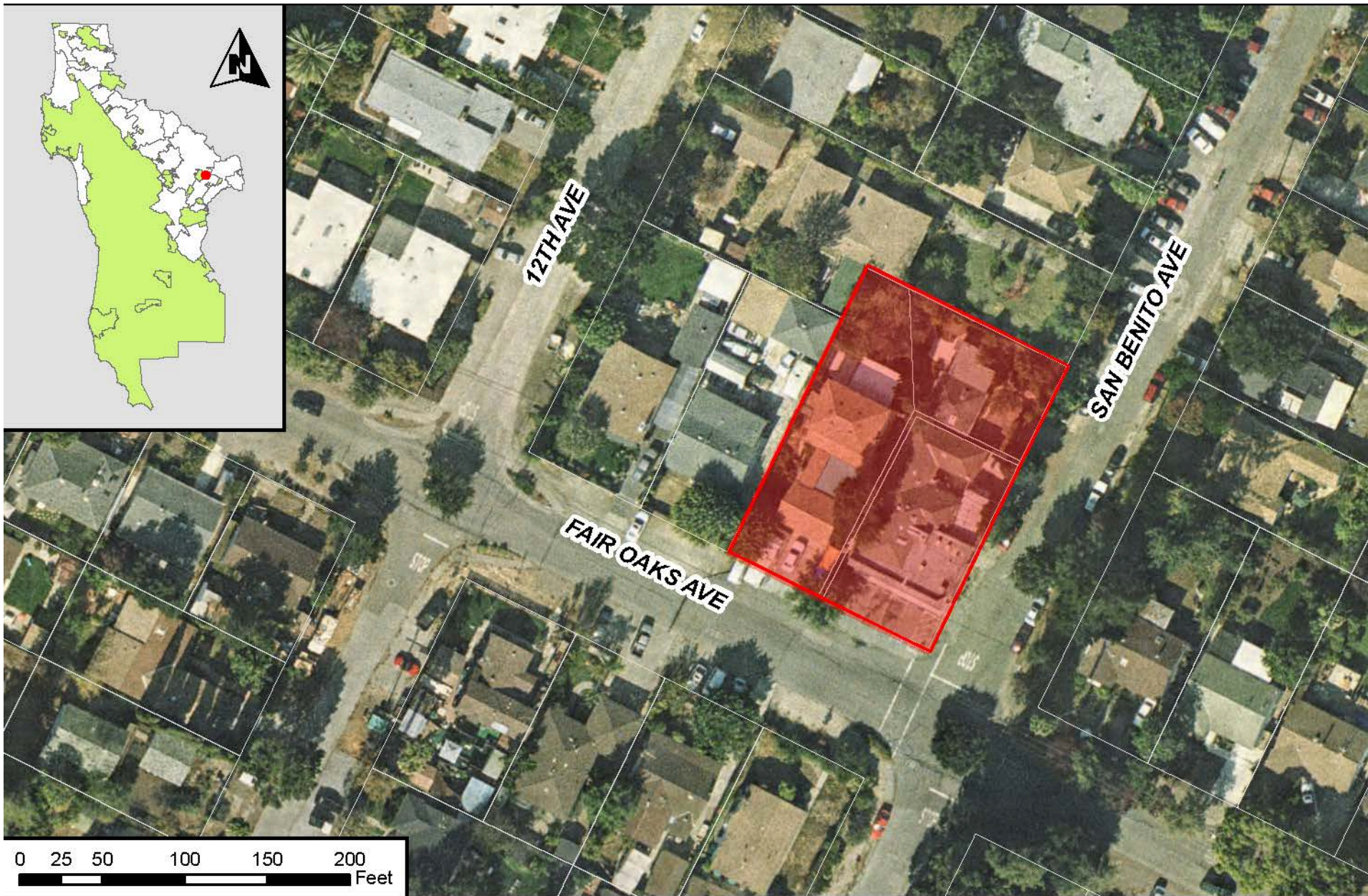




**County of San Mateo - Planning and Building Department**

# **ATTACHMENT B**



## ***San Mateo County Board of Supervisors Meeting***

Owner/Applicant:

Attachment:

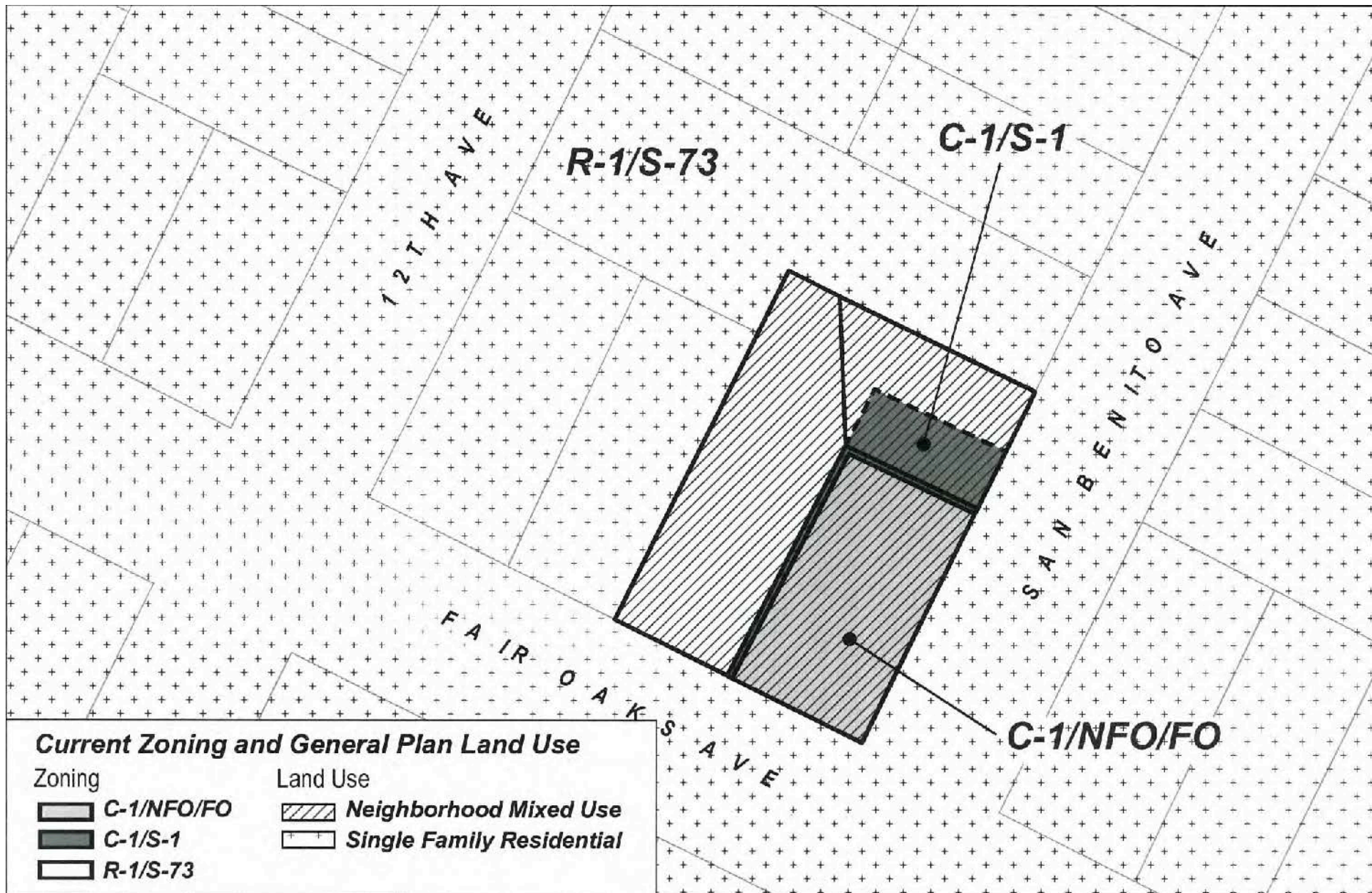
File Numbers:



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT C**





## San Mateo County Board of Supervisors Meeting

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

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

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



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT D**

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: Fair Oaks Avenue Commercial Area Re-Zoning and General Plan Map Amendment, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2012-00315

OWNERS: Jaime Gonzalez Trust, Michael Browne, Andrea Houghton and  
Stephen Russell Trust

APPLICANT: San Mateo County

ASSESSOR'S PARCEL NOS: 060-123-360, -550 and -580 (Zoning Map Amendment)  
060-123-360, -550, -570 and -580  
(General Plan Map Amendment)

PROJECT LOCATION: 3821 Fair Oaks Avenue and  
719 San Benito Avenue, North Fair Oaks

PROJECT DESCRIPTION

Re-zoning of three parcels (060-123-360: C-1/NFO/Fair Oaks; -550: mixed zoning of C-1/S-1 and R-1/S-73; and -580: C-1/S-1) from their current commercial zoning to a residential zoning designation (R-1/S-73). Additionally, the proposed project will change the General Plan Map designation (as shown on the North Fair Oaks specific plan map) of the above three parcels, as well as the adjacent parcel: 060-123-570, from "Neighborhood Mixed-Use" to "Single-Family Residential." No new physical development is proposed on the four parcels at this time.

SITE DESCRIPTION

Parcels 060-123-360 and -580 are developed with a mixed-use building. The front portion of the building contains a commercial establishment, currently a catering business. The back portion of the building contains one residential unit. The other two project parcels, as well as the surrounding parcels, are developed with single-family residences. The project area is flat, with no sensitive habitat present.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.

3. The project will not degrade the aesthetic quality of the area.
4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project will not:
  - a. Create impacts which have the potential to degrade the quality of the environment.
  - b. Create impacts which achieve short-term environmental goals 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, as mitigated, is not significant.

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

No significant effects were identified. No mitigation measures are proposed.

#### RESPONSIBLE AGENCY CONSULTATION

Referrals sent to: None

#### INITIAL STUDY

The San Mateo County Current Planning Section has prepared the Environmental Evaluation of this project and has found that probable environmental impacts, as mitigated, are not significant. A copy of the initial study is attached.

REVIEW PERIOD: October 18, 2013 – November 11, 2013.

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., November 11, 2013.**

#### CONTACT PERSON

Michael Schaller, Project Planner  
650/363-1849  
[mschaller@smcgov.org](mailto:mschaller@smcgov.org)

  
\_\_\_\_\_  
Michael Schaller, Project Planner

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County of San Mateo  
Planning and Building Department

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

1. **Project Title:** Fair Oaks Avenue Commercial Area Re-zoning
2. **County File Number:** PLN 2012-00315
3. **Lead Agency Name and Address:** San Mateo County Planning Department  
455 County Center, 2nd Floor  
Redwood City, CA 94063
4. **Contact Person and Phone Number:** Michael Schaller, Senior Planner  
650/363/1849
5. **Project Location:** 3821 Fair Oaks Avenue and 719 San Benito Avenue, North Fair Oaks
6. **Assessor's Parcel Numbers:** 060-123-360, -550 and -580 (Zoning Map Amendment)  
060-123-360, -550, -570 and -580  
(General Plan Map Amendment)
7. **Project Sponsor's Name and Address:** San Mateo County Planning Department  
455 County Center, 2nd Floor  
Redwood City, CA 94063
8. **General Plan Designation:** Neighborhood Mixed-Use
9. **Zoning:** C-1/NFO/Fair Oaks (060-123-360), C-1/S-1 (060-123-550 and -580),  
R-1/S-73 (060-123-550 and -570)
10. **Description of the Project:** (Re-zoning of three parcels (060-123-360: C-1/NFO/Fair Oaks; -550: mixed zoning of C-1/S-1 and R-1/S-73; and -580: C-1/S-1) from their current commercial zoning to a residential zoning designation (R-1/S-73). Additionally, the proposed project will change the General Plan Map designation (as shown on the North Fair Oaks specific plan map) of the above three parcels, as well as the adjacent parcel: 060-123-570, from "Neighborhood Mixed-Use" to "Single-Family Residential." No new physical development is proposed on the four parcels at this time.
11. **Site Description:** Parcels 060-123-360 and -580 are developed with a mixed-use building. The front portion of the building contains a commercial establishment, currently a catering business. The back portion of the building contains one residential unit. The other two project parcels, as well as the surrounding parcels, are developed with single-family residences. The project area is flat, with no sensitive habitat present.
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" as indicated by the checklist on the following pages.

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

<b>1. AESTHETICS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?				X
<p><b>Discussion:</b> The project site is in the middle of a flat, highly urbanized, residentially zone area. There are no scenic vistas, public lands, water bodies or roads in the project area.</p> <p><b>Source:</b> County of San Mateo, 1986, <i>General Plan Policies</i>; Site reconnaissance.</p>				
1.b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
<p><b>Discussion:</b> As discussed above, the project site is not within a state scenic highway, and there are no historic buildings on the project site.</p> <p><b>Source:</b> County of San Mateo, 1986, <i>General Plan Policies</i>; Site reconnaissance.</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><b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. When the project site is redeveloped in the future, that development will be consistent with the surrounding zoning which is also single-family residential. There is no significant topography in the area, nor ridgelines.</p> <p><b>Source:</b> County of San Mateo, 1986, <i>General Plan Policies</i>; Site reconnaissance.</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><b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. When the project site is redeveloped in the future, any new light or glare will be that which is consistent with a typical residentially zoned parcel. No new street lights are proposed as part of this project.</p> <p><b>Source:</b> County of San Mateo, 1986, <i>General Plan Policies</i>; Site reconnaissance.</p>				
1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
<p><b>Discussion:</b> The project site is not within a Scenic Highway or within a State or County Scenic Corridor.</p> <p><b>Source:</b> County of San Mateo, 1986, <i>General Plan Policies</i>.</p>				
1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
<p><b>Discussion:</b> The project site is not within a Design Review District.</p> <p><b>Source:</b> San Mateo County Zoning Maps and Ordinance.</p>				
1.g. Visually intrude into an area having natural scenic qualities?				X
<p><b>Discussion:</b> See discussion under Question 1(a).</p> <p><b>Source:</b> County of San Mateo, 1986, <i>General Plan Policies</i>; Site reconnaissance.</p>				

<b>2. AGRICULTURAL AND FOREST RESOURCES.</b> 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
<b>Discussion:</b> The project site is in the middle of a flat, highly urbanized, residentially zoned area. There is no agricultural land in the project vicinity. <b>Source:</b> County of San Mateo, 1986, <i>General Plan Policies</i> ; Site reconnaissance.				
2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
<b>Discussion:</b> See discussion under Question 2(a). <b>Source:</b> County of San Mateo, 1986, <i>General Plan Policies</i> ; Site reconnaissance.				
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
<b>Discussion:</b> See discussion under Question 2(a). <b>Source:</b> County of San Mateo, 1986, <i>General Plan Policies</i> ; Site reconnaissance.				
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



<b>Discussion:</b> See discussion under Question 2(a). <b>Source:</b> County of San Mateo, 1986, <i>General Plan Policies</i> ; Site reconnaissance.				
2.e.	Result in damage to soil capability or loss of agricultural land?			X
<b>Discussion:</b> See discussion under Question 2(a). <b>Source:</b> County of San Mateo, 1986, <i>General Plan Policies</i> ; Site reconnaissance.				
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
<b>Discussion:</b> See discussion under Question 2(a). <b>Source:</b> County of San Mateo, 1986, <i>General Plan Policies</i> ; Site reconnaissance.				

<b>3. AIR QUALITY.</b> 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>
3.a.	Conflict with or obstruct implementation of the applicable air quality plan?			X
<b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. When the project site is redeveloped in the future, any new dust or other air pollution would be consistent with a typical residentially zoned parcel. There is no reason to believe that a future residential use on the project site will conflict or obstruct future air quality plans. <b>Source:</b> Bay Area Air Quality Management District (BAAQMD) - Bay Area 2010 Clean Air Plan; Site reconnaissance.				
3.b.	Violate any air quality standard or contribute significantly to an existing or projected air quality violation?			X
<b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. When the project site is redeveloped in the future, any new dust or other air				

pollution (including pollutant concentrations and odors) would be consistent with a typical residentially zoned parcel. There is no reason to believe that a future residential use on the project site will violate any existing air quality standards or contribute to a projected air quality violation.

**Source:** Bay Area Air Quality Management District (BAAQMD) - Bay Area 2010 Clean Air Plan; Site reconnaissance.

3.c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

X

**Discussion:** See discussion under Questions 3(b).

**Source:** Bay Area Air Quality Management District (BAAQMD) - Bay Area 2010 Clean Air Plan; Site reconnaissance.

3.d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?

X

**Discussion:** See discussion under Questions 3(b).

**Source:** Bay Area Air Quality Management District (BAAQMD) - Bay Area 2010 Clean Air Plan; Site reconnaissance.

3.e. Create objectionable odors affecting a significant number of people?

X

**Discussion:** See discussion under Questions 3(b).

**Source:** Bay Area Air Quality Management District (BAAQMD) - Bay Area 2010 Clean Air Plan; Site reconnaissance.

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

**Discussion:** See discussion under Questions 3(b).

**Source:** Bay Area Air Quality Management District (BAAQMD) - Bay Area 2010 Clean Air Plan; Site reconnaissance.

4. BIOLOGICAL RESOURCES. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
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><b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. There is no existing sensitive habitat on or around the project site. The area surrounding the project site is residentially zoned and developed with single-family homes at the density proscribed by the General Plan. Vegetation in the area consists of ornamental landscaping and some isolated native tree species. Animal species that normally inhabit such urban areas include raccoons, opossum and skunk. No Federal or State listed species have been identified in the area.</p> <p><b>Source:</b> California Department of Fish and Wildlife Database; Site reconnaissance.</p>				
4.b. Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
<p><b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. There is no existing sensitive habitat (including riparian) on or around the project site.</p> <p><b>Source:</b> California Department of Fish and Wildlife Database; Site reconnaissance.</p>				
4.c. Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
<p><b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. There is no existing sensitive habitat (including wetlands) on or around the project site.</p> <p><b>Source:</b> California Department of Fish and Wildlife Database; Site reconnaissance.</p>				

4.d.	Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
<p><b>Discussion:</b> See discussion under Question 4(a).</p> <p><b>Source:</b> California Department of Fish and Wildlife Database; Site reconnaissance.</p>					
4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
<p><b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. There is no existing sensitive habitat on or around the project site. No tree removal is proposed at this time. If, in the course of future redevelopment of this site, trees need to be removed, that project, at that time, will be subject to the County's tree protection ordinances.</p> <p><b>Source:</b> Site reconnaissance; San Mateo County Zoning Ordinance.</p>					
4.f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?				X
<p><b>Discussion:</b> The project site is not within the boundaries of any said conservation plan.</p> <p><b>Source:</b> California Department of Fish and Wildlife (CDFW); U.S. Fish and Wildlife Service (USFW)</p>					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
<p><b>Discussion:</b> The project site is not inside or within 200 feet of a marine or wildlife reserve.</p> <p><b>Source:</b> California Department of Fish and Wildlife (CDFW); U.S. Fish and Wildlife Service (USFW)</p>					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
<p><b>Discussion:</b> The project site does not contain oak woodlands or other non-timber woodlands.</p> <p><b>Source:</b> Site reconnaissance.</p>					



5. CULTURAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
<p><b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. There are no identified historical, archaeological, or paleontological resources in the project area.</p> <p><b>Source:</b> San Mateo County General Plan, County Cultural Resources database.</p>				
5.b. Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?				X
<p><b>Discussion:</b> See discussion under Question 5(a).</p> <p><b>Source:</b> San Mateo County General Plan, County Cultural Resources database.</p>				
5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
<p><b>Discussion:</b> See discussion under Question 5(a).</p> <p><b>Source:</b> San Mateo County General Plan, County Cultural Resources database.</p>				
5.d. Disturb any human remains, including those interred outside of formal cemeteries?				X
<p><b>Discussion:</b> See discussion under Question 5(a).</p> <p><b>Source:</b> San Mateo County General Plan, County Cultural Resources database.</p>				

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

<p>i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault?</p> <p><i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i></p>				X
<p><b>Discussion:</b> The project site is not within or adjacent to a mapped earthquake fault zone.</p> <p><b>Source:</b> Alquist-Priolo Earthquake Fault Zoning Map (Palo Alto Quad) – California Department of Conservation.</p>				
<p>ii. Strong seismic ground shaking?</p>				X
<p><b>Discussion:</b> The San Andreas fault zone lies approximately 5 miles west of the project site. A major earthquake along this fault line could produce strong ground shaking. However, the project is a rezoning/General Plan Map amendment. No new development is proposed at this time. The project will not create any habitable structures or potentially unstable slopes adjacent to habitable structures or infrastructure.</p> <p><b>Source:</b> Alquist-Priolo Earthquake Fault Zoning Map (Palo Alto Quad) – California Department of Conservation.</p>				
<p>iii. Seismic-related ground failure, including liquefaction and differential settling?</p>				X
<p><b>Discussion:</b> The project site is not within a mapped liquefaction hazard zone or on soils known to be susceptible to liquefaction or differential settling. Again, the project will not create any habitable structures or potentially unstable slopes adjacent to habitable structures or infrastructure.</p> <p><b>Source:</b> California Geological Survey Landslide/Liquefaction Hazard Zones Maps.</p>				
<p>iv. Landslides?</p>				X
<p><b>Discussion:</b> See discussion under Question 6(a)(iii).</p> <p><b>Source:</b> California Geological Survey Landslide/Liquefaction Hazard Zones Maps.</p>				
<p>v. Coastal cliff/bluff instability or erosion?</p> <p><i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i></p>				X
<p><b>Discussion:</b> The project site is not near any coastal cliffs/bluffs.</p> <p><b>Source:</b> Site reconnaissance.</p>				

6.b.	Result in significant soil erosion or the loss of topsoil?				X
<p><b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. No actions will be undertaken as part of this project that will create soil erosion or loss of topsoil.</p> <p><b>Source:</b> Site reconnaissance.</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><b>Discussion:</b> See discussion under Question 6(a).</p> <p><b>Source:</b> California Geological Survey Landslide/Liquefaction Hazard Zones Maps; Alquist-Priolo Earthquake Fault Zoning Map (Palo Alto Quad) – California Department of Conservation.</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><b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time.</p> <p><b>Source:</b> Site reconnaissance, Project description.</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><b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. No septic system or other wastewater disposal system is proposed.</p> <p><b>Source:</b> Site reconnaissance, Project description.</p>					

7. CLIMATE CHANGE. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
7.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?				X
<p><b>Discussion:</b> Greenhouse gas (GHG) impacts are considered to be exclusively cumulative impacts; there are no non-cumulative GHG emission impacts from a climate change perspective (CAPCOA, 2008). BAAQMD has provided guidance on detailed methods for modeling GHG emissions from proposed projects (BAAQMD, 2011). On January 9, 2012, Alameda Superior Court rescinded the thresholds that BAAQMD had adopted. However, because the court did not rule on the substance of the thresholds, agencies and local governments can continue to use these thresholds.</p> <p>The project site currently has a "neighborhood commercial" zoning designation which would allow for a small grocery store and/or deli type of use. Rezoning the parcel to a residential use (and abandonment of the existing commercial use) would preclude this type of use in the future. Ostensibly, this would require nearby residents to travel farther for food items. However, the project site has not been occupied by a grocery store type of use for several years. The last such use failed to gain traction within the community and closed in approximately 2009. Local residents have adapted their travel and shopping patterns to accommodate the lack of neighborhood grocery options.</p> <p>An argument could be made that by rezoning the project site to residential use, the project will indirectly lead to the generation of additional GHG emissions by forcing nearby residents to drive to area grocery stores rather than being able to walk to the project site for their needs. However, nearby residents have already shifted their driving patterns, the number of residents within walking distance of the project site is relatively limited, and there is no guarantee that if the project site were to remain zoned for commercial use that a local serving grocery store would again occupy the site. Rezoning the project site to a residential use will result in generation of GHG emissions concomitant with a single-family dwelling. However, the number of vehicle trips generated by a single-family dwelling is anticipated to be significantly less than the number generated by the existing commercial use and any potential commercial uses that would be allowed on the site under the existing C-1 zoning.</p> <p><b>Source:</b> Project description; BAAQMD CEQA Air Quality Guidelines.</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><b>Discussion:</b> San Mateo County adopted an Energy and Climate Change Element to the General Plan in June 2013. Two policies/implementing strategies within the element are:</p> <p><b>Policy 4.1: Expand transit-oriented and mixed-use development that reduces reliance on vehicular travel.</b></p> <p><b>Implementing Strategy 4.1D: Encourage neighborhood-serving retail and co-location of daily service uses at key locations throughout the unincorporated county.</b></p>				



On the face of it, the project is in conflict with these two policies/strategies. However, as discussed above, it is highly speculative that keeping the project site zoned for commercial use will result in a land use that fulfills these policies. The existing commercial use on the project site does not currently have a neighborhood serving component. The implementing strategy references "key locations;" however, these locations are not defined. Presumably, such "daily service uses" would be located in areas that have good circulation and a high population density to support the commercial use. It is arguable whether the project location provides either feature. As with the discussion above, the scope of impact is limited by the small scale of land change being proposed.

**Source:** San Mateo County General Plan, Energy and Climate Change Element; Project description.

7.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?

X

**Discussion:** The project site does not contain forestland, nor will the project involve the removal of a significant number of trees.

**Source:** Site reconnaissance, Project description.

7.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?

X

**Discussion:** The project site is approximately 2.5 miles from the San Francisco Bay (the closest major water body) and does not contain coastal cliffs/bluffs. There is no evidence to suggest that rising sea levels will directly impact the project site.

**Source:** Site reconnaissance, Project description, San Mateo County GIS.

7.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?

X

**Discussion:** See discussion under Question 7(d).

**Source:** Site reconnaissance, Project description, San Mateo County GIS.

7.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

X

**Discussion:** There are no streams or other water bodies near the project site. There is no evidence to suggest that the project site will be in a future 100-year flood hazard area.

**Source:** Site reconnaissance; Project description.

7.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<b>Discussion:</b> See discussion under Question 7(f). <b>Source:</b> Site reconnaissance; Project description.					

<b>8. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
<b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. No hazardous materials, pesticides or herbicides, are proposed for use in this project. <b>Source:</b> 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
<b>Discussion:</b> See discussion under Question 8(a). <b>Source:</b> 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
<b>Discussion:</b> See discussion under Question 8(a). <b>Source:</b> 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><b>Discussion:</b> The project site is not on a list of known hazardous materials sites. Given site's history of land use, there is no evidence to suggest that the site would contain hazardous materials, either in the past or present.</p> <p><b>Source:</b> Site visit.</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><b>Discussion:</b> There are no airports within 2 miles of the project site. The project site is not within the boundaries of an airport land use plan.</p> <p><b>Source:</b> San Mateo County GIS database.</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><b>Discussion:</b> There are no private airstrips within a 2-mile radius of the project site.</p> <p><b>Source:</b> San Mateo County GIS database.</p>					
8.g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p><b>Discussion:</b> There is no evidence to suggest that the project, a re-zoning and General Plan Map amendment, will interfere with any emergency response plan. There is no facet of the project that would impede or close a public road.</p> <p><b>Source:</b> Project description.</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><b>Discussion:</b> The project site is not near or within a wildland fire hazard area.</p> <p><b>Source:</b> Project description; San Mateo County GIS database.</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><b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. The project site is not within an existing 100-year flood hazard area.</p> <p><b>Source:</b> Project description; San Mateo County GIS database.</p>				
8.j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?			X
<p><b>Discussion:</b> See discussion under Question 8(i).</p> <p><b>Source:</b> Project description; San Mateo County GIS database.</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><b>Discussion:</b> See discussion under Question 8(i).</p> <p><b>Source:</b> Project description; San Mateo County GIS database.</p>				
8.l.	Inundation by seiche, tsunami, or mudflow?			X
<p><b>Discussion:</b> The project site is not near the ocean or any lakes, which precludes inundation by tsunami or seiche. There are no unstable slopes within the project vicinity from which a mudflow would originate.</p> <p><b>Source:</b> Site visit; San Mateo County GIS database.</p>				

<p><b>9. HYDROLOGY AND WATER QUALITY.</b> Would the project:</p>					
		<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				X



pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?				
<p><b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. If new development is proposed on the project site in the future, that development will be subject to the County's standard stormwater and erosion control requirements. There is no reason to believe that future potential development will create a significant violation of water quality standards or waste discharge requirements.</p> <p><b>Source:</b> Project description.</p>				
9.b. Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
<p><b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. The California Water Service provides domestic water in this neighborhood. Staff is unaware of any wells in the neighborhood. There is no evidence to suggest that the project will impact groundwater supply or recharge.</p> <p><b>Source:</b> Project description.</p>				
9.c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?				X
<p><b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. If, at some point in the future, the project site is redeveloped, that development will be subject to the County's stormwater management regulations, consistent with all other development in the County.</p> <p><b>Source:</b> Project description.</p>				
9.d. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				X

<b>Discussion:</b> See discussion under Question 9(c).				
<b>Source:</b> Project description.				
9.e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?			X
<b>Discussion:</b> See discussion under Question 9(c).				
<b>Source:</b> Project description.				
9.f.	Significantly degrade surface or ground-water water quality?			X
<b>Discussion:</b> See discussion under Question 9(a).				
<b>Source:</b> Project description.				
9.g.	Result in increased impervious surfaces and associated increased runoff?			X
<p><b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. If, at some point in the future, the project site is redeveloped, it will be in the form of a single-family dwelling, consistent with the proposed new development. Redevelopment of the primary parcel (060-123-360) will result in a decrease in the amount of impervious surfaces, as R-1 zoned parcels are allowed a lower maximum lot coverage than C-1 zoned parcels.</p> <p><b>Source:</b> Project description.</p>				

<b>10. LAND USE AND PLANNING.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a.	Physically divide an established community?			X
<p><b>Discussion:</b> The proposed project would rezone the affected parcels to R-1, consistent with the surrounding parcels.</p> <p><b>Source:</b> Project description.</p>				
10.b.	Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted			X

for the purpose of avoiding or mitigating an environmental effect?				
<b>Discussion:</b> See discussion under Question 10(a). <b>Source:</b> Project description.				
10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
<b>Discussion:</b> The project site is not within the boundaries of an approved habitat conservation plan or natural community conservation plan. <b>Source:</b> San Mateo County GIS database.				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
<b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. There is no evidence to suggest that the project will result in the congregating of more than 50 people on a regular basis. <b>Source:</b> Project description.				
10.e. Result in the introduction of activities not currently found within the community?				X
<b>Discussion:</b> See discussion under Question 10(a). <b>Source:</b> Project description.				
10.f. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
<b>Discussion:</b> There are no undeveloped off-site areas in the immediate project vicinity. Rezoning of the project parcels to R-1 would allow for residential development consistent with the applicable zoning district standards. <b>Source:</b> Project description.				
10.g. Create a significant new demand for housing?				X
<b>Discussion:</b> There is no evidence to suggest that the project will create additional demand for housing. <b>Source:</b> Project description.				

<b>11. MINERAL RESOURCES.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
<b>Discussion:</b> There are no identified mineral resources on the project site. <b>Source:</b> San Mateo County General Plan.				
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
<b>Discussion:</b> The project site is not designated as a mineral resource recovery site. <b>Source:</b> San Mateo General Plan.				

<b>12. NOISE.</b> 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
<b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. There is no evidence to suggest that rezoning of the project parcels to a residential designation will create or expose existing or future residents to noise levels in excess of established standards. <b>Source:</b> Project description, San Mateo County GIS database, San Mateo County Noise Ordinance				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?				X
<b>Discussion:</b> See discussion under Question 12(a). <b>Source:</b> Project description.				

12.c.	A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
<b>Discussion:</b> See discussion under Question 12(a). <b>Source:</b> Project description.					
12.d.	A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
<b>Discussion:</b> See discussion under Question 12(a). <b>Source:</b> Project description.					
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
<b>Discussion:</b> The project site is not within an airport land use plan or within 2 miles of a public or private airport/airstrip. <b>Source:</b> San Mateo County GIS.					
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
<b>Discussion:</b> See discussion under Question 12(e). <b>Source:</b> San Mateo County GIS.					

13. POPULATION AND HOUSING. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
13.a.	Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X

**Discussion:** The project will rezone the subject parcels to R-1 and facilitate the potential development of one new house. However, given the overall residential nature of the project vicinity, one additional house is not generally considered a significant increase in population.

**Source:** Project description.

13.b. Displace existing housing ( <b>including low- or moderate-income housing</b> ), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
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**Discussion:** The rezoning/General Plan Map amendment will not displace existing housing. Rezoning of the project parcels to an R-1 designation will not decrease the potential development of housing compared to the one housing unit already located on the site.

**Source:** Project description.

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

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Fire protection?				X
14.b. Police protection?				X
14.c. Schools?				X
14.d. Parks?				X
14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X

**Discussion:** The rezoning of the project parcels could result in the creation of one new dwelling in the project area. There is no evidence to suggest that the construction of one additional house in this area will increase demand upon public services.

**Source:** Project description.

15. RECREATION. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
15.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?				X
<p><b>Discussion:</b> The rezoning of the project parcels could result in the creation of one new dwelling in the project area. There is no evidence to suggest that the construction of one additional house in this area will increase demand upon neighborhood or regional parks in the project area.</p> <p><b>Source:</b> Project description.</p>				
15.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<p><b>Discussion:</b> See discussion under Question 15(a).</p> <p><b>Source:</b> Project description.</p>				

16. TRANSPORTATION/TRAFFIC. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
<p><b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. The rezoning of the project parcels could result in the creation of one new dwelling in the project area. There is no evidence to suggest that the construction of one additional house in this area will increase vehicular traffic in the project vicinity above what is considered normal for a low-moderate density residential zoning district.</p>				



**Source:** City/County Association of Governments (C/CAG) of San Mateo County, 2011, Congestion Management Program; Project description.

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
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**Discussion:** See discussion under Question 16(a).

**Source:** City/County Association of Governments (C/CAG) of San Mateo County, 2011, Congestion Management Program; Project description.

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
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**Discussion:** The project site is not located close to any airport, and the project would not intrude into an airport's air space.

**Source:** San Mateo County GIS, Project description.

16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
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**Discussion:** See discussion under Question 16(a).

**Source:** San Mateo County GIS, Project description.

16.e. Result in inadequate emergency access?				X
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**Discussion:** The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. There is no evidence to suggest that such an action will impact any existing traffic measures or emergency access routes in the project area.

**Source:** San Mateo County GIS, Project description.

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
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<p><b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. It is not expected to generate, or otherwise affect existing, public transit, bicycle, or pedestrian, facilities or plans or users of such facilities. Therefore, the project would have no impact with respect to these issues.</p> <p><b>Source:</b> Project description.</p>				
16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
<p><b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. There is no evidence to suggest that such action will generate a noticeable increase in pedestrian traffic.</p> <p><b>Source:</b> Project description.</p>				
16.h. Result in inadequate parking capacity?				X
<p><b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time.</p> <p><b>Source:</b> Project description.</p>				

<b>17. UTILITIES AND SERVICE SYSTEMS. Would the project:</b>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
<p><b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. There is no evidence to suggest that potential redevelopment of the project parcels to a residential use will generate increases in wastewater.</p> <p><b>Source:</b> Project description.</p>				
17.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
<p><b>Discussion:</b> See discussion under Question 17(a).</p> <p><b>Source:</b> Project description.</p>				
17.c. Require or result in the construction of new stormwater drainage facilities or				X

expansion of existing facilities, the construction of which could cause significant environmental effects?				
<p><b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. There is no evidence to suggest that potential redevelopment of the project parcels to a residential use will generate increases in stormwater runoff, thus necessitating the construction of new drainage facilities.</p> <p><b>Source:</b> Project description.</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><b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time.</p> <p><b>Source:</b> Project description.</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><b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time.</p> <p><b>Source:</b> Project description.</p>				
17.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
<p><b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. There is no evidence to suggest that the potential redevelopment of the project parcels with a residential use will generate more solid waste than existing conditions.</p> <p><b>Source:</b> Project description.</p>				
17.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
<p><b>Discussion:</b> See discussion under Question 17(f).</p> <p><b>Source:</b> Project description.</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
<b>Discussion:</b> The project is a rezoning/General Plan Map amendment. No new development is proposed at this time. <b>Source:</b> Project description.				
17.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
<b>Discussion:</b> There is no evidence to suggest that this project will cause a public facility or utility to reach or exceed its capacity. <b>Source:</b> Project description.				

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 or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
<b>Discussion:</b> As discussed above in the relevant sections, the project site does not contain fish or wildlife habitat, nor are there known plant or animal communities in the area that would be significantly impacted. The project site does not contain known historic or prehistoric resources. <b>Source:</b> Not applicable.				
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				X

past projects, the effects of other current projects, and the effects of probable future projects.)				
<p><b>Discussion:</b> There were no identified incremental effects of the project. There have been no re-zonings in the project vicinity in over twenty (20) years, nor is County staff aware of any new re-zonings currently being processed or to be proposed in the probable future.</p> <p><b>Source:</b> Not applicable.</p>				
18.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?				X
<p><b>Discussion:</b> As was discussed within each environmental section above, no significant environmental impacts resulting from this project were identified.</p> <p><b>Source:</b> Not applicable.</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:			

<b>MITIGATION MEASURES</b>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.		X
Other mitigation measures are needed.		X
The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:		

**DETERMINATION** (to be completed by the Lead Agency).

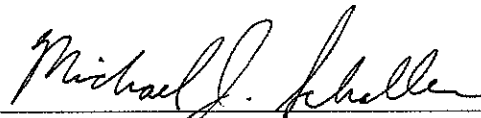
On the basis of this initial evaluation:

X

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

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

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



Michael Schaller

Senior Planner

(Title)

10/17/13

Date

MS:pac - MJSX0720\_WPH.DOCX

Initial Study Checklist 09.30.2013.docx