

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

DATE: December 3, 2015

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Minor Subdivision, pursuant to Section 7010 of the San Mateo County Subdivision Regulations, a Coastal Development Permit, pursuant to Section 6328 of the San Mateo County Zoning Regulations, and adoption of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, to subdivide a 16,292 sq. ft. parcel into two parcels located on the 900 block of Columbus Street in the unincorporated El Granada area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2014-00273 (Wang)

PROPOSAL

The applicant proposes to subdivide a presently unimproved 16,292 sq. ft. parcel into two parcels (Lot 1 – 8,146 sq. ft.; Lot 2 – 8,146 sq. ft.). Both parcels are proposed with a width of 50 feet or greater and a depth of greater than 100 feet. Each proposed parcel would take separate access from Columbus Street. This proposal does not include any development, at this time, nor does it include any tree removal or grading.

RECOMMENDATION

Certifying the Mitigated Negative Declaration and approving the Minor Subdivision and the Coastal Development Permit, County File Number PLN 2014-00273, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Rob Bartoli, Project Planner, Telephone 650/363-1857

Owner: Alton Asset Corporation

Applicant: William Wang

Location: 900 Block of Columbus Street in unincorporated El Granada

APN: 047-171-200

Parcel Size: 16,292 sq. ft.

Existing Zoning: R-1/S-17/DR/CD (Single-Family Residential/5,000 sq. ft. minimum parcel/Design Review/Coastal Development)

General Plan Designation: Medium Density Residential (6.1-8.7 dwelling units per acre)

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Unimproved Land

Water Supply: Coastside County Water District

Sewage Disposal: Granada Sanitary District

Flood Zone: FEMA Flood Insurance Rate Map Zone "X" (area determined to be outside the 0.2% annual chance floodplain), Panel No. 06081C0138E, Effective Date: October 16, 2012.

Environmental Evaluation: Initial Study and Mitigated Negative Declaration issued with a public review period between October 7, 2015 and October 27, 2015.

Setting: The subject property is located east of Highway 1 and one mile southeast of the Half Moon Bay Airport. To the south and west are single-family residences and further south is the City of Half Moon Bay. Parcels within the area all exceed 5,000 sq. ft. and are developed with one- and two-story single-family residences. The parcel has an approximate 36% slope with mature eucalyptus trees, though no proposal for development, removal of any trees, or grading is part of this minor subdivision proposal.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

The project is compliant with the applicable General Plan policies as discussed below:

a. Visual Quality Policies

Policy 4.15 (*Appearance of New Development*) regulates land divisions to promote visually attractive development. The project area is characterized by existing single-family homes. The subdivision of

these lots will not introduce any new uses that are not already found in the surrounding area. The proposed two lots would meet the size requirements of the San Mateo County Subdivision Ordinance and the requirements of the R-1/S-17 Zoning District. These two lots will harmoniously blend in with the developed single-family lots surrounding the project site. While no structures are currently being proposed, future development on each parcel will be subject to review for conformance with the Design Review standards.

Policy 4.36.b (*Urban Area Design Concept*) discusses ensuring that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality. This development is proposed in a neighborhood that is characterized by single-family homes on lots that range from 3,500 sq. ft. to 9,000 sq. ft. in size. The proposed two lots would meet all requirements of the zoning district. While no structures are currently being proposed, future development on each parcel will be subject to review for conformance with the Design Review standards.

b. General Land Use Policies

The County General Plan designates the subject property as Medium Density Residential. The proposed subdivision would result in a density of approximately 5.3 dwelling units per acre, where 6.1-8.7 dwelling units per acre are allowed under this designation (Table 7.1P *General Plan Land Use Designations*).

c. Urban Land Use Policies

The subdivision complies with General Plan (GP) Policy 8.14 (*Appropriate Land Use Designations and Locational Criteria for Urban Unincorporated Areas*) which utilizes, as guidelines, the designations and densities identified for this area in order to achieve stated land use objectives within urban communities. This portion of El Granada 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 is more in line with the density objectives of the Medium Density Residential for the number of dwelling units per acre. Additionally, this area is correspondingly zoned, "Single-Family Residential/5,000 sq. ft. Minimum Lot Size" (R-1/S-17/DR/CD), with which the proposed project is in compliance relative to lot size (the new lots will exceed 5,000 sq. ft.).

Policy 8.15 (*Land Use Compatibility*) and Policy 8.36 (*Uses*) address the protection and enhancement of character of existing single-family areas and allow uses in zoning districts that are consistent with the

overall land use designation. The subject parcel is adjacent to single-family dwellings and will remain zoned for residential use.

General Plan Policy 8.30 (*Infilling*) encourages the infilling of urban areas where infrastructure and services are available. The site is within a neighborhood of single-family dwellings on lots between 3,500 sq. ft. and 9,000 sq. ft. 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, Columbus Street is an existing improved street, including drainage, maintained by the County Department of Public Works. 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 project also conforms to Policies 8.37 (*Density*) and 8.38 (*Parcel Sizes*) since the proposed subdivision is consistent with the land use designation and each parcel will exceed the minimum parcel size to ensure that the parcels are usable and developable and are designed to establish orderly and compatible development patterns.

d. Water Supply and Wastewater Policies

Policies 10.10 (*Water Supplier in Urban Areas and Wastewater Management*) and 11.5 (*Wastewater Management in Urban Areas*) discuss water and sewage systems as the preferred method in urban areas. Water and wastewater services are available and can be provided by the Coastside County Water District and the Granada Sanitary District. The Coastside County Water District has identified two non-priority water service connections assigned to the parcel. Both Districts have reviewed and approved the proposal subject to the conditions identified in Attachment A.

2. Conformance with the Zoning Regulations

The proposed parcels exceed the minimum lot size requirements (5,000 sq. ft.) of the R-1/S-17/DR/CD Zoning District as well as the minimum width requirement of 50 feet. The tentative 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-17/DR/CD development requirements including minimum parking requirements as discussed below:

Proposed Parcel A

	Minimum Required	Conceptually Proposed
Front Setback	20 ft.	20 ft. *
Rear Setback	20 ft.	20 ft. *
Right Side Setback and Left Side Setback	5 ft.	5 ft. or for structures over 16 ft. in height: combined total of 15 feet with a minimum of 5 feet on any side *
Lot Coverage	2,851 sq. ft. (maximum) (35%)	35% *
Floor Area Ratio	4,317 sq. ft. (maximum)	4,317 sq. ft. (maximum) *
<i>* Future development would be held to these regulatory limits.</i>		

Proposed Parcel B

	Minimum Required	Conceptually Proposed
Front Setback	20 ft.	20 ft. *
Rear Setback	20 ft.	20 ft. *
Right Side Setback and Left Side Setback	5 ft.	5 ft. or for structures over 16 ft. in height: combined total of 15 ft. with a minimum of 5 ft. on any side *
Lot Coverage	2,851 sq. ft. (maximum) (35%)	35% *
Floor Area Ratio	4,317 sq. ft. (maximum)	4,317 sq. ft. (maximum) *
<i>* Future development would be held to these regulatory limits.</i>		

a. **Design Review**

The project site is located in a Design Review district. While no structures are currently being proposed, future development on each parcel will be subject to review for conformance with the Design Review standards.

3. **Conformance with the Local Coastal Program**

A Coastal Development Permit is required pursuant to Section 6328.4 of the County Zoning Regulations for development in the Coastal Development District. This project is appealable to the California Coastal Commission as the project involves a land division requiring County approval. Summarized below are sections of the LCP that are relevant to this project. The project is in compliance with these LCP policies.

a. Locating and Planning Development Component

Policy 1.18 (*Location of New Development*) directs new development to existing urban areas and rural service centers in order to discourage urban sprawl and concentration and requires the infilling of existing residential subdivisions. Infill, as defined by the LCP, is the development of vacant land in urban and rural service centers which is: (1) subdivided and zoned for development at densities greater than one dwelling unit per 5 acres, and/or (2) served by sewer and water utilities. This parcel is zoned at a density greater than one dwelling unit per 5 acres, is served by the Granada Sanitary District and the Coastside County Water District and is located in an existing urban area. While no development on either parcel is proposed at this time, future development would be subject to the Coastal Development Permit process.

Policy 1.19 (*Ensure Adequate Public Services and Infrastructure for New Development in Urban Area*) requires that no permit for development in the urban area shall be approved unless it can be demonstrated that it will be serviced with adequate water supplies and wastewater treatment facilities.

Water and wastewater services are available and can be provided by the Coastside County Water District and the Granada Sanitary District. The Coastside County Water District has identified two non-priority water service connections assigned to the parcel. Both Districts have reviewed and approved the proposal subject to the conditions identified in Attachment A.

Policy 1.36 (*Half Moon Bay Airport Influence Area Requirements*) requires all development to meet the requirements of the Airport Influence Area (AIA). The project is located in the AIA. Residential development is an allowed use in this zone. The project complies with the development standards of the Half Moon Bay Airport Land Use Plan requirements for the AIA District. All transfers of real property will need to comply with the real estate disclosures specified in Chapter 496 of the California Statutes of 2002, which requires the disclosure to identify that the properties are located in the vicinity of an airport.

4. Compliance with Subdivision Regulations

The Department of Public Works, the Coastside Fire Protection District, the Geotechnical Section, and the Building Department have reviewed the project and found that it complies with their standards, as applicable. Conditions of approval have been included in Attachment A of this report. Staff's recommendation to approve the subdivision application is based on

the following findings pursuant to Section 7013 (3)(b) of the San Mateo County Subdivision Regulations:

a. That the proposed map is consistent with applicable general and specific plans.

The Department of Public Works and Planning staff have reviewed the tentative map and found it consistent, as conditioned in Attachment A of this report, with State and County land division regulations. The proposed map is consistent with applicable San Mateo County General Plan and Local Coastal Program policies as previously discussed in Section A.1 of this report. The proposed density does not exceed the maximum density of the Medium Residential Land Use designation.

b. That the design or improvement of the proposed subdivision is consistent with the applicable general and specific plans.

The design of the proposed subdivision is consistent with the San Mateo County General Plan, the Local Coastal Program, and the Zoning Regulations, as previously discussed in Sections A.1 and A.2 of this report.

No improvements are being proposed at this time. The conceptual building envelopes of the submitted map indicate conformance with applicable zoning provisions. In addition, all future development of the subdivided parcels must comply with Design Review standards. Additionally, the parcels will meet minimum width and depth requirements of 50 feet and 100 feet, respectively, in addition to minimum frontage (20') requirements and adequate routine and emergency access.

c. That the site is physically suitable for the type of development.

The allowed use for this site includes single-family residential units with a density of approximately 5.3 dwelling units per acre, where 6.1-8.0 dwelling units per acre are allowed under the Medium Density Residential Land Use designation. The proposed parcels are capable of being served by sewer and water. The proposed subdivision complies with the applicable Zoning Regulations, and the size and width of the proposed parcels are sufficient to accommodate future development provided that the development complies with the Zoning Regulations.

d. That the site is physically suitable for the proposed density of development.

This site is physically suited for a single-family residential development for the following reasons: (1) the proposed parcels conform to the minimum parcel size requirements of the R-1/S-17/DR/CD 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. Further development on the proposed parcels is subject to a separate permitting process.

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

The project is in compliance with all applicable development standards and applicable Subdivision Regulations. The inclusion of conditions of approval ensures that the public health and safety of the area are maintained.

While no construction is proposed at this time, future construction-related impacts identified in this project's Initial Study include dust generation during site grading and traffic impacts associated with the temporary increase of truck traffic during construction. The proposed subdivision design will also comply with required standards related to stormwater runoff. There are no creeks nearby and thus the subdivision will not impact any fish, wildlife or their habitat. Mitigation measures have been proposed in the Initial Study, and those measures have been included as conditions of approval in Attachment A of this report. However, these are construction-related impacts and not expressly due to the design of the subdivision.

f. That the design of the subdivision or the type of 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 existing or proposed easements on the parcel. Individual driveway access to each parcel will be from Columbus Street, an existing County-maintained roadway. All necessary utilities, required for development, exist within the above roadway right-of-ways. Thus, no utility easements are required.

- g. 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 a State Regional Water Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code.**

While a sewer line is available subject to conformance with the regulations of the Granada Sanitary District, there are no proposed structures that would utilize sewer. All development on the proposed parcels must meet the requirements prescribed by the State Regional Water Control Board. The District has stated that, as the lots are not substandard, they will be able to provide a connection to the site upon building permit approval by the Planning and Building Department.

- h. That the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (“the Williamson Act”) and that the resulting parcels following a subdivision of that land would not be too small to sustain their agricultural use.**

The land is not under or subject to a Williamson Act Contract or Open Space Easement.

- i. That the project has considered the effects on the housing needs of the region and balances these needs against the public service needs of residents and available fiscal and environmental resources.**

The project would create one new lot that could potentially be developed for housing purposes and would help fulfill the housing needs in the unincorporated midcoast. The site is within a neighborhood of single-family dwellings on lots between 3,500 sq. ft. and 9,000 sq. ft. in size. The project will not disrupt acceptable service ratios, response times or performance objectives of fire, police, schools, parks or any other public facilities or energy supply systems. The payment of development fees, such as the parks in-lieu fee, user fees, and additional property taxes generated, will allow the maintenances of the existing serve levels.

5. In-Lieu Park Fees

Section 7055.3 (*Fees In Lieu of Land Dedication*) requires that, as a condition of approval of the tentative map, the subdivider is required to dedicate land or pay an in-lieu fee. Said fee is for acquisition, development or rehabilitation of County park and recreation facilities, and/or assist other providers of park and recreation facilities to acquire, develop or rehabilitate facilities that will serve the proposed subdivision. The section further defines the formula for calculating this fee. The anticipated fee for this

subdivision is \$1,921.10 for in-lieu park fees. A worksheet showing the computation methodology is included in Attachment E. 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 (IS) and Mitigated Negative Declaration (MND) have been prepared and circulated for this project, in compliance with the California Environmental Quality Act (CEQA). The public comment period commenced on October 7, 2015 and ended on October 27, 2015. No public comments were received. Mitigation measures have been included as conditions of approval in Attachment A.

C. REVIEWING AGENCIES

Department of Public Works
Building Inspection Section
Coastside Fire Protection District
Coastside County Water District
Granada Sanitary District
Geotechnical Section
California Coastal Commission
Midcoast Community Council
Cabrillo Unified School District
PG&E

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Park In-Lieu Fee Worksheet
- C. Vicinity Map
- D. Tentative Subdivision Map
- E. Initial Study and Mitigated Negative Declaration

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2014-00273 Hearing Date: December 3, 2015

Prepared By: Rob Bartoli
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. 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.
2. That, on the basis of the Initial Study and comments received hereto, there is no evidence that the project, subject to the mitigation measures contained in the Mitigated Negative Declaration, will have a significant effect on the environment.
3. That the Mitigated Negative Declaration reflects the independent judgment of San Mateo County.

For the Coastal Development Permit, Find:

4. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program, as described further in Section A.3 of the staff report.
5. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program.

For the Minor Subdivision, Find:

6. That the proposed map is consistent with the applicable general and specific plans. The proposed map is consistent with the applicable San Mateo County General Plan and the Local Coastal Program policies as previously discussed in

Section A.1 of this report. The proposed density does not exceed the maximum density of the Medium Residential Land Use designation.

7. That the design or improvement of the proposed subdivision is consistent with the applicable general and specific plans. The design of the proposed subdivision is consistent with the San Mateo County General Plan, the Local Coastal Program, and the Zoning Regulations, as previously discussed in Sections A.1 and A.2 of this report.
8. That the site is physically suitable for the type of development. The proposed subdivision complies with the applicable Zoning Regulations, and the size and width of the proposed parcels are sufficient to accommodate future development provided that the development complies with the Zoning Regulations.
9. That the site is physically suitable for the proposed density of development. This site is physically suited for a single-family residential development for the following reasons: (1) the proposed parcels conform to the minimum parcel size requirements of the R-1/S-17/DR/CD 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.
10. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. There are no creeks nearby and thus the subdivision will not impact any fish, wildlife or their habitat. No trees or habitat are proposed for removal under the project.
11. That the design of the subdivision or type of improvement is not likely to cause serious public health problems. The project is in compliance with all applicable development standards and applicable Subdivision Regulations. The inclusion of conditions of approval ensures that the public health and safety of the area are maintained.
12. 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 a State Regional Water Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. The Granada Sanitary District has stated that, as the lots are not substandard, they will be able to provide a connection to the site upon building permit approval by the Planning and Building Department.
13. That the project has considered the effects on the housing needs of the region and balances these needs against the public service needs of residents and available fiscal and environmental resources. The project would create one new lot that could potentially be developed for housing purposes and would help fulfill

housing needs in the unincorporated midcoast while not impacting the public service needs or environmental resources of the surrounding community.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents and plans described in this report and submitted to and approved by the Zoning Hearing Officer on December 3, 2015. Minor revisions or modifications may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
2. This subdivision approval is valid for two (2) years, during which time a parcel map shall be filed. An extension to this time period, in accordance with Section 7013.5.c of the Subdivision Regulations, may be issued by the Planning Department upon written request and payment of any applicable extension fees, if required, sixty (60) days prior to expiration.
3. Prior to the recordation of the parcel map, the applicant shall pay to the San Mateo County Planning and Building Department for in-lieu park fees as required by County Subdivision Regulations Section 7055.3. Fees shall be calculated at the time of payment.
4. No trees are permitted to be removed. Any tree removal is subject to a separate permitting process.
5. No grading is permitted. Any grading is subject to a separate permitting process.
6. Prior to the issuance of a building permit for any future construction, the applicant shall provide an erosion and sediment control plan, which demonstrates how erosion will be mitigated during the construction period. This mitigation will be in place at all times during construction.
7. **Mitigation Measure 1:** The applicant shall require construction contractors for any future development of the property 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 the 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.
8. **Mitigation Measure 2:** The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:
- a. Water all active construction areas at least twice daily.
 - b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
 - c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
 - d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

- e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.
9. **Mitigation Measure 3:** Prior to building permit issuance, the project sponsor shall incorporate, via a note on the first page of the construction plans, that should cultural, paleontological or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall 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 shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e). The note on the plans shall be subject to review and approval of the Current Planning Section.
- a. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
 - b. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
 - c. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
 - d. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - e. Replant vegetation in disturbed areas as quickly as possible.
10. **Mitigation Measure 4:** Prior to the issuance of any permit for development on the site, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater

Pollution Prevention Program “General Construction and Site Supervision Guidelines,” including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

11. **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).
12. The applicant shall provide for the extension of existing sewer, gas, electric and cables lines to service the new parcels for any future development. All new service lines shall be installed underground. No new utility pole(s) shall be installed for this subdivision.

