discussion: No impact. The project site is not within an area that is susceptible for earthquake-induced landslides. Source: California Geological Survey; Association of Bay Area Governments Resilience Program; San Mateo County GIS.				
v. Coastal cliff/bluff instability or erosion? <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>				X
Discussion: The project site is not located on a coastal cliff or bluff. Source: Project location.				
7.b. Result in substantial soil erosion or the loss of topsoil?			X	
Discussion: The school will utilize an existing structure for classrooms. Only minor grading is proposed for the installation of a new playground and outdoor space. The applicant is required to submit an erosion control plan in compliance with the County's General Erosion and Sediment Control Plan Guidelines Checklist for review and approval as part of the building permit plans submittal. The project also involves more than 5,000 sq. ft. of new or replaced impervious surfaces and is therefore a C.3-regulated project for stormwater pollution prevention. The applicant is required to contain and treat all stormwater runoff from these new and replaced surfaces. A conceptual drainage plan has been approved by the Building Division. Compliance with existing regulations and implementation of an erosion control plan will result in a less-than-significant impact. Source: Project Plans, County of San Mateo Grading Ordinance, San Mateo Water Pollution Prevention Program.				
7.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?				X

<p>Discussion: Threat of liquification, lateral spreading, subsidence, and collapse are not identified as potentially significant to the project area and therefore, the project is not expected to impact or exacerbate these conditions in the area. Also, there is a low potential for erosion from project construction.</p> <p>Source: Project Plans, County GIS.</p>					
7.d.	Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?				X
<p>Discussion: The project does not involve new construction; therefore no soil reports are required.</p> <p>Source: Project Location; County GIS.</p>					
7.e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
<p>Discussion: The project has existing connections to municipal wastewater systems. There are no septic tanks on site.</p> <p>Source: Project Plans, County GIS.</p>					
7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
<p>Discussion: There are no mapped unique paleontological resources or geological features on the project parcel.</p> <p>Source: Project Location; U.S. Geological Survey Geologic Map of the San Francisco Bay Region, 2006.</p>					

8. GREENHOUSE GAS EMISSIONS. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X	

Greenhouse gases are atmospheric gases that absorb and re-emit infrared radiation, warming the Earth's surfaces. Greenhouse gases emissions are the release of these gases—most notably carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆)—into the atmosphere that trap heat. An increase in GHG's is considered the primary contributor to climate change and global warming. The documented impacts include increased coastal flooding, reduced water supply, severe fires, and heat waves.

In California, the regulatory framework for reducing GHG emissions is anchored by the Global Warming Solutions Act of 2006 (AB 32), which directed the California Air Resources Board (CARB) to adopt a "1990 level" GHG emissions target for 2020 as the first milestone. The 2020 state GHG emissions were 61.8 million metric tons CO₂ below the AB 52 target. In 2016, Senate Bill (SB) 32 became law. SB 32 extends the GHG reduction objectives of AB 32 by mandating statewide reductions in GHG emissions to levels that are 40% below 1990 levels by the year 2030. To achieve this mandate, the State relies on a comprehensive set of strategies outlined in the CARB Scoping Plan, including: transitioning to cleaner electricity through high renewable energy targets; reducing transportation emissions through zero-emission vehicle deployment, cleaner fuels, and lower vehicle miles traveled (VMT); cutting methane and other short-lived climate pollutants through organics diversion and improved agricultural practices; improving energy efficiency and electrifying buildings; reducing industrial emissions; expanding recycling and waste diversion; and enhancing carbon sequestration through forest, wetland, and agricultural land stewardship.

In the Bay Area, compliance relies heavily on reducing emissions from transportation by expanding transit access, increasing infill housing near jobs and transit, and reducing long-distance commutes through land-use integration; coordinating housing, jobs, transportation, and public services so they function together locally. The region also advances SB 32 goals through accelerated adoption of zero-emission vehicles supported by extensive EV charging infrastructure, accelerated adoption of building electrification ordinances, and regional renewable energy procurement.

Discussion: Grading and construction activities associated with the project will result in the temporary generation of GHG emissions primarily from construction-related vehicles and equipment. Any such potential increase in GHG emission levels will be minimal and temporary. No new direct GHG emissions are associated with the operation of the school.

