

Attachment C

County of San Mateo
Planning and Building Department

INITIAL STUDY ENVIRONMENTAL EVALUATION CHECKLIST

1. **Project Title:** Subdivision Regulations Update
2. **County File Number:** PLN 2016-00214
3. **Lead Agency Name and Address:** San Mateo County, 455 County Center, Second Floor, Redwood City, CA 94063
4. **Contact Person and Phone Number:** Joe LaClair 650/363-1865
5. **Project Location:** Unincorporated areas of San Mateo County
6. **Assessor's Parcel Number and Size of Parcel:** Not applicable
7. **Project Sponsor's Name and Address:** San Mateo County Planning and Building Department
8. **General Plan Designation:** Not applicable
9. **Zoning:** Not applicable
10. **Description of the Project:** The project is the comprehensive update of the San Mateo County Subdivision Regulations. The update will: (1) incorporate changes from the California Subdivision Map Act (California Government Code Sections 66410 through 66499) adopted since 1992 and relevant case law; (2) better implement County General Plan policies and the County's Local Coastal Program, such as creating more flexibility to achieve affordable housing, protecting environmental resources and other community goals; (3) integrate new subdivision types, such as condominiums and environmental; and (4) clarify, augment, and streamline the Subdivision Regulations, and the subdivision application and review process, to enhance their ease of use.

The updated Subdivision Regulations will not have adverse environmental effects because, in and of themselves, they do not constitute development and subsequent development proposals will individually undergo California Environmental Quality Act (CEQA) review to identify and address project-specific impacts. The updates necessary to incorporate Map Act amendments since 1992 are based in state law; therefore, CEQA review is not required for their adoption by the County. The Development Footprint Analysis provisions increase environmental protection and hazard avoidance by attempting to systematically identify and mitigate potential environmental effects of proposed subdivisions, prior to formal submittal of a tentative map application.

This update will not alter any County adopted land use plans, zoning, or development-related policies and will not change the land development potential on any specific properties. Upon adoption, the newly revised Subdivision Regulations will replace the County's existing Subdivision Ordinance in its entirety.

11. **Additional Project Details:** The following supplemental information describes key provisions proposed in the updated County Subdivision Regulations.

Development Footprint Analysis Provision (Section 7010 of the Subdivision Regulations)

As development within the County edges closer to current General Plan buildout levels, remaining vacant and potentially subdividable lands are not only fewer but also generally more challenging to develop. There are four main reasons for this: physical, governmental, economic, and political. First, these lands tend to be more remote, oddly configured, contain significant natural resources (such as trees, water features, or sensitive habitat) and/or hazardous areas (such as steep slopes, coastal erosion, fault traces, or flood zones), or lack direct access to public infrastructure, or possess some combination of these attributes. Second, state and regional mandates, as reflected in adopted County plans and policies, call for more development, especially new housing and often at higher densities, to accommodate existing and projected population needs. Third, the marketplace is a source of constant pressure to seek out, entitle, and develop more land for sale and occupancy. Fourth, existing residents at the neighborhood level, are typically opposed to additional development on the grounds that traffic, noise, and congestion will increase while privacy, views, and property values will suffer. Consequently, persistent development demand is being brought to bear on the lands that remain which are also those that present the most obstacles to development.

In light of the above, this proposed update of the County Subdivision Regulations contains a new provision that implements a “development footprint analysis” requirement. The development footprint analysis is a tool for use as a new first step in the subdivision application process. Detailed mapped and narrative information on a site proposed for subdivision would be required for use in consultation with County staff on a preliminary subdivision layout prior to submittal of a formal subdivision application. The goal is to identify and resolve environmental and infrastructure issues early in the application review process and minimize the use of conditions of map approval (some of which must await enforcement until the building permit stage, and often by someone other than the subdivider). The items to be analyzed include: topography, geology and soils, hydrology, vegetation, wetlands and wildlife, cultural and scenic resources, existing improvements, access, energy conservation, noise, and other pertinent factors as may be warranted on a case-by-case basis. Specific examples of the considerations subject to review are existing conditions such as preservation or removal of trees or vegetation, wildlife habitat protection, avoidance of hazards such as steep/unstable slopes, fault traces, and flood prone areas, as well as potential locations for improvements such as utility corridors, driveways, and buildings. Tentative subdivision maps based upon this analysis will be drawn more in keeping with the physical opportunities and constraints of the parent parcel in each particular case, while also furthering the adopted development goals and policies of the County, and be less affected by developer desire to maximize financial gain as well as by neighbor desire to suppress new development as much as possible.

