

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

DATE: October 22, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of (1) a Zoning Text and Map Amendment to rezone the subject parcel from R-2/S-50 (Two-family residential) to PUD (Planned Unit Development), (2) a Minor Subdivision, and (3) certification of a Mitigated Negative Declaration to subdivide a 18,750 sq. ft. parcel into four parcels at 91 Loyola Avenue in the unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN 2014-00090 (Mark Haesloop)

PROPOSAL

The applicant proposes to subdivide a single 18,750 sq. ft. lot and to build four new single-family residences and two detached garages on four separate lots. The proposed parcels would be 4,531 sq. ft., 4,580 sq. ft., 4,792 sq. ft., and 4,842 sq. ft. in size. The parking areas will be accessed by a shared driveway.

The project entails rezoning the site from R-2/S-50 (Two-family Residential/5,000 sq. ft. minimum size) to Planned Unit Development (PUD). The proposed PUD zoning, based on the submitted development plans, will allow for parcel sizes and setbacks that are less than those allowed by the current zoning. It will also allow a greater building floor area than allowed by the current zoning. Because of the reduced setbacks, the PUD will also apply daylight planes only to the site's exterior property lines. The applicant is also requesting an exception from the lot dimension standards of the Subdivision Ordinance to allow lot sizes and depths less than those required by the Subdivision Ordinance.

The second phase of the project would entail the construction of four single-family dwellings on the parcels created by the subdivision. As proposed, two of the houses would be 2,270 sq. ft. in size, with each having a 361 sq. ft. detached two-car garage, and two of the houses would be 2,184 sq. ft. in size, including an attached two-car garage. There will be four on-site guest parking spaces. The parking area will be accessed by a shared private driveway. The existing single-family dwelling on the site would be demolished to accommodate this proposed development. The California Water Service will provide water. The Fair Oaks Sewer District will provide sewer

service. The plans show that three significant trees will be removed. No significant grading is proposed.

RECOMMENDATION

That the Planning Commission recommend that the Board of Supervisors approve the proposed Zoning Text and Map Amendment, Tentative Map, and Mitigated Negative Declaration, County File Number PLN 2014-00090, by adopting the required findings and conditions of approval as contained in Attachment A.

SUMMARY

The proposal to build four single-family dwellings on individual lots on 18,750 sq. ft. at 91 Loyola Avenue requires both rezoning the site from R-2/S-50 to Planned Unit Development and the approval of a minor subdivision. The project must conform to the General Plan and the North Fair Oaks Community Plan. It must be designed so that the Board of Supervisors can make the required findings for a PUD rezoning, an exception to subdivision design requirements, and the approval of a subdivision. It must implement the measures designed to mitigate potentially significant impacts to the environment and comply with conditions of approval imposed by the various agencies that will serve the new dwellings with utilities, access, and recreation.

The proposal conforms to the policies of the Vegetative, Water, Fish and Wildlife Resources, Soil Resources, Visual Quality, Historical and Archaeological Resources, General Land Use, Man-Made Hazards, and Air Quality Elements of the General Plan.

The proposal conforms to the North Fair Oaks Community Plan's land use designation for the site and to the policies of its Land Use, Circulation and Parking, Infrastructure, and Design elements.

Staff suggests that that the Planning Commission recommend the Board of Supervisors make the findings required to approve the PUD rezoning, an exception to subdivision design requirements, and the approval of a subdivision.

Staff has prepared a Mitigated Negative Declaration pursuant to the California Environmental Quality Act.

Staff has forwarded the application to partner agencies for review. The service providers have issued will-serve letters and provided conditions of approval that have been included in the recommended conditions of approval for this project. The North Fair Oaks Community Council considered the proposal at its meeting on April 24, 2014. It recommended approval without comments or conditions.

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

DATE: October 22, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of (1) a Zoning Text and Map Amendment, pursuant to Section 6550 of the County Zoning Regulations to rezone the subject parcel from R-2/S-50 (Two-family residential) to PUD (Planned Unit Development), (2) a Minor Subdivision, pursuant to Section 7010 of the County Subdivision Ordinance and the State Subdivision Map Act, and (3) certification of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act, to subdivide a 18,750 sq. ft. parcel into four parcels, at 91 Loyola Avenue, in the unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN 2014-00090 (Mark Haesloop)

PROPOSAL

The applicant proposes to subdivide a single 18,750 sq. ft. lot and to build four new single-family residences and two detached garages on four separate lots. The proposed parcels would be 4,531 sq. ft., 4,580 sq. ft., 4,792 sq. ft., and 4,842 sq. ft. in size. The parking areas will be accessed by a shared driveway.

The project entails rezoning the site from R-2/S-50 (Two-family Residential/5,000 sq. ft. minimum size) to Planned Unit Development (PUD). The proposed PUD zoning, based on the submitted development plans, will allow for parcel sizes and setbacks that are less than those allowed by the current zoning. It will also allow a greater building floor area than allowed by the current zoning. Because of the reduced setbacks, the PUD will also apply daylight planes only to the site's exterior property lines. The applicant is also requesting an exception from the lot dimension standards of the Subdivision Ordinance to allow lot sizes and depths less than those required by the Subdivision Ordinance.

The second phase of the project would entail the construction of four single-family dwellings on the parcels created by the subdivision. As proposed, two of the houses would be 2,270 sq. ft. in size, with each having a 361 sq. ft. detached two-car garage, and two of the houses would be 2,184 sq. ft. in size, including an attached two-car garage. There will be four on-site guest parking spaces. The parking area will be accessed by a shared private driveway. The existing single-family dwelling on the site

would be demolished to accommodate this proposed development. The California Water Service will provide water. The Fair Oaks Sewer District will provide sewer service. The plans show that three significant trees will be removed. No significant grading is proposed.

RECOMMENDATION

That the Planning Commission recommend that the Board of Supervisors approve the proposed Zoning Text and Map Amendment, Tentative Map, and Mitigated Negative Declaration, County File Number PLN 2014-00090, by adopting the required findings and conditions of approval as contained in Attachment A.

BACKGROUND

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

Applicant: Mark Haesloop

Owner: Sage Home Partners

Location: 91 Loyola Avenue, North Fair Oaks

APN: 060-282-080

Existing Zoning: R-2/S-50 (Two-Family Residential/5,000 sq. ft. minimum size)

General Plan Designation: Multi-Family Residential (Between 24 Dwelling Units/Acre and 60 Dwelling Units/Acre)

Existing Land Use: Single-family Dwelling on an 18,750-square-foot lot

Flood Zone: The project sites are in minimal risk areas outside the 1 percent and 0.2 percent annual chance floodplains (Zone X), per FEMA Panel 06081C-0304E, effective date October 16, 2012.

Environmental Evaluation: The project could pose impacts to the environment that are significant unless mitigated. The Planning Department has prepared a Mitigated Negative Declaration (MND) pursuant to the California Environmental Quality Act.

Setting: The project is located in the southern corner of North Fair Oaks near the Atherton border. The entirety of the surroundings is developed with urban land uses. The area is developed with a mix of single-family, two-family, and multiple-family dwellings. Many lots are developed with two separate single-family dwellings. The site is about 560 feet southwest of the Caltrain railroad tracks and about 575 feet northeast of El Camino Real. There are seven significant trees on the site.

DISCUSSION

A. KEY ISSUES

1. General Plan Policies

The project, as proposed and conditioned, conforms with the applicable General Plan policies, as discussed below.

Vegetative, Water, Fish and Wildlife Resources Policies

Policy 1.23 – *Regulate Location, Density, and Design of Development to Protect Vegetative, Water, Fish, and Wildlife Resources*. This policy directs the County to regulate the location, density and design of development to minimize significant adverse impacts and encourage enhancement of vegetative, water, fish and wildlife resources. The County has designated this area for greater density to provide new housing units within existing urban, developed areas. This infill development will reduce pressure to expand the urban area into wildlife habitat.

Soil Resources Policies

Policy 2.17 – *Regulate Development to Minimize Soil Erosion and Sedimentation*. This policy directs the County to regulate development to minimize erosion. Development in the County is subject to the requirement to prepare and adhere to a Construction Erosion and Sediment Control Plan. This will prevent erosion during the construction phase of the project by directing the builders to install measures that will prevent rain from washing bare soil off-site. Condition of Approval No. 7 requires that construction contractors to implement all the BAAQMD's Basic Construction Mitigation Measures for dust control.

Visual Quality Policies

Policy 4.28 – *Trees and Vegetation*. This policy directs the County to preserve trees and natural vegetation except where removal is required for approved development or safety, to replace vegetation and trees removed during construction wherever possible, using native plant materials or vegetation compatible with the surrounding vegetation, climate, soil, ecological characteristics of the region and acceptable to the California Department of Forestry, and to provide special protection to large and native trees. This project entails the removal of three significant trees. Condition of Approval No. 8 requires the replacement of these trees as required by the Significant Tree Ordinance. The project also entails the preservation of four other significant trees, including one that participants at the Pre-Application Meeting identified as particularly valuable and attractive.

Policy 4.35 – *Urban Area Design Concept*. This policy directs the County to maintain and, where possible, improve upon the appearance and visual character of development in urban areas and to ensure that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality. This project includes houses that present front doors and many windows to the street rather than garage doors. This design humanizes the neighborhood when compared with designs that present garage doors or blank walls to the street. The neighborhood is characterized by a mix of designs. Some emphasize automobile storage, and others emphasize human use of the structure. The proposed project, with its street facing doors and windows, will improve the neighborhood by emphasizing the human use of the structures.

Historical and Archaeological Resources Policies

Policy 5.21 – *Site Treatment*. This policy directs the County to encourage the protection and preservation of archaeological sites by requiring that construction work be temporarily suspended when archaeological sites are discovered in order to allow for the timely investigation and/or excavation of such sites by qualified professionals as may be appropriate. This is done in cooperation with institutions of higher learning and interested organizations. Conditions of Approval Nos. 9 and 10 will protect any cultural resources that may be uncovered during work. Work will stop if any archaeological resources or human remains are found. Archaeological resources would be recorded, protected and curated before work could continue. If human remains were identified, the corner would only allow work to continue after the cause of death and the origin of the remains were determined.

General Land Use Policies

The site's former designation listed in the General Land Use Policies has been superseded by the North Fair Oaks Community Plan. North Fair Oaks is designated as an urban community.

Policy 8.29 – *Infilling*. This policy directs the County to encourage the infilling of urban areas where infrastructure and services are available. The site is within a mixed neighborhood of single-family dwellings on individual lots, single-family dwellings sharing lots, two-family dwellings, and multiple-family dwellings. 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. Loyola Avenue is an existing street maintained by the County Department of Public Works that is schedule to be improved in 2017. The proposed subdivision is infill of an urban area consistent with this policy.

Man-Made Hazards Policies

Policy 16.12 – *Regulate Noise Levels*. This policy directs the County to regulate noise levels emanating from noise generating land uses through measures which establish maximum land use compatibility and nuisance thresholds. Construction noise is regulated by Condition of Approval No. 11, which limits construction hours to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Operational noise is limited by the County’s Noise Ordinance.

Air Quality Policies

Policy 17.15 – *Reduce Air Pollutants, Odors and Dust from Stationary Sources by Regulating Land Use Development*. This policy directs the County to require that all demolition, grading (excluding agriculture) and construction projects conform with applicable dust control measures recommended by the Bay Area Air Quality Management District (BAAQMD), including, but not limited to, surface wetting and seeding. Condition of Approval No. 7 requires the applicant to implement the Bay Area Air Quality Management District’s Basic Construction Mitigation Measures, which will reduce construction air pollution impacts to a less than significant level.

2. North Fair Oaks Community Plan

Section 6191 of the Zoning Regulations states that no Planned Unit Development (PUD) District shall be enacted for any area unless and until the Planning Commission shall first have reviewed a precise plan of the subject area and its environs, and found that the proposed zoning of the area would be in harmony with said plan, and would not be in conflict with the County Master Plan, or with any other current land use plan for a sub area of the County previously adopted by the Commission.

This site is in the unincorporated urban community of North Fair Oaks. This area is governed by the North Fair Oaks Community Plan. This plan contains a land use map that supersedes the General Plan Land Use Map for this area. It also contains policies directing the development of the area.

Chapter 2 – Land Use Goals and Policies

The site is designated as Multi-Family Residential on the North Fair Oaks Land Use Map. For this area, the plan envisions a range of density from a minimum of 24 dwelling units per acre (du/ac) to a maximum of 60 du/ac. The area is due to be rezoned to match the plan designations, but the existing zoning would not allow this density. The current zoning allows a maximum density of 17.4 du/ac. The current density on the site is 2.3 du/ac. It is the least dense lot in the Loyola-Amherst-Glendale area. The project

proposes a density of 9.3 du/ac. This is below the minimum envisioned for the area, but it is closer to the envisioned density than the present development on the lot and is similar to the other lots in the area.

Land Use Policy 2C directs the County to allow residential infill development on underutilized residential parcels. This parcel is currently underutilized as the least dense parcel in its neighborhood. The neighborhood has many lots that are developed with more than one detached residence. The proposed development would bring the utilization of the parcel up to a level found elsewhere in the neighborhood. Additionally, the proposed density allows the development to conform to the Massing and Scale design guidelines discussed below that require development to respect the scale and character of the community.

Chapter 3 – Circulation and Parking

Circulation and Parking Policies direct the County to improve pedestrian and bicycle facilities throughout the community. As part of its street improvements work program, the Department of Public Works is scheduled to improve Loyola Avenue in 2017. When the Department of Public Works developed its work program, it polled the residents of this neighborhood and found that they preferred streets that do not have sidewalks. The proposed improvements entail resurfacing the road to improve drainage and install valley gutters. No sidewalks or bicycle facilities were approved as part of this improvement program. This work program was adopted by the Board of Supervisors and cannot be changed without their approval. The Department of Public Works is not requiring any street drainage (i.e., - valley gutters) improvements at this time as they could potentially conflict with future street improvements and could exacerbate drainage problems on Loyola Avenue by funneling and directing stormwater to areas that cannot accommodate increased flow.

Chapter 4 - Infrastructure

Infrastructure Policy 3A directs the County to implement all mandated stormwater treatment controls for both the construction and operational phases of projects. The Department of Public Works has reviewed the drainage plan submitted with the tentative subdivision map and found that the project, as conditioned, would meet the standards of the County's runoff permits. Construction drawings must include construction erosion and sediment control plans that show how runoff management practices will be implemented.

Chapter 7 – Design Standards and Guidelines

Design Guideline D2-1 directs the County to require that buildings be oriented such that the primary facades (or sides of the building) and key pedestrian entries of the buildings face the street. This project includes houses that present front doors and many windows to the street rather than garage doors.

Design Guideline D2-5 directs the County to encourage parking and access to parking in the side and rear of lots, to minimize street parking and related disruption to the pedestrian environment. The project hides its parking in the center and rear of the lot. This parking area is accessed by a single, shared driveway from the front of the lot. The project does not create an additional driveway.

Design Guideline D2-6 directs the County to encourage buildings, especially individual residential units, to have access to sun and air through operable windows and building openings on at least two sides. These freestanding single-family dwellings have windows on all four sides.

Design Guideline D3-1 directs the County to respect the scale and character of existing residential developments in North Fair Oaks, by ensuring the massing and scale of new residential development complements existing structures and development patterns. The existing development pattern is a mix of single-family houses on their own lots, single-family houses sharing lots, duplexes, and multi-family buildings. The proposed single-family houses are two stories tall and similar in size and shape to other buildings in the neighborhood. They maintain the setbacks from the project boundaries required by the existing S-50 Zoning District.

Design Guideline D7-1 directs the County to encourage creation of surface parking in new developments to be located behind or to the side of residential structures. The parking is located behind the front pair of houses.

3. Compliance with Zoning Regulations

The site is currently within the R-2/S-50 (Two-Family Residential/ 5,000 sq. ft. minimum size) Zoning District. This proposal is to rezone the site to a Planned Unit Development District. The remainder of the area will remain in the R-2/S-50 District and be subject to its standards, so it is useful to determine how the project compares to these standards in order to assess its impact on its neighbors. The project is discussed as a whole in the table below. This shows how development following the proposed rezoning would compare to development that is currently allowed by right. For instance, only the project's exterior setbacks are discussed because

these are at the ones that face the site's neighbors. The interior setbacks do not affect existing structures.

	S-50 Standard	Proposed
Building Site Width	50 ft.	50 ft.
Building Site Area	5,000 sq. ft.	Lot 1: 4,792 sq. ft. Lot 2: 4,842 sq. ft. Lot 3: 4,531 sq. ft. Lot 4: 4,580 sq. ft.
Development Density	17.4 du/ac max.	9.3 du/ac
Project Front Setback	20 ft. min.	20 ft.
Project Rear Setback	20 ft. min.	20 ft.
Project Right Side Setback	5 ft. min.	5 ft.
Project Left Side Setback	5 ft. min.	5 ft.
Project Building Floor Area Ratio	45% max.	51.4%
Project Building Site Coverage Ratio	50% max.	30.9%
Building Height	28 ft. (architectural features: 36 ft.)	28 ft. (chimney: 34 ft.)
Project Daylight Plane	20 vertical feet from existing grade at setback lines, then inward at an angle of 45 degrees until maximum building height, with limited protrusions allowed	The proposed houses conform to the standard as measured from the overall exterior setback lines.

Parcel Size: The applicant has proposed to subdivide the project parcel with common easements and a Covenant of Codes and Restrictions binding the three lots together. As can be seen in the above chart, the gross area of each proposed lot would be less than the minimum required under the existing zoning. If the Planning Commission and Board of Supervisors decide to approve this proposal, then the depicted gross parcel sizes will become fixed with the customized PUD zoning and cannot be changed without the approval of the Planning Commission and Board of Supervisors.

Building Setbacks: Because of the reduced size and configuration of each proposed parcel, each proposed house will have at least one non-conforming setback in relation to the parcels to be created by the subdivision. Of primary concern to staff is the relationship of this project to residences on adjacent parcels. Along the property lines where proposed development abuts existing residences, the applicant is proposing to maintain the required setbacks of the S-50 Zoning District. From the

perspective of neighboring residences, the proposed development is no closer to them than what would be allowed under the existing zoning. Within the proposed development, setbacks between the residences will be less than that typically required due to the reduced parcel sizes and configuration. These unique features are included as elements of the customized PUD regulations.