The project introduces a new elementary school in an existing building previously used for offices and a sheriff's substation. As detailed in Section 17b, any increase in GHG emissions associated with the proposed school use is not expected to be significant as the project is not expected to exceed the county threshold of significance for vehicle miles traveled. The project will expand shuttle services for students at this site to reduce daily trips and the installation of six electric vehicle charging stations will encourage the use of zero-emission vehicles.

The County has identified goals in the Community Climate Action Plan (CCAP) that can be implemented in new development projects. Per recommended Mitigation Measure AQ-1, the project is required to incorporate applicable measures from the County's CCAP and BAAQMD Best Management Practices (BMPs) that, once implemented, will reduce the project's generation of greenhouse gas emissions from construction.

Source: California Air Resources Board, SB 375 Sustainable Communities Strategies, San Mateo County Community Climate Action Plan.

8.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		X		
<p>Discussion: The project does not conflict with the San Mateo County Community Climate Action Plan provided that the measures outlined in Mitigation Measure AQ-1 are implemented.</p> <p>Source: San Mateo County Community Climate Action Plan.</p>				
8.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
<p>Discussion: As defined by Public Resources Code Section 12220(g), forestland is land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. The project site does not meet the definition of forestland.</p> <p>Source: Public Resources Code, Section 12220(g); San Mateo CCAP; Project Plans.</p>				
8.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
<p>Discussion: The project is not located on or adjacent to a coastal cliff or bluff.</p> <p>Source: Project Location.</p>				
8.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p>Discussion: The project is not located on or adjacent to the San Francisco Bay or Pacific Ocean.</p> <p>Source: Project Location.</p>				
8.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p>Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0302E, effective October 16, 2012.</p>				

Source: Federal Emergency Management Agency Panel No. 06081C0302E, effective October 16, 2012.					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0302E, effective October 16, 2012.					
Source: Federal Emergency Management Agency Panel No. 06081C0302E, effective October 16, 2012.					

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
Discussion: Neither the construction nor associated grading would result in a significant impact involving the transport, use, or disposal of hazardous material or toxic substances. There would be no hazardous materials stored on site during normal operation of the school.					
Source: Project Scope.					
9.b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
Discussion: No significant use of hazardous materials is proposed. Construction activities are mostly minor indoor alterations and will not release hazardous materials into the environment.					
Source: Project Scope.					
9.c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X

<p>Discussion: No use involving significant emission of or handling hazardous materials or waste is proposed. The project involves minor site work.</p> <p>Source: Project Scope.</p>					
9.d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
<p>Discussion: The project site is not a listed hazardous materials site.</p> <p>Source: California Department of Toxic Substances Control, CAL EPA Regulated Facilities; Project Location.</p>					
9.e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?				X
<p>Discussion: The site is not located within an area regulated by an airport land use plan nor is it located within 2 miles of a public airport or public use airport.</p> <p>Source: Project Location.</p>					
9.f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: The project involves the construction of the school within existing development on private property which would not permanently or significantly impede access on existing public roads. The project plans have been reviewed and conditionally approved by Menlo Park Fire Protection District for emergency vehicle access and emergency evacuation routes from the school. The project does not involve new construction that would impede an adopted emergency response plan.</p> <p>Source: Project Location, Project Plans, Menlo Park Fire Protection District.</p>					
9.g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X
<p>Discussion: The project site is located in an urban area that is not within or adjacent to High Fire Hazard Severity Zones or existing wildland forests or vegetation.</p> <p>Source: CalFire, Fire Hazard Severity Zones Maps; Menlo Park Fire Protection District; County GIS.</p>					

9.h. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p>Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0302E, effective October 16, 2012.</p> <p>Source: Federal Emergency Management Agency Panel No. 06081C0302E, effective October 16, 2012.</p>				
9.i. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0302E, effective October 16, 2012.</p> <p>Source: Federal Emergency Management Agency Panel No. 06081C0302E, effective October 16, 2012.</p>				
9.j. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
<p>Discussion: The project parcel is not located in an area that would be impacted by failure of a dam or levee as the project site is located in the urban North Fair Oaks area of the County away from any flood hazard areas and levees or dams.</p> <p>Source: Project Location, San Mateo County General Plan Hazards Map, FEMA Panel No. 06081C0302E.</p>				
9.k. Inundation by seiche, tsunami, or mudflow?				X
<p>Discussion: Risk of inundation by seiche, tsunami, or mudflow is considered low, as the project site is not located near any large bodies of water. The project is not located in a known Tsunami or Seiche inundation area.</p> <p>Source: San Mateo County GIS, Project Location.</p>				

