

San Mateo County Board of Supervisors Meeting

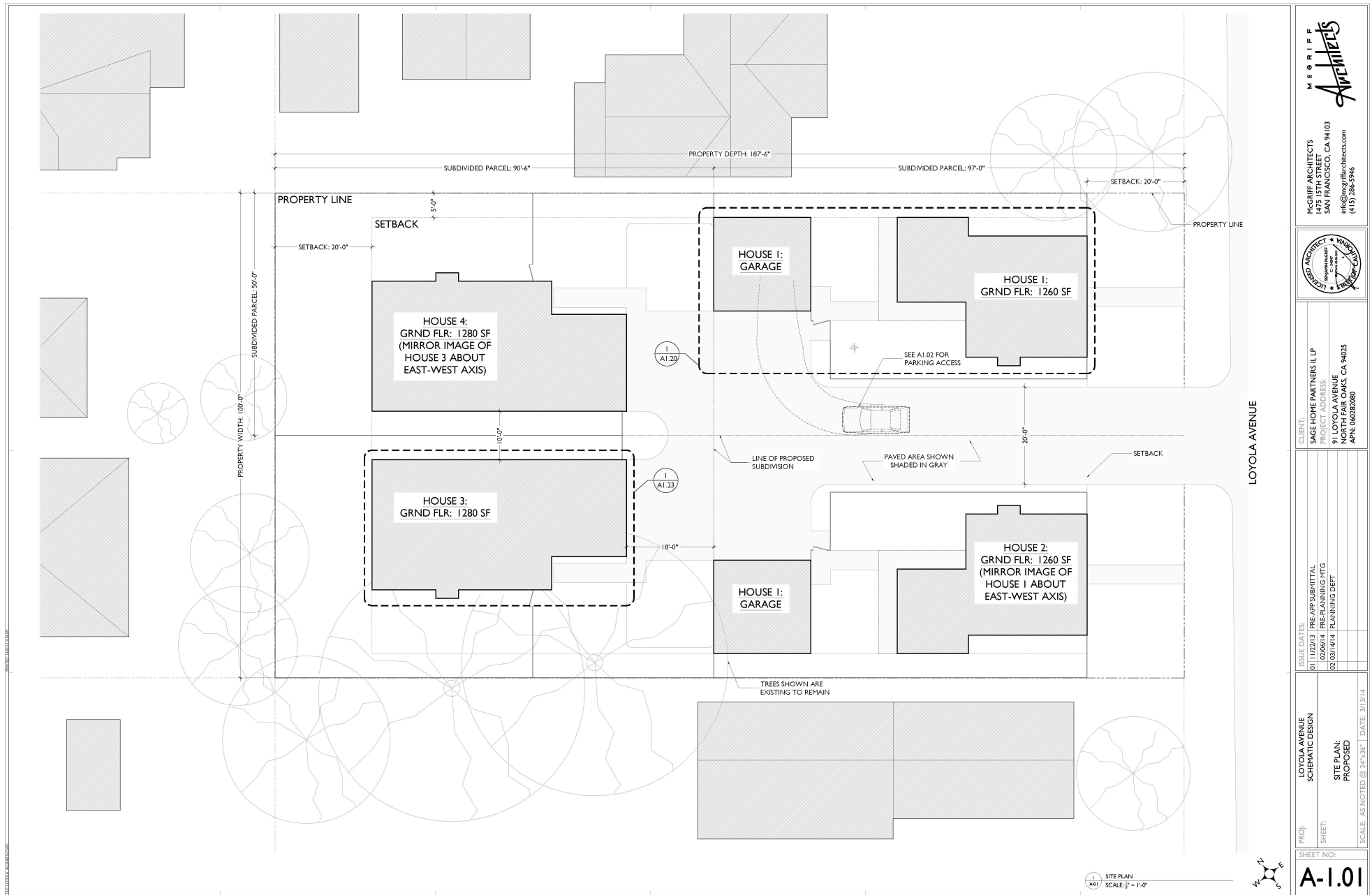
Owner/Applicant:

Attachment:

File Numbers:

THE UTILITIES EXISTING 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 THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.