The development footprint analysis tool is also seen as a means of significantly mitigating the potential environmental impacts of all future subdivisions on unincorporated lands in the County. The breadth and depth of the prescribed analysis, coupled with its position early in the County’s review process, will be able to achieve more environmentally sensitive subdivision design in more cases than is currently likely. Therefore, as a project of the County, this Subdivision Regulations update will have a positive effect on the environment over the long term.

Exceptions Provision (Sections 7095 and 7096 of the Subdivision Regulations)

The proposed update of the County Subdivision Regulations includes an expansion of the existing provisions for granting exceptions to subdivision design requirements. The expansion is necessary to accommodate the physically difficult sites that are typical of the remaining vacant or underdeveloped parcels in the County. Exceptions may only be granted when the required findings can be made by the Advisory Agency. In addition, revisions are proposed to the existing required findings to make them more protective of natural resources. The intent of the revised exceptions provisions is to better preserve resources. Any change in development potential and associated physical impacts on the environment that may result are not reasonably foreseeable and would require speculation, which is not required per CEQA Guidelines Section 15145.

- 12. **Surrounding Land Uses and Setting:** Not applicable
- 13. **Other Public Agencies Whose Approval is Required:** None
- 14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?:** No California Native American tribes have requested consultation and none is anticipated because this “project” is the update of existing Subdivision Regulations and therefore is not specific to a particular location within the County nor is any development proposed by it.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

There are no environmental factors that 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		Hazards and Hazardous Materials		Recreation
	Agricultural and Forest Resources		Hydrology/Water Quality		Transportation/Traffic
	Air Quality		Land Use/Planning		Tribal Cultural Resources
	Biological Resources		Mineral Resources		Utilities/Service Systems
	Cultural Resources		Noise		Mandatory Findings of Significance
	Geology/Soils		Population/Housing		
	Climate Change		Public Services		

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: (see discussion below under 1.g.)				
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
Discussion: (see discussion below under 1.g.)				
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
Discussion: (see discussion below under 1.g.)				
1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?				X
Discussion: (see discussion below under 1.g.)				
1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
Discussion: (see discussion below under 1.g.)				
1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
Discussion: (see discussion below under 1.g.)				
1.g. Visually intrude into an area having natural scenic qualities?				X
Discussion: 1.a. through 1.g. The proposed project is the update of the San Mateo County Subdivision Regulations. No physical development is proposed; therefore, there will be no aesthetic				

impacts associated with this project. Every subdivision is a project pursuant to CEQA and will be thoroughly and individually analyzed upon application. This project does not exempt any subdivision or other real property ownership or boundary change action from conforming to the General Plan, Local Coastal Program, Zoning Regulations, Design Review Guidelines, or any other County requirements.

Source: Project Description, San Mateo County General Plan, San Mateo County Zoning Regulations, San Mateo County Local Coastal Program.

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: (see discussion below under 2.f.)				
2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion: (see discussion below under 2.f.)				
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: (see discussion below under 2.f.)				

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: (see discussion below under 2.f.)				
2.e. Result in damage to soil capability or loss of agricultural land?				X
Discussion: (see discussion below under 2.f.)				
2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? <i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i>				X
<p>Discussion: 2.a. through 2.f. The proposed project is the update of the San Mateo County Subdivision Regulations. No physical development is proposed; therefore, there will be no impacts on agricultural or forest resources associated with this project. Every subdivision is a project pursuant to CEQA and will be thoroughly and individually analyzed upon application. This project does not exempt any subdivision or other real property ownership or boundary change action from conforming to the General Plan, Local Coastal Program, Zoning Regulations, Design Review Guidelines, or any other County requirements.</p> <p>Source: Project Description, San Mateo County General Plan, San Mateo County Zoning Regulations, San Mateo County Local Coastal Program.</p>				

<p>3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
	<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: (see discussion below under 3.f.)				