Daylight Plane: Externally, from the perspective of the adjacent residences, the new homes that will be built as a result of this project will conform to the daylight plane requirements of the S-50 Zoning District. However, internally, the new residences will violate the S-50 daylight plane requirements, again due to the reduced parcel sizes and configuration of the proposal.

Landscaping: The S-50 Zoning Regulations require the area within the front yard setback to be landscaped to include ground cover, shrubbery, and trees (minimum 5-gallon size) at the rate of one tree per 50 feet of street frontage. The applicant has not submitted landscape plans at this time. A condition of approval is included which requires the applicant to submit a landscaping plan including replacement of at least one tree (with a 5-gallon replacement tree), prior to recordation of the parcel map.

4. Planned Unit Development District Review

Planned Unit Development (PUD) Districts are districts created with regulations specifically made for the project site that specify exactly what development is allowed. Planned Unit Development regulations may be enacted and set forth on Zoning Maps pursuant to Chapter 9 of the Zoning Regulations. Within each PUD District, specific conditions of the regulation of the use of property shall be specified. The applicant submitted a plan set showing the proposed development on the site. These plans (Attachments C, D, and E) would be cross referenced by the Planned Unit Development Zoning District that applies to this site (Attachments H and I).

Section 6191 of the Zoning Regulations states that no PUD District shall be enacted for any area unless and until the Planning Commission has first:

Reviewed a precise plan of the subject area and its environs, and found that the proposed zoning of the area would be in harmony with said plan, and would not be in conflict with the County Master Plan, or with any other current land use plan for a sub area of the County previously adopted by the Commission.

Staff Response: Based on the previous discussion in the General Plan and North Fair Oaks Community Plan compliance sections of this report, the proposed PUD Zoning District regulations are in harmony with the applicable

General and Specific Plan policies. Additional required findings listed below (*italicized*), stipulate that the specific PUD District:

- a. *Is a desirable guide for the future growth of the subject area of the County.*

Staff Response: The applicant is proposing a type of development (small lot, individual ownership) which is consistent with the North Fair Oaks Community Plan's goals of increasing home supply and ownership. The proposed project provides a method for alternative housing styles and higher densities in an area with a great need for additional housing.

- b. *Will not be detrimental to the character and the social and economic stability of the subject area and its environs, and will assure the orderly and beneficial development of such areas.*

Staff Response: This project will develop the site to a similar intensity and land use as the surrounding neighborhood. Replacement of the existing house with new buildings, constructed to today's building codes will enhance the value of this parcel and the surrounding area. Each of the proposed houses will be around 2,200 sq. ft. in size, in keeping with surrounding homes in this neighborhood.

- c. *Will be in harmony with the zoning in adjoining unincorporated area.*

Staff Response: The zoning in the surrounding unincorporated area is R-2/S-50. The neighborhood is generally bounded by Fifth Avenue on the west, the Southern Pacific Railroad tracks to the north, El Camino Real to the south and the City of Atherton to the east. As stated previously, there are several PUD's within this neighborhood. The proposed project is at a lower density than these developments and appears, from a visual perspective, to be in relative harmony with development in this neighborhood.

- d. *Will obviate the menace to the public safety resulting from land uses proposed adjacent to highways in the County, and will not cause undue interference with existing or prospective traffic movements on said highways.*

Staff Response: The development is 580 feet from State Highway 82 (El Camino Real). The movement of three additional dwelling units' automobile and pedestrian trips in this location would not cause undue interference with traffic movements on this highway because there is no new driveway directly onto the highway, and the additional traffic leaving the Loyola/Amherst/Glendale area would be negligible.

- e. *Will provide adequate light, air, privacy and convenience of access to the subject property and further, that said property shall not be made subject to unusual or undue risk from fire, inundation, or other dangers.*

Staff Response: The development will provide adequate light, air, and privacy by conforming to the R-2/S-50 daylight plane standard with regard to its external property lines and by providing internal separation between the units by placing yard areas, driveways, and parking areas between the units. Privacy is additionally protected by the preservation of large trees located on the left side property line. Convenience of access is provided by the internal drive built to standards of and approved by the Department of Public Works and by the provision of one guest parking space per unit in addition to the two covered parking spaces required by the Zoning Regulations. The project will not be at unusual or undue risk from fire because it will be built to the Fire Code and Building Code and is over 3 miles from a wildland fire danger. It will not be at unusual or undue risk from inundation because it is not in a mapped flood zone or area at risk from dam failure.

- f. *Will not result in overcrowding of the land or undue congestion of population.*

Staff Response: The development will result in a density comparable to the surrounding neighborhood.

5. Compliance with Subdivision Regulations

The proposed minor subdivision has been reviewed by staff with respect to regulations of both the State Subdivision Map Act and the County Subdivision Regulations. The County's Building Inspection Section, the Environmental Health Division, the Parks Department, the Department of Public Works, the Fair Oaks Sewer District, the California Water Service Company, and the Menlo Park Fire Protection District have reviewed the project. The subdivision, as proposed, requires an exception from certain subdivision design requirements. As conditioned, the project will be in compliance with the other standards and requirements of the County Subdivision Ordinance. These conditions of approval have been included in Attachment A of this report. In order to approve this subdivision, the Planning Commission must make the following six findings:

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

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

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

This site is physically suited for proposed development for the following reasons: (1) the proposed parcels do not require substantial grading or clearing to accommodate the development; (2) the proposed parcels include ample building envelopes within which a residence could be constructed; (3) the County has received documentation that the parcels can be served by water and sewer facilities; and (4) access to the parcels can be easily provided.

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

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

While three (3) trees are to be removed and are included with this application, other mature trees will remain and will be protected from all necessary and future construction. The trees approved for removal may not be removed until the building permit for the demolition of the existing structures has been issued. Neither the removal of the trees nor the subdivision of the lot will have significant adverse environmental impacts.

Other construction-related impacts identified in this project's Initial Study include dust generation during site grading, potential damage to undiscovered cultural resources, and noise. 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.

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

There are no easements located on the site. An easement will be recorded for the shared private drive and guest parking areas. The easement will also allow provision of utilities to the rear parcels.

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

The proposed subdivision, as designed, can make use of passive heating and cooling. The four dwellings are located such that they will not block the afternoon sun, which is most effective for passive solar heating. The houses are spaced such that they will not block breezes. This spacing will allow the homeowners to choose whether or not to use passive solar heating methods.

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

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

6. Exceptions to Subdivision Design Requirements

In order to be approved, the project must be granted an exception from the Subdivision Design Requirements of Section 7020.2 of the Subdivision Ordinance. The proposed subdivision does not meet the requirements for parcel size, parcel depth, or street frontage. The proposed parcels are 4,531 sq. ft., 4,580 sq. ft., 4,792 sq. ft. and 4,842 sq. ft. in size where 5,000 sq. ft. is the minimum. The proposed rear parcels are approximately 91 feet in depth and the proposed front parcels are approximately 96 feet in depth where 100 feet is the minimum depth. The rear lots lack frontage on a public street, where 50 feet is the minimum frontage required. Section 7020.2.k allows exceptions from these requirements for clustered housing, such as this PUD, with the following findings:

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

There are no special circumstances or physical conditions such as steep slopes or utility easements that affect this project site. However, the applicant is proposing a type of residential design that the County's Zoning and Subdivision Regulations are not designed to accommodate. The only way that this project can be approved is through the granting of an exception. The exception process is intended to address clustered housing and other unique development types that do not require the standard 5,000 sq. ft. lot.

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

The subdivision is designed around a shared private drive that reduces the amount of impervious surface and reduces the prominence of parking as viewed from the street. Its function is as four single-family dwellings on four individual lots, allowing the sale of each dwelling separately. It allows the development of the parcel with a similar use and to a similar density as the surrounding neighborhood.

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

There is no evidence to suggest that the subdivision will be detrimental to the public health, safety, or welfare or injurious to other property or uses in the area. The use and intensity of development proposed is similar to the surrounding neighborhood. The project conforms to General Plan Policies and PUD District findings as discussed above. These regulations are designed to protect public health, safety and welfare.

7. North Fair Oaks Community Council

The North Fair Oaks Community Council considered the proposal at its meeting on April 24, 2014. It recommended approval without comments or conditions.

8. Pre-Application Meeting

At the Pre-Application Meeting held on February 6, 2014, the Planning Department and applicant team presented the project to interested members of the public.

While the attendees did not necessarily object to the proposed PUD rezoning or its specific design, they wanted the County to consider and take concrete steps to rectify the Loyola/Amherst/Glendale area's inadequate infrastructure in order to accommodate this and any future high density residential development.

Specifically, they cited the streets' poor drainage, exacerbated by lack of adequate storm drains, lack of gutters, and poor road surface contouring. Many parts of the Loyola road surface are not crowned, resulting in the pooling of stormwater. Additionally, they said that pedestrian infrastructure is inadequate for increased density.

Staff Response: The Department of Public Works plans to improve Loyola Avenue in 2017. It will survey property owners to determine whether to install a street 18 feet wide or 22 feet wide. The street will have valley gutters. The plan approved by the Board of Supervisors does not call for a gutter-curb-sidewalk configuration. Any frontage that does have gutter-curb-sidewalk improvements will be linked with the valley gutters so that drainage down the street is continuous. The road will be resurfaced and crowned.

The attendees were also concerned with street parking. One attendee feared that each bedroom in the development will bring with it a car.

Staff Response: This project includes the two covered parking spaces for each single-family dwelling mandated by the Zoning Regulations, and one uncovered parking space for each unit, which is not specifically required under the County parking regulations. Those regulations are applicable to all development in the County. There is no legal basis by which the County can impose a higher standard on a specific development than it would on any other development.

Some neighbors attributed late-night noise and disturbances to renters. They believe that higher-density housing will bring more renters to the neighborhood.

Staff Response: There are no County regulations or other legal basis that prohibit the renting of property.

The adjacent neighbors would like heating, ventilation, and air conditioning (HVAC) machinery to be located away from exterior lot lines and would like healthy trees protected. They would also like to ensure that windows facing the side lot lines do not affect privacy.

Staff Response: Condition of Approval No. 12 requires that HVAC machinery not be located within 5 feet from the project's side exterior

property lines nor within 20 feet of the project's front and rear exterior property lines.

9. Compliance with In-Lieu Park Fees

Section 7055.3 (*Fees In-Lieu of Land Dedication*) of the Subdivision Ordinance requires, as a condition of approval of the tentative map, that the subdivider dedicate land for public parks or pay an in-lieu fee. Said fee is for the acquisition, development or rehabilitation of County park and recreation facilities, and/or to 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 in-lieu fee for this subdivision is estimated at \$71,947.67, based on current tax assessment records. A worksheet showing the prescribed calculation appears as Attachment G. Condition of Approval No. 3 (Attachment A), has been included requiring that these fees be submitted to the Planning and Building Department prior to recordation of the final map. The final fee shall be based upon the assessed value of the project parcel at the time of recordation of the parcel map.

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration were prepared for this project and circulated for public comment from September 30, 2014 to October 20, 2014. As of the writing of this staff report, no comments were received. Comments received after completion of this report will be addressed at the October 22, 2014, Planning Commission hearing. Construction air pollutant emissions, cultural resource impacts, and construction noise were found to be significant impacts unless mitigated. These impacts are described in Attachment F, and measures to mitigate these impacts are included as Conditions of Approval Nos. 7 - 11 in Attachment A.

C. REVIEWING AGENCIES

Building Inspection Section
California Historical Resources Information System
California Water Service Company
County Counsel
Department of Public Works
Fair Oaks Sewer District
Menlo Park Fire Protection District
North Fair Oaks Community Council
San Mateo County Parks Department

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Tentative Parcel Map
- D. Site Plan
- E. Proposed Building Elevations
- F. Initial Study/Mitigated Negative Declaration
- G. In-Lieu Park Fee Worksheet
- H. Proposed Draft PUD Zoning Map Amendment Ordinance
- I. Proposed Draft PUD Zoning Text Amendment Ordinance

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County of San Mateo - Planning and Building Department

ATTACHMENT A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2014-00090 Hearing Date: October 22, 2014

Prepared By: Steven Rosen For Adoption By: Planning Commission
Project Planner

RECOMMENDED FINDINGS TO THE BOARD OF SUPERVISORS

Regarding the Environmental Review, Find:

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

Regarding the Planned Unit Development District Rezoning, Find:

5. That the proposed rezoning would be in harmony with said plan, and would not be in conflict with the County Master Plan, or with any other current land use plan for a sub area of the County previously adopted by the Planning Commission in that the development will conform to the policies of the General Plan and North Fair Oaks Community Plan. The proposed development is also closer to conformity to the North Fair Oaks Land Use Map than the existing development on the site.
6. That the proposed rezoning is a desirable guide for the future growth of the subject area of the County in that the Board of Supervisors adopted the North Fair

Oaks Community Plan, designating this site and neighborhood for residential growth.

7. That the proposed rezoning will not be detrimental to the character and the social and economic stability of the subject area and its environs, and will assure the orderly and beneficial development of such areas in that this project will develop the site to a similar intensity as the surrounding neighborhood. The project will entail the same land use as the surrounding parcels, and the Planned Unit Development (PUD) Zoning District ensures the stability of development on the lot by writing the proposed improvement plans into the Zoning Regulations.
8. That the proposed rezoning will be in harmony with the zoning in the adjoining unincorporated area in that the density is within the range allowed by the existing R-2/S-50 Zoning District and in that the development meets the requirements of that Zoning District that regulate the relationship of the site with its neighbors in that it meets the same setback, daylight plane, parking, and height requirements.
9. That the proposed rezoning will obviate the menace to the public safety resulting from land uses proposed adjacent to highways in the County, and will not cause undue interference with existing or prospective traffic movements on said highways in that the movement of three additional dwelling units' automobile and pedestrian trips in this location would not cause undue interference with traffic movements on this highway because there is no new driveway directly onto the highway, the development is 580 feet from State Highway 82 (El Camino Real), and the additional traffic leaving the Loyola/Amherst/Glendale area would be negligible.
10. That the proposed rezoning will provide adequate light, air, privacy and convenience of access to the subject property and further, that said property shall not be made subject to unusual or undue risk from fire, inundation, or other dangers. The development will provide adequate light, air, and privacy by conforming to the R-2/S-50 daylight plane standard with regard to its external property lines and by providing internal separation between the units by placing yard areas, driveways, and parking areas between the units. Privacy is additionally protected by the preservation of large trees located on the left side property line. Convenience of access is provided by the internal drive built to standards of and approved by the Department of Public Works and by the provision of one guest parking space per unit in addition to the two covered parking spaces required by the Zoning Regulations. The project will not be at unusual or undue risk from fire because it will be built to the Fire Code and Building Code and is over 3 miles from a wildland fire danger. It will not be at unusual or undue risk from inundation because it is not in a mapped flood zone or area at risk from dam failure.
11. That the proposed rezoning will not result in overcrowding of the land or undue congestion of population in that the development will result in a density comparable to the surrounding neighborhood.

Regarding the Subdivision, Find:

12. That, in accordance with Section 66473.5 of the Subdivision Map Act, this tentative map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan in that 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 and in that the project is consistent with the County General Plan as discussed in Section A.1 of this report.
13. That the site is physically suitable for the type of development and for the proposed density of development in that; (1) the proposed parcels do not require substantial grading or clearing to accommodate the development; (2) both proposed parcels include ample building envelopes within which a residence could be constructed; (3) the County has received documentation that the parcels can be served by water and sewer facilities; and (4) access to the parcels can be easily provided.
14. That the design of the subdivision and proposed improvements are not likely to cause serious public health problems, to cause substantial environmental damage, or substantially and avoidably injure fish and wildlife or their habitat in that there will be no additional adverse impacts to the human environment over the existing use once construction is complete, and conditions of approval will limit the hours of construction activities, impose dust control, require mitigation of impacts to cultural resources and require that the trees to be removed are replaced.
15. That the design of the subdivision or the type of the improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision in that there are no easements located on the site.
16. That the design of the subdivision provides, to the extent feasible, for future passive natural heating or cooling opportunities in that the four dwellings are located such that they will not block the afternoon sun, which is most effective for passive solar heating and in that the houses are spaced such that they will not block breezes. This spacing will allow the homeowners to choose whether or not to use passive solar heating methods.
17. That the discharge waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by the State Regional Water Quality Control Board (RWQCB) pursuant to Division 7 (commencing with Section 1300) of the State Water Code as their discharge would be typical of future residential homes and not violate requirements of the RWQCB in that the Fair Oaks Sewer District has confirmed that adequate sewer capacity and hookups are available to serve the additional parcel

created by this subdivision. The discharge of waste into the existing community sewer system will not result in any violations of existing RWQCB requirements.

