

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: May 19, 2016

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Minor Subdivision, pursuant to Section 7010 of the County Subdivision Regulations, to subdivide a 15,917 sq. ft. parcel into two new parcels, 7,629 sq. ft. and 8,288 sq. ft. in size, and an exception to the minimum lot depth requirement, pursuant to Section 7094 of the Subdivision Regulations, and a Mitigated Negative Declaration pursuant to the California Environmental Quality Act, located at 530 Santa Clara Avenue in the unincorporated Sequoia Tract area of San Mateo County.

County File Number: PLN 2015-00566 (Weidmer)

PROPOSAL

The applicant proposes to subdivide an existing legal parcel of 15,917 sq. ft. into two parcels. Parcel A would be approximately 7,629 sq. ft. in size and Parcel B would be approximately 8,288 sq. ft. in size. The project requires an exception to the minimum lot depth requirements, allowing Parcel A to have a depth of 90.82 feet where 100 feet is required. The project includes the removal of one significant tree.

RECOMMENDATION

That the Zoning Hearing Officer certify the Mitigated Negative Declaration, approve the exception to the lot depth requirement, and approve the Minor Subdivision, County File Number PLN 2015-00566, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Steven Rosen, Project Planner, Telephone 650/363-1814

Applicant: Todd Weidmer

Owner: Todd Weidmer

Location: 530 Santa Clara Avenue, on the southwest side of Santa Clara Avenue, 400 feet northwest of the intersection of Santa Clara Avenue and Stockbridge Avenue.

APN: 069-280-550

Size: 15,917 sq. ft.

Existing Zoning: R-1/S-74 (Single-Family Residential/5,000 sq. ft. minimum lot size)

General Plan Designation: Medium Density Residential (6.1 to 8.7 dwelling units/acre)

Sphere-of-Influence: Redwood City

Existing Land Use: Single-Family Residence

Water Supply: California Water Service (Cal Water)

Sewage Disposal: Fair Oaks Sewer Maintenance District

FEMA Designation: Flood Zone X (Areas of Minimal Flooding), FEMA Flood Insurance Rate Map Panel No. Panel 06081C-0303E, Effective Date: 2012.

Environmental Evaluation: The project does not qualify for a Categorical Exemption because an exception to the lot design standards is requested. The Planning Department has prepared a Mitigated Negative Declaration (MND) pursuant to the California Environmental Quality Act. See Section B of this report for further discussion.

Setting: The project site is located on the southwest side of Santa Clara Avenue at the intersection of Santa Clara Avenue and a private dead-end street that serves the subject lot and three other lots. The 15,917 sq. ft. (0.37-acre) site includes a one-story residence astride the proposed new property line. The site has five significant trees. The site is adjacent to single-family dwellings to the northwest, southwest, and southeast and is across the street from single-family dwellings to the northeast. The neighborhood is characterized by single-family dwellings at a similar density to the proposed development and on similarly shaped lots to the proposed development.

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan

The County General Plan designates this area as Medium Density Residential, 6.1 to 8.7 dwelling units per acre. The proposed density, after subdivision, would be approximately 5.47 dwelling units per acre. This is beneath the range allowed, but twice the existing density of 2.74 dwelling

units per acre. This is the highest density achievable by developing this site alone. The developer determined that the building envelopes resulting from dividing the lot into three lots approximately 5,300 sq. ft. in size would not create lots with adequate building envelopes due to the exception to the minimum lot depth standard required. Lots in this area cannot accommodate multiple-family dwellings because the R-1/S-74 Zoning District does not allow them. The specific density standards for the site are applied through the Zoning Regulations, and the subject property is consistent with those standards as discussed in Section 2 of this staff report.

Policy 1.23 (*Regulate Location, Density, and Design of Development to Protect Vegetative, Water, Fish, and Wildlife Resources*) directs the County to regulate the location, density and design of development to minimize significant adverse impacts and encourage enhancement of vegetative, water, fish and wildlife resources. Since it is a developed urban area, no significant natural resources would be impacted.

Policy 2.17 (*Regulate Development to Minimize Soil Erosion and Sedimentation*) directs the County to regulate development to minimize erosion. Development in the County is subject to the requirement to prepare and adhere to a Construction Erosion and Sediment Control Plan. This will prevent erosion during the construction phase of the project by directing the builders to install measures that will prevent rain from washing pollutants and bare soil off-site. In addition, Condition of Approval No. 6 requires that construction contractors implement all the BAAQMD's Basic Construction Mitigation Measures for dust control.

Policy 4.28 (*Trees and Vegetation*) directs the County to: preserve trees and natural vegetation except where removal is required for approved development or safety; replace vegetation and trees removed during construction wherever possible; using native plant materials or vegetation compatible with the surrounding vegetation, climate, soil, ecological characteristics of the region and acceptable to the California Department of Forestry; and provide special protection to large and native trees. This project entails the removal of one significant tree. The Significant Tree Ordinance allows removal of trees if they are determined to be diseased or if the action is necessary to allow reasonable economic or other enjoyment of the property provided that the trees are replaced according to guidelines established by the Community Development Director.

The development plan also includes "footprints" for houses that preserve the four other significant trees on the site.

In accordance with the requirements of the Significant Tree Ordinance, the removed tree must be replaced with a minimum 5-gallon replacement tree. In this case, replacement planting must be completed prior to the issuance

of Certificates of Occupancy for the two future homes that will be constructed on the resulting parcels.

Protection for the remaining trees must be incorporated into the Construction Erosion and Sediment Control Plan for the project.

Policy 5.21 (*Site Treatment*) directs the County to encourage the protection and preservation of archaeological sites by requiring that construction work be temporarily suspended when archaeological sites are discovered in order to allow for the timely investigation and/or excavation of such sites by qualified professionals as may be appropriate. This is done in cooperation with institutions of higher learning and interested organizations. Conditions of Approval Nos. 8 and 9 will protect any cultural resources that may be uncovered during work. Work will stop if any archaeological resources or human remains are found. Archaeological resources would be recorded, protected and curated before work could continue. If human remains were identified, the coroner would only allow work to continue after the cause of death and the origin of the remains were determined.

The subdivision complies with General Plan (GP) Policy 8.13 (*Appropriate Land Use Designations and Locational Criteria for Urban Unincorporated Areas*) in that this portion of unincorporated Sequoia Tract has a GP Land Use Designation of Medium Density Residential (6.1 to 8.7 dwelling units/net acre). The proposed residential subdivision does not exceed this density and this area is correspondingly zoned "Single-Family Residential/5,000 sq. ft. Minimum Lot Size" (R-1/S-74), with which the proposed project is in compliance relative to lot size (the new lots will exceed 5,000 sq. ft.).

General Plan Policy 8.29 (*Infilling*) encourages the infilling of urban areas where infrastructure and services are available. The proposed subdivision represents infill of an urban area, and the proposed parcel sizes are in compliance with the minimum parcel size (5,000 sq. ft.) required in this zoning district. The site is within a neighborhood of single-family dwellings on lots between 5,000 square feet and 43,560 square feet in size. Both the applicable water and sanitary districts have adequate capacity to provide respective service to the additional parcel proposed via this subdivision and any subsequent development. Additionally, Santa Clara Avenue and the private road from which the lots will be accessed are existing improved streets. Santa Clara Avenue is maintained by the County Department of Public Works, and the private road is maintained by the owners of the lots which are accessed through the road. The Department of Public Works and the County's legal counsel have reviewed the proposal to divide the applicant's one-quarter share of ownership of the private road into two one-eighth shares of ownership. They have found the proposal satisfactory.

General Plan Policy 8.37 (*Parcel Sizes*) directs the County to regulate minimum parcel sizes in zoning districts in an attempt to: (1) ensure that parcels are usable and developable, (2) establish orderly and compatible development patterns, (3) protect public health and safety, and (4) minimize significant losses of property values.

In response to Part 1 of the policy, the proposed parcels exceed the minimum size for the zoning district and have adequate land and services available to support the development of single-family dwellings.

In response to Part 2 of the policy, the neighborhood is characterized by lots of similar sizes and of similar proportions. The application requires the granting of an exception to the minimum 100-foot lot depth design standard for Parcel A. There are 94 parcels within a quarter mile of the site that have a lot depth of less than 100 feet.

In response to Part 3 of the policy, the new parcels would be proportioned such that they can be developed in a safe manner, with driveway access that will meet Department of Public Works standards.

In response to Part 4 of the policy, development on the resulting lots would be held to the same standards as all other development within this zoning district. Because the type and intensity of development proposed by the applicant is consistent with the surrounding properties, there would be no significant loss of property values.

Policy 16.12 (*Regulate Noise Levels*) directs the County to regulate noise levels emanating from noise generating land uses through measures which establish maximum land use compatibility and nuisance thresholds. Construction noise is regulated by Condition of Approval No. 10, which limits construction hours to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Operational noise is limited by the County's Noise Ordinance.

General Plan Policy 17.15 (*Reduce Air Pollutants, Odors and Dust from Stationary Sources by Regulating Land Use Development*) directs the County to require that all demolition, grading (excluding agriculture) and construction projects conform with applicable dust control measures recommended by the Bay Area Air Quality Management District (BAAQMD), including, but not limited to, surface wetting and seeding. Condition of Approval No. 6 requires the applicant to implement the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, which will reduce construction air pollution impacts to a less than significant level.

2. Compliance with the Zoning Regulations

The proposed parcels exceed the minimum lot size (5,000 sq. ft.) and lot width (50 ft.) requirements of the R-1/S-74 Zoning District. The existing house is to be demolished as part of the proposed subdivision. The subdivision map included in the application shows that the lots are sized to provide building envelopes large enough to accommodate a single-family dwelling on each lot. Any future development on the newly created parcels must meet all other R-1/S-74 development requirements.

3. Compliance with the Subdivision Regulations

The proposed minor subdivision has been reviewed by staff with respect to regulations of the County Subdivision Regulations. The County's Building Inspection Section, Department of Public Works, and Fair Oaks Sewer Maintenance District, as well as the California Water, and the Menlo Park Fire Protection District, have reviewed the project. The subdivision, as proposed, adheres to all subdivision design requirements, with the exception of the minimum lot depth requirement. As conditioned, the project will be in compliance with the other standards and requirements of the County Subdivision Ordinance. These conditions of approval have been included in Attachment A of this report. Indicated below are the required findings for this proposed subdivision:

Qualification for an Exception to Subdivision Design Standards

Section 7020.2.k of the County Ordinance Code (Subdivision Regulations) allows the County to grant an exception to the parcel design requirements of the Subdivision Regulations. Specifically, it allows exceptions to the minimum lot depth standard of 100 feet on certain corner lots. It reads:

Exceptions to parcel depth requirements may be granted, pursuant to Chapter 5, when the site being subdivided is a corner lot as defined by Section 6102.55 of the Zoning Regulations (i.e., a lot not greater than one hundred (100) feet in width and located at the junction of two (2) or more intersecting streets), is located outside of the Coastal Zone, and is outside of areas designated on the California Department of Forestry and Fire Protection's Fire Severity Zone Maps as Very High Risk, High Risk, and Medium Risk within State Responsibility Areas and Very High Risk within Local Responsibility Areas.

In order to grant this exception, the Planning Commission must find the following:

- a. **That there are special circumstances or conditions affecting the property, or the exception is necessary for the preservation and enjoyment of substantial property rights of the owner/subdivider.**

There are no special circumstances or physical conditions such as steep slopes or utility easements that affect this project site. However, the exception is necessary for the preservation and enjoyment of substantial property rights. The site is located in a neighborhood that allows 5,000 sq. ft. lots. The minimum lot depth standard would otherwise prevent this lot, which is over twice the minimum parcel size, from being divided in a manner that would be allowed in the S-74 Zoning District. This would deny the owner/subdivider rights enjoyed by the owners/subdividers of the other lots in the neighborhood in that 94 lots out of the 486 lots within a quarter mile have a lot depth of less than 100 feet.

- b. **That the exception is appropriate for the proper design and/or function of the subdivision.**

The subdivision provides adequate space for buildings and yards. It provides adequate street frontage for vehicular access, and the lot on the corner provides adequate width to allow a driveway far enough from the street corner to meet the Department of Public Works' minimum distance requirements. Its function is two single-family dwellings on two individual lots. It allows the development of the parcels with similar uses and to a similar density as the surrounding neighborhood.

- c. **That the granting of the exception will not be detrimental to the public health, safety or welfare or injurious to other property or uses in the area in which the property is situated.**

There is no evidence to suggest that the subdivision will be detrimental to the public health, safety, or welfare or injurious to other property or uses in the area. The use and intensity of development proposed is similar to the surrounding neighborhood. There are several lots in the immediate area that are less than 100 feet in depth, including two that share the subject lot's private road. The only significant impacts to the natural and built environment identified in the Mitigated Negative Declaration can be mitigated to below the threshold of significance.

Required Findings for a Subdivision Approval

In order to approve this application for a subdivision, the Zoning Hearing Officer must find the following:

- a. **That, in accordance with Section 66473.5 of the Subdivision Map Act, this tentative map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan.**

The Department of Public Works and Planning staff have reviewed the tentative map and found it to be consistent, as conditioned in Attachment A of this report, with State and County land division regulations. The project is consistent with the County General Plan as discussed in Section A.1 of this report.

- b. **That the site is physically suitable for the type of development and for the proposed density of development.**

This site is physically suited for single-family residential development for the following reasons: (1) the proposed parcels conform to the minimum parcel size requirements of the R-1/S-74 Zoning District; (2) both proposed parcels include ample building envelopes within which a residence could be constructed; (3) the County has received documentation that the new parcel can be served by water and sewer facilities; and (4) access to both parcels can be safely provided.

- c. **That the design of the subdivision and proposed improvements are not likely to cause serious public health problems, to cause substantial environmental damage, or substantially and avoidably injure fish and wildlife or their habitat.**

There is no evidence to suggest that the project, as conditioned, will create a public health problem or cause substantial environmental damage. While the demolition of the existing structures and construction work may temporarily affect the surrounding area, conditions of approval have been included in Attachment A of this report to substantially ameliorate these impacts.

While one tree is proposed to be removed, other mature trees will remain and will be protected from future construction. The tree approved for removal may not be removed until the permits for development of the site have been issued. Conditions of Approval Nos. 7 and 11 require the replacement of the removed trees in accordance with the San Mateo County Significant Tree Ordinance.

- d. **The design of the subdivision or the type of the improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.**

There are no easements located on either of the proposed parcels. Individual driveway access to each parcel will be from a private road. All necessary utilities, required for development, exist within the public and private roadway rights-of-way. Thus, no utility easements are required.

- e. **The design of the subdivision provides, to the extent feasible, for future passive natural heating or cooling opportunities.**

The proposed subdivision, as designed, can make use of passive heating and cooling. The two building locations are on a northeast-southwest line, meaning that they will not shade each other in winter or summer. This will allow the homeowners to choose whether or not to use passive solar heating methods.

- f. **That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by the State Regional Water Quality Control Board (RWQCB) pursuant to Division 7 (commencing with Section 1300) of the State Water Code as their discharge would be typical of future residential homes and not violate requirements of the RWQCB.**

The Fair Oaks Sewer Maintenance District has confirmed that adequate sewer capacity and hookups are available to serve the additional parcel created by this subdivision. The discharge of waste into the existing community sewer system will not result in any violations of existing RWQCB requirements.

- g. **That the County has considered the effect of this action taken pursuant to the Subdivision Regulations on the housing needs of the region and has balanced these needs against the public service needs of residents and available fiscal and environmental resources.**

Approval of the proposed subdivision will provide an additional housing unit as infill development within an urbanized area where all services are available to serve the new housing unit without causing any significant impact to the environment.

5. Compliance with In-Lieu Fees

Section 7055.3 requires that, as a condition of approval of the tentative map, the subdivider will be required to dedicate land or pay a fee in lieu of dedication for the purposes of acquiring, developing, or rehabilitating County park and recreation facilities and/or assisting other providers of park and

recreation facilities in acquiring, developing or rehabilitating facilities that will serve the proposed subdivision. The Section further defines the formula for calculating this fee. The anticipated fee for this subdivision is \$31,609.20 for in-lieu park fees. However, the final fee shall be based upon the assessed value of the project parcel at the time of recordation of the parcel map.

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were prepared for this project and circulated for public comment from April 7, 2016 to April 28, 2016. As of the writing of this staff report, no comments were received. Comments received after completion of this report will be addressed at the May 19, 2016 Zoning Hearing Officer hearing. Construction air pollutant emissions, tree removal, potential presence of archaeological and paleontological resources, and construction noise were found to be significant impacts unless mitigated. These impacts are described in Attachment D, and measures to mitigate these impacts are included as Conditions of Approval Nos. 6 - 10 in Attachment A.

C. REVIEWING AGENCIES

Department of Public Works
Building Inspection Section
Menlo Park Fire Protection District
Fair Oaks Sewer Maintenance District
California Water Service Company

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Tentative Subdivision Map
- D. Mitigated Negative Declaration

SR:pac – SBRAA0183_WPU.DOCX

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00566

Hearing Date: May 19, 2016

Prepared By: Steven Rosen
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the Zoning Hearing Officer does hereby find that this Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Mitigated Negative Declaration is complete, correct, and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.
3. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project, as mitigated, will have a significant effect on the environment.
4. That the mitigation measures in the Mitigated Negative Declaration, and agreed to by the owner and placed as conditions on the project, have been incorporated into the Mitigation Monitoring and Reporting Plan and are in conformance with the California Public Resources Code Section 21081.6.

For the Minor Subdivision, Find:

5. That, in accordance with Section 66473.5 of the Subdivision Map Act, this tentative map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan in that it conforms to the Land Use Map and the policies of the General Plan.
6. That the site is physically suitable for the proposed type and density of development because: (1) the proposed parcels conform to the minimum parcel size requirements of the R-1/S-74 Zoning District; (2) both proposed parcels include ample building envelopes within which a residence could be constructed;

- (3) the County has received documentation that the new parcel can be served by water and sewer facilities; and (4) access to both parcels can be easily provided.
7. That the design of the subdivision and proposed improvements are not likely to cause serious public health problems, to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat in that there is no evidence to suggest that the project, as conditioned, will create a public health problem or cause substantial environmental damage. The project is infill development in an urban area where no impact to natural resources would occur. A mitigation measure requires the replacement of a significant tree.
 8. That the design of the subdivision or the type of the improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. There are no easements located on either of the proposed parcels. Individual driveway access to each parcel will be from an existing private road. All necessary utilities, required for development, exist within the roadway right-of-way. Thus, no utility easements are required.
 9. That the design of the subdivision provides, to the extent feasible, for future passive natural heating or cooling opportunities. The proposed subdivision, as designed, can make use of passive heating and cooling. The two building locations are located on a northeast-southwest line, meaning that they will not shade each other in winter or summer. This will allow the homeowners to choose whether or not to use passive solar heating methods.
 10. That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by the State Regional Water Quality Control Board (RWQCB) pursuant to Division 7 (commencing with Section 1300) of the State Water Code as their discharge would be typical of residential homes and not violate requirements of the RWQCB in that the Fair Oaks Sewer Maintenance District has confirmed that adequate sewer capacity and hookups are available to serve the additional parcel created by this subdivision, so the discharge of waste into the existing community sewer system will not result in any violations of existing RWQCB requirements.
 11. That the County has considered the effect of this action taken pursuant to the Subdivision Regulations on the housing needs of the region and has balanced these needs against the public service needs of residents and available fiscal and environmental resources. The approval of the proposed subdivision will provide an additional housing unit as infill development within an urbanized area where all services are available to serve the new housing unit without causing any significant impact to the environment.

For the Exception to the Minimum Lot Depth Standard, Find:

12. That the exception is necessary for the preservation and enjoyment of substantial property rights of the owner/subdivider in that the site is located in a neighborhood that allows 5,000 sq. ft. lots, and in that 19.3% of the lots within a quarter mile of the site also have a lot depth of less than 100 feet.
13. That the exception is appropriate for the proper design and/or function of the subdivision in that the subdivision provides adequate space for buildings and yards, adequate street frontage for vehicular access, and the lot on the corner provides adequate depth to allow a driveway far enough from the street corner to meet the Department of Public Works' minimum distance requirements.
14. That the granting of the exception will not be detrimental to the public health, safety or welfare or injurious to other property or uses in the area in which the property is situated in that there is no evidence to suggest that the subdivision will be detrimental to the public health, safety, or welfare or injurious to other property or uses in the area, and in that the use and intensity of development proposed is similar to the surrounding neighborhood.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This subdivision approval is valid for two years, during which time a parcel map shall be recorded. An extension to the time period, pursuant to Section 7013.5 of the County Subdivision Regulations, may be issued by the Planning Department upon written request and payment of any applicable extension fees.
2. A building permit shall be applied for and obtained from the Building Inspection Section prior to demolishing the existing house. This structure shall be demolished prior to recordation of the parcel map.
3. Prior to recordation of the parcel map, the applicant shall pay to the San Mateo County Planning and Building Department in-lieu park fees based upon the assessed value of the project parcel at the time of recordation of the parcel map as required by County Subdivision Regulations, Section 7055.3.
4. Prior to the issuance of a building permit for any future demolition or construction, the applicant shall provide an erosion and sediment control plan, which demonstrates how erosion will be mitigated during the construction period. This plan must be included in both building permit plan sets. This mitigation must be in place at all times during demolition and construction.
5. During any future project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and

discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - b. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled spoils and other materials shall be covered with a tarp or other waterproof material.
 - c. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - d. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - e. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.
6. **Mitigation Measure 1:** The applicant shall include instructions on development plans requiring construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:
- 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 miles per hour.
 - e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

- g. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
7. **Mitigation Measure 2:** Prior to issuance of a building permit for any building to be constructed on the parcels resulting from this proposed subdivision, the applicant shall submit a tree replacement plan for the affected parcel. Said plan shall utilize native species and use minimum 5-gallon size stock. The approved tree replacement plan shall be implemented before the issuance of Certificates of Occupancy for any buildings constructed on the parcels.
8. **Mitigation Measure 3:** The applicant shall incorporate a note on the first page of the construction plans stating that, should archaeological resources be encountered during grading or construction, work shall immediately be halted in the area of discovery and the applicant shall immediately notify the Planning and Building Department of the discovery. The applicant would then be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery, as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating would be borne solely by the applicant. The archaeologist would be required to submit a report of the findings and methods of curation or protection of the resources to the Planning and Building Department for review and approval. No further grading or site work within the area of discovery would be allowed until the preceding has occurred.
9. **Mitigation Measure 4:** The following shall be printed on the first page of the construction plans: In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the County Coroner must be contacted immediately. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner determines that no investigation of the cause of death is required. If the coroner determines the remains to be Native American, then the coroner shall contact the Native American Heritage Commission within 24 hours.
10. **Mitigation Measure 5:** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

11. No trees other than the one (1) authorized for removal by this condition, as shown on the tentative map to be within the improvement area, shall be removed as part of this subdivision approval. Any additional tree removal related to this subdivision shall require that the applicant submit a separate tree removal permit application. Unless such removal is specifically required to complete improvements conditioned by this approval, any such tree removal shall be delayed until such time as a building permit has been issued for a single-family residence. The applicant shall establish and maintain tree protection zones throughout the entire length of the project. Tree protection zones shall be delineated using 4-foot tall orange plastic fencing supported by poles pounded into the ground, located as close to the dripline as possible while still allowing room for construction to safely continue. The tree shall be replaced with one tree of a drought-tolerant species appropriate to the climate and soil of this part of urban San Mateo County.

Department of Public Works

12. Prior to the issuance of the building permit or planning permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
13. Prior to the issuance of the building permit or planning permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
14. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

15. Prior to the issuance of the building permit, the applicant will be required to provide payment of “roadway mitigation fees” based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
16. Future development of any and all parcels resulting from the approved subdivision must comply with these requirements. The applicant shall note the requirement in the deeds for each parcel, copies of which shall be provided to the Planning Department, and shall disclose the requirement to any potential buyer(s). Each parcel shall be tagged by the Planning Department with this requirement, and no permits shall be issued for any development of the parcel(s) until this requirement is met. For future structures to be built on the individual parcels, prior to the issuance of a building permit for any structure on the project site, all plans shall be reviewed by the Planning Department for conformance with this condition.
17. The applicant shall submit written certification from the appropriate utilities to the Department of Public Works and the Planning and Building Department stating that they will provide utility (e.g., sewer, water, energy, communication, etc.) services to the proposed parcels of this subdivision.
18. The applicant shall submit a Parcel Map to the Department of Public Works County Surveyor for review, to satisfy the State of California Subdivision Map Act. The final map will be recorded only after all Inter Department conditions have been met.
19. The applicant shall apply for an apportionment of the existing Sequoia Tract Storm Drainage Assessment District assessment on the property to the parcels created by this subdivision.

Fair Oaks Sewer Maintenance District

20. The tentative map indicates that the property will be subdivided into two parcels. The Fair Oaks Sewer Maintenance District (Sewer District) records indicate that the property has one existing sewer connection. The Sewer District will allow the additional proposed connection provided that all associated fees are paid. The Sewer District will require the applicant to purchase an additional sewer connection and obtain all appropriate permits for the installation of the connection. The fees for the new sewer connection will be calculated based on the plans submitted prior to final approval of the building plans.
21. Each subdivided parcel must connect to the Sewer District main with an additional 4-inch sewer lateral.
22. Detailed plans showing the proposed sewer connection shall be submitted to the Sewer District for review prior to final approval of the building plans. The plans shall indicate the location of the existing and proposed sewer laterals.

California Water Service Company

23. If fire sprinkler systems are to be installed, the applicant must also install backflow prevention devices.
24. If new water service lines are required, the applicant will bear the cost of installation. The configuration will be subject to review and approval by Cal Water.
25. New water service lines shall be separated from storm sewer facilities and sanitary sewer laterals by 10 feet or more. Water service lines shall be separated from electric, gas, and other underground utilities by 5 feet or more.
26. If new fire hydrants are required, the applicant will bear the cost of installation.

Geotechnical Section

27. Any construction on the parcels will require a geotechnical study.

Menlo Park Fire Protection District

28. Private roadways serving three or more residential occupancies shall be all-weather (constructed of asphalt, concrete, or other approved surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds) with a minimum width of 20'-0" and a minimum of 13'-6" clear vertical height.
26. The roadway shall be recorded as an Emergency Vehicle Access (EVA) with the San Mateo County Tax Assessor. Submit proof of this to the Planning Department and to Menlo Park Fire Protection District.
27. Install NFPA 13-D fire sprinkler systems in each house under separate fire permits. The fire sprinkler system must conform to Menlo Park Fire District Standards.
28. Residential fire sprinklers must have an interior alarm that is activated by the flow switch and audible in all sleeping areas on all stories in the residence.
29. Fire flow data from the water purveyor shall be provided at the time of deferred submittal for the fire suppression system.
30. Install smoke detectors in each sleeping area, the area outside sleeping areas, and on each level of the houses. Install carbon monoxide detectors outside the sleeping areas on each level of the houses. Smoke and carbon monoxide detectors must be interconnected for alarm.

31. For each house, provide illuminated address numbers that are at least 4 inches tall and written with a 1/2-inch stroke. The addresses must be visible from the street and contrasting to their backgrounds. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means must be used to identify the structure. Address numbers must be maintained.
32. Final acceptance of this project is subject to field inspection.

SR:pac – SBRAA0183_WPU.DOCX



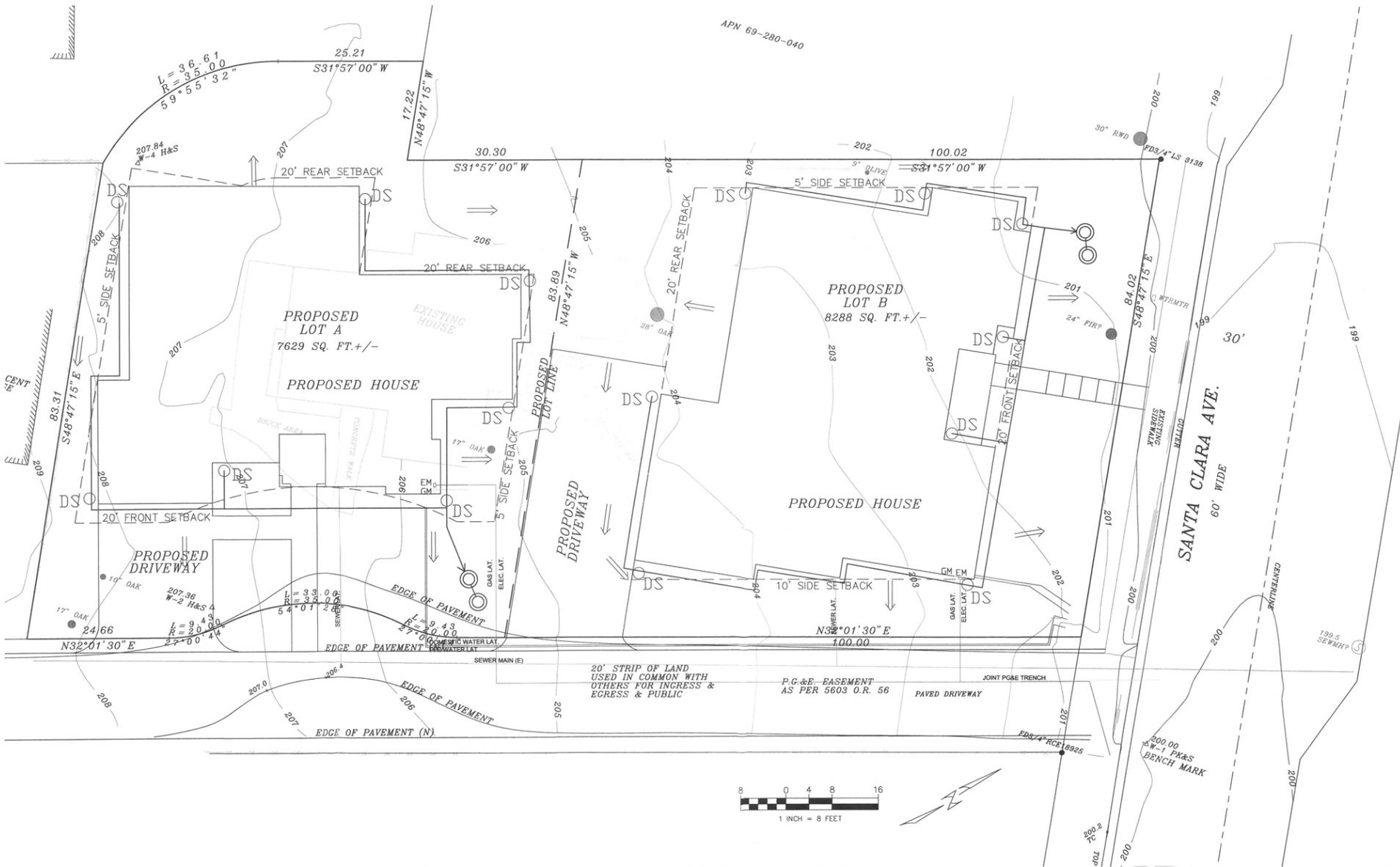
530 Santa Clara Ave

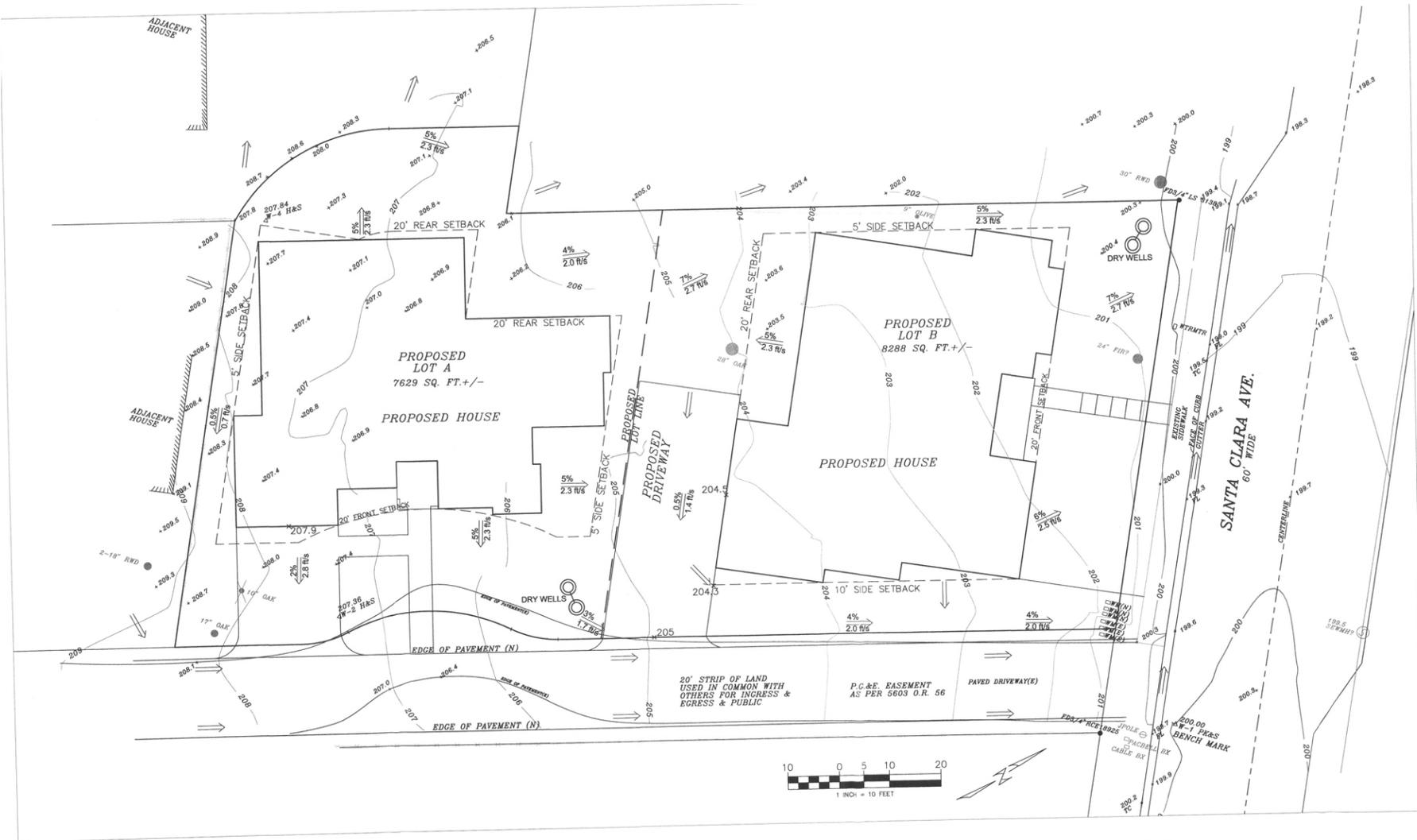
San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____





- LEGEND**
- 1' CONTOUR (E)
 - 5' CONTOUR (E)
 - PROPOSED CONTOUR
 - X 202 PROPOSED SPOT ELEVATION
 - GROUND SLOPE
 - VELOCITY (SEE HYDROLOGY NOTE 1)
 - RUNOFF FLOW DIRECTION

HYDROLOGY NOTES

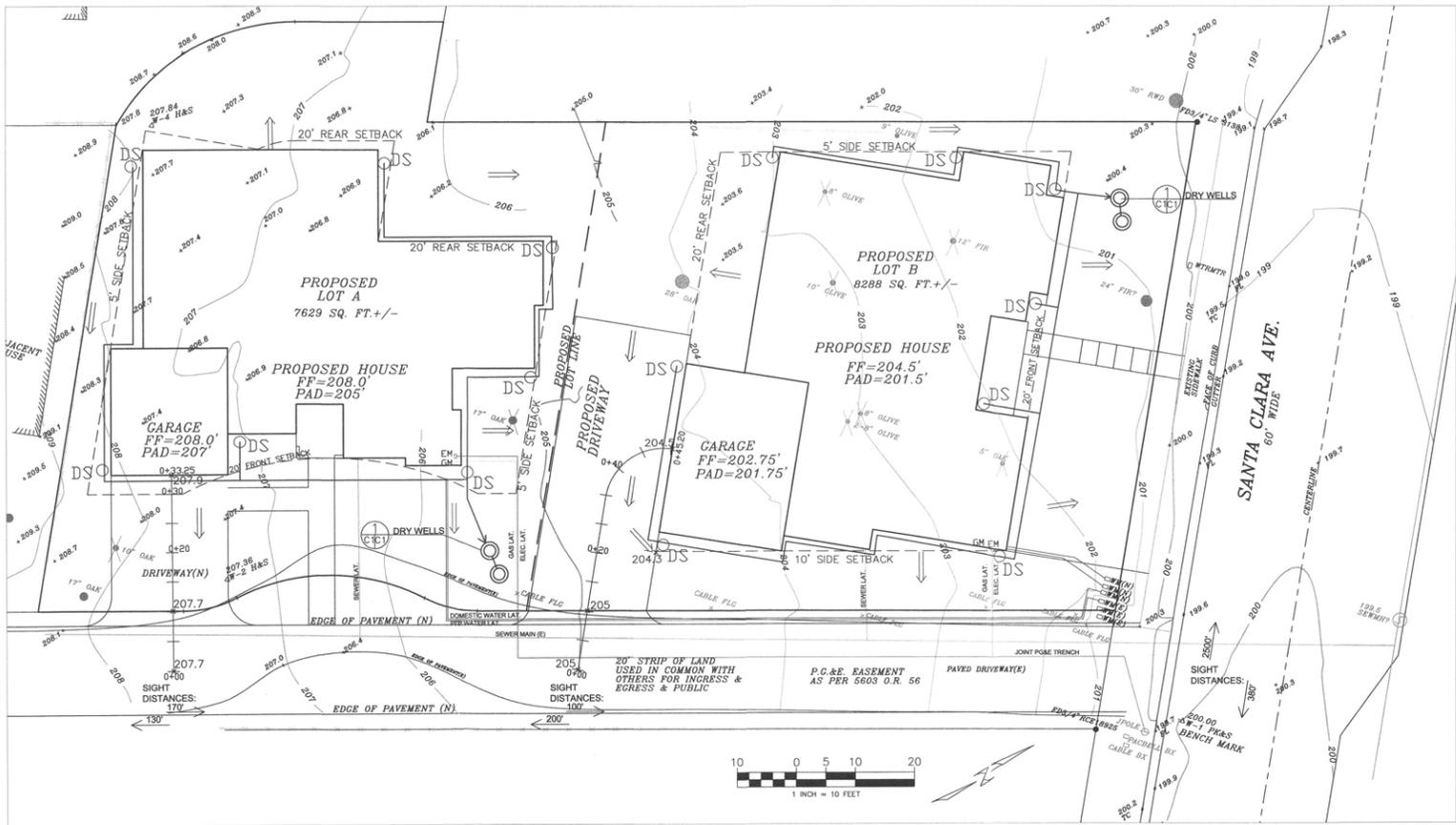
1. RUNOFF VELOCITIES ARE BASED ON SOIL CONSERVATION SERVICE TR-55-1986 METHODS. VELOCITIES ON PERVIOUS SURFACES ARE BASED ON COEFFICIENTS FOR "NEARLY BARE GROUND". VELOCITIES ON PROPOSED PAVED SURFACES ARE BASED ON COEFFICIENTS FOR "PAVED SURFACES".
2. SHEET C-3 SHOWS PROPOSED DRAINAGE MEASURES, SUCH AS DOWNSPOUTS THAT LEAD TO DRY WELLS. SHEET C-3 ALSO INCLUDES DRY WELL DETAILS.
3. LOTS A AND B ARE TREATED AS SEPARATE DRAINAGE MANagements AREAS, WITH THE PROPERTY BOUNDARIES SERVING AS BOUNDARIES OF DRAINAGE MANAGEMENT AREAS.
4. WATERSHED BOUNDARIES ARE LOCATED FAR BEYOND THE LIMITS OF THE PLAN.

San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____

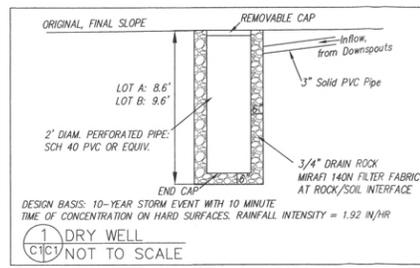
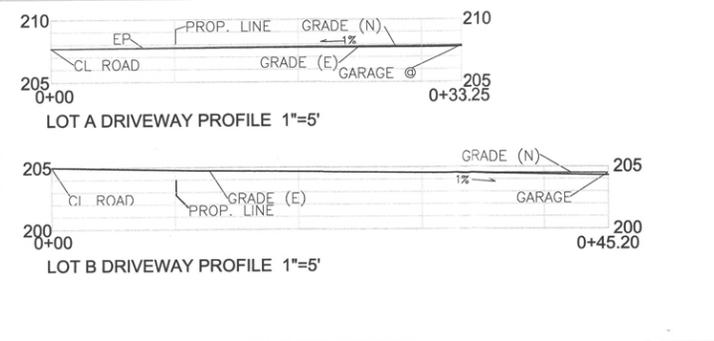
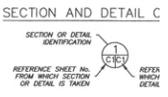


- LEGEND**
- 1" CONTOUR (E)
 - 5" CONTOUR (E)
 - PROPOSED CONTOUR
 - X202 PROPOSED SPOT ELEVATION
 - DS DOWNSPOUT
 - 3" SOLID DRAIN PIPE
 - TRIE TO BE REMOVED

- GENERAL NOTES**
- PLANS PREPARED AT THE REQUEST OF: TODD WEIDNER, OWNER
 - TOPOGRAPHY BY TURNPOSE LAND SURVEYING, SURVEYED 11-5-15.
 - THIS IS NOT A BOUNDARY SURVEY.
 - ELEVATION DATUM ASSUMED.
- GRADING NOTES**
- CUT VOLUME: 244 CY
FILL VOLUME: 0 CY
- VOLUMES ABOVE ARE APPROXIMATE.
- THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTE
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRAN MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHAI BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAPPED SOILS.

- DRAINAGE NOTES**
- DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS.
 - ALL DOWNSPOUT DRAIN LINES SHALL LEAD TO DRY WELLS, AS SHOWN.
 - ALL ROOF DRAINAGE PIPES SHALL BE 3" DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
 - IT IS THE PROPERTY OWNERS RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE RETENTION BASIN TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

- TRAFFIC CONTROL NOTES**
- CONTRACTOR AND WORKERS SHALL PARK ALONG IN DRIVEWAYS.
 - WHEN TRUCKS PARK IN SIDE STREET FOR DELIVERY OF SUPPLIES AND CONCRETE, EVERY EFFORT SHALL BE MADE TO PROVIDE ROOM FOR VEHICLES TO PASS. WORKERS SHALL PROVIDE TRAFFIC CONTROL AT ALL TIMES WHEN ROAD IS PARTIALLY BLOCKED.
 - WORKERS SHALL PROVIDE TRAFFIC CONTROL ON SANTA CLARA WHEN TRUCKS ARE BACKING ONTO STREET.



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____ Attachment: _____

File Numbers: _____

**NOTICE OF INTENT TO ADOPT
NEGATIVE DECLARATION**

**ANSHU NAND
APR 04 2016**

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: Subdivision at 530 Santa Clara Avenue, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2015-00566

OWNER: Todd Weidmer

APPLICANT: Todd Weidmer

ASSESSOR'S PARCEL NO.: 069-280-550

LOCATION: 530 Santa Clara Avenue, on the southwest side of Santa Clara Avenue, 400 feet northwest of the intersection of Santa Clara Avenue and Stockbridge Avenue (37°26'54.66" N, 122°13'23.16" W, 127 feet above mean sea level).

PROJECT DESCRIPTION: The applicant proposes to subdivide an existing legal parcel of 15,917 sq. ft. into two parcels. Parcel A would be approximately 7,629 sq. ft. in size and Parcel B would be approximately 8,288 sq. ft. in size. The project requires an exception to the minimum lot depth requirements, allowing Lot A to have a depth of 90.82 feet where 100 feet is required. The project includes the removal of one significant tree.

FINDINGS AND BASIS FOR A 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, as mitigated.

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

Mitigation Measure 1: The applicant shall require construction contractors to implement all the BAAQMD's Basic Construction Mitigation Measures, listed below:

- 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 sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 2: Prior to issuance of a building permit for any building to be constructed on the parcels resulting from this proposed subdivision, the applicant shall submit a Construction Erosion and Sediment Control Plan including tree protection measures and a tree replacement plan for the affected parcels. Said plan shall utilize native species and use minimum 5-gallon size stock. The approved tree replacement plan shall be implemented before the issuance of Certificates of Occupancy for any buildings constructed on the parcels.

Mitigation Measure 3: The applicant shall incorporate a note on the first page of the construction plans stating that, should archaeological resources be encountered during grading or construction, work shall immediately be halted in the area of discovery and the applicant shall immediately notify the Planning and Building Department of the discovery. The applicant would then be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery, as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating would be borne solely by the applicant. The

archaeologist would be required to submit a report of the findings and methods of curation or protection of the resources to the Planning and Building Department for review and approval. No further grading or site work within the area of discovery would be allowed until the preceding has occurred.

Mitigation Measure 4: The following shall be printed on the first page of the construction plans: In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the County Coroner must be contacted immediately. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner determines that no investigation of the cause of death is required. If the coroner determines the remains to be Native American, then the coroner shall contact the Native American Heritage Commission within 24 hours.

Mitigation Measure 5: Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

RESPONSIBLE AGENCY CONSULTATION

None

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.

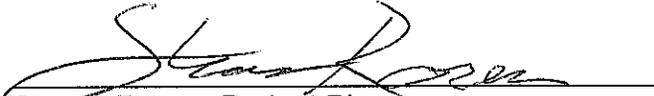
REVIEW PERIOD

April 7, 2016 – April 28, 2016

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., April 28, 2016.**

CONTACT PERSON

Steven Rosen, Project Planner
650/363-1814; srosen@smcgov.org


Steven Rosen, Project Planner

SBR;jlh – SBRAA0171_WJH.DOCX
FRM00013(click).docx
(2/2015)

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Subdivision at 530 Santa Clara Avenue
2. **County File Number:** PLN 2015-00566
3. **Lead Agency Name and Address:** San Mateo County Planning and Building Department, 455 County Center, 2nd Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Steven Rosen, 650/363-1814
5. **Project Location:** 530 Santa Clara Avenue, on the southwest side of Santa Clara Avenue, 400 feet northwest of the intersection of Santa Clara Avenue and Stockbridge Avenue (37°26'54.66" N, 122°13'23.16" W, 127 feet above mean sea level).
6. **Assessor's Parcel Number and Size of Parcel:** 069-280-550, 15,917 square feet
7. **Project Sponsor's Name and Address:** Todd Weidmer, 50 Edgewood Road, Redwood City, CA 94062
8. **General Plan Designation:** Medium Density Residential (6.1 to 8.7 dwelling units/acre)
9. **Zoning:** R-1/S-74 (Single-Family Residential/5,000 sq. ft. minimum lot size)
10. **Description of the Project:** The applicant proposes to subdivide an existing legal parcel of 15,917 sq. ft. into two parcels. Parcel A would be approximately 7,629 sq. ft. in size and Parcel B would be approximately 8,288 sq. ft. in size. The project requires an exception to the minimum lot depth requirements, allowing Lot A to have a depth of 90.82 feet where 100 feet is required. The project includes the removal of one significant tree.
11. **Surrounding Land Uses and Setting:** The project site is located on the southwest side of Santa Clara Avenue at the intersection of Santa Clara Avenue and a private dead-end street that serves the subject lot and three other lots. The 15,917 sq. ft. (0.37-acre) site includes a one-story residence astride the proposed new property line. The site has five significant trees. The site is adjacent to single-family dwellings to the northwest, southwest, and southeast and is across the street from single-family dwellings to the northeast. The neighborhood is characterized by single-family dwellings at a similar density to the proposed development and on similarly shaped lots to the proposed development.
12. **Other Public Agencies Whose Approval is Required:** None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.

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

1. AESTHETICS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?				X
<p>Discussion: The project is not located within any County- or State-designated Scenic Corridor or natural or otherwise scenic area. The appearance of the site is of a single-family dwelling. It would be replaced with two single-family dwellings in an urban area surrounded by single-family dwellings built at a similar density. A viewer of the lot would continue to see single-family dwellings that conform to the Zoning Regulations.</p> <p>Source: Project Plans, County Maps.</p>				
1.b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
<p>Discussion: The project is not within a State-designated Scenic Corridor.</p> <p>Source: County Maps.</p>				

1.c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?				X
<p>Discussion: The project will not degrade the visual character of the site. It will ultimately result in a pair of single-family houses on a site currently developed with a single-family house in a neighborhood composed of single-family houses. Minimal grading would be done.</p> <p>Source: Site Plans.</p>				
1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?				X
<p>Discussion: The project will create single-family houses in a neighborhood characterized by single-family houses. They will emit no more light than any other house in the area.</p> <p>Source: Project Description.</p>				
1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
<p>Discussion: No.</p> <p>Source: County Maps.</p>				
1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
<p>Discussion: The site is not within a Design Review District.</p> <p>Source: County Maps.</p>				
1.g. Visually intrude into an area having natural scenic qualities?				X
<p>Discussion: The neighborhood is a developed area. Its surroundings are entirely artificial.</p> <p>Source: Site Inspection.</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 forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</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: The project site does not include prime farmland. Source: USDA Natural Resources Conservation Service (NRCS) Prime Soils Map.</p>				
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?			X
<p>Discussion: The site is not in an agricultural preserve. Source: Zoning Maps, Williamson Act Index.</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: The site does not contain farmland and is not near farmland. Source: Zoning Maps, USDA NRCS Prime Soils Map, Site Survey.</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: The site is not in the Coastal Zone. Source: Zoning Maps.</p>				
2.e. Result in damage to soil capability or loss of agricultural land?				X
<p>Discussion: The site does not contain farmland and is not near farmland. Source: Zoning Maps, USDA NRCS Prime Soils Map, Site Survey.</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
<p>Discussion: The site is not in or near a Timberland Preserve Zoning District. Source: Zoning Maps.</p>				

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
	<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: The Bay Area Air Quality Management District (BAAQMD) California Environmental Quality Act (CEQA) Air Quality Guidelines (BAAQMD, 2011) identify a three-step methodology for determining a project's consistency with the current Air Quality Plan, the Clean Air Plan (CAP). If the responses to these three questions can be concluded in the affirmative and those conclusions are supported by substantial evidence, then BAAQMD considers the project to be consistent with air quality plans prepared for the Bay Area.

The first question to be assessed in this consistency methodology is "does the project support the goals of the Air Quality Plan (currently the 2010 CAP)?" The BAAQMD-recommended measure for determining project support for these goals is consistency with BAAQMD thresholds of significance. If a project would not result in significant and unavoidable air quality impacts, after the application of all feasible mitigation measures, the project would be consistent with the goals of the 2010 CAP. As indicated in the following discussion with regard to air quality impact Questions 3.b and 3.c, both construction and operation of the project, with mitigation incorporated, would result in less than significant air quality impacts. Therefore, the project would be considered to support the primary goals of the 2010 CAP and, therefore, consistent with the 2010 CAP.

The second question to be assessed in this consistency methodology is "does the project include applicable control measures from the CAP?" The 2010 CAP contains 55 control measures aimed at reducing air pollution in the Bay Area. Projects that incorporate all feasible air quality plan control measures are considered consistent with the CAP. The project would incorporate control measures applicable to residences and construction. The measures applicable to residences, *Residential Fan-Type Furnaces* and *Local Land Use Strategies*, are incorporated into this project. The controls on fan-type furnaces are implemented at the point-of-sale by requiring that all furnaces sold in California meet certain requirements and by the County's review and inspection of construction. The Local Land Use Strategies control measure calls for infill development, such as this subdivision, to reduce vehicle miles traveled. San Mateo County is an employment center, with 198,262 people commuting into San Mateo County each day. The creation of an additional housing unit will provide one opportunity for a household to move into the area in which one or more of its members works. Similarly, the measures that affect the construction phase of the project are implemented by BAAQMD and California Air Resources Board through point-of-sale regulation and economic incentives. These include reducing the Reactive Organic Gases in coatings and incentivizing cleaner-operating vehicles and equipment. Consequently, the project would implement applicable control measures of the CAP.

The third question to be assessed in this consistency methodology is "does the project disrupt or hinder implementation of any control measures from the CAP?" An example would be a project that precludes an extension of a transit line or bike path or proposes excessive parking beyond parking requirements. The applicant's proposal would not create any barriers or impediments to planned or future improvements to transit or bicycle facilities and does not include more parking areas than required and, therefore, would not hinder implementation of CAP control measures.

The responses to all three of the questions with regard to CAP consistency are affirmative and the project would not conflict with or obstruct implementation of the 2010 CAP, and thus would have a less than significant impact.

Source: BAAQMD, Sustainable San Mateo Indicators Project.

3.b. Violate any air quality standard or contribute significantly to an existing or projected air quality violation?		X		
--	--	---	--	--

Discussion: The use of construction equipment and various coatings would result in the emission of particulate and organic pollutants for which the Bay Area air basin is in non-attainment status.

The BAAQMD recommends the implementation of Basic Construction Mitigation Measures as best management practices regardless of the significance determination to mitigate the project's cumulative impact. Implementation of Mitigation Measure 1 would reduce impacts to a less than significant level:

Mitigation Measure 1: The applicant shall require construction contractors to implement all the BAAQMD's Basic Construction Mitigation Measures, listed below:

- 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 sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

The operational impact of the two single-family houses would not result in a significant impact to air quality in the immediate area or the air basin.

Source: BAAQMD.

<p>3.c. 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p>		X		
--	--	---	--	--

<p>Discussion: According to the BAAQMD, no single project is sufficient in size to, by itself, result in non-attainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. In addition, according to the BAAQMD CEQA Air Quality Guidelines, if a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions (BAAQMD). Mitigation Measure 1 is designed to mitigate the impact of this project's construction phase on regional air quality to a less than significant level.</p> <p>The operational impact of the two single-family houses would not result in a significant impact to air quality in the immediate area or the air basin.</p> <p>Source: BAAQMD.</p>					
3.d.	Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?				X
<p>Discussion: While Woodside High School is within a third of a mile of the site, the concentrations of pollutants emitted are not significant per the BAAQMD 2010 proposed thresholds of significance.</p> <p>Source: Maps, BAAQMD.</p>					
3.e.	Create objectionable odors affecting a significant number of people?				X
<p>Discussion: The project will result in two new single-family houses in a neighborhood of other single-family houses. No different odors will be created that did not exist before.</p> <p>Source: Project Description.</p>					
3.f.	Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?		X		
<p>Discussion: See discussion under Questions 3.b and 3.c above. Mitigation Measure 1 will render this impact less than significant.</p> <p>Source: BAAQMD.</p>					

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 significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
<p>Discussion: The only species identified in the California Natural Diversity Database as being possibly located in the area is the San Mateo Thornmint. However, the San Mateo Thornmint only grows in serpentine clay soil in chaparral biomes, specifically, in one area of the Pulgas Ridge in Edgewood Park. Conservationists are presently negotiating its reintroduction to other public lands on the east side of the Santa Cruz Mountains in San Mateo County. This site does not have serpentine soils and is not chaparral. The California Soil Resources Lab at UC Davis describes the soil type at the site as a mix of urban land and fine-loamy soil. Its soil is classified as the Botella-Urban Land complex, which has a much different mineral content and soil grain size from the San Mateo Thornmint's habitat. Experiments showed that the San Mateo Thornmint would not grow on unsuitable soils outside of its range. Therefore, there is no impact to protected species or habitats.</p> <p>Source: California Natural Diversity Database, California Soil Resources Lab, Pavlik, B.M. and E.K. Espeland. 1991. Creating new populations of <i>Acanthomintha duttonii</i>. I. Preliminary Laboratory and Field Studies. State of California, Department of Fish and Game, Endangered Plant Program, Sacramento, CA.</p>				
4.b. Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
<p>Discussion: The site does not contain any riparian habitat, and it will not increase the volume or velocity of runoff entering the County's drainage system.</p> <p>Source: County Maps.</p>				

4.c. Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
<p>Discussion: The site does not contain any wetland, and it will not increase the volume or velocity of runoff entering the County's drainage system.</p> <p>Source: Maps, Site Survey.</p>				
4.d. Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
<p>Discussion: The site is in an urban area and does not contain a watercourse. The replacement of a single house with two houses will not change the urban character of the site.</p> <p>Source: Project Description.</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: The project entails removing one significant tree. The Significant Tree Ordinance allows removal of trees if they are determined to be diseased or if the action is necessary to allow reasonable economic or other enjoyment of the property provided that the trees are replaced according to guidelines established by the Community Development Director.</p> <p>The development plan also includes "footprints" for houses that preserve the four other significant trees on the site.</p> <p>In accordance with the requirements of the Significant Tree Ordinance, the removed tree must be replaced with a minimum 5-gallon replacement tree. In this case, replacement planting must be completed prior to the issuance of Certificates of Occupancy for the two future homes that will be constructed on the resulting parcels.</p> <p>Protection for the remaining trees must be incorporated into the Construction Erosion and Sediment Control Plan for the project.</p> <p>Mitigation Measure 2: Prior to issuance of a building permit for any building to be constructed on the parcels resulting from this proposed subdivision, the applicant shall submit a Construction Erosion and Sediment Control Plan including tree protection measures and a tree replacement plan for the affected parcels. Said plan shall utilize native species and use minimum 5-gallon size stock. The approved tree replacement plan shall be implemented before the issuance of Certificates of Occupancy for any buildings constructed on the parcels.</p> <p>Source: Project Plans</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 such plan governs the area.</p> <p>Source: County Maps.</p>					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
<p>Discussion: The project is not near any reserve.</p> <p>Source: County Maps.</p>					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
<p>Discussion: The project is not in a woodland.</p> <p>Source: Site Survey.</p>					

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 significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
<p>Discussion: The structure is not eligible for listing in the California Register of Historical Resources and is not historically significant.</p> <p>Source: California Register of Historical Resources.</p>					
5.b.	Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		

Discussion: The California Historical Resources Information System's Northwest Information Center does not have any records of archaeological surveys done at this site. The site's existing configuration originated with a 1968 subdivision, and the site has been developed with a single-family dwelling since 1925. The construction activities proposed have already been done on the site, but there is still a chance that artefacts of value could be unearthed. Therefore, the following condition will mitigate that impact:

Mitigation Measure 3: The applicant shall incorporate a note on the first page of the construction plans stating that, should archaeological resources be encountered during grading or construction, work shall immediately be halted in the area of discovery and the applicant shall immediately notify the Planning and Building Department of the discovery. The applicant would then be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery, as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating would be borne solely by the applicant. The archaeologist would be required to submit a report of the findings and methods of curation or protection of the resources to the Planning and Building Department for review and approval. No further grading or site work within the area of discovery would be allowed until the preceding has occurred.

Source: California Historical Resources Information System Northwest Information Center.

5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
---	--	--	--	---

Discussion: The site does not contain a unique geologic feature. It is a lot developed with a single-family house.

Source: Site Survey.

5.d. Disturb any human remains, including those interred outside of formal cemeteries?		X		
--	--	---	--	--

Discussion: The site's existing configuration originated with a 1968 subdivision, and the site has been developed with a single-family dwelling since 1925. The construction activities proposed have already been done on the site, but there is still a chance that the site may contain unrecorded human remains. Mitigation Measure 4 would dictate that certain actions be taken upon discovery of human remains that would mitigate the impact to our cultural heritage to a less than significant level.

Mitigation Measure 4: The following shall be printed on the first page of the construction plans: In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the County Coroner must be contacted immediately. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner determines that no investigation of the cause of death is required. If the coroner determines the remains to be Native American, then the coroner shall contact the Native American Heritage Commission within 24 hours.

Source: Northwest Information Center.

6. GEOLOGY AND SOILS. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
6.a. Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault? <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>				X
Discussion: The site is not within the area delineated on the Alquist-Priolo Earthquake Fault Zoning Map. Source: Alquist-Priolo Earthquake Fault Zoning Map.				
ii. Strong seismic ground shaking?			X	
Discussion: The project areas could experience strong ground shaking during the lifespan of the project. The principal concern related to human exposure to ground shaking is that it can result in structural damage, potentially jeopardizing the safety of persons occupying the structures. However, all new facilities would be designed and constructed to meet or exceed relevant State and County standards and codes. In the event that the project is required by the County to prepare a site-specific geotechnical report, the applicant would implement any recommendations identified (or would implement comparable measures). Therefore, impacts related to strong seismic ground shaking would be less than significant. Source: ABAG Earthquake Shaking Potential Map.				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
Discussion: The risks have been determined by the Association of Bay Area Governments (ABAG) to be very low. Source: ABAG Earthquake Liquefaction Scenarios Map.				

iv. Landslides?				X
<p>Discussion: The site is located in an area determined to be least susceptible to landslides. Source: San Mateo County Landslide Risk Map.</p>				
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
<p>Discussion: The site is not on a coastal bluff or cliff. Source: Site Survey.</p>				
6.b. Result in significant soil erosion or the loss of topsoil?				X
<p>Discussion: The project will require a construction erosion and sediment control plan. The final drainage plan has been reviewed and conditioned by the County Department of Public Works. The project, as regulated by the County, will not contribute to soil erosion or loss of topsoil. Source: Project Description, Department of Public Works.</p>				
6.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: The site is not located in an identified landslide or liquefaction risk area. All construction will be reviewed by the County Geologist. Source: ABAG Maps.</p>				
6.d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?			X	
<p>Discussion: The principal concern related to expansive soil is that it can result in structural damage, potentially jeopardizing the safety of persons occupying the structures. However, all new facilities would be designed and constructed to meet or exceed relevant State and County standards and codes. In the event that the project is required by the County to prepare a site-specific geotechnical report, the applicant would implement any recommendations identified (or would implement comparable measures). Therefore, impacts related to expansive soils would be less than significant. Source: California Building Code.</p>				

6.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: Sewer service is available and connection will be required by conditions of approval imposed on the tentative map.</p> <p>Source: Fair Oaks Sewer District.</p>				

7. CLIMATE CHANGE. 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. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?				X
<p>Discussion: This project may result in a reduction of greenhouse gas emissions in the region. It will allow this region to accommodate more of the people who work here. This would reduce commute distances, reducing vehicle miles traveled and increasing the likelihood of the use of alternative means of transportation.</p> <p>Source: Project Scope.</p>				
7.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: This project does not conflict with the County of San Mateo Energy Efficiency Climate Action Plan (CSMEECAP).</p> <p>Source: CSMEECAP.</p>				
7.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: The project involves the removal of landscaping trees, not the conversion of forestland.</p> <p>Source: Aerial Photography.</p>				

7.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 site is not on the coast.</p> <p>Source: Site Survey.</p>				
7.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p>Discussion: The project site elevation is approximately 120 feet above mean sea level. The National Oceanic and Atmospheric Administration (NOAA) estimates that mean sea level will rise by no more than 6.6 feet by 2100.</p> <p>Source: <i>Global Sea Level Rise Scenarios for the United States National Climate Assessment</i>, December 6, 2012; Accessed March 12, 2014, http://cpo.noaa.gov/sites/cpo/Reports/2012/NOAA_SLR_r3.pdf.</p>				
7.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 site is not within a flood hazard area on the FEMA Flood Insurance Rate Map (FIRM).</p> <p>Source: FIRM Panel 06081C-0303E.</p>				
7.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: The site is not within a floodway.</p> <p>Source: FIRM Panel 06081C-0303E.</p>				

8. 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>
8.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
<p>Discussion: The use, single-family residence, does not entail the routine transport, use, or disposal of toxic or other hazardous materials.</p> <p>Source: Project Description.</p>				
8.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
<p>Discussion: The use, single-family residence, does not involve the presence, storage, or use of hazardous materials that could result in a release of significant amounts of them.</p> <p>Source: Project Description.</p>				
8.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: The use, single-family residence, does not involve hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste.</p> <p>Source: County Maps.</p>				
8.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 EnviroStor Database and Hazardous Waste and Substances Site List shows that it is not on such a site.</p> <p>Source: EnviroStor Database, Department of Toxic Substances Control.</p>				

8.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				X
<p>Discussion: The project is not in such a location.</p> <p>Source: County Maps.</p>				
8.f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
<p>Discussion: The project is not in the vicinity of a private airstrip.</p> <p>Source: Federal Aviation Administration San Francisco Sectional Aeronautical Chart.</p>				
8.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: The project does not block or reroute any roads or other transportation routes.</p> <p>Source: Project Plans.</p>				
8.h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
<p>Discussion: The nearest wildland to the site is over 1.25 miles away. It is located on the far side of Interstate 280, which would function as a firebreak should a wildfire break out.</p> <p>Source: Aerial Photography, California Department of Forestry Firebreak Guidelines.</p>				
8.i. 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 project site is not in a flood hazard area.</p> <p>Source: Flood Insurance Rate Map.</p>				
8.j. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X

Discussion: The project site is not in a floodway.					
Source: Flood Insurance Rate Map.					
8.k.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
Discussion: The site is not in a dam failure inundation zone or behind a levee.					
Source: General Plan Natural Hazards Map					
8.l.	Inundation by seiche, tsunami, or mudflow?				X
Discussion: The site is not in a seiche, tsunami, or mudflow hazard zone. It is not on the coast, in a landslide area, or near a lake or the Bay.					
Source: Flood Insurance Rate Map, Landslide Map.					

9. 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>
9.a.	Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?				X
Discussion: The project is required to treat all runoff on-site.					
Source: NPDES Permit.					
9.b.	Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X

<p>Discussion: Cal Water has adequate water to serve the additional unit, and the project will not entail the creation of impermeable surface significant enough to affect the water table.</p> <p>Source: Cal Water, Project Description.</p>					
9.c.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?				X
<p>Discussion: The project is not within a watercourse. The site is currently developed with a single-family house. New development on the site will include drainage features approved by the Department of Public Works (DPW).</p> <p>Source: County Maps.</p>					
9.d.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				X
<p>Discussion: The County requires that all development not increase the volume, velocity, or pollutant load of surface runoff from the site in order to comply with State and Federal runoff permits. The Department of Public Works has reviewed and conditionally approved the conceptual drainage plans and will review the site's drainage plan.</p> <p>Source: DPW Review Comments.</p>					
9.e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?				X
<p>Discussion: See 9.d.</p> <p>Source: DPW Review Comments.</p>					
9.f.	Significantly degrade surface or ground-water quality?				X
<p>Discussion: See 9.d.</p> <p>Source: DPW Review Comments.</p>					

9.g. Result in increased impervious surfaces and associated increased runoff?				X
<p>Discussion: See 9.d. The increased impervious surface area will be offset by increased capacity for runoff treatment and detention on-site.</p> <p>Source: NPDES Requirements.</p>				

10. LAND USE AND PLANNING. Would the project:

	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
10.a. Physically divide an established community?				X

Discussion: The project is within an existing community. It will not sever any roads, walkways, paths, or other connections.

Source: Location Maps.

10.b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
--	--	--	--	---

Discussion: The project will result in a density that conforms to the General Plan and Zoning Regulations. The lots will have building envelopes that can accommodate the principally permitted uses on the site.

The project requires an exception to the minimum lot depth of 100 feet required by Section 7020.2.c. The exception is allowed by Section 7020.2.k:

Exceptions to parcel depth requirements may be granted, pursuant to Chapter 5, when the site being subdivided is a corner lot as defined by Section 6102.55 of the Zoning Regulations (i.e., a lot not greater than one hundred (100) feet in width and located at the junction of two (2) or more intersecting streets), is located outside of the Coastal Zone, and is outside of areas designated on the California Department of Forestry and Fire Protection's Fire Severity Zone Maps as Very High Risk, High Risk, and Medium Risk within State Responsibility Areas and Very High Risk within Local Responsibility Areas.

This exception can only be granted if the project meets the requirements of Section 7094 of the Subdivision Regulations:

1. *That there are special circumstances or conditions affecting the property, or the exception is necessary for the preservation and enjoyment of substantial property rights of the owner/subdivider;*

There are no special circumstances or physical conditions such as steep slopes or utility easements that affect this project site. However, the exception is necessary for the preservation and enjoyment of substantial property rights. The site is located in a neighborhood that allows 5,000 sq. ft. lots. The minimum lot depth standard would otherwise prevent this lot, which is over twice the minimum parcel size, from being divided in a manner that would be allowed in the S-72 Zoning District. This would deny the owner/subdivider rights enjoyed by the owners/subdividers of the other lots in the neighborhood in that 94 lots out of the 486 lots within a quarter mile have a lot depth of less than 100 feet.

2. *That the exception is appropriate for the proper design and/or function of the subdivision; and*

The subdivision provides adequate space for buildings and yards. It provides adequate street frontage for vehicular access, and the lot on the corner provides adequate width to allow a driveway far enough from the street corner to meet the Department of Public Works' minimum distance requirements. Its function is two single-family dwellings on two individual lots. It allows the development of the parcels with similar uses and to a similar density as the surrounding neighborhood.

3. *That the granting of the exception will not be detrimental to the public health, safety or welfare or injurious to other property or uses in the area in which the property is situated.*

There is no evidence to suggest that the subdivision will be detrimental to the public health, safety, or welfare or injurious to other property or uses in the area. The use and intensity of development proposed is similar to the surrounding neighborhood. There are several lots in the immediate area that are less than 100 feet in depth, including two that share the subject lot's private road. The only significant impacts to the natural and built environment identified in this study can be mitigated to below the threshold of significance.

Source: Project Plans, County Parcel Maps.

10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
--	--	--	--	---

Discussion: The site is not within a habitat conservation plan (HCP) or conservation plan area.

Source: County HCP Maps.

10.d. Result in the congregating of more than 50 people on a regular basis?				X
---	--	--	--	---

Discussion: The project will result in the development of two new single-family houses where one existed before. The average size of an American family is 3.14 persons. The average size of an American household is 2.58 persons.

Source: 2010 US Census.

10.e.	Result in the introduction of activities not currently found within the community?				X
<p>Discussion: The project and neighborhood are both composed exclusively of single-family homes.</p> <p>Source: Neighborhood Survey and Project Description.</p>					
10.f.	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: Development to the proposed density is accommodated in the current General Plan. No additional development will be required to accommodate the additional house.</p> <p>Source: General Plan Land Use Map.</p>					
10.g.	Create a significant new demand for housing?				X
<p>Discussion: The project is housing. It is meeting the demand for new housing.</p> <p>Source: Project Description.</p>					

11. 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>
11.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
<p>Discussion: The use on the site will remain unchanged.</p> <p>Source: Project Description.</p>					
11.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
<p>Discussion: The use on the site will remain unchanged.</p> <p>Source: Project Description.</p>					

12. NOISE. Would the project result in:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
12.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
<p>Discussion: The proposed use is the same as the current use. The County Noise Ordinance will prohibit the generation of disruptive noise by the residents of the new single-family houses. There are no standards for construction noise.</p> <p>Source: County Noise Ordinance.</p>				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?		X		
<p>Discussion: The County Noise Ordinance does not apply to construction noise. The impact of noise at night is much greater than noise generated during the day, as reflected in the Noise Ordinance's more stringent overnight limits. Limiting construction to the workday will allow nearby residents to enjoy quiet at their homes. The following mitigation measure is recommended to ameliorate this impact to a less than significant level:</p> <p>Mitigation Measure 5: Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).</p> <p>Source: County Noise Ordinance.</p>				
12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
<p>Discussion: The new single-family houses will be subject to the County Noise Ordinance, which prohibits the generation of disruptive noise in the same way that the existing surrounding houses are prohibited from generating noise in excess of the limits imposed by the County Noise Ordinance.</p> <p>Source: Project Scope.</p>				
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X

Discussion: The additional single-family house will be subject to the County Noise Ordinance, which prohibits the generation of disruptive noise in the same way that the existing surrounding houses are prohibited from generating noise in excess of the limits imposed by the County Noise Ordinance.

Source: Project Scope.

12.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, exposure to people residing or working in the project area to excessive noise levels?				X
---	--	--	--	---

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

Source: Zoning Maps, San Francisco Sectional.

12.f. For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?				X
--	--	--	--	---

Discussion: The project is not in the vicinity of a private airstrip.

Source: San Francisco Sectional, Aerial Photography.

13. 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>
13.a. Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X

Discussion: The population growth will not be significant because it is within the density planned for in the General Plan. It will result in one additional housing unit. The average size of an American family is 3.14 persons. The average size of an American household is 2.58 persons.

Source: Project Description, 2010 Census.

13.b. Displace existing housing (including low- or moderate-income housing), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
<p>Discussion: The project will replace one housing unit and create a new housing unit of the same type that existed on the site prior to the project.</p> <p>Source: Project Description.</p>				

<p>14. PUBLIC SERVICES. Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Fire protection?				X
14.b. Police protection?				X
14.c. Schools?				X
14.d. Parks?				X
14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X
<p>Discussion: The result of the project will be one additional single-family house in an area characterized by single-family houses. This addition is so marginal that it will not require the construction of any new facilities. The payment of development fees, such as the parks in-lieu fee, user fees, and additional property taxes generated, will allow the maintenance of existing service levels.</p> <p>Source: Parks Department Comments.</p>				

15. RECREATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?			X	
<p>Discussion: The project will create one additional dwelling unit. The developer will pay a park mitigation fee prior to recording the final map. The impact of the use, with this condition of approval, would not be significant.</p> <p>Source: Project Description.</p>				
15.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 does not include the construction or expansion of recreational facilities.</p> <p>Source: Project Scope.</p>				

16. TRANSPORTATION/TRAFFIC. 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. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
<p>Discussion: The additional housing unit will not increase the density beyond that which was planned for in the General Plan's Circulation Element.</p> <p>Source: General Plan.</p>				

16.b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?			X	
<p>Discussion: The project site is located in an area surrounded by existing single-family dwellings. While vehicular traffic will increase slightly (10.0 arrivals or departures per weekday) due to a newly created single-family residential lot, the increase is not expected to create a noticeable change in vehicular traffic patterns or volumes in the area.</p> <p>Construction impacts will include the arrival and departure of workers on a daily basis for the duration of the project.</p> <p>Source: Institute of Transportation Engineers Trip Generation Manual.</p>				
16.c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X
<p>Discussion: The project will not affect any airports or create any structure that would be regulated by the Federal Aviation Administration.</p> <p>Source: Project Description.</p>				
16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
<p>Discussion: The project will result in 10.0 additional trip ends per day from the new dwelling unit by private passenger automobiles. The additional driveway configuration was conditionally approved by the Department of Public Works.</p> <p>Source: Institute of Transportation Engineers Trip Generation Manual.</p>				
16.e. Result in inadequate emergency access?				X
<p>Discussion: The vehicular right-of-way will not be narrowed, made more sinuous, or physically changed in any way. The new structures will be easily accessible to emergency vehicles.</p> <p>Source: County Right-of-Way Standards, DPW.</p>				

16.f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
<p>Discussion: The project will not narrow the right-of-way or result in the constriction of any bicycle, pedestrian, or public transit facilities. It will not prevent the implementation of any transportation plan or reduce the performance of any such facilities. It will add a sidewalk and widen the vehicular right-of-way, creating space for bicyclists.</p> <p>Source: Transit Route Maps, General Plan Circulation Element.</p>				
16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
<p>Discussion: The average size of an American family is 3.14 persons. The average size of an American household is 2.58 persons. The addition of two-to-four people to the area's sidewalks and shoulders would not result in their congestion. The project would not result in the blockage or rerouting of any trail, sidewalk, or other walking path.</p> <p>Source: Project Plans.</p>				
16.h. Result in inadequate parking capacity?				X
<p>Discussion: The Zoning Regulations require every single-family residence to provide two-covered parking spaces. The tentative map includes driveways adequate to serve these parking spaces and each lot provides a building envelope adequate to provide these parking spaces. The proposed "footprints" include the necessary garages.</p> <p>During the construction phase of the project, workers will park near the site, increasing demand for street parking. The greater neighborhood is adequate to absorb the temporary increase in parking demand. All streets within a 5-minute walk of the construction site have parking on both sides and distances between curb cuts adequate to accommodate the workers. Additionally, construction work hours will be limited to normal working hours by Mitigation Measure 3, which means that parking demand for this project will not coincide with parking demand from working people who live in the neighborhood.</p> <p>Source: Project Plans.</p>				

17. 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>
17.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
<p>Discussion: West Bay Sanitary District issued a letter listing the conditions to which the project must conform prior to connecting to the District's sanitary sewer system. The District has the capacity to serve the additional house.</p> <p>Source: Fair Oaks Sewer District.</p>				
17.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
<p>Discussion: The project will connect to existing systems.</p> <p>Source: Fair Oaks Sewer District, Cal Water.</p>				
17.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
<p>Discussion: The only drainage facilities will be built on-site. Their construction will be tied in with the construction occurring on-site. There will be no separate facilities whose construction would require separate analysis.</p> <p>Source: Project Scope.</p>				
17.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
<p>Discussion: Cal Water has provided a comment letter stating that it can serve the development.</p> <p>Source: March 21, 2016, Telephone Call To Lawrence Mathias, California Water Service Company.</p>				

17.e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
<p>Discussion: West Bay Sanitary has provided a comment letter stating that it can serve the development.</p> <p>Source: Fair Oaks Sewer Maintenance District.</p>				
17.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
<p>Discussion: While the two-lot subdivision would create a slight increase in demand on the solid waste disposal service already serving the existing single-family residential parcel, there has been no evidence received to suggest that the increase in demand would adversely affect any existing capacities.</p> <p>Source: Project Scope.</p>				
17.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
<p>Discussion: The project will be served by Recology, a solid waste company subject to Federal, State, and local statutes and regulations. The 2013 California Green Standards Code has measures that reduce waste in landfills generated by construction projects.</p> <p>Source: Recology.</p>				
17.h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?				X
<p>Discussion: The 2013 California Green Standards Code requires the use of water conserving fixtures, effective insulation, and other features that reduce water use and increase energy efficiency of residential buildings.</p> <p>Source: 2013 California Green Standards Code.</p>				
17.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
<p>Discussion: One additional household will not cause any public facility or utility to reach or exceed capacity, as discussed above.</p> <p>Source: Agency Referral Comments.</p>				

18. MANDATORY FINDINGS OF SIGNIFICANCE.				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
<p>Discussion: One significant tree would be removed. There could potentially be human remains or archaeological artefacts on the site, despite its already having been developed. Mitigation Measure 2, Mitigation Measure 3, and Mitigation Measure 4 will mitigate these impacts to a less-than-significant level.</p> <p>Source: California Historical Resources Information System Northwest Information Center.</p>				
18.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: Without mitigation, the project could potentially generate significant impacts to air quality, primarily due to dust generation during construction. Measures to address this temporary impact were discussed under Question 3.b. Because of the "stand-alone" nature of this project and the relatively finite timeframe of dust generation, this project will have a less than significant cumulative impact upon the environment.</p> <p>Source: Neighborhood Survey, BAAQMD Clean Air Plan.</p>				

18.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?		X		
<p>Discussion: The project will replace an existing single-family house and create an additional single-family house in a neighborhood composed of single-family houses. The two new houses will conform to the Zoning Regulations and Building Code on lots improved to the standards required by the Subdivision Ordinance and reviewed by the Department of Public Works. The construction will be regulated by State Codes. Construction air quality impacts will be mitigated by Mitigation Measure 1. Construction noise impacts will be mitigated by Mitigation Measure 5.</p> <p>Source: Project Plans.</p>				

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

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

MITIGATION MEASURES		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.		X
Other mitigation measures are needed.	X	
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p>Mitigation Measure 1: The applicant shall require construction contractors to implement all the BAAQMD's Basic Construction Mitigation Measures, listed below:</p> <ul style="list-style-type: none"> 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 sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. <p>Mitigation Measure 2: Prior to issuance of a building permit for any building to be constructed on the parcels resulting from this proposed subdivision, the applicant shall submit a Construction Erosion and Sediment Control Plan including tree protection measures and a tree replacement plan for the affected parcels. Said plan shall utilize native species and use minimum 5-gallon size stock. The approved tree replacement plan shall be implemented before the issuance of Certificates of Occupancy for any buildings constructed on the parcels.</p> <p>Mitigation Measure 3: The applicant shall incorporate a note on the first page of the construction plans stating that, should archaeological resources be encountered during grading or construction, work shall immediately be halted in the area of discovery and the applicant shall immediately notify the Planning and Building Department of the discovery. The applicant would then be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery, as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating would be borne solely by the applicant. The archaeologist would be required to submit a report of the findings and methods of curation or protection of the resources to the</p>		

Planning and Building Department for review and approval. No further grading or site work within the area of discovery would be allowed until the preceding has occurred.

Mitigation Measure 4: The following shall be printed on the first page of the construction plans: In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the County Coroner must be contacted immediately. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner determines that no investigation of the cause of death is required. If the coroner determines the remains to be Native American, then the coroner shall contact the Native American Heritage Commission within 24 hours.

Mitigation Measure 5: Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).

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.

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 NEGATIVE DECLARATION will be prepared.

X

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



(Signature)

Planner Z

(Title)

April 7, 2016

Date

SBR:jlh – SBRAA0170_WJH.DOCX