3.b.	Violate any air quality standard or contribute significantly to an existing or projected air quality violation?				X
Discussion: (see discussion below under 3.f.)					
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
Discussion: (see discussion below under 3.f.)					
3.d.	Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?				X
Discussion: (see discussion below under 3.f.)					
3.e.	Create objectionable odors affecting a significant number of people?				X
Discussion: (see discussion below under 3.f.)					
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: 3.a. through 3.f. The proposed project is the update of the San Mateo County Subdivision Regulations. No physical development is proposed; therefore, there will be no air quality impacts associated with this project. Every subdivision is a project pursuant to CEQA and will be thoroughly and individually analyzed upon application. This project does not exempt any subdivision or other real property ownership or boundary change action from conforming to the General Plan, Local Coastal Program, Zoning Regulations, Design Review Guidelines, or any other County requirements.</p> <p>Source: Project Description, San Mateo County General Plan, San Mateo County Zoning Regulations, San Mateo County Local Coastal Program.</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
Discussion: (see discussion below under 4.h.)				
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
Discussion: (see discussion below under 4.h.)				
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
Discussion: (see discussion below under 4.h.)				
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
Discussion: (see discussion below under 4.h.)				
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

Discussion: (see discussion below under 4.h.)					
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
Discussion: (see discussion below under 4.h.)					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion: (see discussion below under 4.h.)					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
<p>Discussion: 4.a. through 4.h. The proposed project is the update of the San Mateo County Subdivision Regulations. No physical development is proposed; therefore, there will be no impacts on biological resources associated with this project. Every subdivision is a project pursuant to CEQA and will be thoroughly and individually analyzed upon application. This project does not exempt any subdivision or other real property ownership or boundary change action from conforming to the General Plan, Local Coastal Program, Zoning Regulations, Design Review Guidelines, or any other County requirements.</p> <p>Source: Project Description, San Mateo County General Plan, San Mateo County Zoning Regulations, San Mateo County Local Coastal Program.</p>					

5. CULTURAL RESOURCES. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a.	Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
Discussion: (see discussion below under 5.d.)					
5.b.	Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?				X
Discussion: (see discussion below under 5.d.)					

5.c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
Discussion: (see discussion below under 5.d.)					
5.d.	Disturb any human remains, including those interred outside of formal cemeteries?				X
<p>Discussion: 5.a. through 5.d. The proposed project is the update of the San Mateo County Subdivision Regulations. No physical development is proposed; therefore, there will be no impacts on cultural resources associated with this project. Every subdivision is a project pursuant to CEQA and will be thoroughly and individually analyzed upon application. This project does not exempt any subdivision or other real property ownership or boundary change action from conforming to the General Plan, Local Coastal Program, Zoning Regulations, Design Review Guidelines, or any other County requirements.</p> <p>Source: Project Description, San Mateo County General Plan, San Mateo County Zoning Regulations, San Mateo County Local Coastal Program.</p>					

6. GEOLOGY AND SOILS. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6.a.	Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				X
	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: (see discussion below under 6.e.)					

ii. Strong seismic ground shaking?				X
Discussion: (see discussion below under 6.e.)				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
Discussion: (see discussion below under 6.e.)				
iv. Landslides?				X
Discussion: (see discussion below under 6.e.)				
v. Coastal cliff/bluff instability or erosion? <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>				X
Discussion: (see discussion below under 6.e.)				
6.b. Result in significant soil erosion or the loss of topsoil?				X
Discussion: (see discussion below under 6.e.)				
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
Discussion: (see discussion below under 6.e.)				
6.d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?				X
Discussion: (see discussion below under 6.e.)				
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
Discussion: 6.a. through 6.e. The proposed project is the update of the San Mateo County Subdivision Regulations. No physical development is proposed; therefore, there will be no geologic				

or soils impacts associated with this project. Every subdivision is a project pursuant to CEQA and will be thoroughly and individually analyzed upon application. This project does not exempt any subdivision or other real property ownership or boundary change action from conforming to the General Plan, Local Coastal Program, Zoning Regulations, Design Review Guidelines, or any other County requirements.