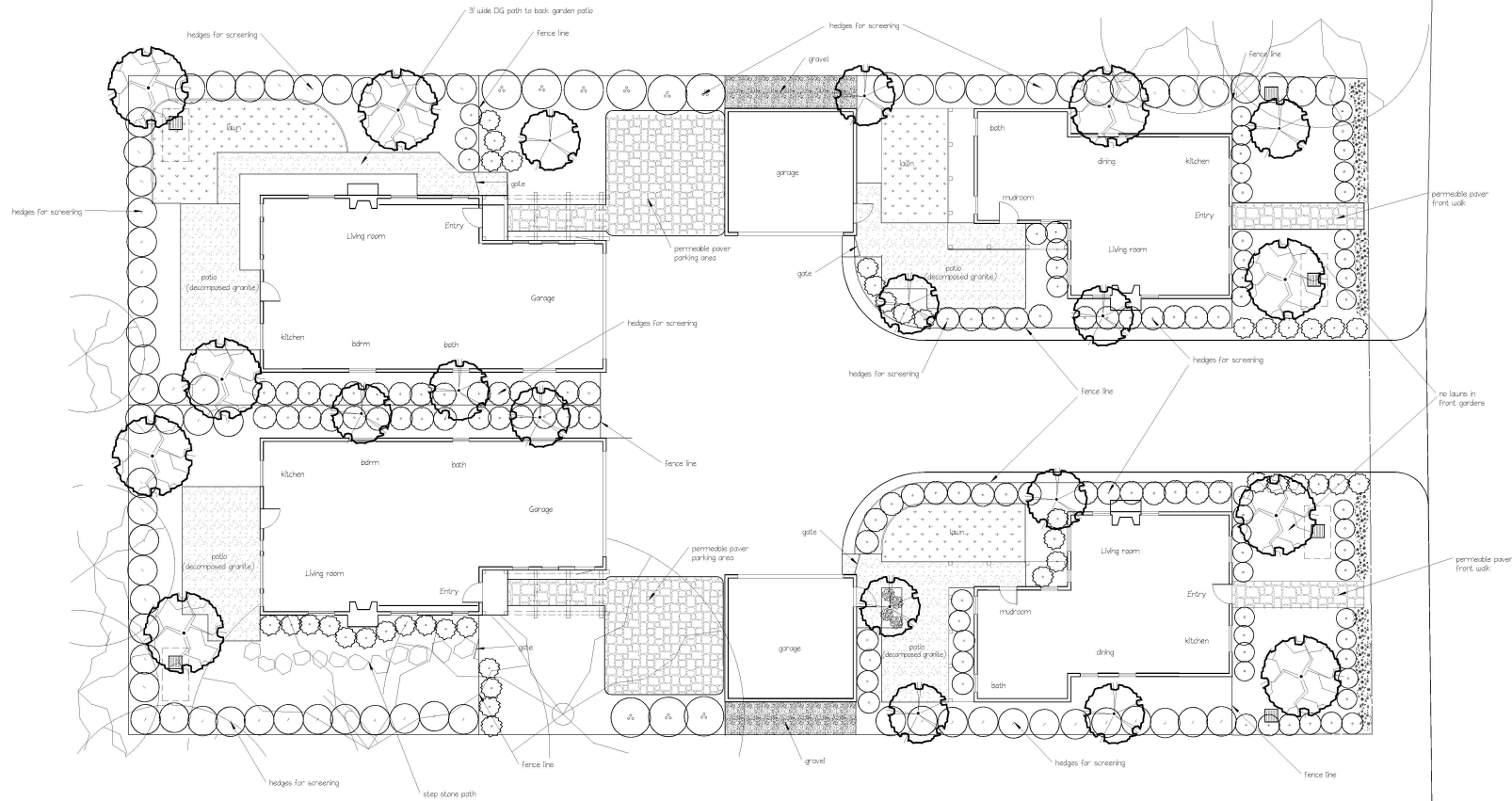
San Mateo County Board of Supervisors Meeting

Owner/Applicant:

Attachment:

File Numbers:

SHEET NO.:
A-I.01



GARDEN RETREATS BY PEGGY
C27# 887678
PEGGETT102@AOL.COM
831/238-0495



NORTH

Sage Home Partners
91 Loyola Avenue Menlo Park
SCALE 1/8" = 1'-0"
DATE July 1, 2004
DRAWING #