10. HYDROLOGY AND WATER QUALITY. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?			X	
<p>Discussion: The project is required to submit an approved erosion control plan prior to construction and follow construction best management practices to reduce construction-related pollution and sediment from infiltrating storm drains.</p> <p>The project will be required to comply with the County's Drainage Policy requiring post-construction stormwater flows to be at, or below, pre-construction flow rates. To ensure runoff is treated, the project must include Low Impact Development (LID) site design measures in compliance with Provision C.3.i. of the County's Municipal Regional Stormwater Permit, as the project will introduce more than 5,000 sq. ft. of new or replaced impervious surface. These guiding standards will ensure that post-construction water runoff does not violate any water quality standard, as the project proposes to mitigate runoff from any new or replaced impervious surfaces into on-site treatment areas.</p> <p>Source: Project Plans; C.3/C.6 Development Review Checklist; County of San Mateo Drainage Policy; San Mateo County Municipal Regional Stormwater Permit.</p>				
10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
<p>Discussion: The project is not expected to deplete any groundwater supplies as it will utilize an existing municipal water connection. Additionally, see staff's discussion in Section 10.a.</p> <p>Source: Project Plans.</p>				

10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i. Result in substantial erosion or siltation on- or off-site;			X	
<p>Discussion: The project does not involve the alteration of the course of a stream or river. Existing drainage patterns, consisting of sheet flow, will not be negatively impacted by the proposed redevelopment as pervious surfaces will be decreased with the addition of outdoor play areas. An erosion and sediment control plan is required as a condition of approval to reduce stormwater-related erosion and sediment from the project site during construction. Additionally, the project has been preliminarily reviewed and conditionally approved by the County's Drainage Review Section for drainage compliance. See staff's discussion in Section 7.b. above.</p> <p>Source: Project Plans; County of San Mateo Drainage Review Section.</p>				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
<p>Discussion: The project will reduce the amount of impervious surfaces on the site. Any new or replaced impervious surface that exceeds 5,000 sq. ft. is required to comply with the County's Drainage Policy and Provision C.3.i. of the County's Municipal Regional Stormwater Permit; this will ensure that any increased runoff is captured and released on-site through appropriate measures (i.e., detention system). Also, see staff's discussion in Sections 7.b and 10.a above.</p> <p>Source: Project Plans, County Drainage Policy, County Municipal Regional Stormwater Permit.</p>				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
<p>Discussion: Compliance with the County's Drainage Policy and Provision C.3.i of the San Francisco Bay Region Municipal Regional Permit is mandatory and would prevent the creation of significant additional sources of polluted runoff.</p> <p>Source: San Mateo County Drainage Policy; San Mateo County Municipal Regional Stormwater Permit.</p>				
iv. Impede or redirect flood flows?				X
<p>Discussion: The subject parcel is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0302E, effective October 16, 2012. The proposed development will not impede or redirect flood flows.</p>				

Source: Federal Emergency Management Agency Panel No. 06081C0302E, effective October 16, 2012, Project Location.				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
Discussion: The project parcel is not located in a flood hazard, tsunami, or seiche zone. Source: Project Location; San Mateo County General Plan Hazards Map.				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
Discussion: The proposed infill development is in an urban area of the County with access to municipal water services through California Water Service. The school will not obstruct the implementation of a water control plan or sustainable groundwater management plan. Source: Project Location.				
10.f. Significantly degrade surface or ground-water water quality?			X	
Discussion: The project is required to comply with the County's Drainage Policy and Provision C.3 and C.3.i. of the County's Municipal Regional Stormwater Permit, which will prevent significant degradation of surface water quality during and after construction. Source: Project Plans, County Drainage Policy, County Municipal Regional Stormwater Permit, County Environmental Health Services.				
10.g. Result in increased impervious surfaces and associated increased runoff?			X	
Discussion: The post-project impervious surface areas will be reduced by 5,456 sq. ft. from current conditions. All new and rehabilitated impervious surface runoff will be collected on site or through equivalent collection on an adjacent site. Source: Project Plans.				