Source: Project Description, San Mateo County General Plan, San Mateo County Zoning Regulations, San Mateo County Local Coastal Program.

7. CLIMATE CHANGE. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?				X
Discussion: (see discussion below under 7.g.)				
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
Discussion: (see discussion below under 7.g.)				
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
Discussion: (see discussion below under 7.g.)				
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
Discussion: (see discussion below under 7.g.)				
7.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion: (see discussion below under 7.g.)				

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
Discussion: (see discussion below under 7.g.)					
7.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: 7.a. through 7.g. The proposed project is the update of the San Mateo County Subdivision Regulations. No physical development is proposed; therefore, there will be no climate change impacts associated with this project. Every subdivision is a project pursuant to CEQA and will be thoroughly and individually analyzed upon application. This project does not exempt any subdivision or other real property ownership or boundary change action from conforming to the General Plan, Local Coastal Program, Zoning Regulations, Design Review Guidelines, or any other County requirements.</p> <p>Source: Project Description, San Mateo County General Plan, San Mateo County Zoning Regulations, San Mateo County Local Coastal Program.</p>					

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
Discussion: (see discussion below under 8.I.)					
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
Discussion: (see discussion below under 8.I.)					

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
Discussion: (see discussion below under 8.I.)					
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
Discussion: (see discussion below under 8.I.)					
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
Discussion: (see discussion below under 8.I.)					
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
Discussion: (see discussion below under 8.I.)					
8.g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: (see discussion below under 8.I.)					
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
Discussion: (see discussion below under 8.I.)					

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
Discussion: (see discussion below under 8.i.)					
8.j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion: (see discussion below under 8.i.)					
8.k.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
Discussion: (see discussion below under 8.i.)					
8.l.	Inundation by seiche, tsunami, or mudflow?				X
<p>Discussion: 8.a. through 8.l. The proposed project is the update of the San Mateo County Subdivision Regulations. No physical development is proposed; therefore, there will be no impacts from hazards or hazardous materials associated with this project. Every subdivision is a project pursuant to CEQA and will be thoroughly and individually analyzed upon application. This project does not exempt any subdivision or other real property ownership or boundary change action from conforming to the General Plan, Local Coastal Program, Zoning Regulations, Design Review Guidelines, or any other County requirements.</p> <p>Source: Project Description, San Mateo County General Plan, San Mateo County Zoning Regulations, San Mateo County Local Coastal Program.</p>					

9. HYDROLOGY AND WATER QUALITY. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a.	Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?			X

Discussion: (see discussion below under 9.g.)					
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
Discussion: (see discussion below under 9.g.)					
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
Discussion: (see discussion below under 9.g.)					
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
Discussion: (see discussion below under 9.g.)					
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 discussion below under 9.g.)					
9.f.	Significantly degrade surface or groundwater water quality?				X
Discussion: (see discussion below under 9.g.)					
9.g.	Result in increased impervious surfaces and associated increased runoff?				X

Discussion: 9.a. through 9.g. The proposed project is the update of the San Mateo County Subdivision Regulations. No physical development is proposed; therefore, there will be no impacts on hydrology or water quality associated with this project. Every subdivision is a project pursuant to CEQA and will be thoroughly and individually analyzed upon application. This project does not exempt any subdivision or other real property ownership or boundary change action from conforming to the General Plan, Local Coastal Program, Zoning Regulations, Design Review Guidelines, or any other County requirements.

Source: Project Description, San Mateo County General Plan, San Mateo County Zoning Regulations, San Mateo County Local Coastal Program.

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: (see discussion below under 10.g.)				
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: (see discussion below under 10.g.)				
10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
Discussion: (see discussion below under 10.g.)				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
Discussion: (see discussion below under 10.g.)				
10.e. Result in the introduction of activities not currently found within the community?				X
Discussion: (see discussion below under 10.g.)				