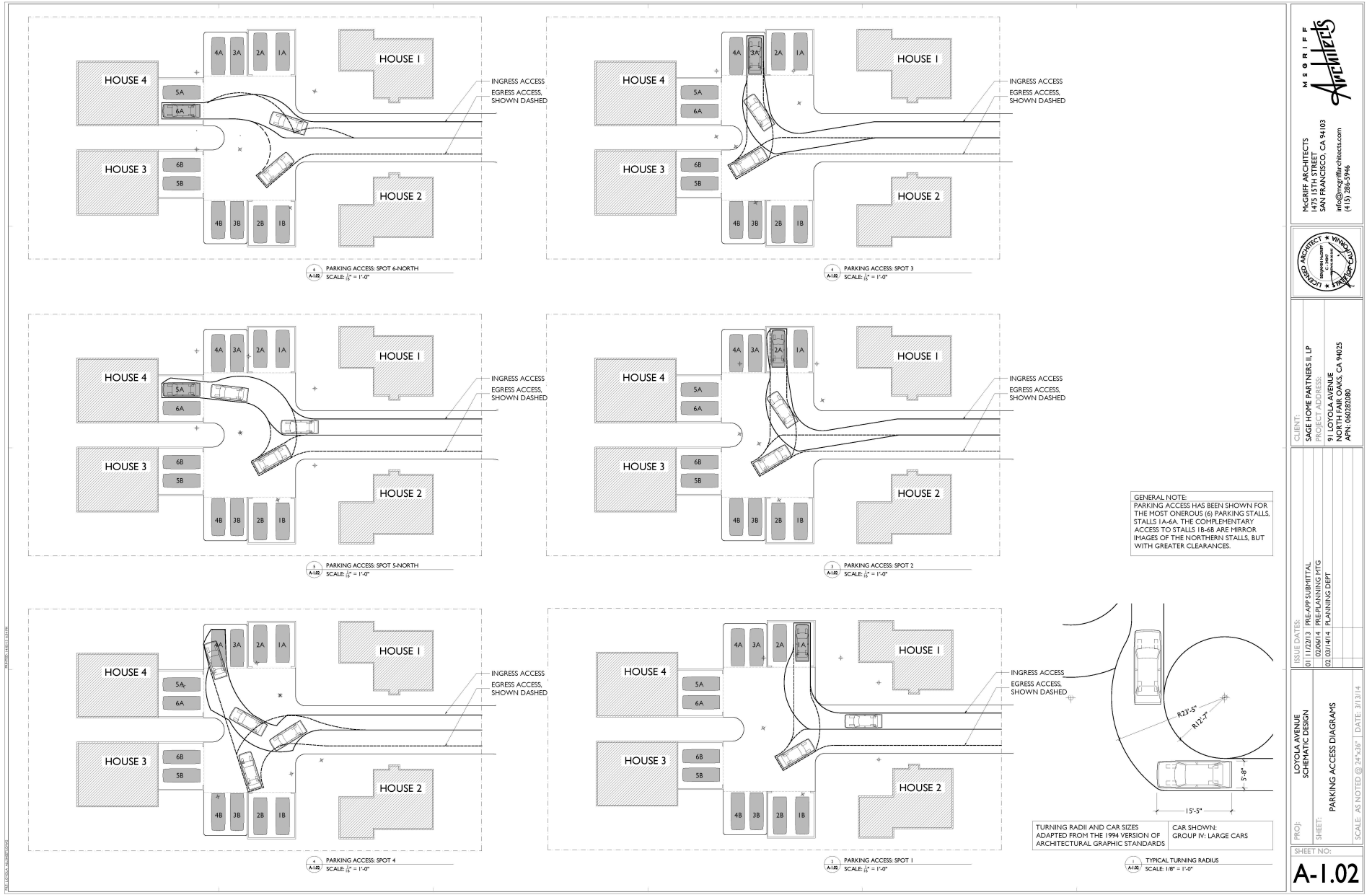
Prepared by: PEGGY 10/04

San Mateo County Board of Supervisors Meeting

Owner/Applicant:

Attachment:

File Numbers:



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



CLIENT:
SAGE HOME PARTNERS II LP
PROJECT ADDRESS:
LOYOLA AVENUE
NORTH SAN FRANCISCO, CA 94025
APN: 06032080

ISSUE DATES:
01/11/2013 PRE-APP SUBMITTAL
02/05/2014 PRE-APP REVIEW
02/05/2014 PLANNING DEPT

PROJ: LOYOLA AVENUE
SCHEMATIC DESIGN
SHEET:
PARKING ACCESS DIAGRAMS
SCALE: AS NOTED @ 24"x36" DATE: 2/13/14

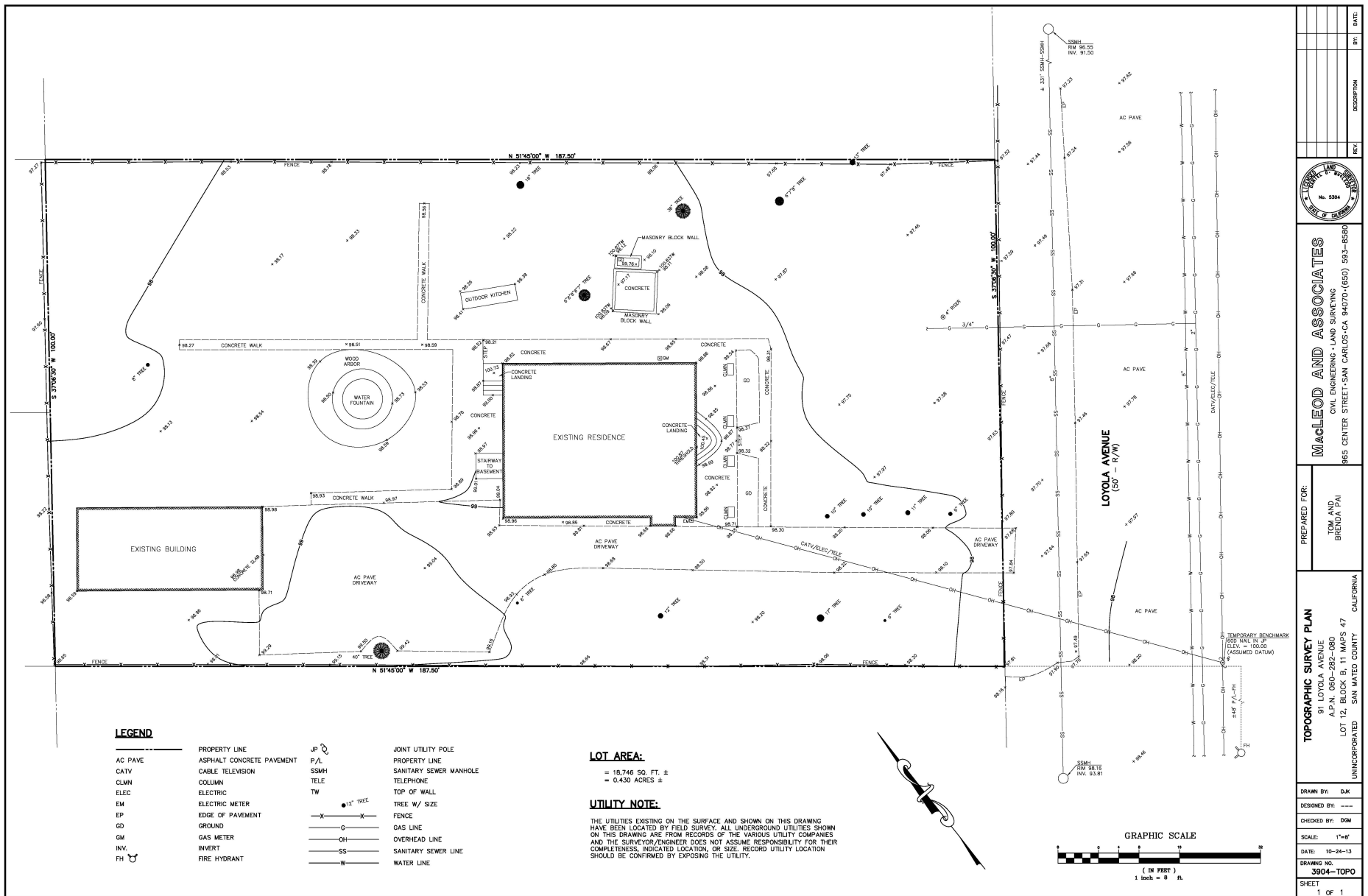
SHEET NO:
A-1.02

San Mateo County Board of Supervisors Meeting

Owner/Applicant:

Attachment:

File Numbers:

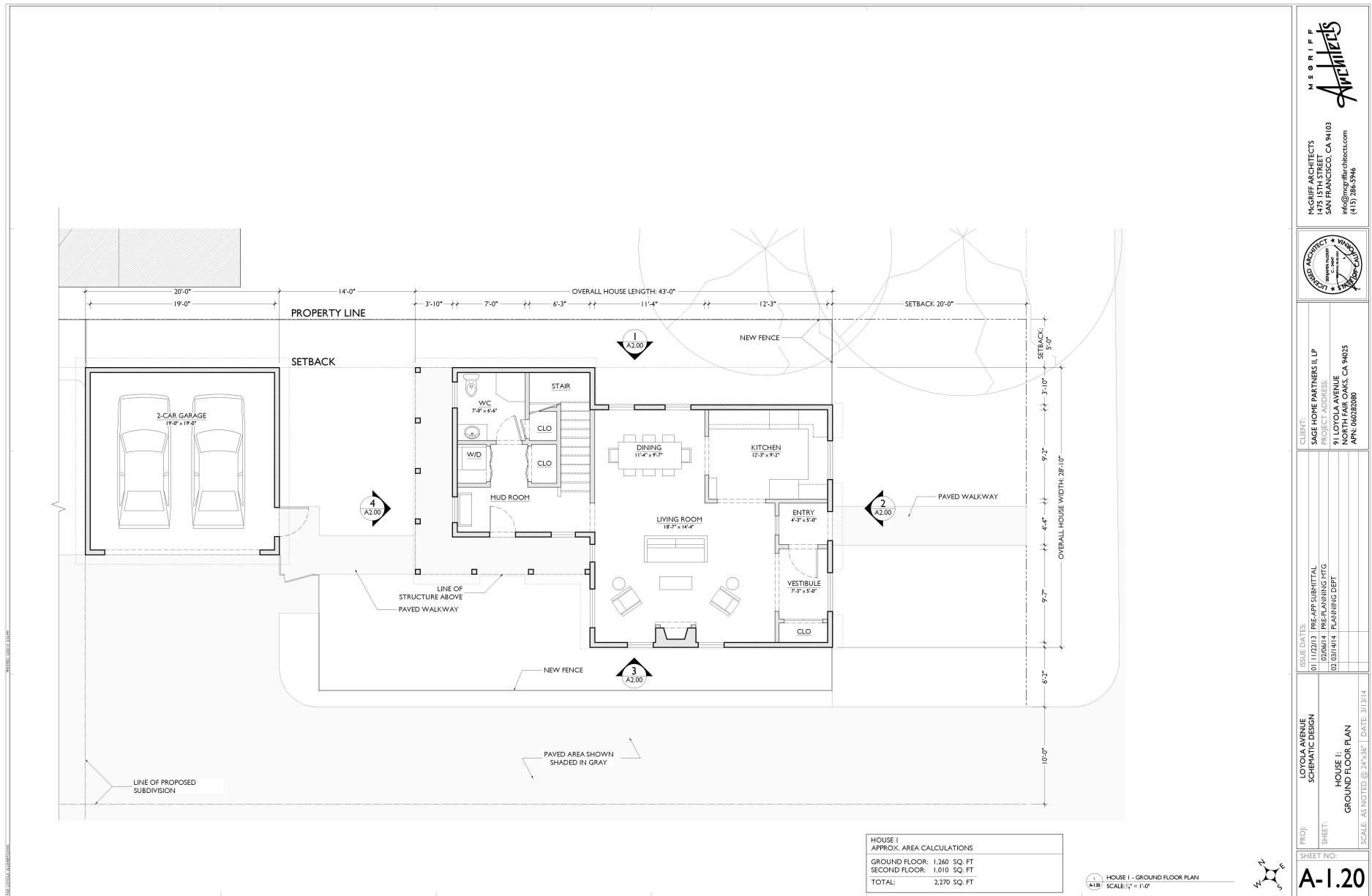


San Mateo County Board of Supervisors Meeting

Owner/Applicant:

File Numbers:

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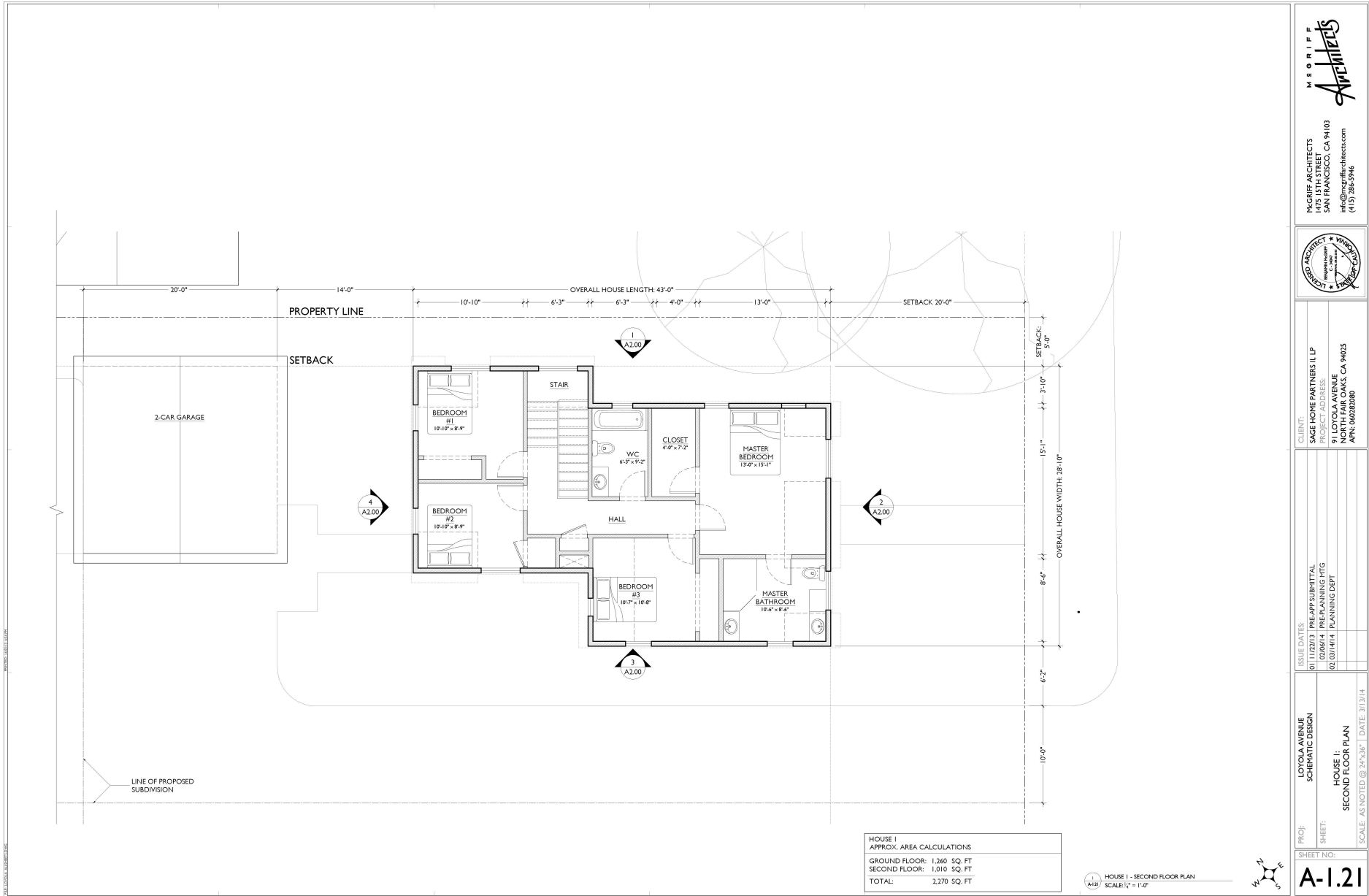


San Mateo County Board of Supervisors Meeting

Owner/Applicant:

Attachment:

File Numbers:



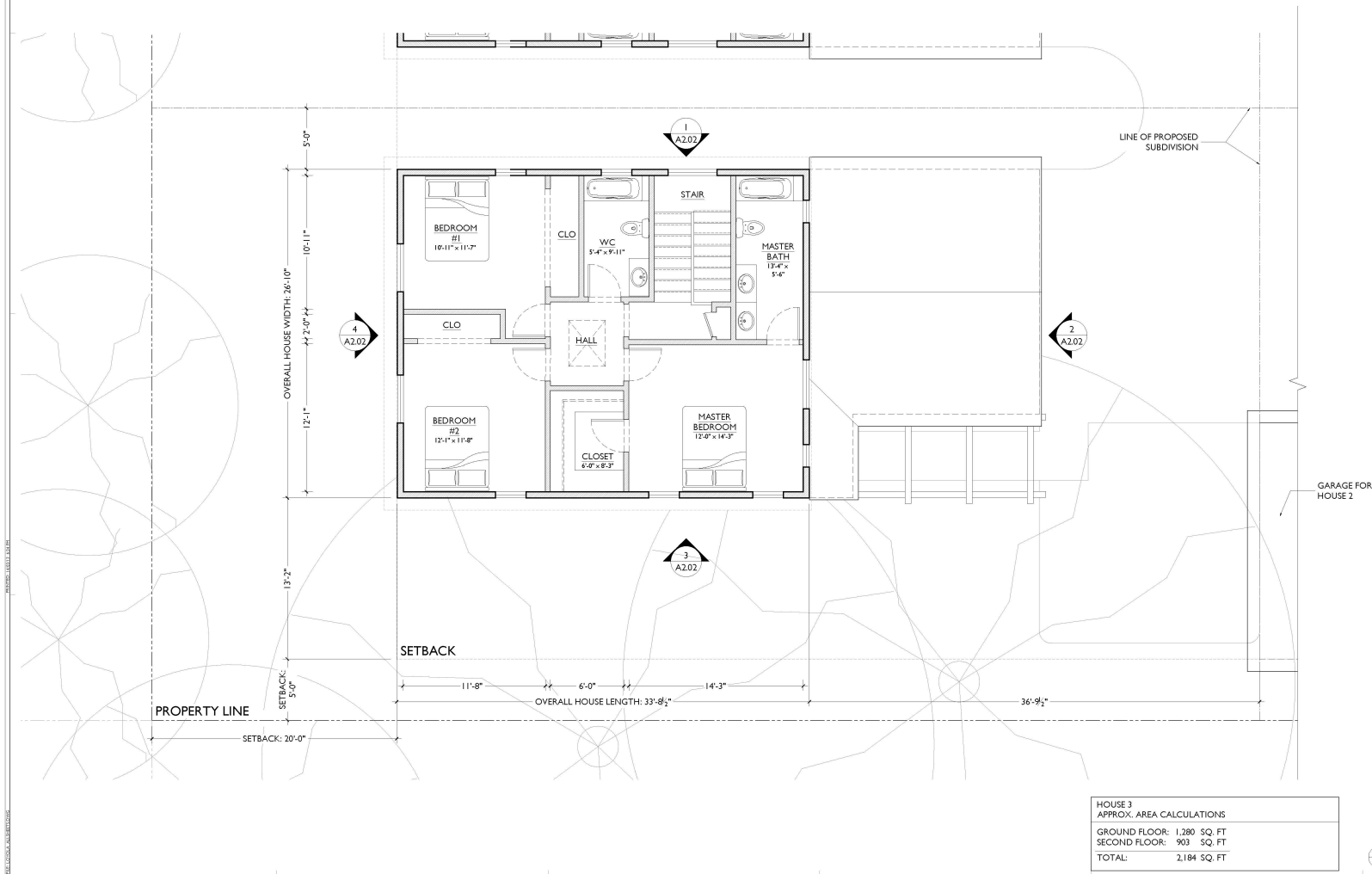
San Mateo County Board of Supervisors Meeting

Owner/Applicant:

Attachment:

File Numbers:

A-1.21



HOUSE 3 APPROX. AREA CALCULATIONS	
GROUND FLOOR:	1,280 SQ. FT
SECOND FLOOR:	903 SQ. FT
TOTAL:	2,184 SQ. FT

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



MEGRIFF ARCHITECTS 1475 15TH STREET SAN FRANCISCO, CA 94103 info@megriffarchitects.com (415) 286-5946		
CLIENT: SAGE HOME PARTNERS II, LP PROJECT ADDRESS: 91 LOYOLA AVENUE, NORTH FAIR OAKS, CA 94025 APN: 06082080		
ISSUE DATES: 01/11/2013 PRE-APP SUBMITTAL 02/06/14 PRE-PLANNING MTG 02/03/14/14 PLANNING DEPT		LOYOLA AVENUE SCHEMATIC DESIGN SHEET: HOUSE 3 SECOND FLOOR PLAN SCALE: AS NOTED @ 24"x36" DATE: 3/13/14
PROJ: SHEET NO:		

A-1.24

San Mateo County Board of Supervisors Meeting

Owner/Applicant:

Attachment:

File Numbers:



MSGRIF
Architects

MSGRIF ARCHITECTS
1425 MARKET STREET
SAN FRANCISCO, CA 94103
info@msgrifarchitects.com
(415) 286-5946



CLIENT: SAGE HOME PARTNERS II LP
PROJECT ADDRESS: 91 LOYOLA AVENUE
NORTH RAIN OAKS, CA 94025
APN: 56020200

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

LOYOLA AVENUE
SCHEMATIC DESIGN
SHEET:
HOUSE 1:
EXTERIOR ELEVATIONS

SCALE: AS NOTED @ 3/4"=1'-0" DATE: 3/13/14

SHEET NO.:

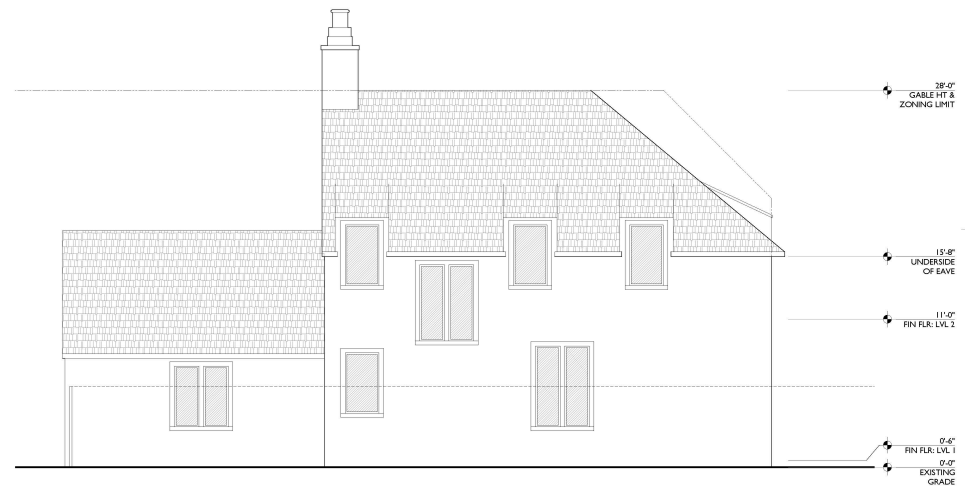
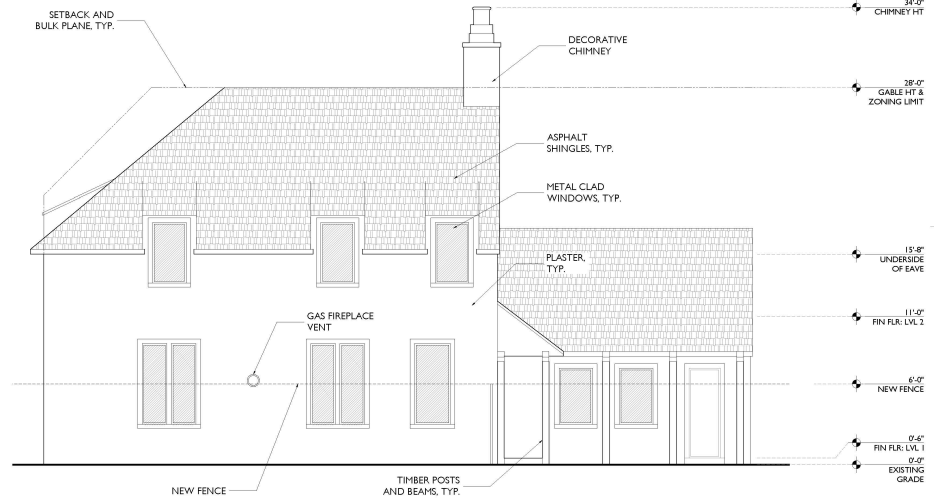
A-2.00

San Mateo County Board of Supervisors Meeting

Owner/Applicant:

File Numbers:

Attachment:



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

SAGE HOME PARTNERS II, LP
PROJECT ADDRESS:
91 LOYOLA AVENUE
NORTH FAIR OAKS, CA 94025
APN: 060282080

SHEET: HOUSE 3:
EXTERIOR ELEVATIONS

Attachment:



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

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:

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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 black ink that reads "Steve Rosen". The signature is fluid and cursive, with the first letters of "Steve" and "Rosen" being capitalized and prominent.

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

- 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
<p>Discussion: The project is not with the area of a conservation plan.</p> <p>Source: County Maps.</p>					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
<p>Discussion: The project is not near any reserve.</p> <p>Source: County Maps.</p>					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
<p>Discussion: The project is not in a woodland.</p> <p>Source: Site Survey.</p>					

5. CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
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	
<p>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.</p> <p>Source: ABAG Earthquake Liquefaction Scenarios Map.</p>				
iv. Landslides?				X
<p>Discussion: The site is located in an area determined to be least susceptible to landslides.</p> <p>Source: San Mateo County Landslide Risk Map.</p>				
v. Coastal cliff/bluff instability or erosion? <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i>				X
<p>Discussion: The site is not on a coastal bluff or cliff.</p> <p>Source: Site Survey.</p>				
6.b. Result in significant soil erosion or the loss of topsoil?				X
<p>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.</p> <p>Source: Site Survey.</p>				
6.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?				X

<p>Discussion: The site is not 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
Discussion: The site is not within a floodway. Source: FIRM Panel 06081C-0304E.					