Regarding the Exceptions to Subdivision Design Requirements, Find:

18. That there are special circumstances or conditions affecting the property, or the exception is necessary for the preservation and enjoyment of substantial property rights of the owner/subdivider. There are no special circumstances or physical conditions such as steep slopes or utility easements that affect this project site. However, the applicant is proposing a type of residential design that the County's Zoning and Subdivision Regulations are not designed to accommodate. The only way that this project can be approved is through the granting of an exception. The exception process is intended to address clustered housing and other unique development types that do not require the standard 5,000 sq. ft. lot.
19. That the exception is appropriate for the proper design and/or function of the subdivision in that the subdivision is designed around a shared private drive that reduces the amount of impervious surface and reduces the prominence of parking as viewed from the street, so its design allows it to function as four single-family dwellings on four individual lots, allowing the sale of each dwelling separately.
20. That the granting of the exception will not be detrimental to the public health, safety or welfare or injurious to other property or uses in the area. There is no evidence to suggest that the subdivision will be detrimental to the public health, safety, or welfare or injurious to other property or uses in the area. The use and intensity of development proposed is similar to the surrounding neighborhood. The project conforms to General Plan Policies and PUD District findings as discussed above. These regulations are designed to protect public health, safety and welfare.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and plans as reviewed by the Planning Commission. Minor adjustments to the project 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 years, during which time a final 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 recordation of the parcel map, the applicant shall pay to the San Mateo County Planning and Building Department in-lieu park fees based upon the assessed value of the project parcel at the time of recordation of the parcel map as required by County Subdivision Regulations, Section 7055.3.
4. Prior to the issuance of a building permit for any future 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.
5. During any future project construction, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site into storm drain systems and water bodies by:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
 - b. Removing spoils promptly, and avoiding stockpiling of fill materials, when rain is forecast. If rain threatens, stockpiled spoils and other materials shall be covered with a tarp or other waterproof material.
 - c. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
 - d. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
 - e. Limiting and timing applications of pesticides and fertilizers to avoid polluting runoff.
6. Noise levels produced by any proposed demolition, grading, or construction activities shall not exceed the 80-dBA level at any one moment. Construction activities shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction activities shall be prohibited on Sunday and any national holiday.
7. **Mitigation Measure 1:** The applicant shall require construction contractors to implement all the BAAQMD's Basic Construction Mitigation Measures (for dust control), listed below:
 - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure, Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
 - h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
8. **Mitigation Measure 2:** Prior to issuance of a building permit for any building to be constructed on the parcels resulting from this proposed subdivision, the applicant shall submit a tree protection and replacement plan for the affected parcel. The tree protection plan must be prepared by a certified arborist. The trees removed must be replaced with species appropriate for the climate and location and minimum 5-gallon size stock. The approved tree replacement plan shall be implemented before the issuance of Certificates of Occupancy for any buildings constructed on the parcels.
9. **Mitigation Measure 3:** The applicant shall incorporate a note on the first page of the construction plans stating that, should archaeological resources be encountered during grading or construction, work shall immediately be halted in the area of discovery and the applicant shall immediately notify the Planning and Building Department of the discovery. The applicant would then be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery, as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating would be borne solely by the applicant. The archaeologist would be required to submit a report of the findings and methods of curation or protection of the resources to the Planning

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

10. **Mitigation Measure 4:** The following shall be printed on the first page of construction plans: In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the County Coroner must be contacted immediately. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner determines that no investigation of the cause of death is required. If the coroner determines the remains to be Native American, then the coroner shall contact the Native American Heritage Commission within 24 hours.
11. **Mitigation Measure 5:** Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activity shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operation shall be prohibited on Sunday and any national holiday.
12. Heating, Ventilation, and Air Conditioning equipment may not be located within 5 feet of the project's side exterior property lines, within 20 feet of the project's front and rear property lines.

Department of Public Works

13. The applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the plans and submitted to the Department of Public Works for review and approval.
14. 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.

15. Should the access shown on the plans go through neighboring properties, the applicant shall provide documentation that “ingress and egress” easements exist providing for this access, prior to issuance of a building permit or recordation of map (if any).
16. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
17. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of “roadway mitigation fees” based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
18. Future development of any and all parcels resulting from the approved subdivision must be as shown on the approved improvement plans. For future structures to be built on the individual parcels, prior to the issuance of a building permit for any structure on the project site, all plans shall be reviewed by the Planning Department for conformance with this condition.

For future additions of impervious surfaces to be built on the individual parcels, prior to the issuance of a building permit for any structure on the project site, all plans shall be reviewed by the Planning Department in conformance with the latest Municipal Regional Permit (MRP) stormwater requirements such that the total impervious area for the subdivision does not exceed the allowed limits for a subdivision development.

19. Prior to recording the final map, the applicant will be required to submit to the Department of Public Works a complete set of improvement plans including all provisions for driveways, utilities, storm drainage, and stormwater treatment, all in accordance with the County Subdivision Regulations, County Standard Details, County Drainage Policy and NPDES permit. Improvement plans must be accompanied by a plan review deposit in the amount of \$1,000 made payable to the County of San Mateo Department of Public Works.
20. Upon the Department of Public Works’ approval of the improvement plans, the applicant will be required to execute a Subdivision Improvement Agreement and post securities with the Department of Public Works as follows:
 - a. Faithful Performance - 100% on the estimated cost of constructing the improvements;
 - b. Labor and Materials - 50% of the estimated cost of constructing the improvements; and

- c. Warranty - 50% of the estimated cost of constructing the improvements.
- 21. The applicant shall submit a parcel map to the Department of Public Works for review, to satisfy the State of California Subdivision Map Act. The final map will be recorded only after all conditions have been met.
- 22. 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.
- 23. The applicant shall record documents which address future maintenance responsibilities of any common facilities which may be constructed. For example, documents would address maintenance of all shared access easements. Prior to recording these documents, they shall be submitted to the Department of Public Works for review and prior to the issuance of a Certificate of Occupancy for the applicable parcel.

Menlo Park Fire Protection District

- 24. The applicant shall install an NFPA 13-D fire sprinkler system in each house under a separate fire permit. The fire sprinkler system must comply with Menlo Park Fire Protection District standards.
- 25. The driveway and any vehicle gate shall have a minimum 20-foot clear, unobstructed linear width, and a minimum 13-foot 6-inch unobstructed vertical clearance. Driveways shall be an all-weather surface capable of supporting a 75,000-pound fire apparatus.
- 26. The applicant shall provide illuminated address numbers at least 4 inches in height and with a stroke of at least 1/2-inch. The address shall be visible from the street and shall contrast with its background. If lot addresses are assigned to Loyola, then provide a monument sign at the public street with address numbers.
- 27. The approved plans and approval letter must be on-site at the time of inspection.
- 28. Final acceptance of this project is subject to field inspection.

Fair Oaks Sewer Maintenance District (Sewer District)

- 29. Each subdivided parcel must connect to the Sewer District main with an individual 4-inch sewer lateral.
- 30. Detailed plans showing the proposed sewer connections shall be submitted to the Sewer District for review prior to final approval of the building plans. The plans shall indicate the location of the existing and proposed sewer laterals.

31. The Sewer District records indicate that the property has one existing sewer connection. The Sewer District will allow the additional proposed connections providing that all associated fees are paid. The Sewer District will require the applicant to purchase additional sewer connections and obtain all appropriate permits for the installation of the connections. The fees for new sewer connections will be calculated based on the plans submitted prior to final approval of the building plans.

California Water Service Company

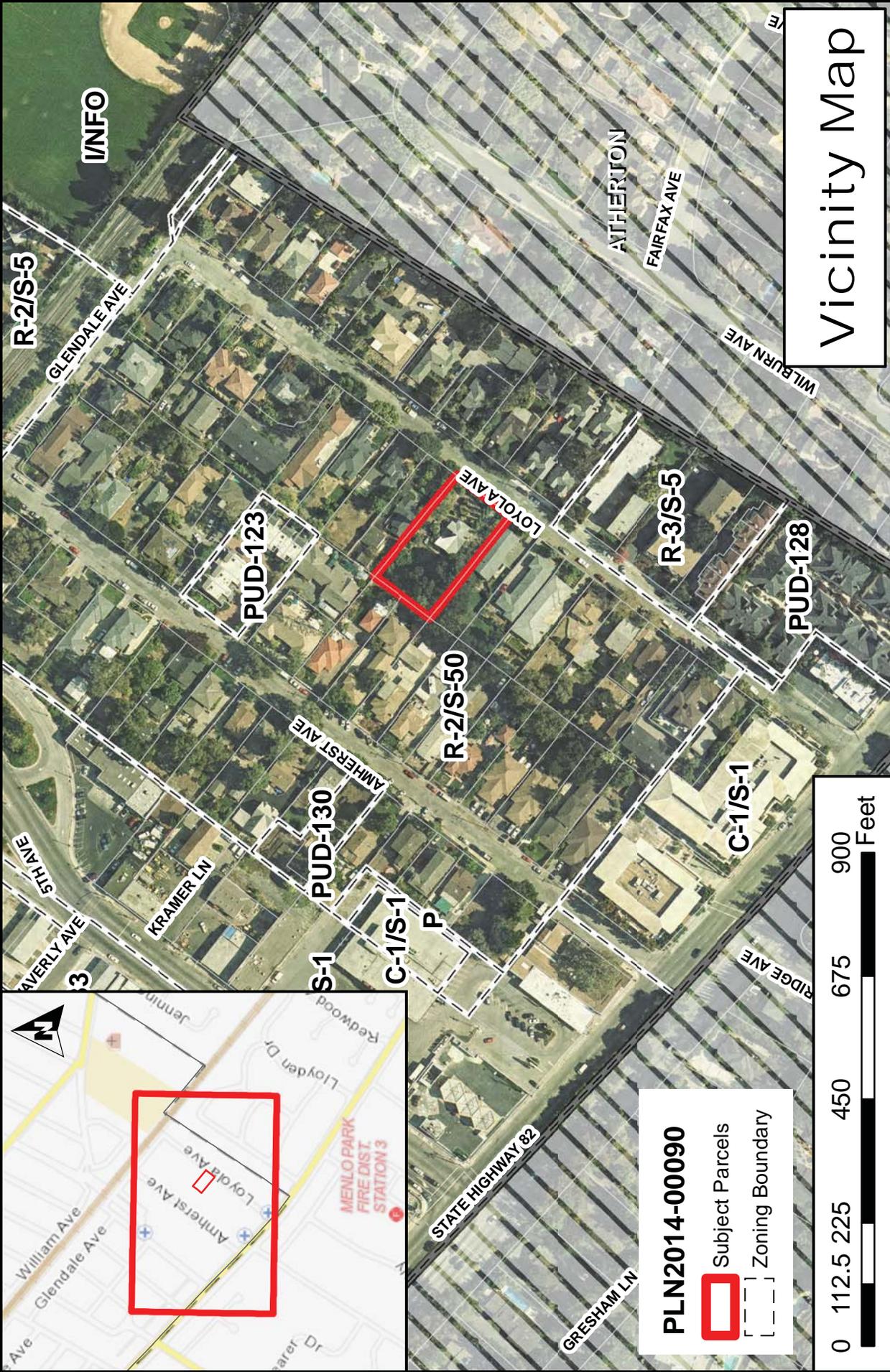
32. One-inch meters are to be installed for each dwelling.

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County of San Mateo - Planning and Building Department

ATTACHMENT B





County of San Mateo - Planning and Building Department

ATTACHMENT C

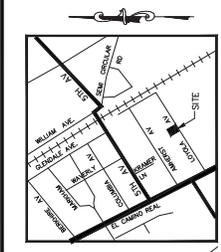
REV.	DESCRIPTION	BY	DATE

MACLEOD AND ASSOCIATES
 CIVIL ENGINEERING • LAND SURVEYING
 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580

PREPARED FOR:
 PARTNERS II, LLC
 SAGE HOME

VESTING TENTATIVE PARCEL MAP
 BEING A SUBDIVISION OF LOT 12, BLOCK B,
 LOT 12, BLOCK B, TRACT 100,000,000,000,
 SAN MATEO COUNTY, CALIFORNIA,
 UNINCORPORATED

DRAWN BY: APJ
 DESIGNED BY: WPS
 CHECKED BY: DOM
 SCALE: 1"=10'
 DATE: 06/25/14
 DRAWING NO.: 13340-TENT
 SHEET: 1 OF 1



OWNER / SUBDIVIDER:
 SAGE HOME PARTNERS II, LLC
 191 COLUMBIA AVENUE, SUITE 515
 MENLO PARK, CA 94025
 TEL (650) 742-2220

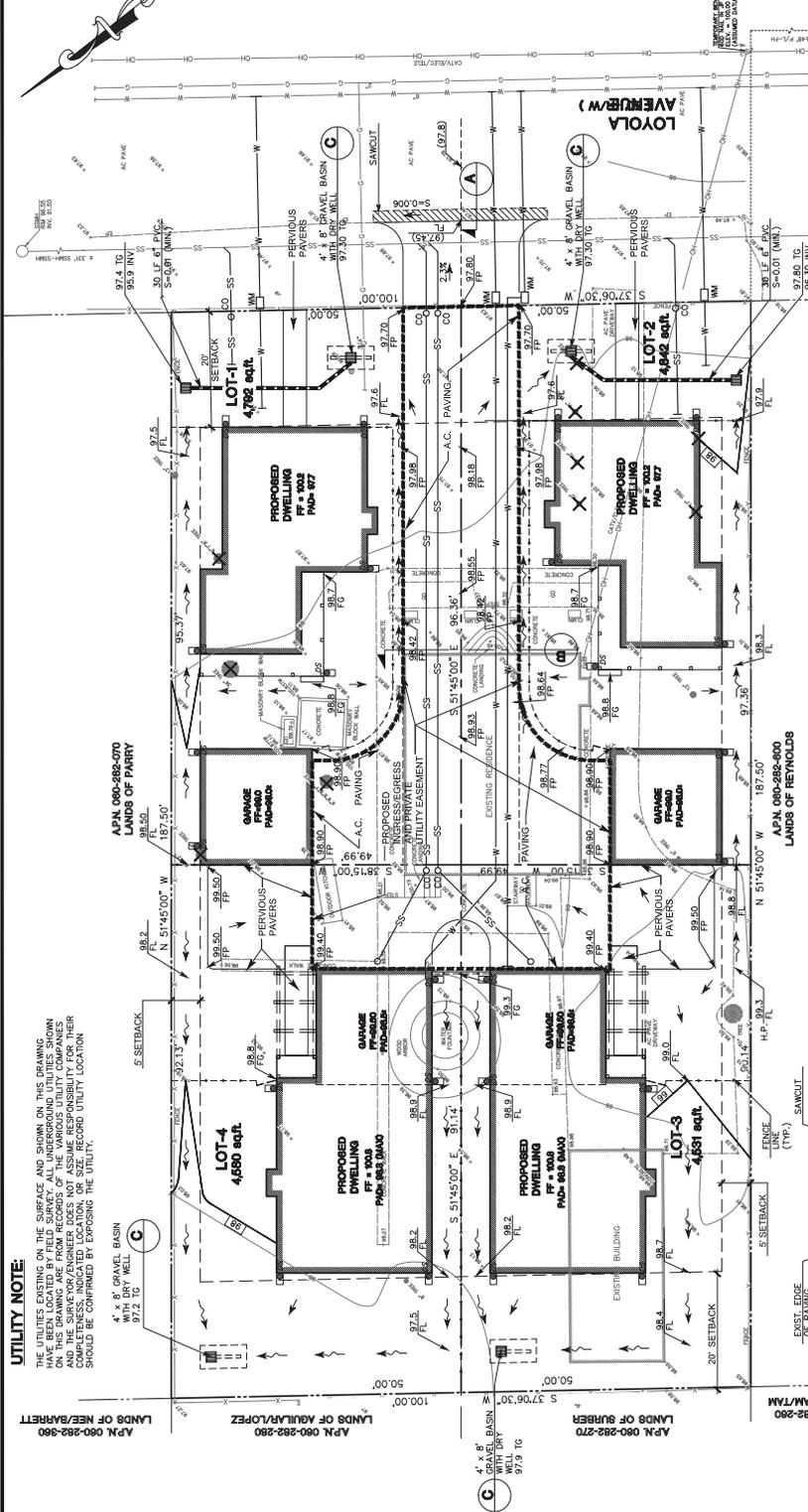
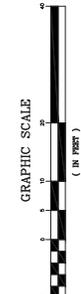
CIVIL ENGINEER / LAND SURVEYOR:
 DAN MACLEOD
 MACLEOD AND ASSOCIATES
 965 CENTER STREET, SAN CARLOS, CA 94070
 TEL (650) 593-8580

ASSESSOR'S PARCEL NO.:
 060-282-080

EXISTING & PROPOSED ZONING:
 R-2

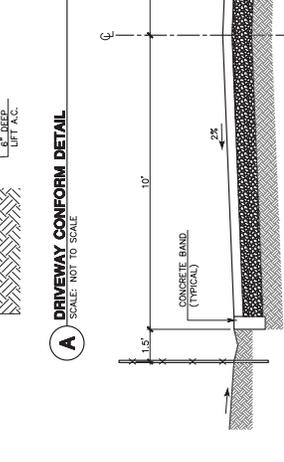
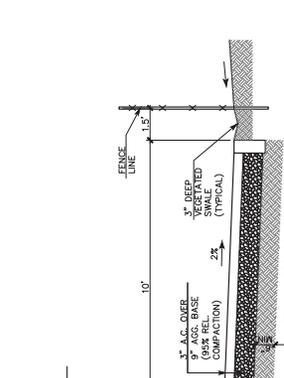
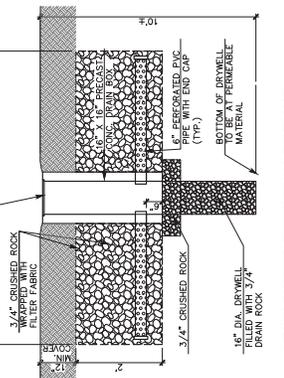
MINIMUM SETBACKS:
 FRONT: 20'
 SIDE: 5'
 REAR: 20'

UTILITIES:
 WATER: CAL WATER
 SANITARY SEWER: FAIR OAKS SEWER MAINTENANCE DISTRICT
 GAS & ELECTRIC: PG&E
 TELEPHONE: AT&T COMMUNICATIONS
 FIRE PROTECTION: MENLO PARK FIRE PROTECTION DISTRICT



LEGEND:

PROPERTY LINE	A.C. PAVING
ASPHALT CONCRETE PAVEMENT	CATY
CABLE TELEVISION	CLM
COLUMN	CO
CLEANOUT	DS
DOWNSPOUT WITH SPLASH BLOCK	ELEC
ELECTRIC METER	EM
EDGE OF PAVEMENT	EP
GROUND	GD
GAS METER	GM
INVERT	INV
FIRE HYDRANT	PH
FINISHED FLOOR	FF
FINISHED PAVEMENT	FP
FINISHED GRADE	FG



UTILITY NOTE:
 THE UTILITIES SHOWN ON THE SURFACE AND SHOWN ON THIS DRAWING
 HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN
 ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES
 AND ARE SHOWN AS APPROXIMATE LOCATIONS. THE LOCATION, DEPTH, AND
 COMPLETENESS INDICATED LOCATION, OR SIZE RECORD UTILITY LOCATION
 SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