11. LAND USE AND PLANNING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Physically divide an established community?				X

<p>Discussion: The project does not involve a land division or development such as major freeways that would result in the division of an established community. The project will utilize an existing building and no subdivision or major transportation infrastructure is proposed.</p> <p>Source: Project Plans; Project location.</p>					
11.b.	Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
<p>Discussion: The community of North Fair Oaks is governed by the San Mateo County General Plan, Zoning Code, and the North Fair Oaks Community Plan. The project will comply with all urban development standards of the General Plan. The North Fair Oaks Community Plan is a guide to future growth within the community. The project is consistent with the land use and site design requirements as detailed in the Community Plan. None of these ordinances was specifically adopted to mitigate an environmental effect.</p> <p>Source: Project Plans, San Mateo County General Plan, North Fair Oaks Community Plan, San Mateo County Zoning Ordinance.</p>					
11.c.	Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
<p>Discussion: The project proposes to create a sidewalk to improve safety for students crossing at 5th Avenue to the main Synapse School campus at 3355 Edison Way. The sidewalk is for the public and will not encourage other developments as the sidewalk formalizes an existing path of travel through a built-out area of North Fair Oaks. All other project-related improvements will serve only the subject property. These improvements are completely within the parcel boundaries of the subject property and do not serve to encourage off-site development of undeveloped areas or increase the development intensity of surrounding developed areas.</p> <p>Source: Project Plans.</p>					

12. MINERAL RESOURCES. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a.	Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X

Discussion: There are no known mineral resources identified on the project parcel.				
Source: Project Location, San Mateo County General Plan.				
12.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
Discussion: There are no identified locally important mineral resource recovery site(s) delineated on the County's General Plan, any specific plan, or any other land use plan.				
Source: Project Location, San Mateo County General Plan.				

13. NOISE. Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
Discussion: During project grading and construction, excessive noise could be generated temporarily. However, such temporary noise is regulated by Section 4.88.360 (Exemptions) of the County Ordinance Code for Noise Control. Once construction is complete, the project is not expected to generate significant amounts of noise.				
Source: Project Plans, San Mateo County Noise Ordinance.				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?			X	
Discussion: The project would generate short-term ground-borne vibration from construction and grading activities; however, any such increase would be temporary and localized to the project site. No mitigation is necessary.				
Source: Project Plans.				
13.c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X

Discussion: The project is not located within an area regulated by an airport land use plan or within 2 miles of a public airport.

Source: Project Location.

14. POPULATION AND HOUSING. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X

Discussion: All improvements associated with the project will only serve commercial and institutional uses on site. The school will employ 15 faculty and staff that will not contribute to substantial population growth.

Source: Project Plans.

14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
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Discussion: The project does not propose to displace existing housing as no new construction is proposed. Nor will the employment of 15 staff significantly contribute to an increase in demand for housing that would require replacement.

Source: Project Scope.

15. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Fire protection?				X
15.b. Police protection?				X

15.c. Schools?				X
15.d. Parks?				X
15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X
<p>Discussion: The project is limited to an existing indoor recreational facility and the conversion of offices to use as an elementary school for 140 students and 15 staff. Due to the similar nature of the change in use, no increase in any public institutions is anticipated. The project will not involve new or physically altered government facilities or increase the need for new or expanded public services or government facilities. The project will not affect service ratios, response times, or other performance objectives for any of the public services in the area.</p> <p>Source: Project Plans.</p>				

16. RECREATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
<p>Discussion: The project involves the creation of approximately 9,197 sq. ft. of additional onsite play space. The school will also utilize the existing 70,000-square-foot indoor recreation facility that is outfitted with four sports fields for recreational activities. The site is self-sufficient regarding recreational facilities and therefore will not increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility will occur or be accelerated.</p> <p>Source: Project Plans.</p>				
16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<p>Discussion: The project involves the conversion of 9,197 sq. ft. of paved onsite surface area to a private outdoor recreational space for the school. The introduction of the school will not require the creation or expansion of any recreational facilities in an environmentally sensitive area.</p> <p>Source: Project Plans.</p>				