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: (see discussion below under 10.g.)					
10.g.	Create a significant new demand for housing?				X
<p>Discussion: 10.a. through 10.g. The proposed project is the update of the San Mateo County Subdivision Regulations. No physical development is proposed; therefore, there will be no impacts to established communities, inconsistencies with existing land use policy or conservation or habitat plan associated with this project. The project will not generate new activities or gatherings. The project will not affect the rate of subdivision activity in the County. Every subdivision is a project pursuant to CEQA and will be thoroughly and individually analyzed upon application. This project does not exempt any subdivision or other real property ownership or boundary change action from conforming to the General Plan, Local Coastal Program, Zoning Regulations, Design Review Guidelines, or any other County requirements.</p> <p>Source: Project Description, San Mateo County General Plan, San Mateo County Zoning Regulations, San Mateo County Local Coastal Program.</p>					

11. MINERAL RESOURCES. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a.	Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
Discussion: (see discussion below under 11.b.)					
11.b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
<p>Discussion: 11.a. through 11.b. The proposed project is the update of the San Mateo County Subdivision Regulations. No physical development is proposed; therefore, there will be no impacts on mineral resources associated with this project. Every subdivision is a project pursuant to CEQA and will be thoroughly and individually analyzed upon application. This project does not exempt any</p>					

subdivision or other real property ownership or boundary change action from conforming to the General Plan, Local Coastal Program, Zoning Regulations, Design Review Guidelines, or any other County requirements.

Source: Project Description, San Mateo County General Plan, San Mateo County Zoning Regulations, San Mateo County Local Coastal Program.

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: (see discussion below under 12.f.)				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?				X
Discussion: (see discussion below under 12.f.)				
12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion: (see discussion below under 12.f.)				
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion: (see discussion below under 12.f.)				
12.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: (see discussion below under 12.f.)				

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: 12.a. through 12.f. The proposed project is the update of the San Mateo County Subdivision Regulations. No physical development is proposed; therefore, there will be no noise impacts associated with this project. Every subdivision is a project pursuant to CEQA and will be thoroughly and individually analyzed upon application. This project does not exempt any subdivision or other real property ownership or boundary change action from conforming to the General Plan, Local Coastal Program, Zoning Regulations, Design Review Guidelines, or any other County requirements.</p> <p>Source: Project Description, San Mateo County General Plan, San Mateo County Zoning Regulations, San Mateo County Local Coastal Program.</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
Discussion: (see discussion below under 13.b.)				
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: 13.a. through 13.b. The proposed project is the update of the San Mateo County Subdivision Regulations. No physical development is proposed; therefore, there will be no inducement leading to additional development over current conditions associated with this project. Every subdivision is a project pursuant to CEQA and will be thoroughly and individually analyzed upon application. The regulation changes are not intended to modify the rate of land development, but rather to implement existing General Plan and Local Coastal Program policy objectives, comply with state law, and complement other County regulations for development. This project does not exempt any subdivision or other real property ownership or boundary change action from conforming to the General Plan, Local Coastal Program, Zoning Regulations, Design Review Guidelines, or any other County requirements.</p> <p>Source: Project Description, San Mateo County General Plan, San Mateo County Zoning Regulations, San Mateo County Local Coastal Program.</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
<p>Discussion: 14.a. through 14.e. The proposed project is the update of the San Mateo County Subdivision Regulations. No physical development is proposed; therefore, there will be no public service impacts associated with this project. Every subdivision is a project pursuant to CEQA and will be thoroughly and individually analyzed upon application. This project does not exempt any subdivision or other real property ownership or boundary change action from conforming to the General Plan, Local Coastal Program, Zoning Regulations, Design Review Guidelines, or any other County requirements.</p> <p>Source: Project Description, San Mateo County General Plan, San Mateo County Zoning Regulations, San Mateo County Local Coastal Program.</p>				

15. RECREATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?				X
Discussion: (see discussion below under 15.b.)				

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: 15.a. through 15.b. The proposed project is the update of the San Mateo County Subdivision Regulations. No physical development is proposed; therefore, there will be no recreation impacts associated with this project. Every subdivision is a project pursuant to CEQA and will be thoroughly and individually analyzed upon application. This project does not exempt any subdivision or other real property ownership or boundary change action from conforming to the General Plan, Local Coastal Program, Zoning Regulations, Design Review Guidelines, or any other County requirements.</p> <p>Source: Project Description, San Mateo County General Plan, San Mateo County Zoning Regulations, San Mateo County Local Coastal Program.</p>				

16. TRANSPORTATION/TRAFFIC. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
Discussion: (see discussion below under 16.h.)				
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
Discussion: (see discussion below under 16.h.)				