**STORMWATER DETENTION PIPE AND
 DISSIPATION BOX DETAIL**
 SCALE: NOT TO SCALE

DRIVEWAY TYPICAL SECTION
 SCALE: NOT TO SCALE



County of San Mateo - Planning and Building Department

ATTACHMENT D



McGriff Architects
 1475 15TH STREET
 SAN FRANCISCO, CA 94103
 info@mcgriffarchitects.com
 (415) 286-5946



CLIENT:
 SAGE HOME PARTNERS II, LP
 PROJECT ADDRESS:
 91 LOYOLA AVENUE
 NORTH FAIR OAKS, CA 94025
 APN: 60282080

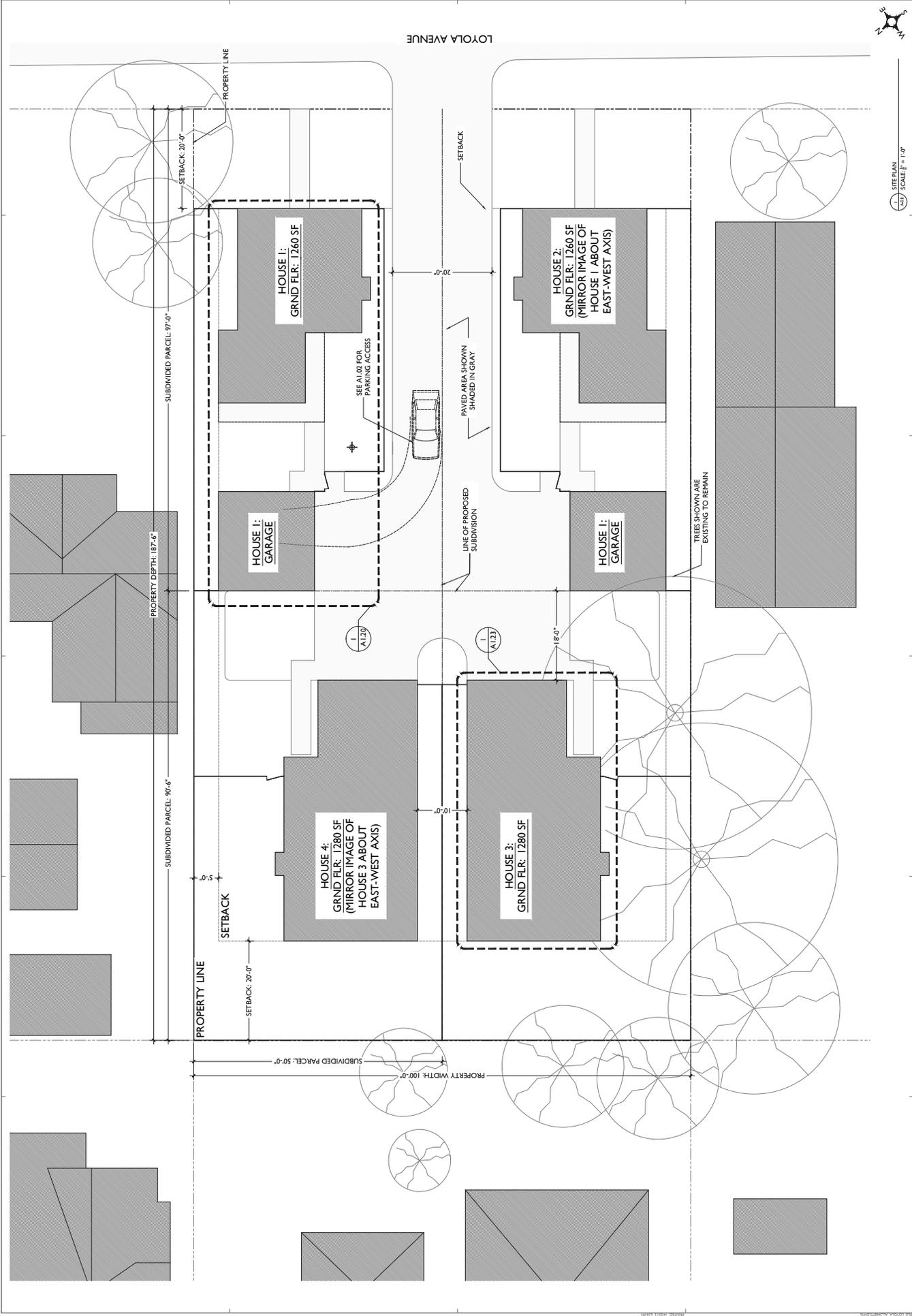
01/11/2013	PRE-APP SUBMITTAL
02/06/14	PRE-PLANNING MTG
02/03/14	PLANNING DEPT

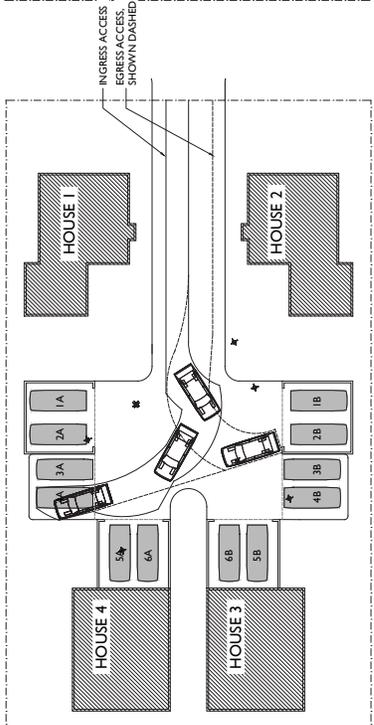
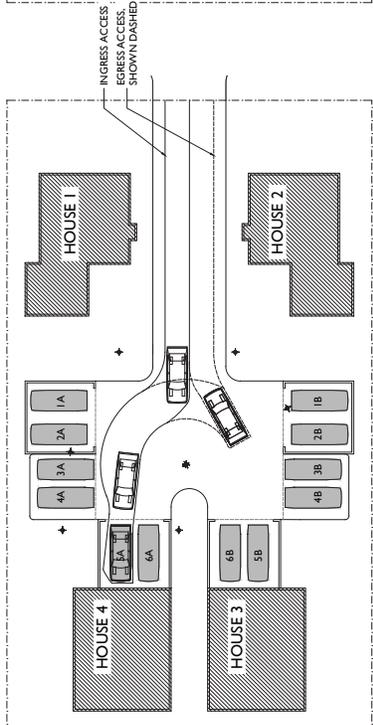
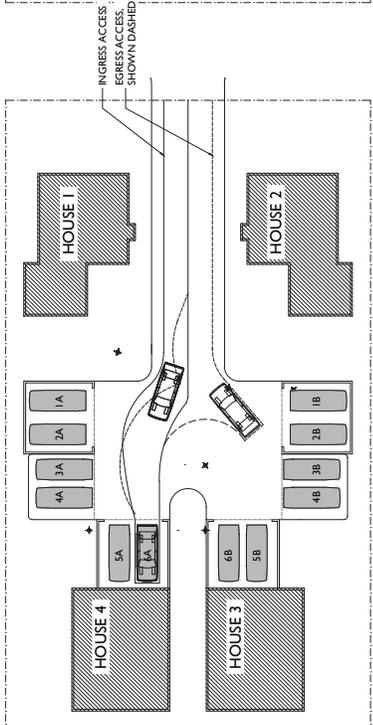
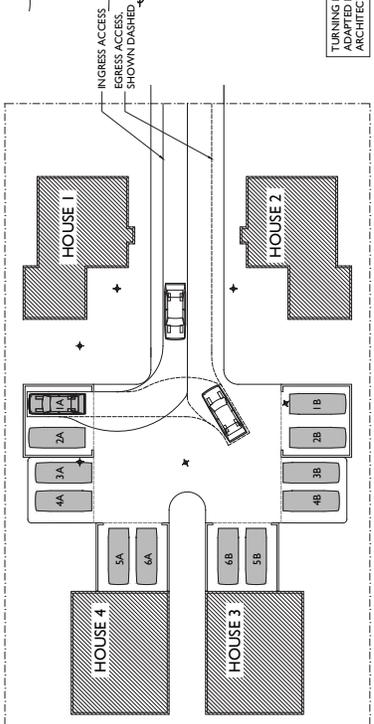
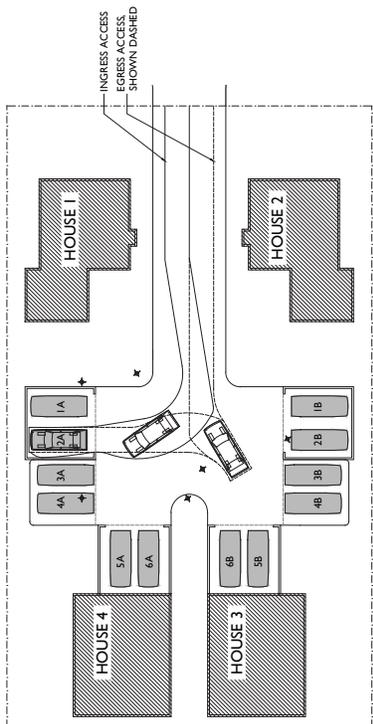
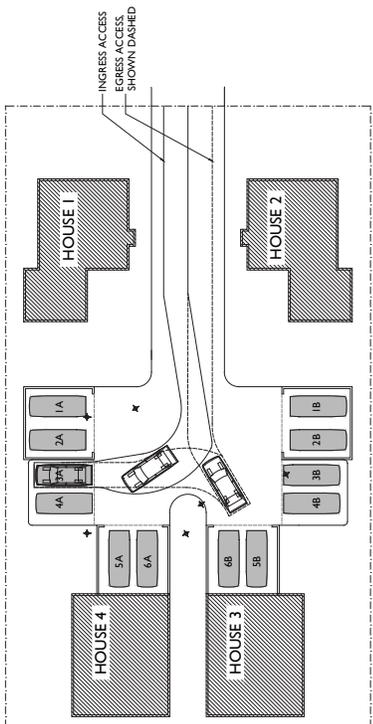
LOYOLA AVENUE	SCHEMATIC DESIGN
	SITE PLAN
	PROPOSED

SCALE: AS NOTED @ 1/4"=1'-0"
 DATE: 3/13/14
 SHEET NO.:
 A-1.01

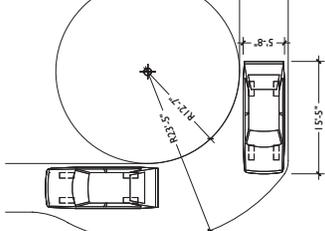


SITE PLAN
 SCALE: 1" = 1'-0"





GENERAL NOTE:
PARKING ACCESS HAS BEEN SHOWN FOR THE MOST ONERIOUS (6) PARKING STALLS 1A-6A. THE COMPLEMENTARY STALLS 1B-6B WILL BE SHOWN WITH IMAGES OF THE NORTH BEING STALLS, BUT WITH GREATER CLEARANCES.



REV.	DESCRIPTION	BY	DATE

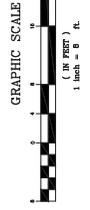
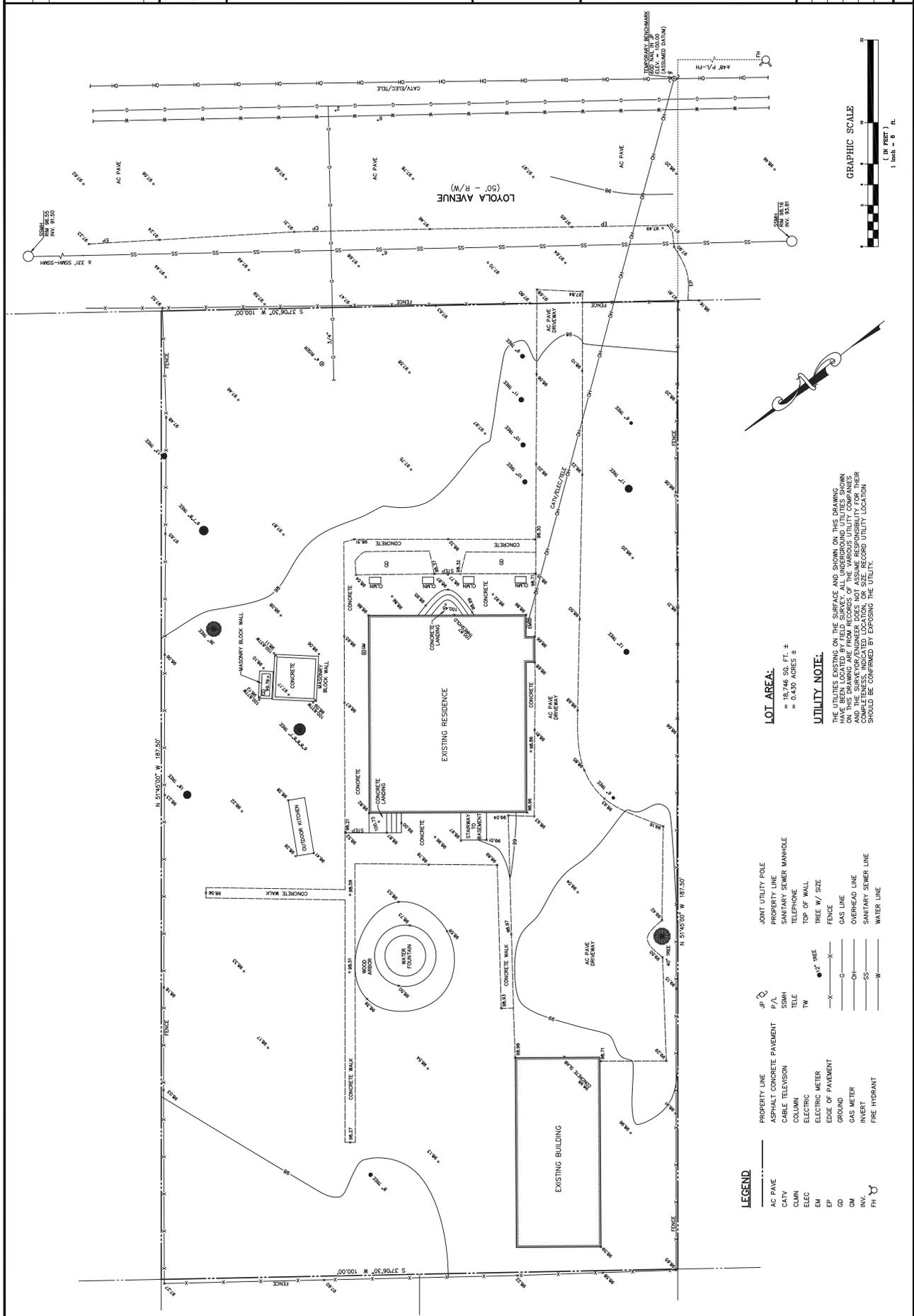


MACLEOD AND ASSOCIATES
 CIVIL ENGINEERING • LAND SURVEYING
 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580

PREPARED FOR:
 TOM AND
 BRENDA PAI

TOPOGRAPHIC SURVEY PLAN
 91 LOYOLA AVENUE
 A.P.N. 060-282-080
 LOT 12, BLOCK 8, 11 MAPS 47
 UNINCORPORATED, SAN MATEO COUNTY
 CALIFORNIA

DRAWN BY: DAK
 CHECKED BY: DOM
 SCALE: 1"=40'
 DATE: 10-24-13
 DRAWING: 8004-TOPO
 SHEET 1 OF 1



LOT AREA:
 = 18,746 SQ. FT. ±
 = 0.430 ACRES ±

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE LOCATION OF UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND ARE NOT GUARANTEED. THE UTILITY COMPANIES SHOULD BE CONTACTED TO VERIFY THE LOCATION AND DEPTH OF UTILITIES. THE UTILITY COMPANIES SHOULD BE CONTACTED TO VERIFY THE LOCATION AND DEPTH OF UTILITIES. THE UTILITY COMPANIES SHOULD BE CONTACTED TO VERIFY THE LOCATION AND DEPTH OF UTILITIES.

LEGEND

AC PAVE	PROPERTY LINE	UP / D	JOINT UTILITY POLE
CATV	ASPHALT CONCRETE PAVEMENT	P/A	PROPERTY LINE
CLUM	CABLE TELEVISION	SSNH	SANITARY SEWER MANHOLE
ELEC	COLUMN	TELE	TELEPHONE
EM	ELECTRIC	TW	TOP OF WALL
EP	ELECTRIC METER	● 12" TREE	TREE W/ SIZE
GD	EDGE OF PAVEMENT	— X —	FENCE
GM	GROUND	— C —	GAS LINE
INV.	GAS METER	— OH —	OVERHEAD LINE
PH	INVERT	— SS —	SANITARY SEWER LINE
	FIRE HYDRANT	— W —	WATER LINE



MCKERRIFF ARCHITECTS
1475 15TH STREET
SAN FRANCISCO, CA 94103
info@mckerriffarchitects.com
(415) 286-5946



CLIENT:
SAGE HOME PARTNERS II, LP
PROJECT ADDRESS:
91 LOYOLA AVENUE
NORTH FAIR OAKS, CA 94025
APN: 60282080

01/11/22/13	PRE-APP SUBMITTAL
02/06/14	PRE-PLANNING MTG
02/03/14/14	PLANNING DEPT

PROJ:	LOYOLA AVENUE
SHEET:	SCHEMATIC DESIGN
SCALE:	AS NOTED @ 3/4" = 1'-0"
DATE:	3/13/14

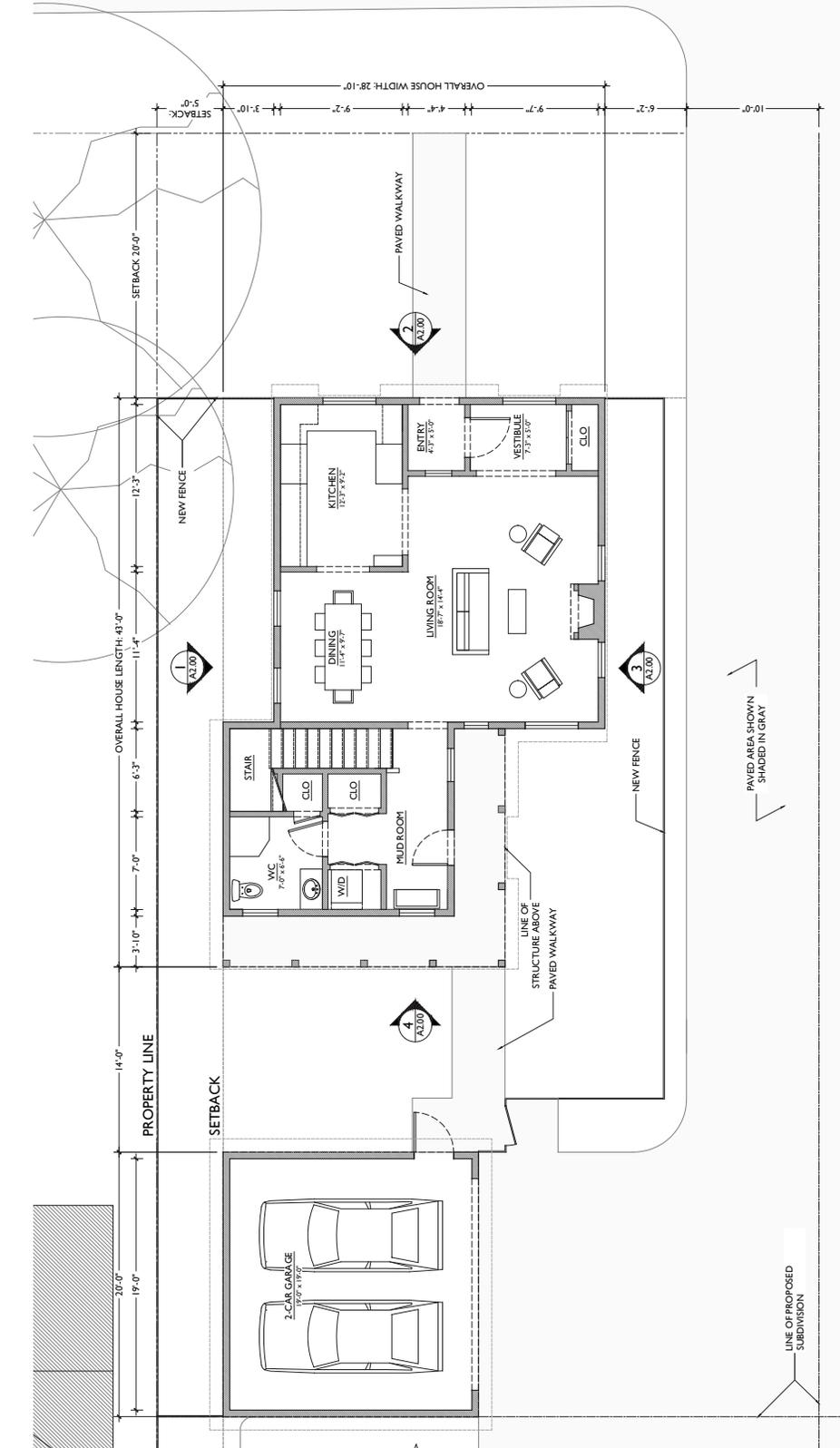
SHEET NO.:
A-1.20



HOUSE I - GROUND FLOOR PLAN
SCALE: 3/4" = 1'-0"

FIGURE 1
APPROX. AREA CALCULATIONS

GROUND FLOOR	1,068 SQ FT
SECOND FLOOR	1,036 SQ FT
TOTAL	2,104 SQ FT





MCKRRIFF ARCHITECTS
1475 15TH STREET
SAN FRANCISCO, CA 94103
info@mckriffarchitects.com
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91 LOYOLA AVENUE
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APN: 660282080

01/11/2013	PRE-APP SUBMITTAL
02/06/14	PRE-PLANNING MTG
02/03/14	PLANNING DEPT

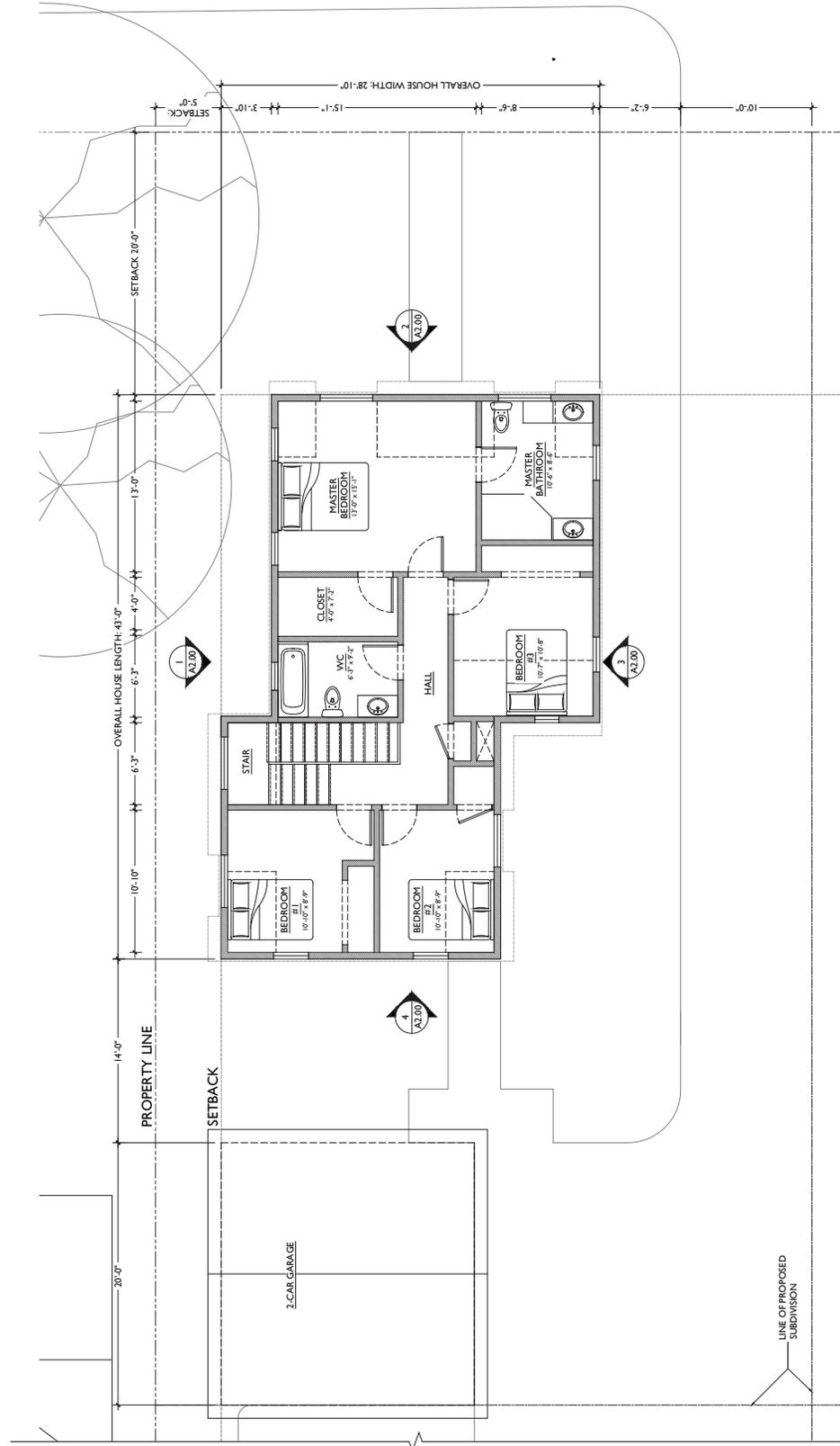
PROJECT:	LOYOLA AVENUE
SHEET:	SCHEMATIC DESIGN
HOUSE I:	SECOND FLOOR PLAN
SCALE:	AS NOTED @ 1/4" = 1'-0"
DATE:	3/13/14

SHEET NO.:
A-1.21



HOUSE I SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIGURE 1 APPROX. AREA CALCULATIONS	
GROUND FLOOR	1,562 SQ FT
SECOND FLOOR	1,000 SQ FT
TOTAL	2,570 SQ FT





McGRIFF ARCHITECTS
 1475 15TH STREET
 SAN FRANCISCO, CA 94103
 (415) 286-5946
 info@mcgriffarchitects.com



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 SAGE HOME PARTNERS II, LP
 PROJECT ADDRESS:
 91 LOYOLA AVENUE
 NORTH FAIR OAKS, CA 94025
 APN: 60282080

01/11/22/13	PRE-APP SUBMITTAL
02/06/14	PRE-PLANNING MTG
02/03/14/14	PLANNING DEPT

SCALE: AS NOTED @ 1/4" = 1'-0"
DATE: 3/13/14
HOUSE 3: GROUND FLOOR PLAN
ISSUE DATES:

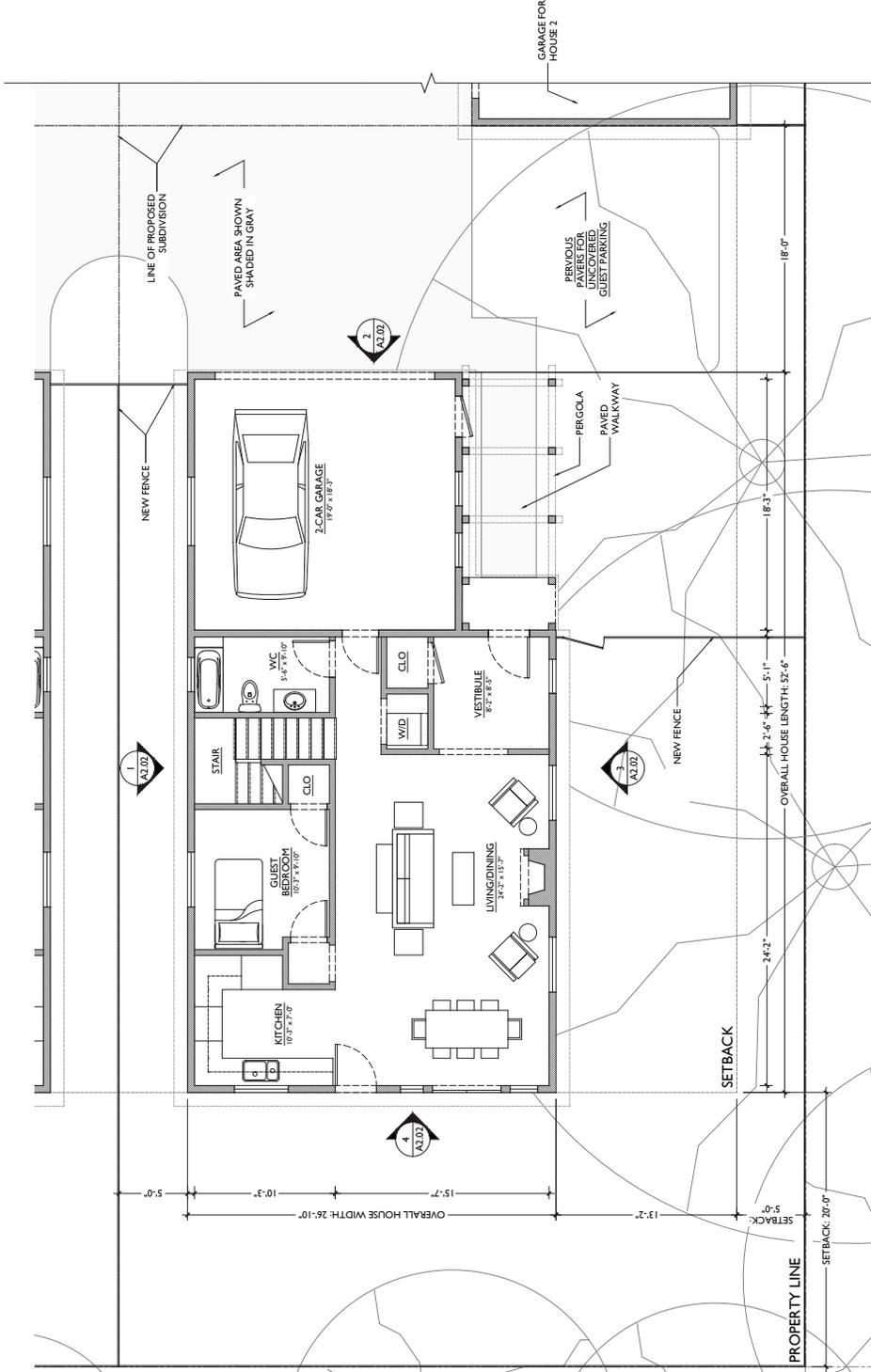
POP:
 SHEET:
 SHEET NO.: **A-1.23**



HOUSE 3 - GROUND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

HOUSE 3
 APPROX. AREA CALCULATIONS

GROUND FLOOR	1,288 SQ FT
SECOND FLOOR	909 SQ FT
TOTAL	2,197 SQ FT



HOUSE 3
 APPROX. AREA CALCULATIONS

GROUND FLOOR	1,288 SQ FT
SECOND FLOOR	909 SQ FT
TOTAL	2,197 SQ FT



McGriff Architects
 1475 15TH STREET
 SAN FRANCISCO, CA 94103
 info@mcgriffarchitects.com
 (415) 286-5946



CLIENT:
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 PROJECT ADDRESS:
 91 LOYOLA AVENUE
 NORTH FAIR OAKS, CA 94025
 APN: 60282080

01/11/22/13	PRE-APP SUBMITTAL
02/06/14	PRE-PLANNING MTG
02/03/14/14	PLANNING DEPT

PROJECT:	LOYOLA AVENUE
SHEET:	SCHEMATIC DESIGN
HOUSE 3:	SECOND FLOOR PLAN
DATE:	3/13/14
SCALE:	AS NOTED @ 1/4" = 1'-0"

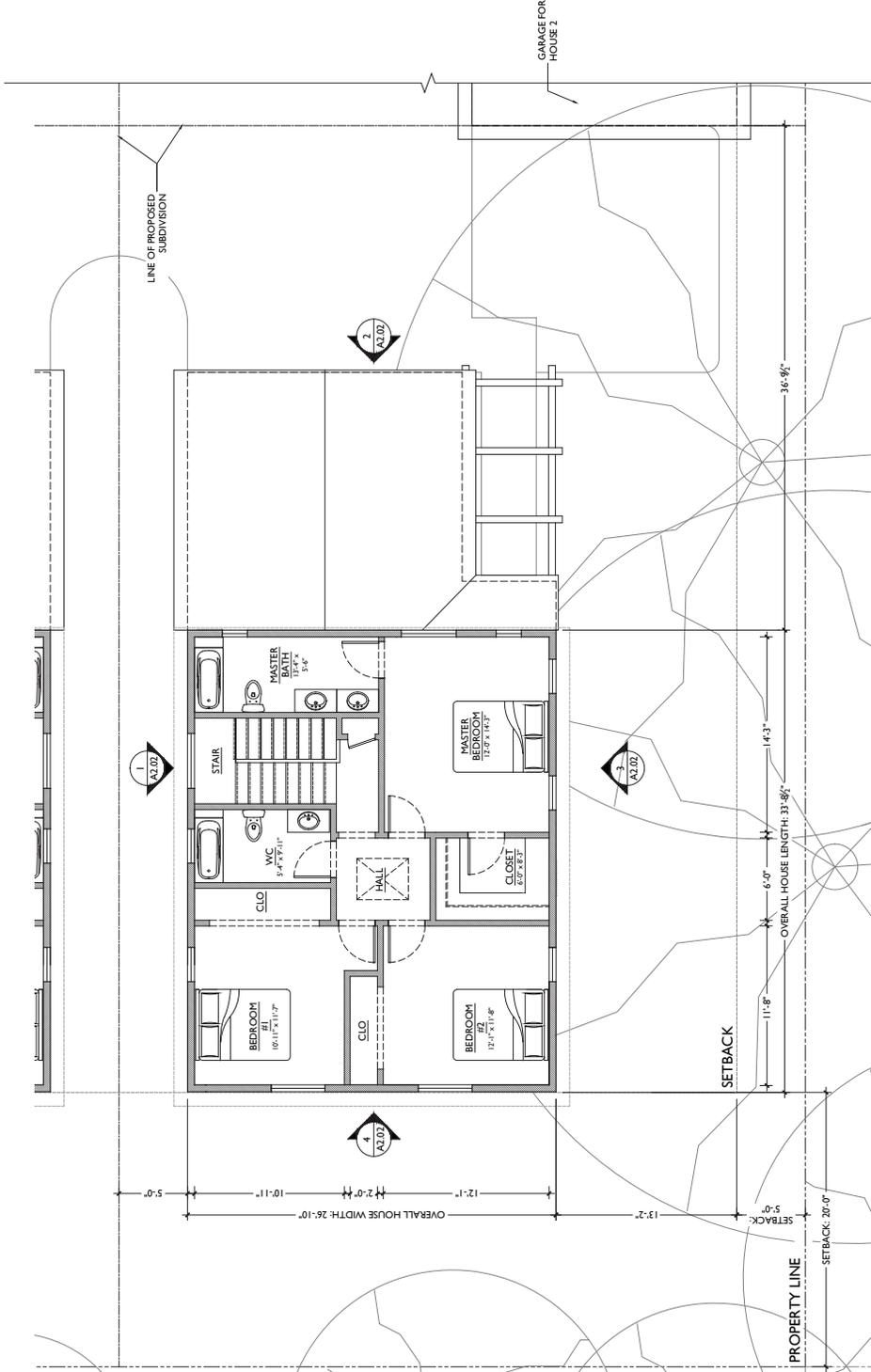
SHEET NO:
A-1.24



HOUSE 3 - SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

FIGURE 3
 APPROX. AREA CALCULATIONS

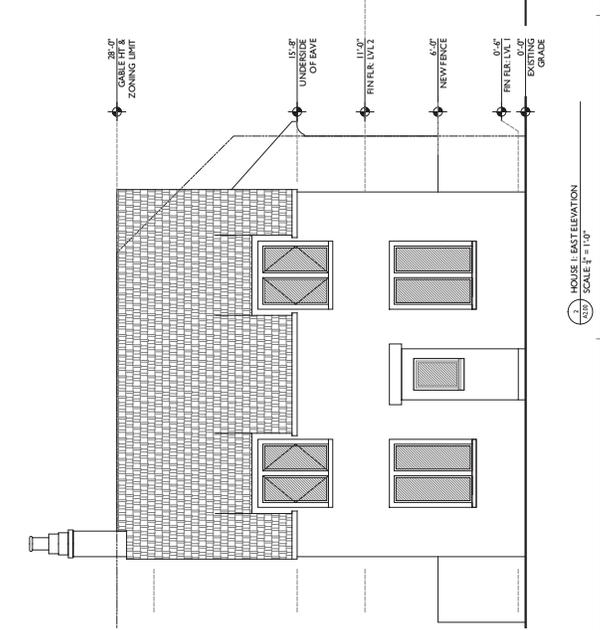
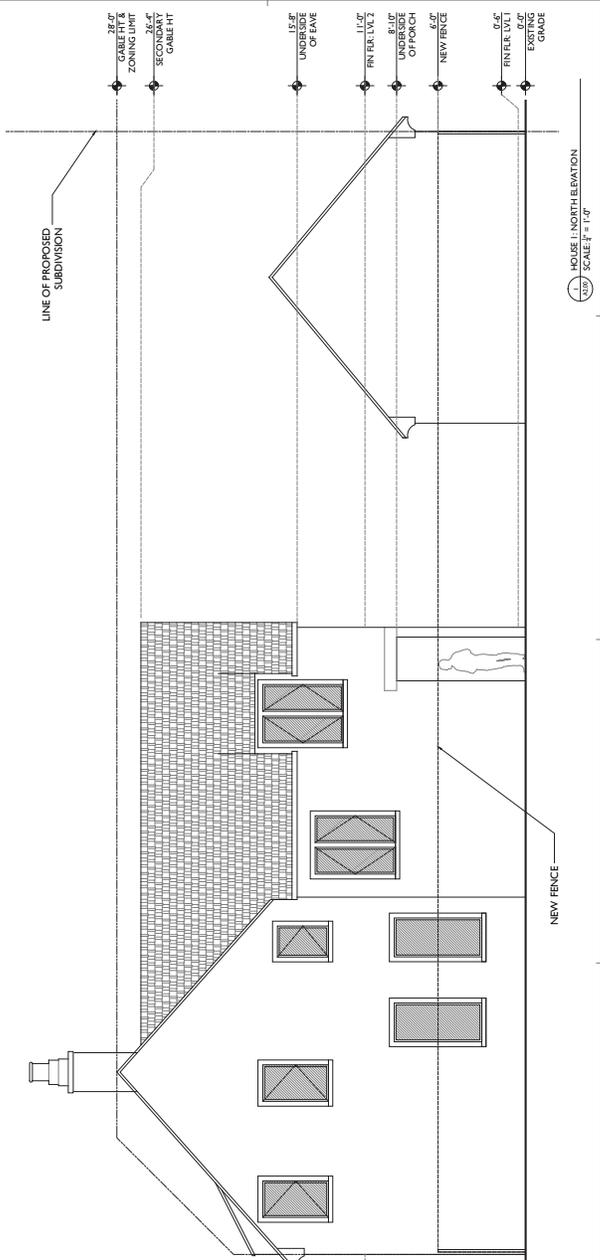
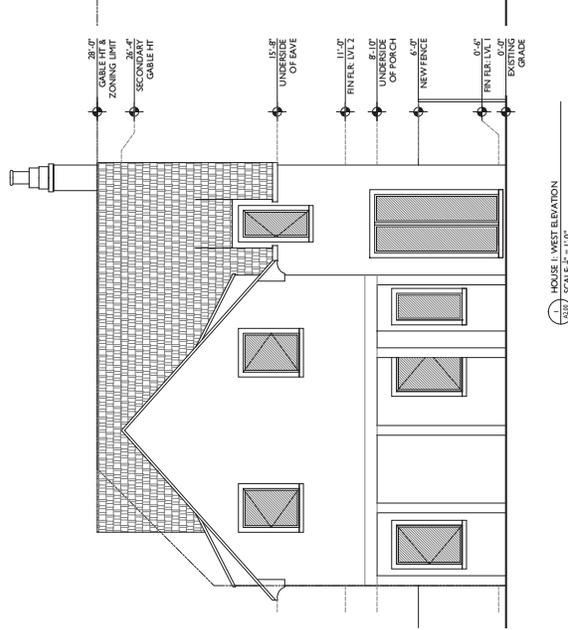
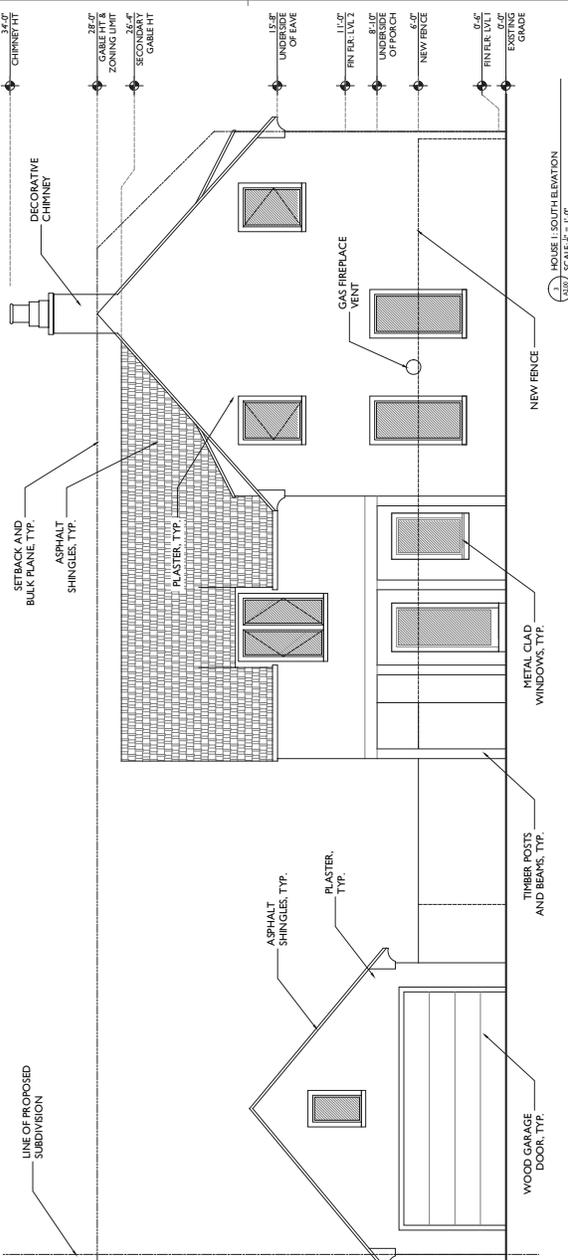
GROUND FLOOR	1,289 SQ FT
SECOND FLOOR	909 SQ FT
TOTAL	2,198 SQ FT

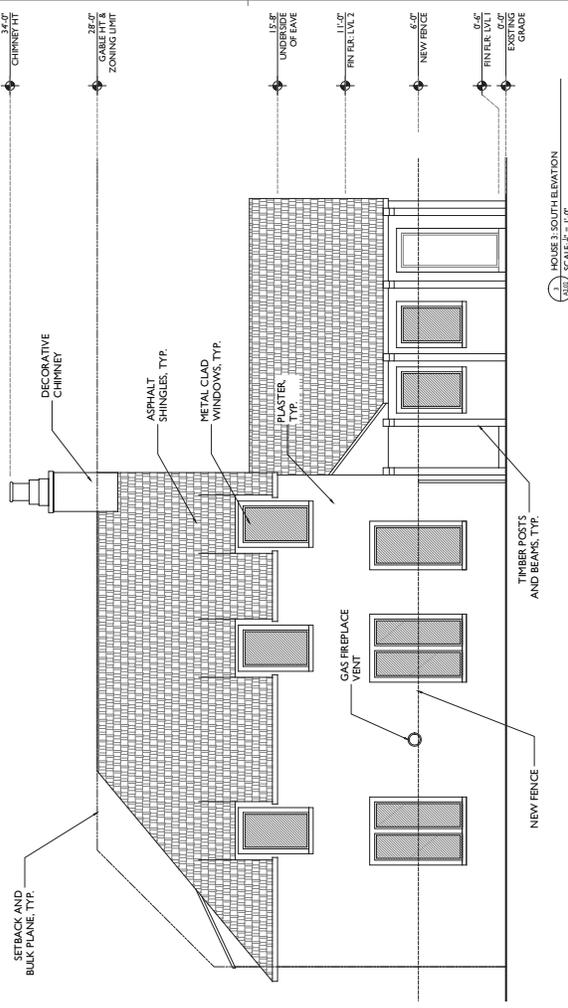




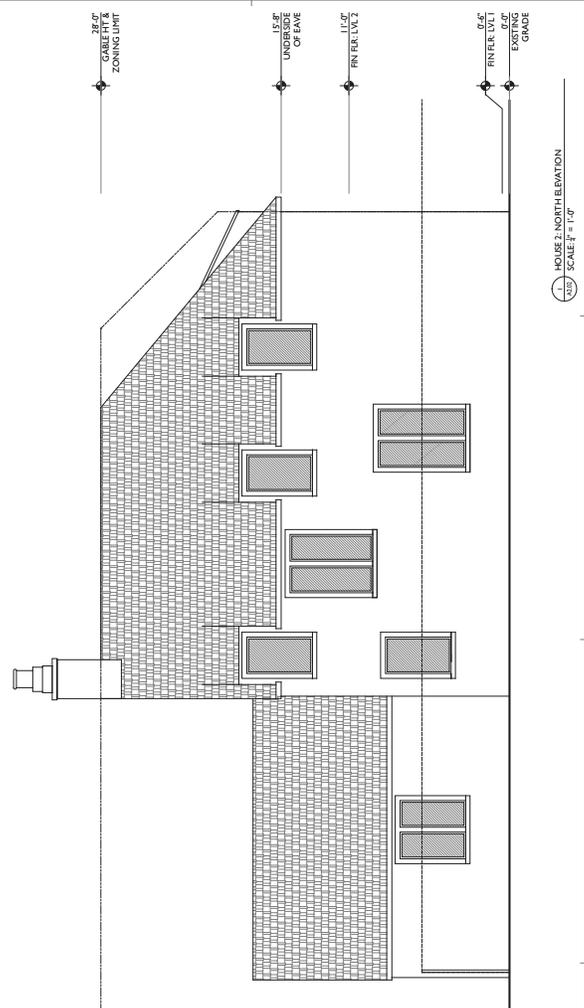
County of San Mateo - Planning and Building Department

ATTACHMENT E

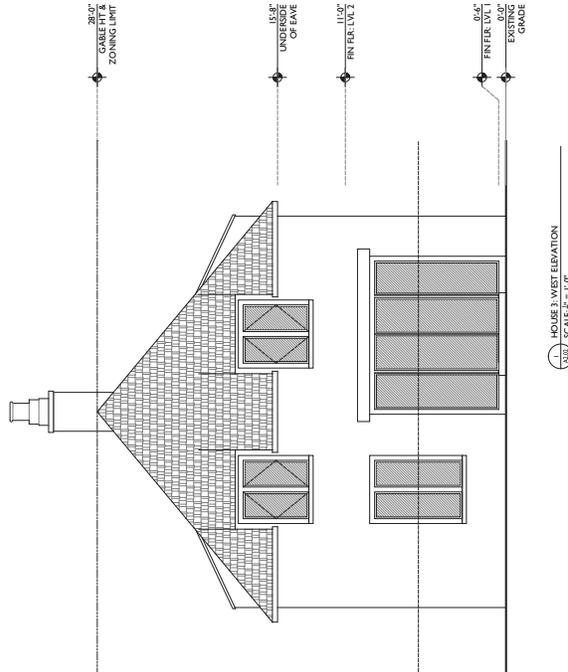




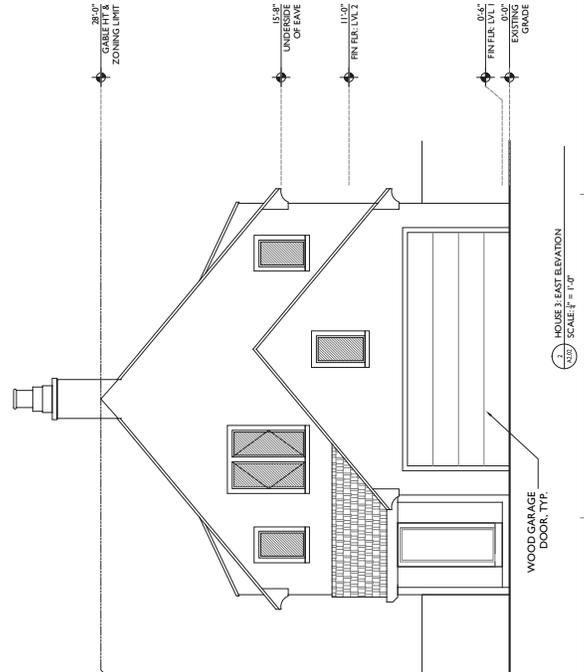
HOUSE 3: SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



HOUSE 3: NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



HOUSE 3: WEST ELEVATION
 SCALE: 1/4" = 1'-0"



HOUSE 3: EAST ELEVATION
 SCALE: 1/4" = 1'-0"



County of San Mateo - Planning and Building Department

ATTACHMENT F

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

**NOTICE OF INTENT TO ADOPT
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: Planned Unit Development and Subdivision at 91 Loyola Avenue, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2014-00090

OWNER: Sage Home Partners II, LP

APPLICANT: Mark Haesloop, Esq.

ASSESSOR'S PARCEL NO.: 062-282-080

LOCATION: 91 Loyola Avenue, North Fair Oaks

POSTING
ONLY
BESZ DE LA VEGA

SEP 22 2014

PROJECT DESCRIPTION: The applicant proposes to subdivide a single 18,750 sq. ft. lot and to build four new single-family residences and two detached garages on four separate lots. The proposed parcels would be 4,531 sq. ft., 4,580 sq. ft., 4,792 sq. ft. and 4,842 sq. ft. in size. The parking areas will be accessed by a shared driveway.

The project entails rezoning the site from R-2/S-50 (Two-Family Residential/5,000 square feet minimum size) to Planned Unit Development (PUD). If approved, the proposed PUD rezoning would allow for the construction of four units instead of three that would be allowed by the current zoning. The proposed PUD zoning, based on the submitted development plans, will also allow for parcels sizes and setbacks that are less than those allowed by the current zoning. It will also allow a greater building floor area than allowed by the current zoning. Because of the reduced setbacks, the PUD will also apply daylight planes only to the site's exterior property lines.

The second phase of the project would entail the construction of four single-family dwellings on the parcels created by the subdivision. As proposed, two of the houses would be 2,270 sq. ft. in size, with each having a 361 sq. ft. detached two-car garage, and two of the houses would be 2,184 sq. ft. in size, including an attached two-car garage. There will be four on-site guest parking spaces. The parking area will be accessed by a shared private driveway. The existing single-family dwelling on the site would be demolished to accommodate this proposed development. The California Water Service will provide water. The Fair Oaks Sewer District will provide sewer service. The plans show that three significant trees will be removed. No significant grading is proposed.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

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

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

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

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

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

- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 2: Prior to issuance of a building permit for any building to be constructed on the parcels resulting from this proposed subdivision, the applicant shall submit a tree protection and replacement plan for the affected parcel. The tree protection plan must be prepared by a certified arborist. The trees removed must be replaced with species appropriate for the climate and location and minimum 5-gallon size stock. The approved tree replacement plan shall be implemented before the issuance of Certificates of Occupancy for any buildings constructed on the parcels.

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

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

Mitigation Measure 5: Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activity shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operation shall be prohibited on Sunday and any national holiday.

RESPONSIBLE AGENCY CONSULTATION

None.

INITIAL STUDY

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

REVIEW PERIOD: September 30, 2014 – October 20, 2014

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 20, 2014**

CONTACT PERSON

Steven Rosen
Project Planner, 650/363-1814

A handwritten signature in cursive script that reads "Steve Rosen". The signature is written in black ink and is positioned above a horizontal line.

Steven Rosen, Project Planner

SR:pac - SBRY0691_WPH.DOCX
FRM00013(click).doc
(1/11/07)

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Planned Unit Development and Subdivision at 91 Loyola Avenue
2. **County File Number:** PLN 2014-00090
3. **Lead Agency Name and Address:** San Mateo County Planning Department, 455 County Center, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Steven Rosen, 650/363-1814
5. **Project Location:** 91 Loyola Avenue, North Fair Oaks
6. **Assessor's Parcel Number and Size of Parcel:** 060-282-080; 18,750 Square Feet
7. **Project Sponsor's Name and Address:** Mark Haesloop, Esq., P.O. Box 1407, San Carlos, CA 94070
8. **General Plan Designation:** Multi-Family Residential (Between 24 Dwelling Units/Acre and 60 Dwelling Units/Acre)
9. **Zoning:** R-2/S-50
10. **Description of the Project:** The applicant proposes to subdivide a single 18,750 sq. ft. lot and to build four new single-family residences and two detached garages on four separate lots. The proposed parcels would be 4,531 sq. ft., 4,580 sq. ft., 4,792 sq. ft. and 4,842 sq. ft. in size. The parking areas will be accessed by a shared driveway.

The project entails rezoning the site from R-2/S-50 (Two-Family Residential/5,000 square feet minimum size) to Planned Unit Development (PUD). If approved, the proposed PUD rezoning would allow for the construction of four units instead of three that would be allowed by the current zoning. The proposed PUD zoning, based on the submitted development plans, will also allow for parcels sizes and setbacks that are less than those allowed by the current zoning. It will also allow a greater building floor area than allowed by the current zoning. Because of the reduced setbacks, the PUD will also apply daylight planes only to the site's exterior property lines.

The second phase of the project would entail the construction of four single-family dwellings on the parcels created by the subdivision. As proposed, two of the houses would be 2,270 sq. ft. in size, with each having a 361 sq. ft. detached two-car garage, and two of the houses would be 2,184 sq. ft. in size, including an attached two-car garage. There will be four on-site guest parking spaces. The parking area will be accessed by a shared private driveway. The existing single-family dwelling on the site would be demolished to accommodate this proposed development. The California Water Service will provide water. The Fair Oaks Sewer District will

provide sewer service. The plans show that three significant trees will be removed. No significant grading is proposed.

11. **Surrounding Land Uses and Setting:** The project is located in the southern corner of North Fair Oaks near the Atherton border. The entirety of the surroundings is developed with urban land uses. The area is developed with a mix of single-family, two-family, and multiple-family dwellings. Many lots are developed with two separate single-family dwellings. The site is about 560 feet southwest of the Caltrain railroad tracks and about 575 feet northeast of El Camino Real. There are seven significant trees on the site.
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
Discussion: The site is not a part of a scenic vista and does not stand between any viewing place and a scenic vista.				
Source: Site Survey.				

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 site is not within a State Scenic Corridor.</p> <p>Source: County GIS.</p>					
1.c.	Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?				X
<p>Discussion: The site will be developed with residences of a size that is typical to the area, and the project will not change the topography of the site.</p> <p>Source: Project Plans, Site Survey.</p>					
1.d.	Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?			X	
<p>Discussion: The project would result in four single-family houses. These structures do not result in significant light or glare in neighborhoods that are developed with similar structures. Each lot in the neighborhood is developed with one or more dwelling units built with typical fenestration and outdoor lighting. The replacement of one dwelling unit with four dwelling units would not significantly increase the amount of light pollution in the area.</p> <p>Source: Neighborhood Survey.</p>					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
<p>Discussion: The site is not adjacent to a designated Scenic Highway or within a State or County Scenic Corridor.</p> <p>Source: County GIS.</p>					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
<p>Discussion: The site is not within a Design Review District.</p> <p>Source: County Zoning Map.</p>					
1.g.	Visually intrude into an area having natural scenic qualities?				X

Discussion: The area does not have natural scenic qualities. It is a developed urban area, and the project is not tall enough to block any area with natural scenic qualities that would otherwise be visible.

Source: Site Survey.

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

Discussion: The project site does not include prime farmland.

Source: USDA Natural Resources Conservation Service (NRCS) Prime Soils Map.

2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
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Discussion: The site is not in an agricultural zone preserve.

Source: Zoning Maps, Williamson Act Index.

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
--	--	--	--	---

Discussion: The site does not contain farmland and is not near farmland.

Source: Zoning Maps, USDA NRCS Prime Soils Map, Site Survey.					
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
Discussion: The site is not in the Coastal Zone. Source: Zoning Maps.					
2.e.	Result in damage to soil capability or loss of agricultural land?				X
Discussion: The site does not contain farmland and is not near farmland. Source: Zoning Maps, USDA NRCS Prime Soils Map, Site Survey.					
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. Source: Zoning Maps.					

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
3.a.	Conflict with or obstruct implementation of the applicable air quality plan?			X	
Discussion: The Bay Area Air Quality Management District (BAAQMD) California Environmental Quality Act (CEQA) Air Quality Guidelines (BAAQMD, 2011) identify a three-step methodology for determining a project's consistency with the current Air Quality Plan, the Clean Air Plan (CAP). If the responses to these three questions can be concluded in the affirmative and those conclusions are supported by substantial evidence, then BAAQMD considers the project to be consistent with air quality plans prepared for the Bay Area.					

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

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

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

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

Source: BAAQMD, Sustainable San Mateo Indicators Project.

3.b. Violate any air quality standard or contribute significantly to an existing or projected air quality violation?		X		
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Discussion: The use of off-highway construction equipment, on-highway trucks, and various coatings would result in the emission of particulate and organic pollutants for which the Bay Area air basin is in non-attainment status. The BAAQMD recommends the implementation of Basic Construction Mitigation Measures as best management practices regardless of the significance determination to mitigate the project’s cumulative impact. Implementation of Mitigation Measure 1 would reduce impacts to a less than significant level:

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

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure, Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

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

Source: BAAQMD.

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)?		X		
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Discussion: According to the BAAQMD, no single project is sufficient in size to, by itself, result in non-attainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. In addition, according to the BAAQMD CEQA Air Quality Guidelines, if a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions (BAAQMD). Mitigation Measure 1 is designed to mitigate the impact of this project's construction phase on regional air quality to a less than significant level.

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

Source: BAAQMD.				
3.d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?		X		
<p>Discussion: Garfield Elementary School is within a quarter-mile of the site. The sports fields begin 630 feet from the site. Facilities that house or attract children are defined as sensitive receptors by the BAAQMD CEQA Guidelines. These guidelines state that construction could cause a significant increase in PM₁₀ air pollutants if not mitigated. The guidelines recommend mitigation measures that will reduce the impact to a less than significant level. These are included in Mitigation Measure 1.</p> <p>Source: BAAQMD.</p>				
3.e. Create objectionable odors affecting a significant number of people?				X
<p>Discussion: The project will result in four new single-family houses in a neighborhood of other single-family houses. No different odors will be created that did not exist before.</p> <p>Source: Project Description.</p>				
3.f. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?		X		
<p>Discussion: See discussion under Questions 3.b and 3.c above. Mitigation Measure 1 will render this impact less than significant.</p> <p>Source: BAAQMD.</p>				

4. BIOLOGICAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
<p>Discussion: The only species identified as being possibly located in the area is the Santa Cruz kangaroo rat. The specimen was identified at some point prior to 1960 at a location approximately two-and-one-half miles away from the project site. The California Department of Fish and Game describes the rat's preferred habitat as chaparral characterized by Ponderosa pines and manzanitas</p>				

of various species and soil types including sands, loams, and sandy loams, such as those found in the Zayante Sand Hills. The California Soil Resources Lab at UC Davis describes the soil type at the site as a botella/urban complex characterized by organic matter and clay, and the site is not in a chaparral habitat. It is an urban area with soils and vegetation unsuitable for the rat. Therefore, there is no impact to protected species or habitats.

Source: California Natural Diversity Database, California Department of Fish and Game, California Soil Resources Lab.

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
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Discussion: The site is in a developed urban area.

Source: Site Survey.

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
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Discussion: The project is not in or near a wetland and does not contribute significantly to water flowing to any wetland. The project includes applicable site design measures from Municipal Regional Stormwater Permit's Section c.3.i. These measures will reduce runoff volume, velocity, and pollutant load. The project will not adversely affect any wetland through direct or indirect means.

Source: Application Packet c.3/c.6 Form.

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
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Discussion: The site is not in a wilderness area or watercourse.

Source: Site Survey.

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		
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Discussion: The project entails removing four significant-size trees. The Significant Tree Ordinance allows removal of trees if the action is necessary to allow reasonable economic or other enjoyment of the property provided that the trees are replaced according to guidelines established by the Community Development Director. In accordance with the requirements of the Significant Tree Ordinance, all removed trees must be replaced with a minimum 5-gallon replacement tree. In this case, replacement planting must be completed prior to the issuance of Certificates of Occupancy for the four future homes that will be constructed on the resulting parcels. Mitigation Measure 2 will ensure that these trees are replaced.

The plans also entail preserving three significant trees in response to comments received at the preliminary application review stage of the project. Mitigation Measure 2 will ensure that adequate tree protection measures are implemented.

Mitigation Measure 2: Prior to issuance of a building permit for any building to be constructed on the parcels resulting from this proposed subdivision, the applicant shall submit a tree protection and replacement plan for the affected parcel. The tree protection plan must be prepared by a certified arborist. The trees removed must be replaced with species appropriate for the climate and location and minimum 5-gallon size stock. The approved tree replacement plan shall be implemented before the issuance of Certificates of Occupancy for any buildings constructed on the parcels.

Source: Project plans.

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
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Discussion: The project is not with the area of a conservation plan.

Source: County Maps.

4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
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Discussion: The project is not near any reserve.

Source: County Maps.

4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
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Discussion: The project is not in a woodland.

Source: Site Survey.

5. CULTURAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
<p>Discussion: The structure is not eligible for listing in the California Register of Historical Resources and is not historically significant.</p> <p>Source: California Register of Historical Resources.</p>				
5.b. Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?		X		
<p>Discussion: The California Historical Resources Information System has no site analyses or archaeological surveys on record for this site. Therefore, there is a possibility that the site may contain unrecorded archaeological resources. However, it should be noted that a house has existed on the project site for over 30 years. Mitigation Measure 3 would dictate that certain actions be taken upon discovery of archaeological resources that would mitigate the impact to our cultural heritage to a less than significant level.</p> <p>Mitigation Measure 3: The applicant shall incorporate a note on the first page of the construction plans stating that, should archaeological resources be encountered during grading or construction, work shall immediately be halted in the area of discovery and the applicant shall immediately notify the Planning and Building Department of the discovery. The applicant would then be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery, as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating would be borne solely by the applicant. The archaeologist would be required to submit a report of the findings and methods of curation or protection of the resources to the Planning and Building Department for review and approval. No further grading or site work within the area of discovery would be allowed until the preceding has occurred.</p> <p>Source: California Historical Resources Information System, CEQA Section 15064.5</p>				
5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
<p>Discussion: There is no geological feature on the site. It is a level site developed with a single-family house. The soils at the depths to be reached during development of the site were recently deposited in geologic time.</p> <p>Source: Site Survey, Soils Maps.</p>				
5.d. Disturb any human remains, including those interred outside of formal cemeteries?		X		

Discussion: The California Historical Resources Information System has no site analyses or archaeological surveys on record for this site. Therefore, there is a possibility that the site may contain unrecorded human remains. Mitigation Measure 4 would dictate that certain actions be taken upon discovery of human remains that would mitigate the impact to our cultural heritage to a less than significant level.

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

Source: California Historical Resources Information System, CEQA Section 15064.5.

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

comparable measures). Therefore, impacts related to strong seismic ground shaking would be less than significant.

Source: ABAG Earthquake Shaking Potential Map.

iii. Seismic-related ground failure, including liquefaction and differential settling?			X	
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Discussion: The risks have been determined by the Association of Bay Area Governments (ABAG) to be moderate. The project areas could experience moderate ground failure during the lifespan of the project. The principal concern related to human exposure to ground failure 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). Therefore, impacts related to moderate seismic ground failure would be less than significant.

Source: ABAG Earthquake Liquefaction Scenarios Map.

iv. Landslides?				X
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Discussion: The site is located in an area determined to be least susceptible to landslides.

Source: San Mateo County Landslide Risk Map.

v. Coastal cliff/bluff instability or erosion? <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>				X
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Discussion: The site is not on a coastal bluff or cliff.

Source: Site Survey.

6.b. Result in significant soil erosion or the loss of topsoil?				X
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Discussion: The site is a flat site in an urban area and will be subject to the requirement to implement a construction erosion and sediment control plan.

Source: Site Survey.

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
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<p>Discussion: The site is not in any such area.</p> <p>Source: State of California Seismic Hazard Zones Map, Palo Alto Quadrangle; General Plan Natural Hazards Map</p>					
6.d.	Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?			X	
<p>Discussion: The principal concern related to expansive soil is that it can result in structural damage, potentially jeopardizing the safety of persons occupying the structures. However, all new facilities would be designed and constructed to meet or exceed relevant standards and codes. In the event that the project is required by the County to prepare a site-specific geotechnical report, the applicant would implement any recommendations identified (or would implement comparable measures). Therefore, impacts related to expansive soils would be less than significant.</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: The project is served by Fair Oaks Sewer District.</p> <p>Source: Fair Oaks Sewer District Comment Letter.</p>					

<p>7. CLIMATE CHANGE. Would the project:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?				X
<p>Discussion: This project may result in a reduction of greenhouse gas emissions. It will allow this region to accommodate more of the people who work here. This would reduce commute distances, reducing vehicle miles traveled and increasing the likelihood of the use of alternative means of transportation.</p> <p>Source: Project Scope.</p>					

7.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
<p>Discussion: This project does not conflict with the County of San Mateo Energy Efficiency Climate Action Plan (CSMEECAP).</p> <p>Source: CSMEECAP.</p>				
7.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
<p>Discussion: The project involves the removal of landscaping trees, not the conversion of forestland.</p> <p>Source: Site Survey.</p>				
7.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
<p>Discussion: The site is not on the coast.</p> <p>Source: Site Survey.</p>				
7.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p>Discussion: The site elevation is 43 feet above mean sea level. The National Oceanic and Atmospheric Administration (NOAA) estimates that mean sea level will rise by no more than 6.6 feet by 2100.</p> <p>Source: Global Sea Level Rise Scenarios for the United States National Climate Assessment, December 6, 2012; Accessed March 12, 2014, http://cpo.noaa.gov/sites/cpo/Reports/2012/NOAA_SLR_r3.pdf.</p>				
7.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p>Discussion: The site is not within a flood hazard area on the FEMA Flood Insurance Rate Map (FIRM).</p> <p>Source: FIRM Panel 06081C-0304E.</p>				

7.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
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Discussion: The site is not within a floodway.
Source: FIRM Panel 06081C-0304E.

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X

Discussion: The use, single-family residence, does not entail the routine transport, use, or disposal of toxic or other hazardous materials.
Source: Project Description.

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
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Discussion: The use, single-family residence, does not involve the presence, storage, or use of hazardous materials that could result in a release of significant amounts of them.
Source: Project Description.

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
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Discussion: The use, single-family residence, does not involve the emission or handling of hazardous materials or substances.
Source: Project Description.

8.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
<p>Discussion: The EnviroStor Database and Hazardous Waste and Substances Site List shows that it is not on such a site.</p> <p>Source: EnviroStor Database, Department of Toxic Substances Control.</p>				
8.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				X
<p>Discussion: The project is not in such a location.</p> <p>Source: County Maps.</p>				
8.f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
<p>Discussion: The project is not in the vicinity of a private airstrip.</p> <p>Source: Federal Aviation Administration San Francisco Sectional Aeronautical Chart.</p>				
8.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: The project does not block or reroute any roads or other transportation routes.</p> <p>Source: Project Plans.</p>				
8.h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
<p>Discussion: The site is in an urban area. It is over 3 miles from the nearest wildland area.</p> <p>Source: Aerial Photography, California Department of Forestry Firebreak Guidelines.</p>				

8.i.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p>Discussion: The project site is not in a flood hazard area.</p> <p>Source: Flood Insurance Rate Map.</p>					
8.j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: The project site is not in a floodway.</p> <p>Source: Flood Insurance Rate Map.</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: The site is not in an inundation area.</p> <p>Source: San Mateo County Natural Hazards Map.</p>					
8.l.	Inundation by seiche, tsunami, or mudflow?				X
<p>Discussion: The site is not in an inundation area.</p> <p>Source: San Mateo County Natural Hazards 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
<p>Discussion: The project is required to treat all runoff on-site.</p>					

Source: NPDES Permit.					
9.b.	Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
<p>Discussion: Cal Water has adequate water to serve the additional units, and the project will not entail the creation of impermeable surface significant enough to affect the water table.</p> <p>Source: Cal Water, Project Description.</p>					
9.c.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?				X
<p>Discussion: The project is not within a watercourse. The site is currently developed with a single-family house. New development on the site will include drainage features approved by the Department of Public Works (DPW).</p> <p>Source: County Maps.</p>					
9.d.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				X
<p>Discussion: The County requires that all development not increase the volume, velocity, or pollutant load of surface runoff from the site in order to comply with State and Federal runoff permits. The Department of Public Works has reviewed and conditionally approved the conceptual drainage plans and will review the site's drainage plan.</p> <p>Source: DPW Review Comments.</p>					
9.e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?				X

Discussion: See 9.d.					
Source:					
9.f.	Significantly degrade surface or ground-water water quality?				X
Discussion: See 9.d.					
Source:					
9.g.	Result in increased impervious surfaces and associated increased runoff?				X
Discussion: See 9.d. The increased impervious surface area will be offset by increased capacity for runoff treatment and detention on-site.					
Source: NPDES Requirements.					

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
Discussion: The project is within an existing community. It will not sever any roads, walkways, paths, or other connections.					
Source: Location Maps.					
10.b.	Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
Discussion: The project will result in a density that conforms to the General Plan. The project entails creating a new Planned Unit Development Zoning District to regulate development on the site. The lots will have building envelopes that can accommodate the principally permitted uses on the site.					
Source: Project Plans.					
10.c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion: The site is not within a habitat conservation plan (HCP) or conservation plan area. Source: County HCP Maps.				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
Discussion: The project will result in the development of four new single-family houses where one existed before. The average size of an American family is 3.14 persons. The average size of an American household is 2.58 persons. Source: 2010 U.S. Census.				
10.e. Result in the introduction of activities not currently found within the community?				X
Discussion: The project and neighborhood are both composed of dwellings. Source: Neighborhood Survey and 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
Discussion: Development to the proposed density is accommodated in the current General Plan. No additional development will be required to accommodate the additional houses. Source: General Plan Land Use Map.				
10.g. Create a significant new demand for housing?				X
Discussion: The project is housing. It is meeting the demand for new housing. 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: The use on the site will remain unchanged.				
Source: Project Description.				
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: The use on the site will remain unchanged.				
Source: Project Description.				

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 proposed use is the same as the current use. The County Noise Ordinance will prohibit the generation of disruptive noise by the residents of the new single-family houses. There are no standards for construction noise.				
Source: County Noise Ordinance.				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?		X		
Discussion: The County Noise Ordinance does not apply to construction noise. The impact of noise at night is much greater than noise generated during the day, as reflected in the Noise Ordinance's more stringent overnight limits. Limiting construction to the workday will allow nearby residents to enjoy quiet at their homes. The following mitigation measure is recommended to ameliorate this impact to a less than significant level:				
Mitigation Measure 5: Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activity shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operation shall be prohibited on Sunday and any national holiday.				
Source: County Noise Ordinance.				