Building Inspection Section

13. Building permits shall be applied for and obtained from the Building Inspection Section for any future demolition or construction on the parcels created as a result of the filing of the final parcel map for this project.

Geotechnical Section

14. Future development will require a detailed geotechnical report at the time of permit submittal.

Department of Public Works

15. Prior to the issuance of future building permits, the applicant/owner will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed residences per Ordinance No. 3277.
16. The applicant shall apply separately for an encroachment permit from the Department of Public Works for all proposed work, including landscaping and signs, within the County right-of-way prior to commencing any work. The application shall be accompanied by plans specific to work in the public right-of-way, and shall conform to County standards and special provisions. No work shall commence until the encroachment permit has been issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
17. The applicant shall submit a completed C.3-C.6 form "at the time of development" of either or both of the two lots. Should new/replaced impervious surface equal or exceed 10,000 sq. ft., the applicant shall comply with the requirements as stated in "Provision C.3 of the Municipal Regional Stormwater NPDES Permit."
18. 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.

Engineer of Record shall demonstrate that the driveway pipe is adequate to contain the flow of stormwater on the roadway. Minimum size of driveway pipe shall not be less than 15" in diameter.

Engineer shall demonstrate that the locations of the proposed driveways will provide adequate sight distance for ingress and egress to and from the roadway.

19. The applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed subdivision 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 being subdivided 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 street improvement plans and submitted to the Department of Public Works for review and approval.
20. 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.
21. 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.

Coastside Fire Protection District

22. Chimneys: Remove that portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe or any portion of the tree which overhangs the roof assembly or is within 5 feet of any portion of the structure.

Coastside County Water District

23. The project is required to comply with the District's Indoor Water Use Efficiency Ordinance which includes metering and water use efficiency specification for

plumbing fixtures and appliances. It is recommended that the applicant contact the District before the design is complete to get information of the District's regulations.

Granada Sanitary District

24. Upon receiving Planning Department approval for the project, the applicant shall submit an application and appropriate paperwork for a sewer permit.

Department of Fish and Wildlife

25. The Department of Fish and Wildlife has determined that this project is not exempt from the Department of Fish and Wildlife California Environmental Quality Act. The applicant shall submit the following to the Current Planning Section: Within five (5) working days of the final approval date of this permit, the applicant shall pay an environmental filing fee of \$2,210.00, as required under Fish and Wildlife Code Section 711.4, plus a \$50.00 recording fee. Thus, the applicant shall submit a check in the total amount of \$2,260.00, made payable to San Mateo County, to the project planner to file with the Notice of Determination. Please be aware that the Department of Fish and Wildlife's environmental filing fee increases starting the first day of each new calendar year (i.e., January 1, 2016). The fee amount due is based on the date of payment of the fees.

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County of San Mateo
 Planning and Building Department

In-Lieu Park Fee Worksheet

[This formula is excerpted from Section 7055 of the County's Subdivision Regulations]

This worksheet should be completed for any residential subdivision which contains 50 or fewer lots. For subdivisions with more than 50 lots, the County may require either an in-lieu fee or dedication of land.

1. **For the parcel proposed for subdivision, look up the value of the land on the most recent equalized assessment roll. (Remember you are interested in the land only.)**

$$\text{Value of Land} = \$204,600$$

2. **Determine the size of the subject parcel in acres.**

$$\text{Acres of Land} = 0.366 = \frac{15,932.5}{43,560}$$

3. **Determine the value of the property per acre.**

- a. **Set up a ratio to convert the value of the land given its current size to the value of the land if it were an acre in size.**

Formula:	
$\frac{\text{Parcel Size in Acres (From Item 2)}}{1 \text{ Acre of Land}}$	$\frac{\text{Value of Subject Parcel (From Item 1)}}{\text{Value of Land/Acre}}$
Fill Out:	
$\frac{0.366}{1 \text{ Acre}}$	$\frac{\$204,600}{\text{Value of Land/Acre}}$

- b. **Solve for X by cross multiplying.**

Formula:	
Value of Land	= $\frac{\text{Value of the Subject Parcel (From Item 1)}}{\text{Size of the Subject Parcel in Acres (From Item 2)}}$
Fill Out:	
Value of Land .46	= $\frac{\$204,600}{0.366}$ = <u>\$559,016.39</u>

4. Determine the number of persons per subdivision.

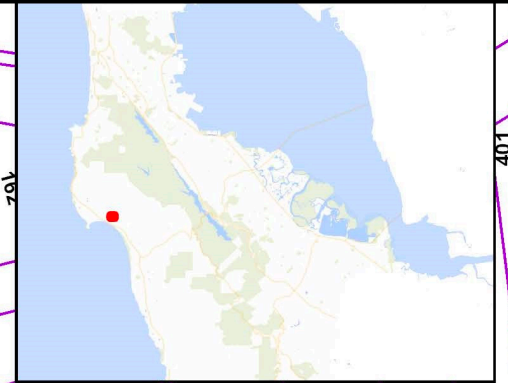
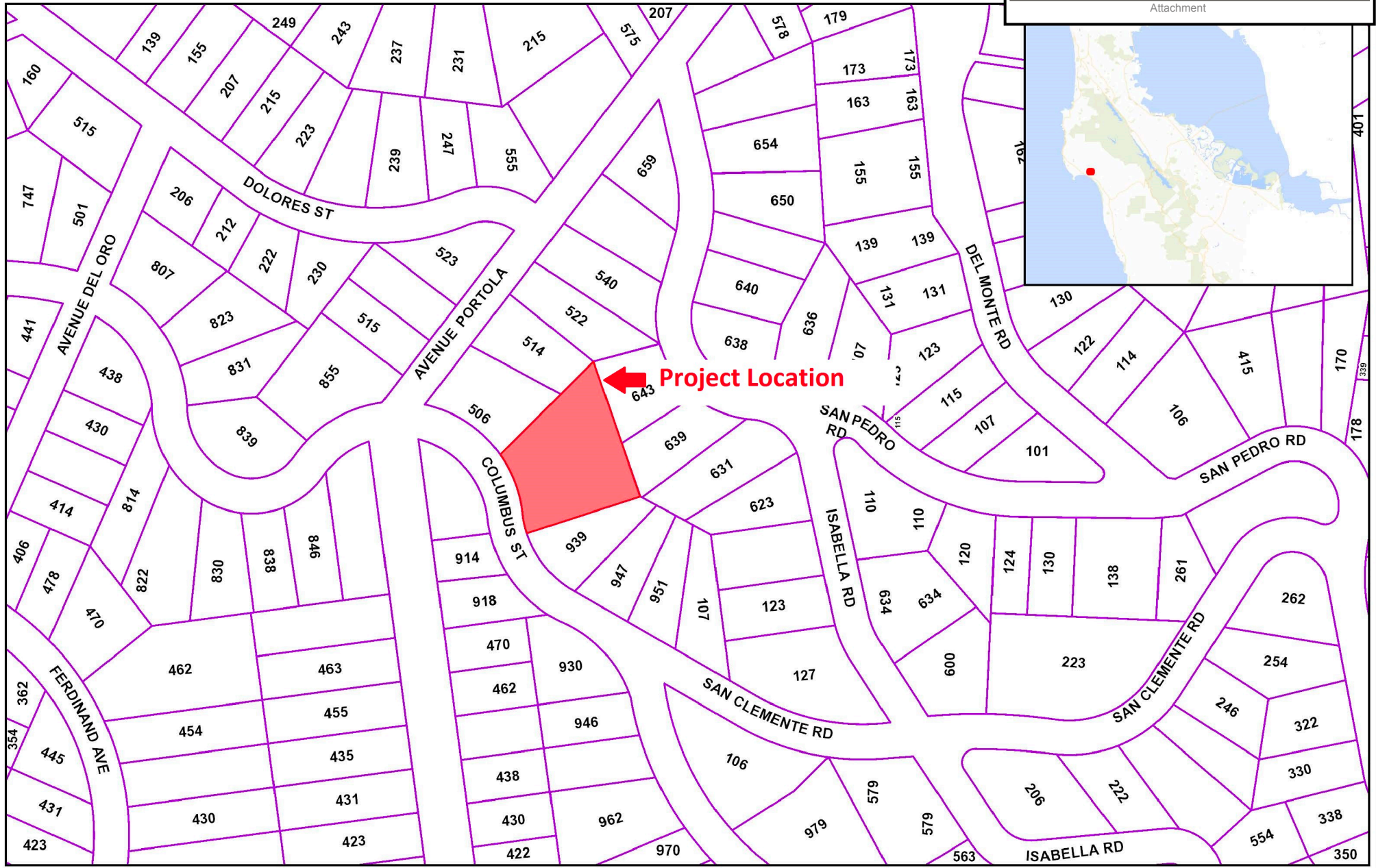
Formula:				
Number of New Lots Created*	X	2.75**	=	Number of Persons Per Subdivision
*Example = A 2-lot split would = 1 newly created lot.				
Fill Out:				
*1	X	2.75**	=	2.75
**Average number of persons per dwelling unit according to the most recent federal census (2010).				

5. Determine the parkland demand due to the subdivision.

Formula:				
Number of Persons Per Subdivision Demand (From Item 4)	X	.003*** Acres/Person	=	Parkland Demand
Fill Out:				
2.75	X	.003*** Acres/Person	=	0.00825
***Section 7055.1 of the County's Subdivision Ordinance establishes the need for .003 acres of parkland property for each person residing in the County.				

6. Determine the parkland in-lieu fee.

Formula:				
Parkland Demand (From Item 5) Fee	X	Value of the Land/Acre (From Item 3.b)	=	Parkland In-Lieu Fee
Fill Out:				
0.00825	X	\$559,016.39	=	\$4,611.89

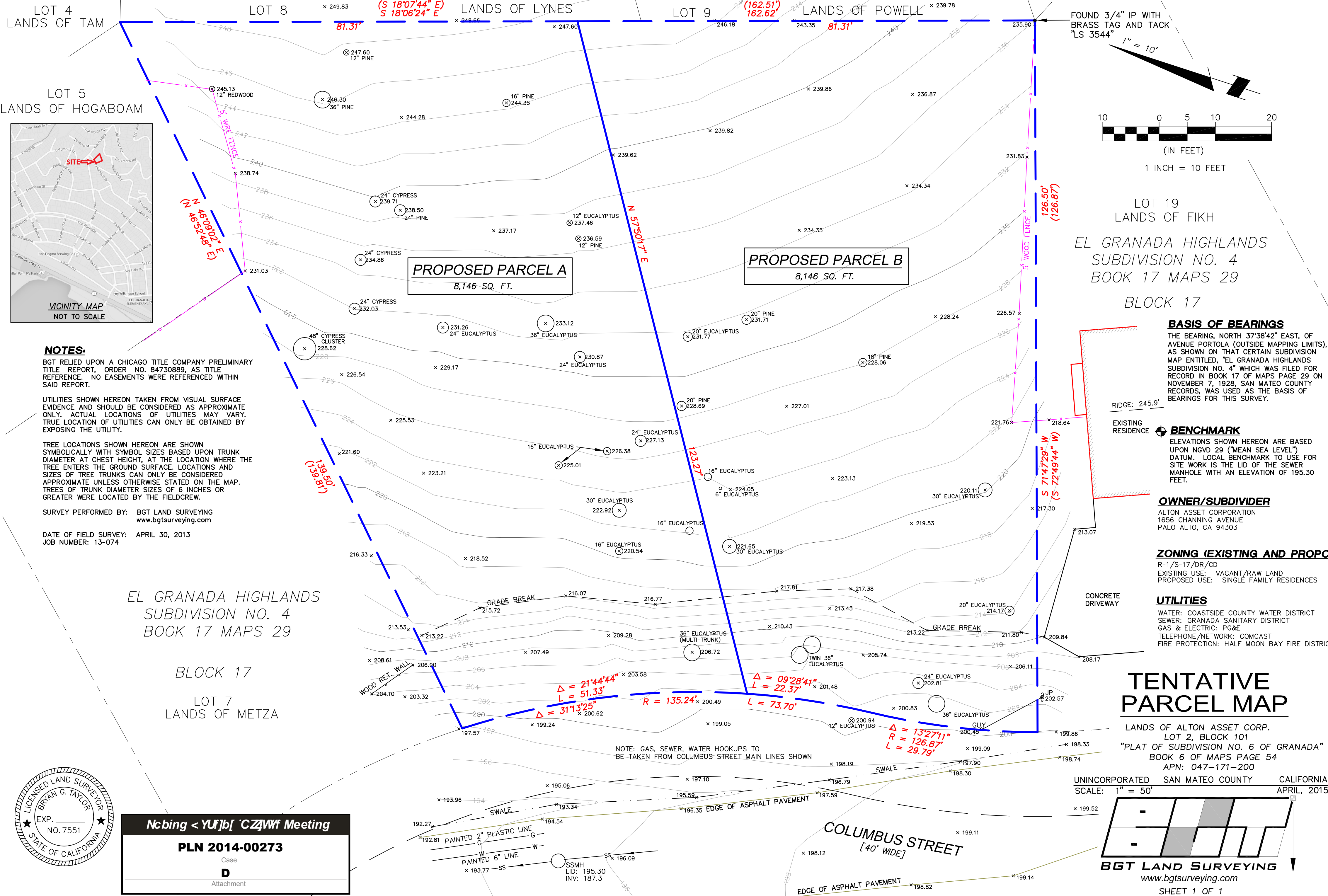


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THIS MAP IS NOT TO BE USED FOR NAVIGATION



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PLN 2014-00273

Case
D
 Attachment

PLN 2014-00273

Case

E

Attachment

MATEO, PLANNING AND BUILDING DEPARTMENT

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

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

FILE NO.: PLN 2014-00273

OWNER: Alton Asset Corporation

APPLICANT: William Wang

ASSESSOR'S PARCEL NO.: 047-171-200

LOCATION: 900 Block of Columbus Street in the unincorporated El Granada.

PROJECT DESCRIPTION: The applicant proposes to subdivide a presently unimproved 16,292 sq. ft. parcel into two parcels (Lots 1 - 8,146 sq. ft.; Lots 2 - 8,146 sq. ft.). Both parcels are proposed with a width of 50 feet or greater and a depth of greater than 100 feet. Each proposed parcel would have separate access from Columbus Street. This proposal does not include any development, at this time, nor does it include any tree removal or grading.

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.

**POSTING
ONLY**

FILED ENDORSED
IN THE OFFICE OF THE
COUNTY CLERK RECORDER
SAN MATEO COUNTY CALIF.

OCT 07 2015

MARK CHURCH, County Clerk
By VERONICA MADRID
Deputy Clerk

- 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 for any future development on the property 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 the 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: The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:

- a. Water all active construction areas at least twice daily.
- b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
- c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.

- e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.
- f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
- i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- j. Replant vegetation in disturbed areas as quickly as possible

Mitigation Measure 3: Prior to building permit issuance, the project sponsor shall incorporate, via a note on the first page of the construction plans, that should cultural, paleontological or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall 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 shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e). The note on the plans shall be subject to review and approval of the Current Planning Section.

Mitigation Measure 4: Prior to the issuance of any permit for development on the site, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.

- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

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, as mitigated. A copy of the initial study is attached.

REVIEW PERIOD: October 7, 2015 to October 27, 2015

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. October 27, 2015.**

CONTACT PERSON

Rob Bartoli, Project Planner
650/363-1857
rbartolir@smcgov.org



Rob Bartoli, Project Planner

RJB:jlh – RJBZ0699_WJH.DOCX

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Minor Subdivision
2. **County File Number:** PLN 2014-00273
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:** Rob Bartoli, 650/363-1857
5. **Project Location:** 900 Block of Columbus Street in the unincorporated El Granada
6. **Assessor's Parcel Number and Size of Parcel:** 047-171-200; 16,292 sq. ft.
7. **Project Sponsor's Name and Address:**

Alton Asset Corporation
William Wang
1656 Channing Avenue
Palo Alto, CA 94303
8. **General Plan Designation:** Medium Density Residential (6.1-8.7 dwelling units per acre)
9. **Zoning:** R-1/S-17/DR/CD (Single-Family Residential/5,000 sq. ft. minimum parcel/Design Review/Coastal Development)
10. **Description of the Project:** The applicant proposes to subdivide a presently unimproved 16,292 sq. ft. parcel into two parcels (Lot 1 - 8,146 sq. ft.; Lot 2 - 8,146 sq. ft.). Both parcels are proposed with a width of 50 feet or greater and a depth of greater than 100 feet. Each proposed parcel would have separate access from Columbus Street. This proposal does not include any development, at this time, nor does it include any tree removal or grading.
11. **Surrounding Land Uses and Setting:** The project site is a 16,292 sq. ft. parcel which is bordered by single-family residences to the north, east, south, and west. The residential parcels range from 3,500 sq. ft. to 9,000 sq. ft. The parcel has an approximate 36 % slope with mature eucalyptus trees.
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
	Biological Resources		Land Use/Planning		Transportation/Traffic
X	Cultural Resources		Mineral Resources		Utilities/Service Systems
	Geology/Soils	X	Noise		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 within any County- or State-designated Scenic Corridor or natural area. The proposed future development of the property would be on the uphill side of Columbus Avenue. Thus, the visual impact is less than significant.</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: See the discussion provided to Question 1.a. above.</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 proposed subdivision would not create a new source of significant light or glare. Any future development of the property with single-family homes would require a design review process. However, the project site is located in a neighborhood characterized by single-family houses. Any future development will not emit more light than any other houses 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: The project is not within, nor adjacent to a State- or County-designated Scenic Corridor.</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 project is located in a Design Review District. While the applicant has not proposed any development of the site under this subdivision application, and future development of the property will need to comply with the County's Design Review process required by the San Mateo County Zoning Code.</p> <p>Source: County Maps.</p>					
1.g.	Visually intrude into an area having natural scenic qualities?				X
<p>Discussion: See the discussion provided to Question 1.a. above.</p> <p>Source: County Maps.</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:

	<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 parcel on which the subject site is located is within the Coastal Zone, but does not include prime farmland. Thus, the question is not relevant to this project at this site.</p> <p>Source: County Maps.</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 zone preserve. There is no Open Space Easements or Williamson Act contract on the parcel.</p> <p>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 in the vicinity of farmland.</p> <p>Source: Zoning Maps, USDA NRCS Prime Soils Map.</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 subject parcel is located within the Coastal Zone. While a division of land is proposed, the property does not contain Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts. No agricultural activities have occurred on the site. Thus, the project poses no impact.</p> <p>Source: Zoning Maps.</p>				
2.e. Result in damage to soil capability or loss of agricultural land?				X

Discussion: The site does not contain agricultural land and is not near farmland.					
Source: Zoning Maps, USDA NRCS Prime Soils Map.					
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? <i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i>				X
Discussion: The site is not in or near a Timberland Preserve Zoning District. The property is zoned R-1/S-17/DR/CD (Single-Family Residential/5,000 sq. ft. minimum parcel/Design Review/Coastal Development). A subdivision of a parcel is an allowed action in the R-1/S-17/DR/CD Zoning District.					
Source: San Mateo County Zoning Maps, San Mateo County Zoning Regulations.					

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:					
		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
3.a.	Conflict with or obstruct implementation of the applicable air quality plan?		X		
Discussion: The Bay Area 2010 Clean Air Plan (CAP), developed by the Bay Area Air Quality Management District (BAAQMD), is the applicable air quality plan for San Mateo County. The CAP was created to improve Bay Area air quality and to protect public health and climate. The BAAQMD's 2011 CEQA Guidelines suggest lead agencies consider the following when determining whether a project would conflict with or obstruct the implementation of the applicable Air Quality Plan:					
<ol style="list-style-type: none"> 1. Does the project support the primary goals for the Air Quality Plan? 2. Does the project include applicable control measures for the Air Quality Plan? 3. Does the project disrupt or hinder the implementation of any Air Quality Plan control measures? 					
The project would not conflict with or obstruct the implementation of the BAAQMD's 2010 CAP. The approval of the subdivision would not create any emissions, however, the development of the property with two single-family homes (which would require a separate permit) would involve minimal hydrocarbon (carbon monoxide; CO ₂) air emissions, whose source would be from trucks and equipment (whose primary fuel source is gasoline) during construction. The impact from the					

occasional and brief duration of such emissions would not conflict with or obstruct the Bay Area Air Quality Plan. Regarding emissions from construction vehicles (employed at the site during the project's construction), the following mitigation measure is recommended to ensure that the impact of the future development of the property is less than significant:

Mitigation Measure 1: The applicant shall require construction contractors for any future development on the property 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 the 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.

Please also see the discussion to Question 7.1. (*Climate Change; Greenhouse Gas Emissions*), relative to the project's compliance with the County Energy Efficiency Climate Action Plan.

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		
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Discussion: The project would not violate any construction-related or operational air quality standard or contribute significantly to an existing or projected air quality violation. See the discussion provided to Question 3.a. and Mitigation Measure 1 above regarding any future development on the property.

<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 BAAQMD, no single project is sufficient in size to, by itself, result in non-attainment of ambient air quality standards, though San Mateo County is a non-attainment area for PM-2.5. 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 impact of the subdivision would not result in any impact to air quality in the immediate area or the air basin. The impact of the future development of the two properties with single-family homes would not result in a significant impact to air quality in the immediate area or the air basin.</p> <p>Source: BAAQMD.</p>				
<p>3.d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?</p>				X
<p>Discussion: There are no sensitive receptors within a quarter mile of the site, such as schools, therefore, the project would not expose sensitive receptors to pollutant concentrations.</p> <p>Source: Maps, BAAQMD.</p>				
<p>3.e. Create objectionable odors affecting a significant number of people?</p>			X	
<p>Discussion: The subdivision would not create or generate any odors, nor would the future operation of two single-family homes on the property. The future development of the site has the potential to generate odors associated with construction activities. However, any such odors would be temporary and would be expected to be minimal. Construction-related odors would not have a significant impact on large numbers of people over an extended duration of time. Thus, the impact would be less than significant.</p> <p>Source: Project Description.</p>				
<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?</p>		X		

Discussion: The subdivision itself would not generate any pollutants. During any future project construction at the site, dust could be generated for a short duration. To ensure that project impact will be less than significant, the following mitigation measure is recommended:

Mitigation Measure 2: The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:

- a. Water all active construction areas at least twice daily.
- b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
- c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.
- f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
- i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- j. Replant vegetation in disturbed areas as quickly as possible.

Source: BAAQMD.

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

Discussion: The only species identified as being possibly located in the area is the danaus plexippus, the monarch butterfly. The monarch butterfly is not listed as special status species, as listed in plans associated with the County Local Coastal Program (LCP), the California Department

<p>of Fish and Wildlife or U.S. Fish and Wildlife Service. No trees or habitat are proposed for removal under the project. Thus, the project poses no impact.</p> <p>Source: California Natural Diversity Database, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service.</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 contain any riparian habitat.</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 wetlands.</p> <p>Source: County Maps.</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. Thus, the project poses no impact.</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: There are a number of trees on the project site that would qualify as significant trees under the County's Tree Ordinance. The majority of trees on the site are eucalyptus trees. No trees are proposed to be removed under this project. Any future development of the site would be required to comply with the County Tree Ordinance and replanting requirements.</p> <p>Source: Site Plan, Project Description.</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: The subject parcel is not encumbered by an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan. Thus, the project poses no impact.</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 subject parcel is not located inside or within 200 feet of a marine or wildlife reserve. Thus, the project poses no impact.</p> <p>Source: County Maps.</p>					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
<p>Discussion: The project parcel includes no oak woodlands or other timber woodlands. Thus, the project poses no impact.</p> <p>Source: Site Plan.</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: Neither the project parcel nor the project site hosts any known historical resources, by either County, State or Federal listings. Thus, the project poses no impact.</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		
<p>Discussion: Neither the project parcel nor the project site hosts any known archaeological resources. However, the following mitigation measure is recommended to ensure that the impact is less than significant during any future construction on the property:</p>					

Mitigation Measure 3: Prior to building permit issuance, the project sponsor shall incorporate, via a note on the first page of the construction plans, that should cultural, paleontological or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall 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 shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e). The note on the plans shall be subject to review and approval of the Current Planning Section.

Source: Site Survey.

5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
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Discussion: Neither the project parcel nor the project site hosts any known paleontological resources, sites or geologic features. However, Mitigation Measure 3 (as cited above) is added to ensure that the impact is less than significant during any future construction.

Source: Site Survey.

5.d. Disturb any human remains, including those interred outside of formal cemeteries?				X
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Discussion: No known human remains are located within the project area. The nearest known and still existing cemetery is Skylawn Memorial Park Cemetery, over 3 miles from the project site. In case of accidental discovery during the future construction phase, Mitigation Measure 3 is recommended.

Source: Site Plan.

6. GEOLOGY AND SOILS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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:				

<p>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?</p> <p><i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i></p>				X
<p>Discussion: The site is not within the area delineated on the Alquist-Priolo Earthquake Fault Zoning Map.</p> <p>Source: Alquist-Priolo Earthquake Fault Zoning Map.</p>				
<p>ii. Strong seismic ground shaking?</p>			X	
<p>Discussion: The project area 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 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) for this unmanned facility. Therefore, impacts related to strong seismic ground shaking would be less than significant.</p> <p>Source: ABAG Earthquake Shaking Potential Map.</p>				
<p>iii. Seismic-related ground failure, including liquefaction and differential settling?</p>			X	
<p>Discussion: The property has been determined by the Association of Bay Area Governments (ABAG) to be at very low risk for liquefaction during a seismic event.</p> <p>Source: ABAG Earthquake Liquefaction Scenarios Map.</p>				
<p>iv. Landslides?</p>				X
<p>Discussion: The project site is located in an area determined to be least susceptible to landslides.</p> <p>Source: San Mateo County Landslide Risk Map.</p>				
<p>v. Coastal cliff/bluff instability or erosion?</p> <p><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></p>				X
<p>Discussion: The site is not on a coastal bluff or cliff. The project site is located approximately 0.5 miles from the coast.</p> <p>Source: Planning Maps.</p>				

6.b. Result in significant soil erosion or the loss of topsoil?		X		
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Discussion: No grading or soil removal is proposed by the subdivision. Any removal or soil from the site would be reviewed during the Planning and Building permit stages for the future development of the two lots. Relative to potential erosion during the future construction activity at the project site, the following mitigation measure is recommended to ensure that the impact is less than significant:

Mitigation Measure 4: Prior to the issuance of any permit for development on the site, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- k. Throughout the construction period, the applicant shall conduct regular inspections of the

<p>condition and operational status of all structural BMPs required by the approved erosion control plan.</p> <p>Source: Project Description.</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 future construction will be reviewed by the County Geologist.</p> <p>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 around the structures. However, all new facilities would be designed and constructed to meet or exceed relevant standards and codes. In the event that any future development 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.</p> <p>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 will be available from the Granada Sanitary District. Therefore, there would be no impact.</p> <p>Source: Project Description.</p>					

7. CLIMATE CHANGE. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
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: Greenhouse Gas Emissions (GHG) includes CO₂ emissions from vehicles and machines that are fueled by gasoline. While the approval of the subdivision would not create any GHG emissions, the future construction and operation of two single-family homes would involve some vehicles during construction and residents in vehicles traveling to and from the units.</p> <p>Future construction-related minor grading and installation will result in the temporary generation of GHG emissions along travel routes and at the project site. In general, construction involves GHG emissions mainly from exhaust from vehicle trips (e.g., construction vehicles and personal vehicles of construction workers). Even assuming that construction vehicles and workers are based in and traveling from urban areas, the potential project GHG emission levels from construction would be considered minimal.</p> <p>This project may result in a reduction of greenhouse gas emissions. 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 (EECAP).</p> <p>Source: EECAP.</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 parcel is not considered forestland. The project site does not host any such forest canopy. No trees are proposed to be removed as part of the subdivision. Thus, the project poses no impact.</p> <p>Source: Planning Maps.</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 and would not expose structures or infrastructure to accelerated coastal cliff/bluff erosion due to sea level rise. The project site is located approximately 0.5 miles inland from the Pacific Ocean. Thus, the project poses no impact.</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 is approximately 200 feet above sea level and is located over 0.5 miles inland from the Pacific Ocean. 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: Project Description, FEMA Flood Maps. <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 project site is not within a flood hazard area on the FEMA Flood Insurance Rate Map (FIRM). The site is located in a FEMA Flood Zone X, which is considered a minimal flood hazard. These areas have a 0.2% annual chance of flooding, with areas of 1% annual chance of flooding with average depths of less than 1 foot.</p> <p>Source: FEMA Community FIRM Panel 06081C0140E, effective October 16, 2012.</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. See discussion in Section 7.f. above.</p> <p>Source: FEMA Community FIRM Panel 06081C0140E, effective October 16, 2012.</p>				

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
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 subdivision, nor the future development of the site with two single-family homes, would 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, FLH units, 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 project parcel is not located within any such distance to an existing or proposed school. Thus, the project poses no impact.</p> <p>Source: San Mateo 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 show that it is not on such a site. Thus, the project poses no impact.</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 located within the Half Moon Bay Airport Land Use Plan. The property is located within the Airport Influence Area (AIA). Per the plan, the AIA is a zone for all other portions of regular aircraft traffic and has been determined that the aircraft accident risk level is considered low. The AIA zone does not have a limit of dwelling units per acre. Within the AIA, residential uses are permitted. Airport discourse notices are required for anyone purchasing a home in the AIA. This disclosure requirement will occur during the sale of any single-family houses on the property that are developed on the property. Thus, the project poses no impact.</p> <p>Source: San Mateo County Maps, Half Moon Bay Airport Land Use Plan.</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. Thus, the project poses no impact.</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 would not impair implementation of or physically interfere with an adopted emergency response or evacuation plan. Thus, the project poses no impact.</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 project parcel is not located within a wildlands area or a high or very high fire hazard area.</p> <p>Source: Aerial Photography, California Department of Forestry and Fire Protection.</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: FEMA Community FIRM Panel 06081C0140E, effective October 16, 2012.</p>					
8.j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: The project is not in a floodway. Thus, the project poses no impact.</p> <p>Source: FEMA Community FIRM Panel 06081C0140E, effective October 16, 2012, Project Scope.</p>					
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
<p>Discussion: No dam or levee is located on or near the subject parcel.</p> <p>Source: Contour Maps, FEMA Community FIRM Panel 06081C0140E, effective October 16, 2012.</p>					
8.l.	Inundation by seiche, tsunami, or mudflow?				X
<p>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.</p> <p>Source: Flood Insurance Rate Map, Landslide Map.</p>					

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: A preliminary drainage analysis of the proposed project has been reviewed and approved by the Department of Public Works. Any future development on the site will be required to treat all runoff on-site.

Source: Project Description.

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
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Discussion: Coastside County Water District has stated that they have adequate water to serve the project. The project will not entail the creation of impermeable surface significant enough to affect the water table. Thus, the project poses no impact.

Source: Project Description.

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
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Discussion: The project is not within a watercourse. New development on the site will include drainage features approved by the Department of Public Works (DPW). Relative to the potential impacts during future construction, the Mitigation Measure (No. 4) added under the discussion to Question 6.b. will ensure that, all issues taken together, the project will represent a less than significant impact.

Source: County Maps, Project Description.

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
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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 for any future development at the site.

Source: Project Description.

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 the discussion provided to Question 9.d. above.</p> <p>Source: Project Description.</p>					
9.f.	Significantly degrade surface or ground-water water quality?				X
<p>Discussion: See the discussion provided to Question 9.d. above.</p> <p>Source: Project Description.</p>					
9.g.	Result in increased impervious surfaces and associated increased runoff?				X
<p>Discussion: See the discussion provided to Question 9.d. above.</p> <p>Source: Project Description.</p>					

10. LAND USE AND PLANNING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a.	Physically divide an established community?			X
<p>Discussion: The project is located within an established community. It will not sever any roads, walkways, paths, or other connections. Thus, the project poses no impact.</p> <p>Source: Location Maps.</p>				
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
<p>Discussion: The project has been reviewed for conformance, and found to not conflict, with applicable policies of the County Local Coastal Program (LCP) and applicable PAD Zoning Regulations. Staff concludes that the discussion in response to questions under Sections 1, 2, 4, and 6 of this document speaks to conformance with applicable and respective LCP "Visual Resources," "Agriculture," "Sensitive Habitats," and "Hazards" Components policies. Likewise,</p>				

the discussion under Sections 1, 2, and 9 of this document concludes compliance with the R-1/S-17/DR/CD Zoning Regulations. Finally, the discussion under Sections 1, 2, 4, 5, 6, 8, and 9 of this document speaks to conformance with applicable and respective General Plan's "Visual Quality," "Soil Resources," "Vegetative, Water, Fish and Wildlife Resources," "Historical and Archaeological Resources," "Natural Hazards," "Man-Made Hazards," and "Water Supply" Elements policies. Thus, the project poses no significant impact.

Source: Project Plans.

10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
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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
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Discussion: The project will result in the creation of one additional residential lot. The future development of the two properties with two single-family dwelling units would not result in the congregation of more than 50 people on the site on a regular basis. Per the US Census, the average size of an American family is 3.14 persons. The average size of an American household is 2.58 persons. Thus, the project poses no such impact.

Source: Project Description.

10.e. Result in the introduction of activities not currently found within the community?				X
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Discussion: The project and neighborhood are both composed exclusively of single-family homes. The project poses no such impact.

Source: Project Description.

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
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Discussion: Development to the proposed density is accommodated in the current General Plan. No additional development will be required to accommodate the two future single-family dwelling units. Thus, the project poses no such impact.

Source: Project Description.

10.g. Create a significant new demand for housing?				X
Discussion: The project is meeting a demand for housing. Thus, the project poses no impact.				
Source: Project Description.				

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
Discussion: According to the review of the San Mateo County General Plan Mineral Resources Map, there are no known mineral resources on the project site.				
Source: Project Description, County General Plan Mineral Resources Map.				
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
Discussion: See staff's discussion in Section 11.a.				
Source: Project Description, County General Plan Mineral Resources Map.				

12. NOISE. Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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		
Discussion: The subdivision would not expose persons to any new noise levels. For the future development of the parcels, aside from some minor noise generation during construction, the single-family homes, upon completion and operation, would not produce any audible noise. 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 future construction to the workday will allow nearby residents to enjoy their properties. The following mitigation measure is recommended to ameliorate this impact to a less than significant level:

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).

Source: Project Plans, County Noise Ordinance.

12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
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Discussion: The subdivision would not expose people to ground-born vibration or noise. Some ground-borne vibration is expected during the construction of the future single-family units and associated infrastructure; however, the vibration will be minimal. Thus, the impact will be less than significant.

Source: Project Plans, County Noise Ordinance.

12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
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Discussion: The subdivision would not increase the ambient noise level in the project vicinity. The future development of the site with two single-family residences 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.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
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Discussion: See the discussion provided to Question 12.a. above.

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	
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Discussion: While the project is located within the Half Moon Bay Airport Land Use Compatibility Plan, the site is located outside of the adopted noise contours for the airport. While the project is located in an area with the possibility of regular aircraft traffic patterns, the noise generated by this

traffic will be less than 60 decibels and will not expose people residing in the future residences at the property to excessive noise levels. As required by the Half Moon Bay Airport Land Use Compatibility Plan, airport noise disclosures will be issued when the property is developed. Thus, the project poses a less than significant impact.