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
Discussion: (see discussion below under 16.h.)					
16.d.	Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
Discussion: (see discussion below under 16.h.)					
16.e.	Result in inadequate emergency access?				X
Discussion: (see discussion below under 16.h.)					
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
Discussion: (see discussion below under 16.h.)					
16.g.	Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
Discussion: (see discussion below under 16.h.)					
16.h.	Result in inadequate parking capacity?				X
<p>Discussion: 16.a. through 16.h. The proposed project is the update of the San Mateo County Subdivision Regulations. No physical development is proposed; therefore, there will be no transportation related impacts associated with this project. Every subdivision is a project pursuant to CEQA and will be thoroughly and individually analyzed upon application. This project does not exempt any subdivision or other real property ownership or boundary change action from conforming to the General Plan, Local Coastal Program, Zoning Regulations, Design Review Guidelines, or any other County requirements.</p> <p>Source: Project Description, San Mateo County General Plan, San Mateo County Zoning Regulations, San Mateo County Local Coastal Program.</p>					

17. TRIBAL CULTURAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				X
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X
Discussion: (see discussion below under 17.a.)				
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)				X
<p>Discussion: 17.a. The proposed project is the update of the San Mateo County Subdivision Regulations. No physical development is proposed; therefore, there will be no impacts upon tribal cultural resources associated with this project. Every subdivision is a project pursuant to CEQA and will be thoroughly and individually analyzed upon application. This project does not exempt any subdivision or other real property ownership or boundary change action from conforming to the General Plan, Local Coastal Program, Zoning Regulations, Design Review Guidelines, or any other County requirements.</p> <p>Source: Project Description, San Mateo County General Plan, San Mateo County Zoning Regulations, San Mateo County Local Coastal Program.</p>				

18. 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>
18.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
Discussion: (see discussion below under 18.i.)				
18.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
Discussion: (see discussion below under 18.i.)				
18.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
Discussion: (see discussion below under 18.i.)				
18.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
Discussion: (see discussion below under 18.i.)				
18.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
Discussion: (see discussion below under 18.i.)				
18.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
Discussion: (see discussion below under 18.i.)				

18.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
Discussion: (see discussion below under 18.i.)				
18.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
Discussion: (see discussion below under 18.i.)				
18.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
<p>Discussion: 18.a. through 18.i. The proposed project is the update of the San Mateo County Subdivision Regulations. No physical development is proposed; therefore, there will be no utility service impacts associated with this project. Every subdivision is a project pursuant to CEQA and will be thoroughly and individually analyzed upon application. This project does not exempt any subdivision or other real property ownership or boundary change action from conforming to the General Plan, Local Coastal Program, Zoning Regulations, Design Review Guidelines, or any other County requirements.</p> <p>Source: Project Description, San Mateo County General Plan, San Mateo County Zoning Regulations, San Mateo County Local Coastal Program.</p>				

19. MANDATORY FINDINGS OF SIGNIFICANCE.				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
19.a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
Discussion: (see discussion below under 19.c.)				

19.b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
Discussion: (see discussion below under 19.c.)				
19.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?				X
<p>Discussion: 19.a. through 19.c. The proposed project is the update of the San Mateo County Subdivision Regulations. No physical development is proposed, nor would the regulation changes increase in any way the development potential of lands in the County; therefore, there will be no significant adverse environmental impacts nor any cumulatively considerable associated with this project. Every subdivision is a project pursuant to CEQA and will be thoroughly and individually analyzed upon application. This project does not exempt any subdivision or other real property ownership or boundary change action from conforming to the General Plan, Local Coastal Program, Zoning Regulations, Design Review Guidelines, or any other County requirements.</p> <p>Source: Project Description, San Mateo County General Plan, San Mateo County Zoning Regulations, San Mateo County Local Coastal Program.</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	

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other:			

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

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

 X 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 MITIGATED NEGATIVE DECLARATION will be prepared.

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

(Signature)

Date

(Title)

JL:DP:pac - DXPBB0627_WP.V.DOCX