17. TRANSPORTATION. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?			X	
<p>Discussion: The project site accommodates 107 parking spaces, which comply with parking requirements for both the SportsHouse indoor recreation and the new institutional use. Bicycle facilities for 26 users will be provided on-site in compliance with CMU-3 zoning requirements. Additionally, the project will provide approximately 290 linear feet of new sidewalk between Fifth Avenue and Sixth Avenue. The sidewalk will ensure a safe route to school during pick-up and drop-off, and throughout the course of the school day. Therefore, the project is not expected to conflict with any plan or ordinance regarding bicycle, pedestrian, parking facilities, or the effectiveness for the performance of the circulation system.</p> <p>Source: Project Scope, San Mateo County Department of Public Works, Menlo Park Fire Protection District, Synapse School Traffic Impact Analyses, Hexagon Transportation Consultants 2023.</p>				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts</i> ? <i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i>			X	
<p>California shifted from Level of Service (LOS) based traffic analysis (vehicle delay at intersections) to a Vehicle Miles Traveled (VMT) based analysis (total driving distance generated by development) with the passage of SB 743 in 2013. SB 743 required the Governor’s Office of Planning and Research (OPR) to modernize transportation analysis under CEQA so that transportation impacts are evaluated based on environmental outcomes, not traffic congestion or driver delay. OPR developed technical recommendations in 2014, updated them through a public rulemaking process, and released the Final CEQA Guidelines Update in December 2018, formally designating VMT as the required measure of transportation impacts under California Environmental Quality Act.</p> <p>The California Environmental Quality Act Guidelines Section 15064.3(b) describes specific considerations for evaluating the transportation impacts of a project. For land use projects, Section 15064.3(b) states that a project exceeding an applicable VMT significance threshold may indicate a significant impact. San Mateo County has recognized the switch to evaluating VMT and adopted interim VMT guidelines in 2020. For office projects, which are applicable to schools or institutional uses for the purposes of calculating VMT, a VMT of 15% below the baseline (16.65 VMT per worker) or less will not trigger an impact.</p> <p>Discussion: The project’s VMT was analyzed by the transportation consultant (Hexagon, 2023). The most relevant data for analyzing trip lengths was the existing Synapse School No.1 located at 3375 Edison Way. Trip lengths from Synapse No.1 were calculated from the originating student zip code and the number of students; trip lengths averaged 6.54 miles per student. The average number</p>				

of daily trips, 456, gathered from 2023 traffic counts were used to generate an average of 1.48 trips per student for an estimated VMT of 9.68 VMT per student.

City/County Association of Governments (C/CAG) provides a VMT estimation tool used to screen projects in San Mateo County. Using the most relevant land use in the tool, office use, the project VMT was calculated at 16.0 VMT per employee. The average combined VMT of students and staff would be 12.27 daily VMT per person. This daily rate falls below the County threshold of significance currently at 14.28 vehicle miles traveled. The project will implement a shuttle program and implement all required traffic demand management trip reduction measures to reduce traffic demand by 25%; this will further reduce project VMT, therefore, the impact on VMT is less than significant.

Source: Project Proposal; State of California Governor’s OPR December 2018 Technical Advisory; San Mateo County Department of Public Works, Board of Supervisors Members Memo, dated September 23, 2020 for Change to Vehicle Miles Traveled as Metric to Determine Transportation Impacts under CEQA Analysis; Caltrans Transportation Impact Study Guide, dated May 20, 2020; Synapse School VMT Analyses, Hexagon Transportation Consultants 2023.

17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X		
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Discussion: The project will introduce increased pedestrian crossings at the intersection of Fifth Avenue and Edison Way as students travel for special classes to Synapse School Campus No.1 or students from Synapse School Campus No.1 travel to the SportHouse for physical education and play. The Department of Public Works (DPW) has received funding for crosswalk improvements at this intersection, which includes access ramps, bulb-outs, and striping for increased visibility and safety. The applicant will provide approximately 290 linear feet of new sidewalk between Fifth Avenue and Sixth Avenue, tying into the future DPW crosswalk improvements at Fifth and Edison to ensure a safe route to and from the proposed Synapse School Campus No.2.

To reduce hazards due to increased crossings prior to implementation of new safety measures by DPW, a crossing guard will be required at this intersection during all planned crossings during school hours. This requirement will remain in place until the safety measures are installed by the Department of Public Works.

Mitigation Measure TR-1: The owner or successors of Synapse School shall provide a trained pedestrian crossing guard to facilitate the crossing of Fifth Avenue at Edison Way. The crossing guard shall be present during drop-off and pick-up times for both campuses and any planned student exchange between Synapse School Campus No.1 at 3375 Edison Way and Synapse School Campus No.2 at 3151 Edison Way during school hours. The crossing guard is required until all public improvements are completed for this intersection by the County Department of Public Works.

Source: Project Plans; County Department of Public Works.

17.d. Result in inadequate emergency access?				X
<p>Discussion: The project has been reviewed and approved with conditions by the Menlo Park Fire Protection District. As shown on the plans the parking area will be modified to ensure a fire truck can navigate safely to all parts of the building. Therefore, adequate emergency access will be provided.</p> <p>Source: Menlo Park Fire Protection District.</p>				

18. TRIBAL CULTURAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X
<p>Discussion: The project site is not listed or eligible for listing in the California Register of Historical Resources. Neither the building or site is listed in a local register of historical resources, pursuant to any local ordinance or resolution as defined in Public Resources Code Section 5020.1(k).</p> <p>Source: Project Location; State Parks, Office of Historic Preservation, Listed California Historical Resources; County General Plan, Background, Historical and Archaeological Resources Appendices.</p>				
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		X		

significance of the resource to a California Native American tribe.)				
<p>Discussion: A request for a search of the California Historic Resources Information System (CHRIS) was made to the Northwest Information Center and a response was provided. The report concluded that there were no cultural resources present in the study area.</p> <p>The entire parcel is developed with much of the site paved and minimal new construction is proposed. However, in following the NAHC's recommended best practices, the following mitigation measures, TCR-1 and TCR-2, are recommended to minimize any potential significant impacts to unknown tribal cultural resources.</p> <p>Mitigation Measure TCR-1A: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.</p> <p>Mitigation Measure TCR-1B: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.</p> <p>Source: Project Plans; Project Location; Native American Heritage Council, California Assembly Bill 52,</p>				

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
<p>Discussion: The project will utilize existing utilities and associated infrastructure; no new utilities are required for the project.</p> <p>Source: Project Plans.</p>				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
<p>Discussion: The project will utilize an existing municipal water supply to the building provided by California Water Service, Bear Gulch District. No significant changes in water usage are proposed that would require changes to the water supply.</p>				

Source: Project Plans, County GIS, California Water Service.				
19.c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
<p>Discussion: The project will utilize an existing wastewater connection to the Fair Oaks Sewer District, a county-maintained sewer district. No new fixtures are proposed as part of the project; therefore the wastewater generated is not anticipated to significantly increase.</p> <p>Source: Project Plans, County GIS.</p>				
19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
<p>Discussion: The project consists of a new institutional use for 140 students in an existing commercial building. The use would have a negligible impact on the capacity of local landfills and trash providers.</p> <p>Source: Project Scope.</p>				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?			X	
<p>Discussion: The county has adopted ordinances to reduce landfill waste. The project is required to recycle 65% of the waste generated from the renovation to comply with CALGreen requirements. For commercial remodel, the applicant must submit a waste management plan to the County Department of Sustainability to track waste recycling and disposal during construction.</p> <p>Source: Project Scope, Part 11 of Title 24 of the California Code of Regulations, San Mateo County Building Code.</p>				

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: No revisions to the adopted Emergency Operations Plan would be required as a result of the proposed project. The nearest public fire service is the Menlo Park Fire District Station No. 5,</p>				

located approximately 0.9 miles northwest of the project site, and would not be impacted because primary access to all major roads would be maintained during construction operations. The proposed project has been reviewed and conditionally approved by the Menlo Park Fire Protection District; and would not impair or physically interfere with an adopted emergency response or evacuation plan. Therefore, impacts would be less than significant, and no mitigation is required.

Source: Project Plans; Project Location; Menlo Park Fire Protection District.

20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

X

Discussion: Wildland Urban Interface fires occur where combustible vegetation meets combustible structures, combining the hazards associated with wildfires and structure fires. The project is not located in an SRA or LRA fire hazard area as identified by the County's GIS maps.

Source: Project Plans; Project Location; San Mateo County GIS.

20.c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

X

Discussion: The project is located in an urban environment with low fire risk. No infrastructure other than the required sidewalk along the eastern portion of Edison Way, after Fifth Avenue, to facilitate safe travel, has been proposed.

Source: Project Plans, Menlo Park Fire Protection District.

20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

X

Discussion: The project will reduce the amount of impervious surfaces on the site. Any new or replaced impervious surface that exceeds 5,000 sq. ft. is required to comply with the County's Drainage Policy and Provision C.3. and C.3.i. of the County's Municipal Regional Stormwater Permit; this will ensure that any increased runoff is captured and released on-site through appropriate measures (i.e., detention system). The project is located on a relatively flat lot that is not within a known landslide susceptibility zone. All required collection and treatment measures will ensure there are no drainage changes or impacts.

Source: Project Plans.

21. MANDATORY FINDINGS OF SIGNIFICANCE.				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
21.a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
<p>Discussion: According to a review of the California Natural Diversity Database (CNDDDB), there are no special-status plant or animal species identified on the project site or within the immediate vicinity of the project site. The project is in a developed urban area with no fish or wildlife habitat. The existing building is not listed on any state or local historic registry.</p> <p>Source: California Natural Diversity Database; San Mateo County General Plan, Sensitive Habitats Map; Project Plans; Project Location, California Office of Historic Preservation.</p>				
21.b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
<p>Discussion: North Fair Oaks is a developed urban area. The introduction of a private elementary school is not likely to contribute to cumulative impacts when viewed in conjunction with the effects of past, current, and probable future private or public projects in this area. The use and future development have been considered under the County General Plan and North Fair Oaks Community Plan, with which the project complies. As demonstrated in this report, the project will not introduce any significant impacts that cannot be mitigated from baseline conditions; therefore, the project plus existing conditions will not have considerable impacts. Any future development in the area will be subject to review under the California Environmental Quality Act.</p> <p>Source: Subject Document; Project Plans.</p>				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion: The project could result in environmental impacts that could both directly and indirectly cause impacts on human beings, including the introduction of new sources of light and glare, temporary air quality impacts from construction-related emissions, and temporary greenhouse gas emissions from construction-related activities, as discussed within this document. However, the implementation of the recommended mitigation measures included in this document, and mitigation measures proposed in the project plans, will adequately reduce any potential impacts to a less-than-significant level.

Source: Subject Document; Project Plans.

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

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

MITIGATION MEASURES		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.	X	

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

Mitigation Measure AES- 1A: All proposed lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. Manufacturer cut sheets for any exterior light fixtures shall be submitted for review and approval prior to the issuance of a building permit. All exterior fixtures shall be rated dark-sky compliant and be designed to minimize light pollution beyond the confines of the subject premises.

Mitigation Measure AES-1B: Final finishes of all exterior materials and/or colors, including but not limited to, new glass windows and/or panels and play structures, shall be non-reflective.

Mitigation Measure AQ-1: The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below, and include these measures on permit plans submitted to the Building Inspection Section:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day; the use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and walkways to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. 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.
- g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485, of the California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.
- h. Post a publicly visible sign with the telephone number and person to contact 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.

Mitigation Measure CR-1A: In the event that archaeological resources are inadvertently discovered during construction, work in the immediate vicinity (within 50 feet) of the find must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas beyond the 50-foot stop work area. A qualified archaeologist is defined as someone who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology. The Current Planning Section shall be notified of such findings, and no additional work shall be done in the stop work area until the archaeologist has recommended appropriate measures, and those measures have been approved by the Current Planning Section and implemented.

Mitigation Measure CR-1B: Should any human remains be discovered during construction, all ground disturbing work shall cease and the County Coroner shall be immediately notified, pursuant to Section 7050.5 of the State of California Health and Safety Code. Work must stop until the County Coroner can make a determination of origin and disposition of the remains pursuant to California Public Resources Code Section 5097.98 for the naming of a Most Likely Descendant and the recommendations for disposition.

Mitigation Measure TR-1: The owner or successors of Synapse School shall provide a trained pedestrian crossing guard to facilitate the crossing of Fifth Avenue at Edison Way. The crossing guard shall be present during drop-off and pick-up times for both campuses and any planned student exchange between Synapse School Campus No.1 at 3375 Edison Way and Synapse School Campus No.2 at 3151 Edison Way during school hours. The crossing guard is required until all public improvements are completed for this intersection by the County Department of Public Works.

Mitigation Measure TCR-1A: In the event that tribal cultural resources are inadvertently discovered during project implementation, all work shall stop until a qualified professional can evaluate the find and recommend appropriate measures to avoid and preserve the resource in place, or minimize adverse impacts to the resource, and those measures shall be approved by the Current Planning Section prior to implementation and continuing any work associated with the project.

Mitigation Measure TCR-1B: Any inadvertently discovered tribal cultural resources shall be treated with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

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

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



(Signature)

02/04/2026

Date

Project Planner

(Title)

ATTACHMENTS

- A. Vicinity/Project Location Map
- B. Project Plans
- C. Traffic Impact Analyses