Source: Zoning Maps, Half Moon Bay Airport Land Use Compatibility Plan.

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
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Discussion: The project is not located within the proximity of a private airstrip. Thus, the project poses no impact.

Source: 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 due to the subdivision and future construction of two single-family dwelling units. The average size of an American family is 3.14 persons. The average size of an American household is 2.58 persons. Thus, the project poses no impact.

Source: Project Description.

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
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Discussion: The subject property is currently vacant. No units will be removed and no residents will be displaced.

Source: Project Description.

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:				
	<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 the creation of one new lot. The future development of the two parcels with single-family homes is marginal and will not require the construction of any new facilities. The project will not disrupt acceptable service ratios, response times or performance objectives of fire, police, schools, parks or any other public facilities or energy supply systems. The payment of development fees, such as the parks in-lieu fee, user fees, and additional property taxes generated, will allow the maintenances of the existing serve levels. Thus, the project poses no impact.</p> <p>Source: Project Description.</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 subdivision will create one new single-family parcel and will allow for the future development of two dwelling units. The impact of use would be less than 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. 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: As cited in Section 3 (Air Quality) of this document, the project will not trigger any measurable increase in traffic trips to and from the project site. That being the case, the project will not conflict with the County (2005) Traffic Congestion Management Plan, nor other traffic-related policies or regulations (e.g., as cited in the County's LCP or the General Plan). The daily trips that will be generated, both as to the number of vehicles on the County's circulation system (i.e., Highway 1) and relative to access to and from the project parcel, pose no safety impact to vehicles, pedestrians or bicycles. Thus, the project poses no impacts. 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: See the discussion provided to Question 16.a. above. Source: General Plan, Project Scope.</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: While the project is located within the Half Moon Bay Airport Land Use Compatibility Plan Airport Influence Area, the project will not affect any airports or create any structure that would be regulated by the Federal Aviation Administration. The highest portion of the site is 248 feet from sea level. The property is an uphill slope with the properties to the north at an even higher elevation than the project site.</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 would not increase hazards to a design feature or incompatible uses. It would not change the right-of-way. The driveway configuration will be reviewed by the Department of Public Works upon any future development of the site. See the discussion provided to Question 16.a. above.</p> <p>Source: Project Description.</p>				
16.e. Result in inadequate emergency access?				X
<p>Discussion: The right-of-way will not be narrowed or changed in any way. No change in access to the site is proposed.</p> <p>Source: County Right-of-Way Standards.</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.</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 future addition of two to four people to the area's walkways will not result in congestion. The project will 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 project will not result in the increase need for parking for the site. However, any future development of the property will require the construction of off-street parking facilities. The Zoning Regulations requires every single-family residence to provide private covered parking spaces. Any future development will need to provide driveways adequate to serve the required parking spaces. Based on maps showing the future development of the lots, the building envelope is adequate to provide these parking spaces.</p> <p>During any future construction on the property, workers will park near the site, increasing demand for street parking. The greater neighborhood is adequate to absorb the temporary increase in parking demand. Construction work hours will be limited to normal working hours by Mitigation Measure 1, which means that the parking demand for this project will not coincide with the 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: Granada Sanitary District has stated that the district has capacity to serve the proposed subdivision.</p> <p>Source: Project Description.</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: Project Description, Coastside County Water District, Granada Sanitary District.</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: Coastside County Water District has provided a comment letter stating that it can serve the future development of the subdivision. Thus, the project poses no impact.</p> <p>Source: Coastside County Water District.</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: Granada Sanitary District has provided a letter stating that it can serve the development.</p> <p>Source: Project Description.</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 future development of the two-lot subdivision would create a new demand on the solid waste disposal service already serving the parcel, there has been no evidence received to suggest that the increase in demand would adversely affect any existing capacities. Thus, the project poses no impact.</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 would not have any impacts on solid waste requirements, and the project would not generate any solid waste. Any future development on the site would be served by Recology of the Coast, a solid waste company subject to Federal, State, and local statutes and regulations.</p> <p>Source: Project Scope.</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 Green Building Ordinance requires the use of water conserving fixtures, effective insulation, and other features that reduce water use and increase energy efficiency of any future residential buildings on the property.</p> <p>Source: Green Building Ordinance.</p>				
17.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
<p>Discussion: The future development of two parcels will not cause a public facility or utility to reach or exceed its capacity. Thus, the project poses no impact.</p> <p>Source: Project Description.</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	

Discussion: The project has the potential to degrade the quality of the environment and significantly impact or uncover archaeological or paleontological resources. However, as included in the analysis contained within this document, these potential significant impacts can be reduced to a less than significant level with the implementation of all included mitigation measures.

Source: California Natural Diversity Database, Project Description.

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	
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Discussion: The proposed project, a two-lot subdivision in of itself, would not create any impacts. However, without mitigation, the future development could potentially generate significant impacts to air quality, primarily due to dust generation. Measures to address this temporary impact were discussed under Question 3.b. To the best of staff's knowledge, there are no other large grading projects proposed in the immediate project area at the present time. Because of the "stand alone" nature of this future project and the relatively finite timeframe of dust generation, this future development of the property will have a less than significant cumulative impact upon the environment. No evidence has been found that the project would result in broader regional impacts, and there are no known approved projects or future projects expected for the project parcel. This project does not introduce any significant impacts that cannot be avoided through mitigation.

Source: Project Plan.

18.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?			X	
--	--	--	---	--

Discussion: The project will create an additional single-family zoned parcel in a neighborhood composed of single-family houses. Any development of these two parcels will conform to the Zoning Regulations and the Building Code on lots improved to the standards required by the Subdivision Ordinance and reviewed by the Department of Public Works. Any future development on the site will be regulated by State Codes. Construction air quality impacts will be mitigated by Mitigation Measure 1. Construction traffic impacts will be mitigated by Mitigation Measure 3. Construction noise impacts will be mitigated by Mitigation Measure 5.

Source: Project Plans.

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 for any future development on the property to implement all the BAAQMD's Basic Construction Mitigation Measures, listed below:</p> <ol style="list-style-type: none"> All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 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 the 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: The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:

- a. Water all active construction areas at least twice daily.
- b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
- c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
- d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.
- f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
- g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
- i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- j. Replant vegetation in disturbed areas as quickly as possible

Mitigation Measure 3: Prior to building permit issuance, the project sponsor shall incorporate, via a note on the first page of the construction plans, that should cultural, paleontological or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall 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 shall be borne solely by the project sponsor. The archaeologist shall be required to

submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e). The note on the plans shall be subject to review and approval of the Current Planning Section.

Mitigation Measure 4: Prior to the issuance of any permit for development on the site, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

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.

X

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

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

Rob Bantz

(Signature)

Planner #

(Title)

10/7/15

Date

ATTACHMENTS:

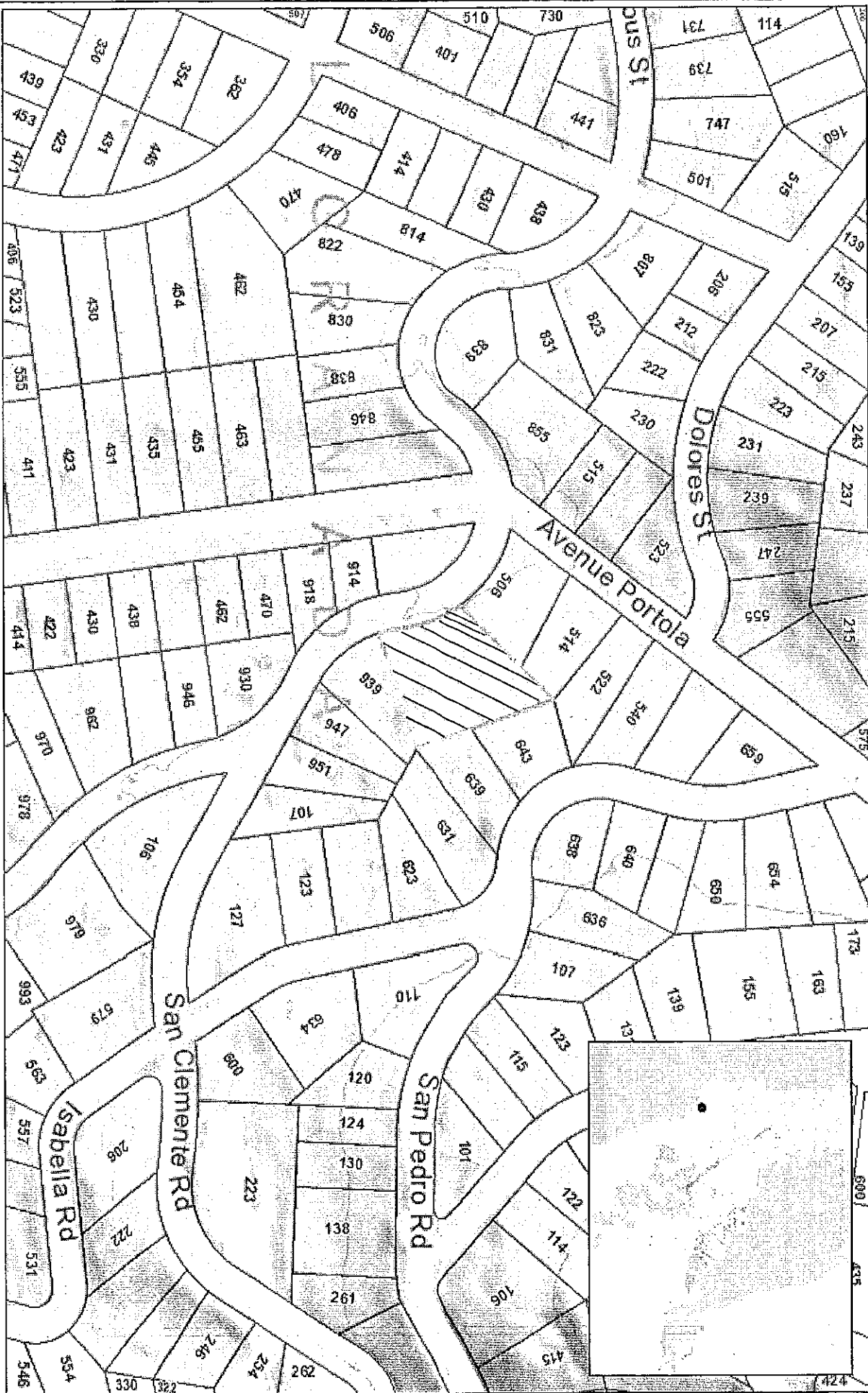
- A. Vicinity Map
- B. Tentative Map

RJB:jlh – RJBZ0698_WJH.DOCX



San Mateo County

Vicinity Map for PLN2014-00273



0.07 0 0.04 0.07 Miles

1:2,256



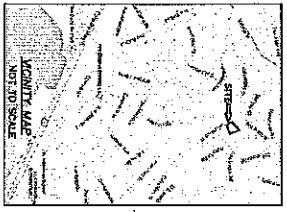
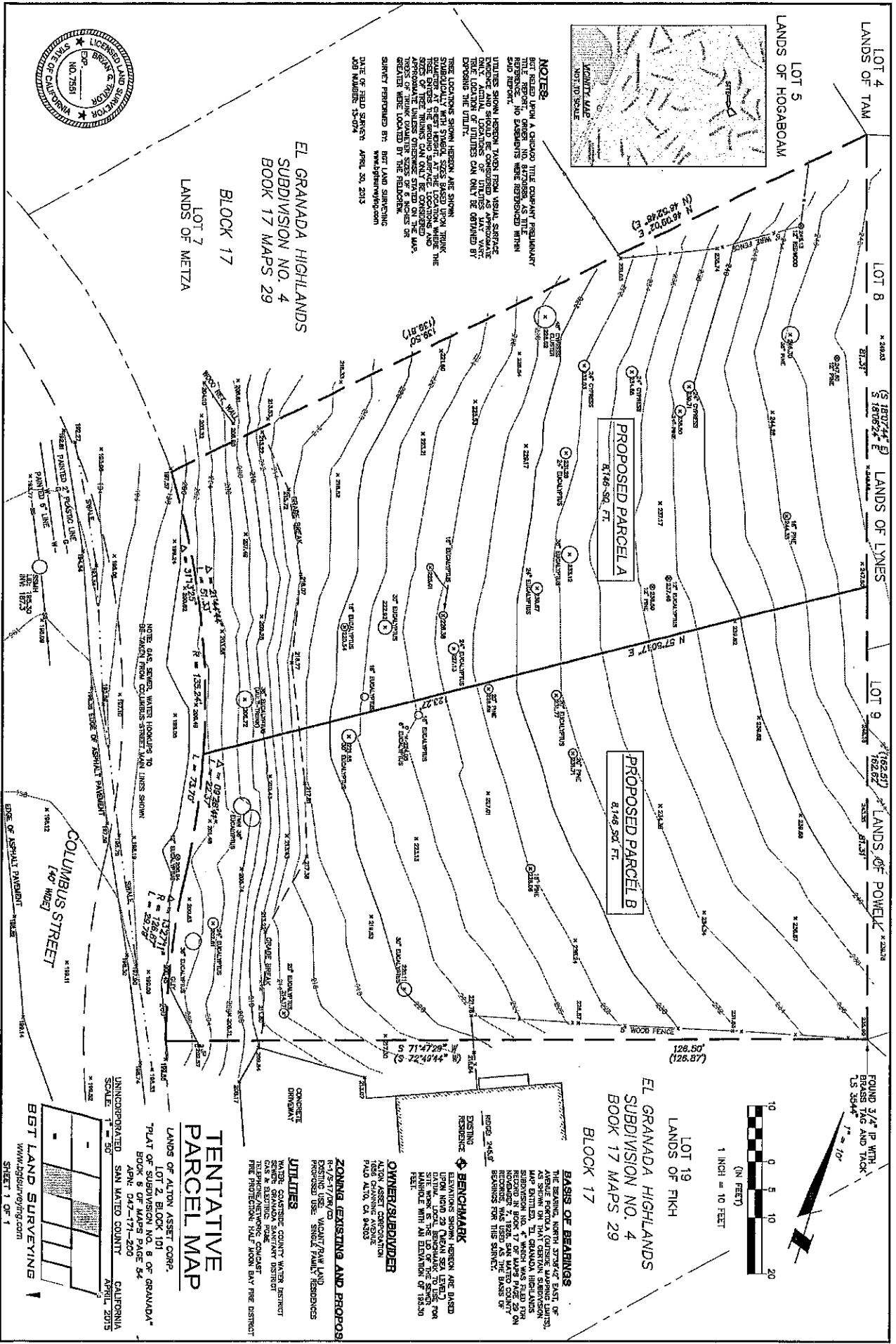
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



**EL GRANADA HIGHLANDS
SUBDIVISION NO. 4
BOOK 17 MAPS 29**

**LOT 7
LANDS OF METZA**

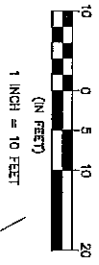


NOTES:
FROM THE PLAN A CHECKED THE CURRENT PRELIMINARY TITLE REPORT, ORDER NO. 8172080, AS TITLE REFERENCE. NO ENCUMBRANCES WERE NOTICED WITHIN SAID REPORT.
UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURVEY. UTILITIES SHOWN HEREON ARE SHOWN AS SHOWN. ONLY ACTUAL LOCATIONS OF UTILITIES MAY VARY DEPENDS ON THE UTILITIES.
THESE LOCATIONS SHOWN HEREON ARE SHOWN AS SHOWN. THESE LOCATIONS SHOWN HEREON ARE SHOWN AS SHOWN. THESE LOCATIONS SHOWN HEREON ARE SHOWN AS SHOWN.
DATE OF FIELD SURVEY: APRIL 26, 2015
JOB NUMBER: 15-004

**PROPOSED PARCEL A
8,146 SQ. FT.**

**PROPOSED PARCEL B
8,146 SQ. FT.**

**EL GRANADA HIGHLANDS
SUBDIVISION NO. 4
BOOK 17 MAPS 29
BLOCK 17**



FOUND 3/4" IR WITH BRASS TAG AND TAG "LS 3544"

BASIS OF BEARINGS:
THE BEARING HEREON IS THE BEARING OF THE ANGLE POINT, (CONCRETE MARKING) SHOWN ON THE GROUND SURVEYING RECORD DATED 11/28/2014, EL GRANADA HIGHLANDS RECORD IN BOOK 17 OF MAPS PAGE 29 ON RECORD IN THE COUNTY OF SAN MATEO COUNTY RECORDS FOR THE SURVEY BEARING FOR THIS SURVEY.

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED UPON THE LOCAL BENCHMARK TO THE FOR THE SITE MARK IS THE 50' OF THE SURVEY BEARING WITH AN ELEVATION OF 1928.30 FEET.

OWNER/SUBDIVIDER:
ALTON ASSET CORPORATION
1400 PAVANNE AVENUE
SAN ANTONIO, TX 78228

ZONING, EXISTING AND PROPOSED USES:
VICINITY RURAL LAND
EXISTING USES: SINGLE-FAMILY RESIDENCES
PROPOSED USES: SINGLE-FAMILY RESIDENCES

UTILITIES:
WATER: COASTAL COUNTY WATER DISTRICT
SEWER: COASTAL COUNTY WATER DISTRICT
ELECTRIC: PG&E
TELEPHONE/NETWORK: COULCAST
FIRE PROTECTION: TOWN OF SAN MATEO DISTRICT

**TENTATIVE
PARCEL MAP**

LANDS OF ALTON ASSET CORP.
LOT 2, BLOCK 101, OF GRANADA*
PLAT OF SUBDIVISION NO. 4 OF GRANADA*
BOOK 17 MAPS 29
APR. 04-171-200
UNINCORPORATED, SAN MATEO COUNTY, CALIFORNIA
APRIL, 2015



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