12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
<p>Discussion: The additional single-family houses will be subject to the County Noise Ordinance, which prohibits the generation of disruptive noise in the same way that the existing surrounding houses are prohibited from generating noise in excess of the limits imposed by the County Noise Ordinance.</p> <p>Source: Project Scope.</p>				
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
<p>Discussion: See the discussion in Section 12.b for the effects of construction noise and in Section 12.c for a discussion periodic operational noise.</p> <p>Source:</p>				
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
<p>Discussion: The project is not within an airport land use plan or within 2 miles of a public use airport.</p> <p>Source: Zoning Maps, San Francisco Sectional.</p>				
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
<p>Discussion: The project is not in the vicinity of a private airstrip.</p> <p>Source: San Francisco Sectional.</p>				

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	
<p>Discussion: The population growth will not be significant because it is within the density planned for in the General Plan. It will result in three additional housing units. The average size of an American family is 3.14 persons. The average size of an American household is 2.58 persons.</p> <p>Source: Project Description, 2010 Census.</p>				
13.b. Displace existing housing (including low- or moderate-income housing), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
<p>Discussion: The project will replace market-rate one housing unit with four new market-rate housing units of the same type that existed on the site prior to the project.</p> <p>Source: Project Description.</p>				

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

Discussion: The result of the project will be three additional single-family houses in an area characterized by single-family houses. This addition is so marginal that it will not require the construction of any new facilities. The payment of development fees, such as the parks in-lieu fee, user fees, and additional property taxes generated, will allow the maintenance of existing service levels.

Source: Project Review Comments.

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

16. TRANSPORTATION/TRAFFIC. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to,				X

intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
<p>Discussion: The three additional housing units will not increase the density beyond that which was planned for in the General Plan's Circulation Element.</p> <p>Source: General Plan.</p>				
16.b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?			X	
<p>Discussion: The project site is located in an area surrounded by existing single-family dwellings. While vehicular traffic will increase slightly (30.0 arrivals or departures per weekday) due to the creation of three new single-family residential lots, the increase is not expected to create a noticeable change in vehicular traffic patterns or volumes in the area.</p> <p>Construction impacts will include the arrival and departure of workers on a daily basis for the duration of the project.</p> <p>Source: Institute of Transportation Engineers Trip Generation Manual.</p>				
16.c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X
<p>Discussion: The project will not affect any airports or create any structure that would be regulated by the Federal Aviation Administration.</p> <p>Source: Project Description.</p>				
16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
<p>Discussion: The project will result in 30.0 additional trip ends per day from the new dwelling units by private passenger automobiles. It will not change the right-of-way. The new driveway configuration was conditionally approved by the Department of Public Works.</p> <p>Source: Institute of Transportation Engineers Trip Generation Manual.</p>				
16.e. Result in inadequate emergency access?				X
<p>Discussion: The right-of-way will not be narrowed, made more sinuous, or changed in any way. The new structures will be accessible by emergency vehicles on a driveway conditionally approved by the Menlo Park Fire Protection District.</p>				

Source: County Right-of-Way Standards, DPW.					
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 because none of these routes or features are near the site.</p> <p>Source: Transit Route Maps, General Plan Circulation Element.</p>					
16.g.	Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
<p>Discussion: The average size of an American family is 3.14 persons. The average size of an American household is 2.58 persons. The addition of between 8 and 9 people to the area's streets 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 Zoning Regulations require every single-family residence to provide two-covered parking spaces. The tentative map includes a driveway adequate to serve these parking spaces, and the development provides an additional four off-street, uncovered, guest parking spaces in addition to the minimum number of spaces required.</p> <p>During the construction phase of the project, workers will park near the site, temporarily increasing demand for street parking. Parking in the neighborhood is adequate to absorb the temporary increase in parking demand. Loyola Avenue and other streets within a 5-minute walk of the construction site have parking on both sides and distances between driveways adequate to accommodate the workers. Additionally, construction work hours will be limited to normal working hours by Mitigation Measure 5, which means that parking demand for this project will not coincide with parking demand from working people who live in the neighborhood.</p> <p>Source: Project Plans.</p>					

17. UTILITIES AND SERVICE SYSTEMS. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X

<p>Discussion: The Fair Oaks Sewer District issued a letter listing the conditions to which the project must conform prior to connecting to the District's sanitary sewer system. The District has the capacity to serve the additional houses.</p> <p>Source: Fair Oaks Sewer District.</p>				
17.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
<p>Discussion: The project will connect to existing systems.</p> <p>Source: Fair Oaks Sewer District, Cal Water.</p>				
17.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
<p>Discussion: The only drainage facilities will be built on-site. Their construction will be tied in with the construction occurring on-site. There will be no separate facilities whose construction would require separate analysis.</p> <p>Source: Project Scope.</p>				
17.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
<p>Discussion: Cal Water has provided a comment letter stating that it can serve the development.</p> <p>Source: California Water Service Company.</p>				
17.e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
<p>Discussion: North Fair Oaks Sewer District has provided a comment letter stating that it can serve the development.</p> <p>Source: North Fair Oaks Sewer District.</p>				
17.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X

<p>Discussion: While the four-lot subdivision would create a slight increase in demand on the solid waste disposal service already serving the existing single-family residential parcel, there has been no evidence received to suggest that the increase in demand would adversely affect any existing capacities.</p> <p>Source: Project Scope.</p>					
17.g.	Comply with Federal, State, and local statutes and regulations related to solid waste?				X
<p>Discussion: The project will be served by Recology, a solid waste company subject to Federal, State, and local statutes and regulations. The Green Building Ordinance has measures that reduce waste in landfills generated by construction projects.</p> <p>Source: Recology.</p>					
17.h.	Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?				X
<p>Discussion: The Green Building Ordinance requires the use of water conserving fixtures, effective insulation, and other features that reduce water use and increase energy efficiency of residential buildings.</p> <p>Source: 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: One additional household will not cause any public facility or utility to reach or exceed capacity, as discussed above.</p> <p>Source: Agency Referral Comments.</p>					

18. MANDATORY FINDINGS OF SIGNIFICANCE.					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a.	Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number		X		

<p>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?</p>				
<p>Discussion: The project is within an already-developed urban area. It does not affect wilderness areas or the habitat of rare animals.</p> <p>The potential impact on cultural resources and the mitigation measures that reduce this impact to a less-than-significant level are discussed in Section 5 above.</p> <p>Source: California Natural Diversity Database.</p>				
<p>18.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</p>		<p>X</p>		
<p>Discussion: Without mitigation, the project 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 project and the relatively finite timeframe of dust generation, this project will have a less than significant cumulative impact upon the environment.</p> <p>Source: Neighborhood Survey, BAAQMD Clean Air Plan.</p>				
<p>18.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?</p>		<p>X</p>		
<p>Discussion: The project will replace an existing single-family house and create three additional single-family houses in a neighborhood composed of single-family houses, two-family houses, and multiple-family houses. The four new houses will conform to the Zoning Regulations for their Planned Unit Development District and to the Building Code and will be on lots improved to the standards required by the Subdivision Ordinance and reviewed by the Department of Public Works. The construction will be regulated by State Codes. Construction air quality impacts will be mitigated by Mitigation Measure 1. Construction noise impacts will be mitigated by Mitigation Measure 5.</p> <p>Source: Project Plans.</p>				

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

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

<u>MITIGATION MEASURES</u>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.		X
Other mitigation measures are needed.	X	
<p>The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:</p> <p>Mitigation Measure 1: The applicant shall require construction contractors to implement all the BAAQMD's Basic Construction Mitigation Measures, listed below:</p> <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 California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure 2: Prior to issuance of a building permit for any building to be constructed on the parcels resulting from this proposed subdivision, the applicant shall submit a tree protection and replacement plan for the affected parcel. The tree protection plan must be prepared by a certified arborist. The trees removed must be replaced with species appropriate for the climate and location and minimum 5-gallon size stock. The approved tree replacement plan shall be implemented before the issuance of Certificates of Occupancy for any buildings constructed on the parcels.

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

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

Mitigation Measure 5: Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activity shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operation shall be prohibited on Sunday and any national holiday.

DETERMINATION (to be completed by the Lead Agency).

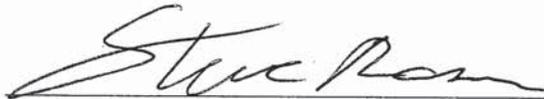
On the basis of this initial evaluation:

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

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

X

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



(Signature)

9/22/14

Planner

Date

(Title)

SR:pac - SBRY0690_WPH.DOCX
Initial Study Checklist 10.17.2013.docx



County of San Mateo - Planning and Building Department

ATTACHMENT G

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.)

Value of Land = \$1,250,000

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

Acres of Land = 0.43

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:	
<u>0.43</u> 1 Acre	<u>\$1,250,000</u> 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 =	<u>\$2,906,976.74/acre</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:			
<u>3</u>	X	2.75**	= <u>8.25</u>
**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 (From Item 4)	X	.003*** Acres/Person	= Parkland Demand
Fill Out:			
<u>8.25</u>	X	.003*** Acres/Person	= <u>0.02475</u>
***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)	X	Value of the Land/Acre (From Item 3.b)	= Parkland In-Lieu Fee
Fill Out:			
<u>0.02475</u>	X	<u>\$2,906,976.74</u>	= <u>\$71,947.67</u>



County of San Mateo - Planning and Building Department

ATTACHMENT H

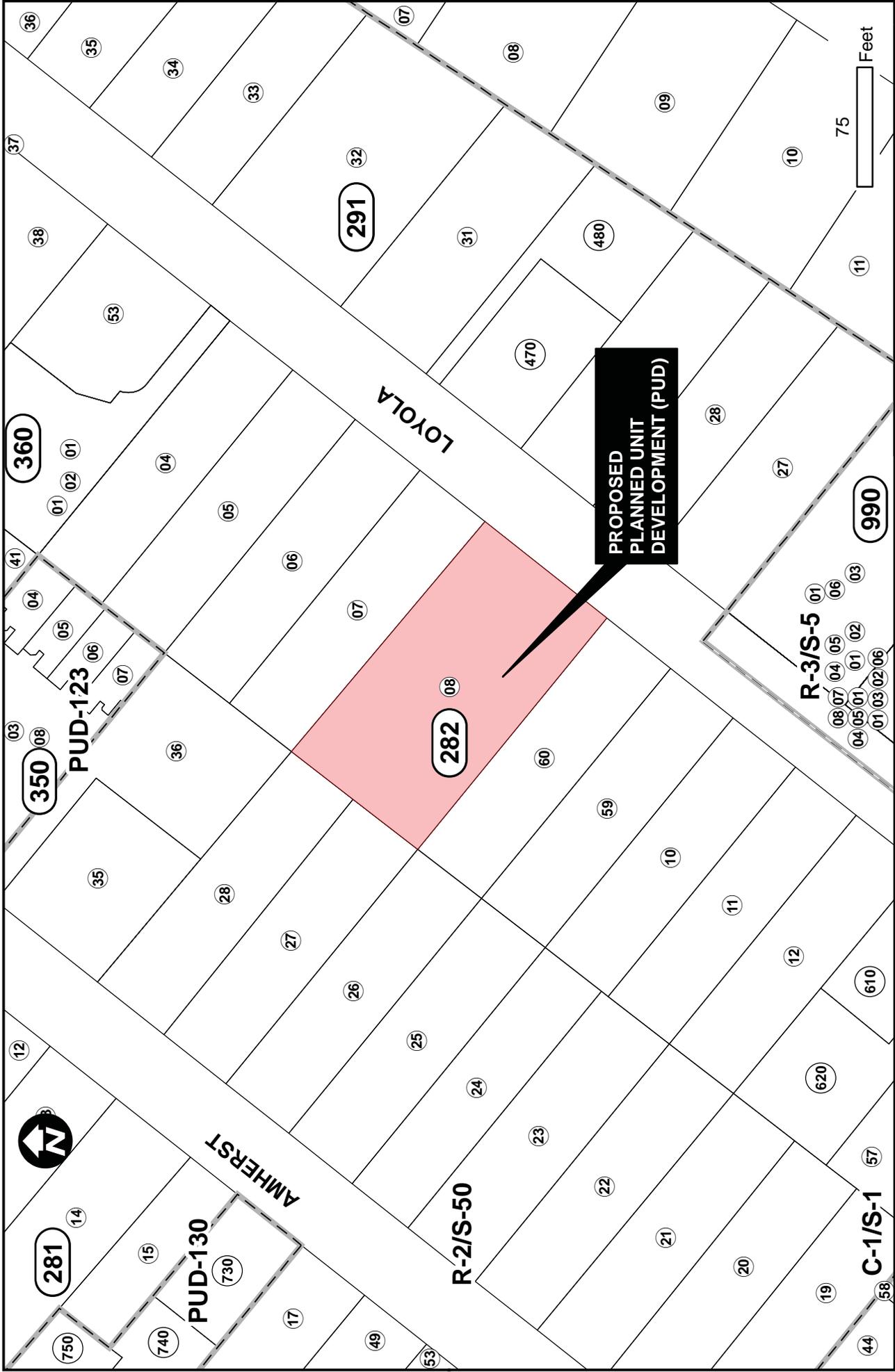


Exhibit: H



County of San Mateo - Planning and Building Department

ATTACHMENT I

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

**AN ORDINANCE AMENDING DIVISION VI OF THE SAN MATEO COUNTY
ORDINANCE CODE (ZONING ANNEX) TO REVISE THE ZONING TEXT,
APPENDIX A (PLANNED UNIT DEVELOPMENTS), TO ENACT THE
PLANNED UNIT DEVELOPMENT NO. ____ (PUD-____) ZONING DISTRICT
REGULATIONS ON A SINGLE PROPERTY IN THE UNINCORPORATED
NORTH FAIR OAKS AREA**

The Board of Supervisors of the County of San Mateo, State of California,
ORDAINS as follows

SECTION 1. The San Mateo County Ordinance, Division VI, Part One, Zoning Maps, Appendix A (Special Districts and Planned Unit Developments) is hereby amended to establish and enact the Planned Unit Development No. ____ (PUD-____) to read as follows:

PUD- ____ . PLANNED UNIT DEVELOPMENT SECTIONS

1. PURPOSE
2. DEVELOPMENT PLAN
3. RESTRICTION TO PERMITTED USES
4. HEIGHT
5. SETBACKS
6. LOT COVERAGE
7. FLOOR AREA
8. MAINTENANCE OF LANDSCAPING

9. RESTRICTION OF OUTDOOR LIGHTING

10. MAINTENANCE OF MINIMUM PARKING PROVISIONS

SECTION 1. PURPOSE. The following PUD-____ regulations shall govern the land use and development of a single-family residential development (described below) on an 18,750 sq. ft. property (Assessor's Parcel Number 060-282-080) located at 91 Loyola Avenue in the unincorporated North Fair Oaks area of San Mateo County. To the extent that the regulations contained herein conflict with other provisions of Part One, Division VI (Zoning) of the San Mateo County Ordinance Code, the regulations contained herein shall govern.

SECTION 2. DEVELOPMENT PLAN. All development shall conform to the development plans (County File Number PLN 2014-00090) for the subject property as recommended for approval by the Planning Commission on October 22, 2014, and by the Board of Supervisors on _____, and on file in the office of the County Planning Department. Those plans include the following specific elements:

(a) The creation of four parcels:

LOT SIZE	
Lot 1	4,792 sq. ft.
Lot 2	4,842 sq. ft.
Lot 3	4,531 sq. ft.
Lot 4	4,580 sq. ft.

- (b) Construction of one detached single-family dwelling on each new parcel with the following floor area sizes:

FLOOR AREA (includes garage)	
Lot 1	2,631 sq. ft.
Lot 2	2,631 sq. ft.
Lot 3	2,184 sq. ft.
Lot 4	2,184 sq. ft.

- (c) Construction of an access driveway.
- (d) The provision and maintenance of all access driveway surface materials and drainage elements. No enlargements to these buildings shall be allowed and no building or site design modifications shall be allowed unless determined to be minor and approved by the Community Development Director. The Community Development Director shall make any necessary determination of conformity with the plan.

SECTION 3. RESTRICTION TO PERMITTED USES. Only the following use shall be allowed: single-family residential. No secondary dwelling units are allowed within these approved single-family dwelling units.

SECTION 4. HEIGHT. Heights of all the buildings shall conform to those shown in the approved plans or as modified by conditions of approval.

SECTION 5. SETBACKS. The minimum setbacks of all the buildings shall conform to those shown in the approved plans or as modified by conditions of approval.

SECTION 6. LOT COVERAGE. The maximum lot coverage for all buildings shall comply with that shown on the approved plans or as modified by conditions of approval.

SECTION 7. FLOOR AREA. The maximum floor area for all floors of all buildings shall comply with that shown on the approved plans or as modified by conditions of approval.

SECTION 8. MAINTENANCE OF LANDSCAPING. All landscaping (i.e., trees, shrubs, flowers, groundcover) as required by the conditions of approval for this project shall be maintained in a healthy condition. Any dead or dying landscaping elements shall be replaced in like kind immediately.

SECTION 9. RESTRICTION OF OUTDOOR LIGHTING. Outdoor lighting (i.e., number, location and type of fixtures) shall be restricted to that on the approved plans or as modified by conditions of approval. All light glare shall be contained to the subject parcel and shall not project onto or at any adjacent residential use.

SECTION 10. MAINTENANCE OF MINIMUM PARKING PROVISIONS. Parking provisions for a minimum of eight enclosed parking spaces (two per unit) and a minimum of four uncovered parking spaces (one per unit), and the

minimum 51-foot backup area in front of each garage shall be provided and maintained as shown on the approved plans. Each garage depicted on the approved plans shall be reserved for the exclusive use of parking resident's vehicles. No garage shall be used in such a manner as to prevent its use for parking (e.g., storage, etc.). The internal backup area and access driveway shall be kept free of any permanently parked vehicles, and shall be reserved for vehicle circulation and temporary deliveries.

SECTION 2. This ordinance shall be in full force and effect thirty (30) days after its passage.

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