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

Discussion: The project is required to treat all runoff on-site.

Source: NPDES Permit.				
9.b.	Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X
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. Source: Cal Water, Project Description.				
9.c.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?			X
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). Source: County Maps.				
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: 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. Source: DPW Review Comments.				
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

<p>Discussion: The site is not within a habitat conservation plan (HCP) or conservation plan area.</p> <p>Source: County HCP Maps.</p>				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
<p>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.</p> <p>Source: 2010 U.S. Census.</p>				
10.e. Result in the introduction of activities not currently found within the community?				X
<p>Discussion: The project and neighborhood are both composed of dwellings.</p> <p>Source: Neighborhood Survey and Project Description.</p>				
10.f. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
<p>Discussion: Development to the proposed density is accommodated in the current General Plan. No additional development will be required to accommodate the additional houses.</p> <p>Source: General Plan Land Use Map.</p>				
10.g. Create a significant new demand for housing?				X
<p>Discussion: The project is housing. It is meeting the demand for new housing.</p> <p>Source: Project Description.</p>				

11. MINERAL RESOURCES. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
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	

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.

Source: Project Description.

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
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Discussion: The project does not include the construction or expansion of recreational facilities.

Source: Project Scope.

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:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
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.				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
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		

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>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>				
18.b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X		
<p>Discussion: Without mitigation, the project could potentially generate significant impacts to air quality, primarily due to dust generation. 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>				
18.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?		X		
<p>Discussion: The project will replace an existing single-family house and create 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><u>Mitigation Measure 1:</u> 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.

On the basis of this initial evaluation:

X

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(Signature)

Date

(Title)

34



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.

|                                                                            |                                                                                  |
|----------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <b>Formula:</b>                                                            |                                                                                  |
| $\frac{\text{Parcel Size in Acres (From Item 2)}}{1 \text{ Acre of Land}}$ | $\frac{\text{Value of Subject Parcel (From Item 1)}}{\text{Value of Land/Acre}}$ |
| <b>Fill Out:</b>                                                           |                                                                                  |
| $\frac{0.43}{1 \text{ Acre}}$                                              | $\frac{\$1,250,000}{\text{Value of Land/Acre}}$                                  |

- b. Solve for X by cross multiplying.

|                                                                                                                                            |                              |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| <b>Formula:</b>                                                                                                                            |                              |
| $\text{Value of Land} = \frac{\text{Value of the Subject Parcel (From Item 1)}}{\text{Size of the Subject Parcel in Acres (From Item 2)}}$ | $= \underline{\hspace{2cm}}$ |
| <b>Fill Out:</b>                                                                                                                           |                              |
| $\text{Value of Land} = \frac{\$2,906,976.74/\text{acre}}{\hspace{2cm}}$                                                                   | $= \underline{\hspace{2cm}}$ |

**San Mateo County Board of Supervisors Meeting**

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



4. Determine the number of persons per subdivision.

|                                                                                                   |   |        |   |                                   |
|---------------------------------------------------------------------------------------------------|---|--------|---|-----------------------------------|
| <b>Formula:</b>                                                                                   |   |        |   |                                   |
| Number of New Lots Created*                                                                       | X | 2.75** | = | Number of Persons Per Subdivision |
| *Example = A 2-lot split would = 1 newly created lot.                                             |   |        |   |                                   |
| <b>Fill Out:</b>                                                                                  |   |        |   |                                   |
| 3                                                                                                 | X | 2.75** | = | 8.25                              |
| **Average number of persons per dwelling unit according to the most recent federal census (2010). |   |        |   |                                   |

5. Determine the parkland demand due to the subdivision.

|                                                                                                                                                          |   |                      |   |                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|---|----------------------|---|-----------------|
| <b>Formula:</b>                                                                                                                                          |   |                      |   |                 |
| Number of Persons Per Subdivision<br>(From Item 4)                                                                                                       | X | .003*** Acres/Person | = | Parkland Demand |
| <b>Fill Out:</b>                                                                                                                                         |   |                      |   |                 |
| 8.25                                                                                                                                                     | X | .003*** Acres/Person | = | 0.02475         |
| ***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.

|                               |   |                                           |   |                      |
|-------------------------------|---|-------------------------------------------|---|----------------------|
| <b>Formula:</b>               |   |                                           |   |                      |
| Parkland Demand (From Item 5) | X | Value of the Land/Acre<br>(From Item 3.b) | = | Parkland In-Lieu Fee |
| <b>Fill Out:</b>              |   |                                           |   |                      |
| 0.02475                       | X | \$2,906,976.74                            | = | \$71,947.67          |

FRM00276.DOC (10/25/2011)

## San Mateo County Board of Supervisors Meeting

Owner/Applicant:

Attachment:

File Numbers: