



County of San Mateo - Planning and Building Department

ATTACHMENT A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND ACTIONS

Permit or Project File Number: PLN 2015-00358 Hearing Date: November 3, 2015

Prepared By: William Gibson
Project Planner

For Adoption By: Board of Supervisors

RECOMMENDED FINDINGS AND ACTIONS

Regarding the Negative Declaration, Find:

1. That the Board of Supervisors does hereby find that this Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines.
3. That, on the basis of the Initial Study, there is no substantial evidence that the project will have a significant effect on the environment.

Regarding the proposed text and map amendments to the County Zoning Regulations:

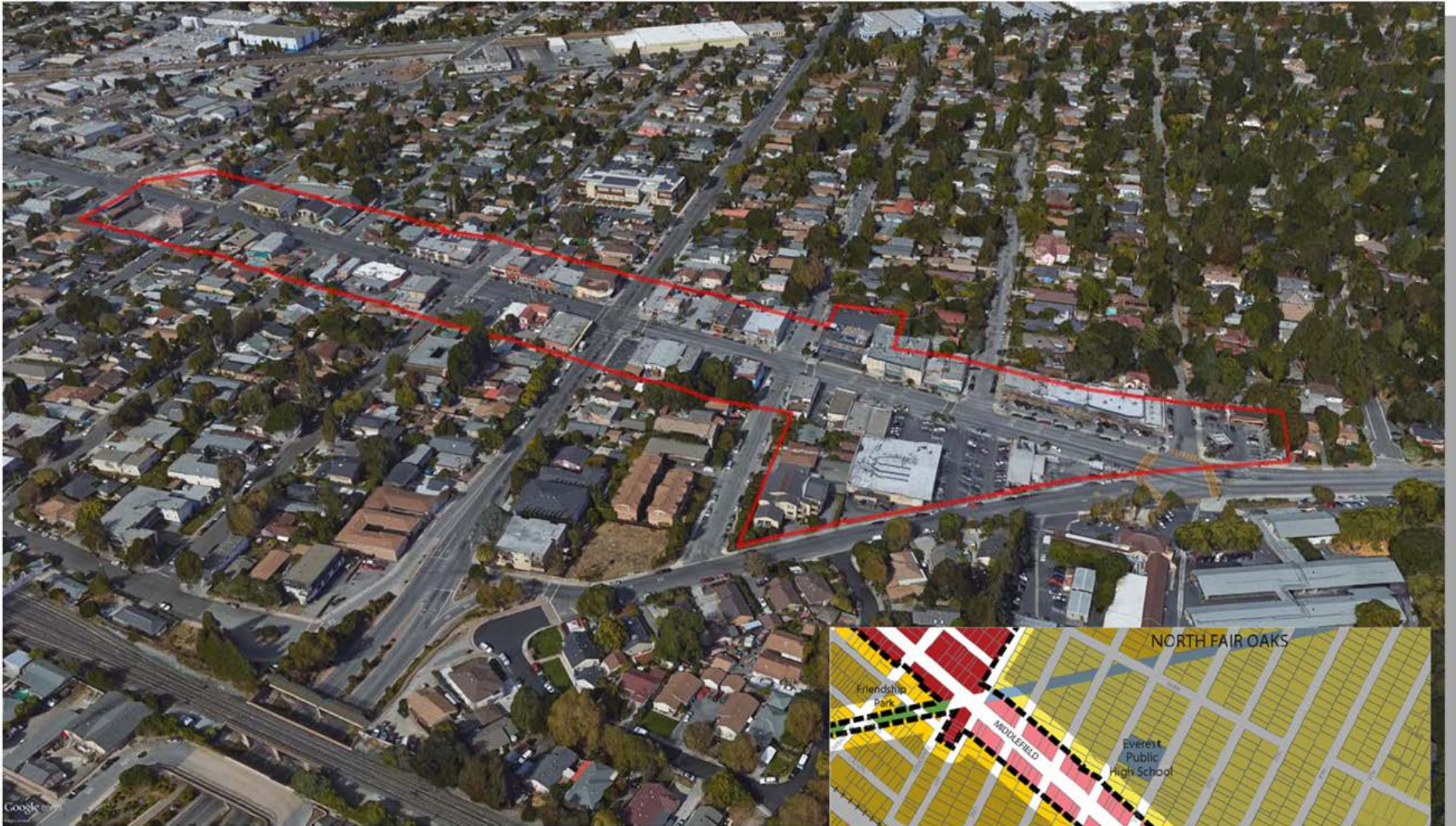
4. That the Board of Supervisors adopt, by ordinance, the proposed amendments to the County Zoning Regulations to add the NMU (Neighborhood Mixed-Use, North Fair Oaks) zoning district, amend the County Zoning Maps to change the area currently designated as C-1/NFO/S-1/DR zoning on Middlefield Road between First and Eighth Avenues to the NMU/DR zoning designation, and amend the Design Review regulations for commercial structures on Middlefield Road on the basis that these amendments are consistent with, and adequate to carry out, the North Fair Oaks Community Plan.



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ATTACHMENT B

Attachment B: Area of Rezoning

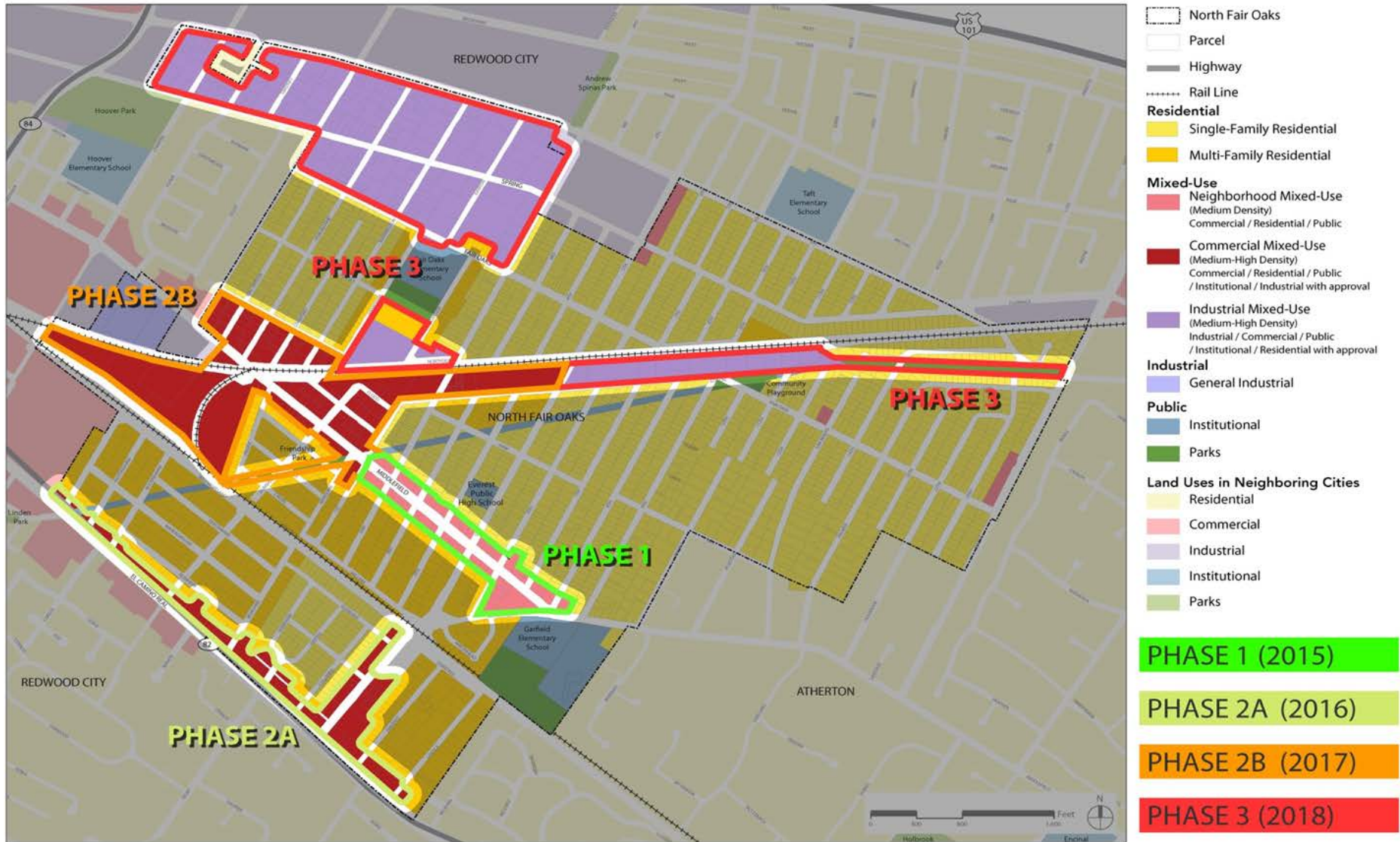




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ATTACHMENT C

Attachment C: Rezoning Phases





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ATTACHMENT D

**ATTACHMENT D:
CHANGES IN ALLOWED LAND USES AND PERMITTING REQUIREMENTS IN NEW NMU ZONING**

Land Use	Permission/Requirement	
	Current (C1) Zoning	Updated (NMU) Zoning
New Land Uses Permitted		
Farmers Markets	Not allowed	Allowed with Use Permit
Small Indoor Exercise and Leisure Facilities	Not allowed	Allowed with Use Permit
Child Care Centers	Allowed with Use Permit	Allowed with Use Permit, definition modified
Educational Facilities	Allowed in some cases	Allowed- Definition expanded
Land Uses with New Permit Requirements		
Personal Convenience Service Establishments	Allowed without permit	Now requires use permit
Pet Sales and Grooming Establishments	Allowed without permit	Now requires use permit
Liquor Stores	Allowed without permit	Now requires use permit
Bars	Allowed without permit	Now requires use permit
Mixed Use, non-residential	Allowed	Now requires use permit
Community Centers	Allowed without permit	Now requires use permit
Multi-family and Mixed Use Residential	Allowed with Use Permit	No permit required
Land Uses No Longer Permitted		
Industrial Cleaning Establishments (large-scale dry cleaning, etc.)	Allowed	Not Allowed
Funeral Homes	Allowed	Not Allowed
Food Establishments specializing primarily in delivery service (catering, etc)	Allowed	Not Allowed
Motor Vehicle Fuel Sales	Allowed	Not Allowed
Motor Vehicle Service Stations	Allowed	Not Allowed



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ATTACHMENT E

Table 2.1: Neighborhood Mixed-Use

	Residential	Commercial ² (Retail/Office ³)	Institutional	Mixed-Use
FAR	-	0.75	0.75	1.5
DU/AC (max)	60	-	-	60
Building Heights (max) ¹	40' (approx. 3 stories)	40' (approx. 3 stories)	40' (approx. 3 stories)	40' (approx. 3 stories)
Front Setbacks	0' min. 15' max.	0' min. 10' max.	0' min. 10' max.	- ⁴
Stepback	No stepback required	No stepback required	No stepback required	No stepback required
Parking	1.0 sp/0-1 BR 1.5 sp/ 2+ BR 1 guest sp/ 5 units	1 sp/400 s.f.	1 sp/500 s.f.	Residential 1 sp/unit Non-Residential 1sp/1,000 s.f.

¹ These represent the maximum allowed building heights under the Community Plan. Specific zoning amendments may reduce these heights at various locations within North Fair Oaks. Architectural elements (e.g. tower features) may be allowed to exceed height limit with County approval.

² Stand-alone commercial uses are conditionally permitted only, at the County's discretion.

³ Office uses are encouraged as part of mixed-use developments only. Stand-alone office uses are discouraged, and will be conditionally permitted subject to the County's discretion only.

⁴ Front setback governed by ground floor use.



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ATTACHMENT F

County of San Mateo
Planning and Building Department

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

1. **Project Title:** Neighborhood Mixed Use Zoning Amendment, North Fair Oaks
2. **County File Number:** PLN 2015-00358
3. **Lead Agency Name and Address:** San Mateo County Planning and Building Department, 455 County Center, Redwood City, CA 94063
4. **Contact Person and Phone Number:** William Gibson, 650/363-1816
5. **Project Location:** Middlefield Road between 1st Avenue and 8th Avenue, North Fair Oaks, unincorporated San Mateo County
6. **Assessor's Parcel Number and Size of Parcel:** N/A – Various Parcels
7. **Project Sponsor's Name and Address:** San Mateo County Planning and Building Department
8. **General Plan Designation:** Neighborhood Mixed Use
9. **Zoning:** C-1/NFO
10. **Description of the Project:** A zoning text and map amendment replacing the existing C-1/NFO/S-1/DR zoning along Middlefield Road with a new Neighborhood Mixed Use (NMU) zoning designation, and making minor modifications to the design standards that apply to this portion of Middlefield Road. The area proposed for rezoning is shown on the attached map, and extends primarily one parcel deep along both sides of Middlefield Road from 1st Avenue to 8th Avenue, with a somewhat larger portion extending to the southwest of Middlefield Road at 6th Avenue and Semicircular. The portion of Middlefield Road from 1st Avenue to 8th Avenue is currently zoned Neighborhood Business/North Fair Oaks (C-1/NFO), a zoning designation that allows a moderate-intensity mix of commercial and residential uses, with some industrial and institutional uses also allowed; the C-1/NFO zoning is coupled with an S-1 overlay that establishes more precise development standards, and a DR overlay that establishes design review for commercial structures only. The proposed Neighborhood Mixed Use zoning will replace the C-1/NFO/S-1 zoning, and will implement the modified land use categories included in the North Fair Oaks Community Plan (Community Plan). The design review requirement will remain, with minor modifications. The Community Plan's vision for Middlefield Road from 1st Avenue to 8th Avenue is a "medium-density mix of locally-oriented uses including commercial, residential and public uses to serve the daily needs of both residents and visitors to the area." This accurately describes the bulk of the uses already established on this section of Middlefield Road, and the uses allowed by current zoning. The Community Plan does not call for dramatic change to the character of the street, but seeks to enhance its appeal as a pedestrian-friendly shopping area featuring small to medium scale shops, restaurants, and offices catering to the local neighborhood. To increase housing

opportunities, the Community Plan also aims to facilitate the development of residential uses in mixed use developments. The standards included in the new zoning are consistent with the standards incorporated in the Community Plan, consistent with the community's expressed preferences for Middlefield Road, and will help maintain and enhance Middlefield Road's character as a mixed-use destination while increasing the safety and aesthetics of the street for all users. Because the vision for this portion of Middlefield Road is not dramatically different from the existing uses or the existing zoning, the new zoning also incorporates the majority of the prior regulations. Similarly, the existing design regulations applicable to this portion of Middlefield Road, Section 6565.18 of the County Zoning Regulations, are largely consistent with the North Fair Oaks Community Plan, and this zoning amendment makes only very minor changes to ensure consistency with Chapter 7 of the Community Plan, "Design Standards and Guidelines."

Key changes in the new NMU zoning regulations include:

1. **New Land Uses.** The new zoning permits a number of new land uses, primarily with use permits. These include farmers markets and small exercise facilities.
2. **Mixed Use Development.** Residential mixed-use development, currently allowed only with a use permit, will be allowed without any special permit.
3. **Height.** The maximum allowed building height is increased from 36 to 40 feet.
4. **New Permit Requirements.** The new zoning more closely regulates uses with the potential to adversely affect adjacent development, including bars and liquor stores.
5. **Parking.** The new zoning modifies parking requirements for some uses, and adds provisions for shared and off-site parking.
6. **Uses Disallowed.** A number of uses currently allowed will no longer be allowed, including industrial cleaning establishments and motor vehicle-serving uses.

The full text of the proposed zoning amendment and proposed changes to the design standards are available here: <https://planning.smcgov.org/nfo-zoning-update>

11. **Surrounding Land Uses and Setting:** The portion of Middlefield Road between 1st Avenue and 8th Avenue is a moderate-scaled, primarily local-serving mix of commercial uses, with some residential and institutional uses. The area is mostly built out, and is surrounded by North Fair Oaks, a pocket of mainly urbanized unincorporated County that is almost fully built out, and typified by a mix of moderate-density multifamily housing, commercial and industrial uses, and single-family development.
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
	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.

1. AESTHETICS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?				X
<p>Discussion: The project area does not contain such views or vistas. Source: San Mateo County General Plan.</p>				
1.b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
<p>Discussion: The project area contains no such scenic resources. Source: San Mateo County General Plan.</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 nature of the proposed zoning changes does not encourage or permit any changes to overall visual quality.</p> <p>Source: San Mateo County General Plan, San Mateo County Zoning Regulations.</p>					
1.d.	Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?				X
<p>Discussion: The proposed zoning changes will not alter the permitted types or amounts of lighting or glare allowed in the project area.</p> <p>Source: San Mateo County General Plan, San Mateo County Zoning Regulations.</p>					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
<p>Discussion: The project area is not adjacent to any such designated area or corridor.</p> <p>Source: San Mateo County General Plan, California Scenic Highway Mapping System (9/15/2015).</p>					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
<p>Discussion: The rezoning does include a design review district, but the design standards in the amended zoning incorporate and are consistent with the existing design standards, as well as the applicable provisions of the North Fair Oaks Community Plan and other portions of the County General Plan.</p> <p>Source: North Fair Oaks Community Plan; San Mateo County General Plan; San Mateo County Zoning Regulations, Section 6565.18.</p>					
1.g.	Visually intrude into an area having natural scenic qualities?				X
<p>Discussion: The project area is a fully built out urban area and has no natural scenic qualities.</p> <p>Source: San Mateo County General Plan.</p>					

<p>2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
<p>Discussion: The project area contains no agricultural lands of any kind. Source: San Mateo County General Plan, California Natural Resources Agency.</p>				
2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
<p>Discussion: The project area contains no agricultural zoning, open space easements, or Williamson Act-contracted lands. The project area contains no open space whatsoever. Source: San Mateo County Zoning Regulations, County Planning and Building Department Williamson Act records.</p>				
2.c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
<p>Discussion: See 2.a. and 2.b. Source: See 2.a. and 2.b.</p>				

2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
<p>Discussion: The project area is not in the Coastal Zone.</p> <p>Source: San Mateo County General Plan</p>				
2.e. Result in damage to soil capability or loss of agricultural land?				X
<p>Discussion: See 2.a. and 2.b.</p> <p>Source: See 2.a. and 2.b.</p>				
2.f. Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? <i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i>				X
<p>Discussion: The project area contains no forestland or timberland of any kind.</p> <p>Source: San Mateo County General Plan, San Mateo County Zoning Regulations, visual observation.</p>				

<p>3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
3.a. Conflict with or obstruct implementation of the applicable air quality plan?				X
<p>Discussion: The project makes no substantial changes to the allowed intensity or density of development in the project area, and allows no new or expanded uses that would appreciably degrade air quality, and thus, will not negatively impact air quality.</p> <p>Source: San Mateo County Zoning Regulations.</p>				

3.b. Violate any air quality standard or contribute significantly to an existing or projected air quality violation?				X
<p>Discussion: See 3.a. Source: See 3.a</p>				
3.c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
<p>Discussion: See 3.a. Source: See 3.a</p>				
3.d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?				X
<p>Discussion: The current zoning allows a number of potentially sensitive receptors in the area, including child care uses and residential units. The proposed rezoning would also allow these uses, but the rezoning in and of itself would not bring about any increase in such sensitive receptors. Source: See 3.a.</p>				
3.e. Create objectionable odors affecting a significant number of people?				X
<p>Discussion: The project will not create any objectionable odors. Source: See 3.a.</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 3.a. Source: See 3.a.</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: No such species are identified in the project area, which contains no habitat whatsoever.</p> <p>Source: San Mateo County General Plan, California Natural Diversity Database.</p>				
4.b. Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
<p>Discussion: The project area contains no riparian habitat or other sensitive natural community.</p> <p>Source: San Mateo County General Plan, California Natural Diversity Database.</p>				
4.c. Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
<p>Discussion: The project area contains no such wetlands, and includes no removal, filling, hydrologic interruption, or any disruption of any kind. The project area is urbanized and entirely built out.</p> <p>Source: Proposed NMU Zoning Regulations, visual observation, U.S. Fish and Wildlife Service National Wetlands Mapper.</p>				
4.d. Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X

<p>Discussion: The project makes no substantial changes to the allowed intensity or density of development in the project area, and allows no new or expanded uses. The project area is built out and does not provide habitat for such species.</p> <p>Source: Proposed NMU Zoning Regulations.</p>					
4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
<p>Discussion: The project area contains no identified biological resources, and does not propose any disruption of any biological resources. There are no significant trees in the area.</p> <p>Source: San Mateo County General Plan, County Heritage and Significant Tree 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>Discussion: The project does not contain any such plan.</p> <p>Source: San Mateo County General Plan, California Department of Fish and Wildlife.</p>					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X
<p>Discussion: The project is not located near any marine or wildlife reserve.</p> <p>Source: California Department of Fish and Wildlife - Marine Protected Areas.</p>					
4.h.	Result in loss of oak woodlands or other non-timber woodlands?				X
<p>Discussion: The project area contains no such woodlands. The project area is entirely urbanized and built out.</p> <p>Source: Visual observation.</p>					

<p>5. CULTURAL RESOURCES. Would the project:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a.	Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X

<p>Discussion: The project area contains no such resources.</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 project area contains no such identified resources. Subsequent new construction or redevelopment projects would be required to assess any potential archaeological resources at the time of project proposal and analysis.</p> <p>Source: California Register of Historical Resources.</p>					
5.c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
<p>Discussion: The project area contains no such identified features, and does not directly contribute to development, earth disturbance, or other actions that could impact such resources. Subsequent new construction or redevelopment projects would be required to assess any potential paleontological resources and/or geologic features at the time of project proposal and analysis.</p> <p>Source: California Register of Historical Resources.</p>					
5.d.	Disturb any human remains, including those interred outside of formal cemeteries?				X
<p>Discussion: The project area includes no such identified remains, and does not directly contribute to development, earth disturbance, or other actions that could disturb human remains. Individual development projects occurring subsequent to the rezoning, should any occur, would continue to be required to evaluate the possibility of such disturbance.</p> <p>Source: Proposed NMU Zoning Regulations.</p>					

<p>6. GEOLOGY AND SOILS. Would the project:</p>					
		<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>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development. To the extent that the entire Bay Area is at risk of impacts from fault rupture, the project area is exposed to such a risk; however, it is not in any area of significant proximity or significant risk as identified on relevant hazard maps.</p> <p>Source: Proposed NMU Zoning Regulations.</p>				
<p>ii. Strong seismic ground shaking?</p>				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development. See 6.a.i. The area is not at risk of strong seismic ground shaking.</p> <p>Source: Proposed NMU Zoning Regulations.</p>				
<p>iii. Seismic-related ground failure, including liquefaction and differential settling?</p>				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development. See 6.a.i. The area is not at risk of seismic-related ground failure.</p> <p>Source: Proposed NMU Zoning Regulations, Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</p>				
<p>iv. Landslides?</p>				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development, and is not located in an area of landslides.</p> <p>Source: Proposed NMU Zoning Regulations, County Geotechnical Hazards Synthesis Map</p>				
<p>v. Coastal cliff/bluff instability or erosion?</p> <p><i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i></p>				X
<p>Discussion: The project area is not in a coastal area and contains no bluff or other features subject to erosion.</p> <p>Source: San Mateo County General Plan.</p>				

6.b.	Result in significant soil erosion or the loss of topsoil?				X
<p>Discussion: The project area is entirely built out, and contains no areas subject to erosion.</p> <p>Source: San Mateo County General Plan, visual observation.</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 project area is not located in an area of existing or potential instability.</p> <p>Source: United States Geological Survey San Mateo County Hazard Mapping.</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 project is not located on expansive soil.</p> <p>Source: United States Geological Survey, Geology of the Onshore Part of San Mateo County.</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 area is entirely served by normal wastewater disposal systems.</p> <p>Source: North Fair Oaks Community Plan.</p>					

7. CLIMATE CHANGE. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a.	Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?			X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development.</p> <p>Source: Proposed NMU Zoning Regulations.</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: The proposed rezoning is consistent with the County's Climate Action Plan. Source: Proposed NMU Zoning Regulations, San Mateo County Climate Action Plan.</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 area has no forestland. Source: See 4.h.</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 project area is not in a coastal area. Source: See 6.a.v.</p>				
7.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p>Discussion: The project area is built out, and the proposed rezoning does not introduce significant new density or new types of uses. The area is not an identified area at risk from sea level rise. Source: Proposed NMU Zoning Regulations, BCDC, NOAA Sea Level Rise Viewer.</p>				
7.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p>Discussion: The project area is built out, and the proposed rezoning does not introduce significant new density or new types of uses. The project area is not in an identified flood hazard area. Source: Proposed NMU Zoning Regulations.</p>				
7.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X

Discussion: The project area is built out, and the proposed rezoning does not introduce significant new density or new types of uses.

Source: Proposed NMU Zoning Regulations.

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
<p>Discussion: The proposed rezoning does not introduce or allow any uses which would lead to such transport, use, or disposal.</p> <p>Source: Proposed NMU Zoning Regulations.</p>				
8.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
<p>Discussion: The project does not involve any hazardous materials, or introduce uses that involve such materials.</p> <p>Source: Proposed NMU Zoning Regulations.</p>				
8.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
<p>Discussion: The project does not involve any hazardous materials, or introduce uses that involve such materials.</p> <p>Source: Proposed NMU Zoning Regulations.</p>				
8.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X

<p>Discussion: The project area does not include any such sites. Source: California 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 within 2 miles of an airport. Source: San Mateo County Comprehensive Airport Land Use Plan.</p>					
8.f.	For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
<p>Discussion: The project is not in the vicinity of a private airstrip. Source: San Mateo County Comprehensive Airport Land Use Plan.</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 interfere with any such plan. Source: San Mateo County Emergency Operations Plan.</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: There are no wildlands within or adjacent to the project area. Source: Cal-Fire, Fire Hazard Severity Zone Maps, San Mateo County.</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 area is built out, and the proposed rezoning does not introduce significant new density or new types of uses. The project area is also mapped as Zone X, an area of minimal flooding.</p>					

Source: Proposed NMU Zoning Regulations.					
8.j.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: The project area is built out, and the proposed rezoning does not introduce significant new density or new types of uses. The project area is also mapped as Zone X, an area of minimal flooding.</p> <p>Source: Proposed NMU Zoning Regulations.</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 project area is not in the potential inundation area from any possible levee or dam failure.</p> <p>Source: San Mateo County General Plan, Cal OES Dam Safety Program.</p>					
8.l.	Inundation by seiche, tsunami, or mudflow?				X
<p>Discussion: The project area is not in such an inundation zone.</p> <p>Source: California Department of Conservation Tsunami Inundation Maps.</p>					

9. HYDROLOGY AND WATER QUALITY. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a.	Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?				X
<p>Discussion: The proposed rezoning does not violate such standards, and will introduce no uses that would violate such standards. Current building and zoning standards, and the standards that will apply to the proposed rezoning, require all development to adhere to water quality and waste discharge standards.</p> <p>Source: San Mateo County Building Code, San Mateo County Zoning Regulations, proposed NMU Zoning Regulations.</p>					

<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)?</p>				X
<p>Discussion: The uses developed under the proposed rezoning will be served by the Redwood City Water District and/or Cal Water and will not rely on wells.</p> <p>Source: Proposed NMU Zoning Regulations.</p>				
<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?</p>				X
<p>Discussion: The project area is built out, and the proposed rezoning does not introduce significant new density or new types of uses. The drainage patterns of the area will not be altered, and no streams or rivers are in or adjacent to the project area.</p> <p>Source: Proposed NMU Zoning Regulations, North Fair Oaks community Plan.</p>				
<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?</p>				X
<p>Discussion: The project area is built out, and the proposed rezoning does not introduce significant new density or new types of uses. The drainage patterns of the area will not be altered, and no streams or rivers are in or adjacent to the project area. The proposed rezoning continues to require that no new development result in an increase in surface runoff.</p> <p>Source: Proposed NMU Zoning Regulations, North Fair Oaks community Plan.</p>				
<p>9.e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?</p>				X

<p>Discussion: The project area is built out, and the proposed rezoning does not introduce significant new density or new types of uses. The proposed rezoning continues to require that no new development result in an increase in surface runoff.</p> <p>Source: Proposed NMU Zoning Regulations, North Fair Oaks community Plan.</p>					
9.f.	Significantly degrade surface or ground-water water quality?				X
<p>Discussion: The proposed rezoning will not, and does not introduce uses, that will degrade surface or ground water quality.</p> <p>Source: Proposed NMU Zoning Regulations, North Fair Oaks Community Plan.</p>					
9.g.	Result in increased impervious surfaces and associated increased runoff?				X
<p>Discussion: The project area is built out, and the proposed rezoning does not introduce significant new density or new types of uses. The proposed rezoning continues to require that no new development result in an increase in surface runoff.</p> <p>Source: Proposed NMU Zoning Regulations, North Fair Oaks community Plan.</p>					

10. LAND USE AND PLANNING. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a.	Physically divide an established community?				X
<p>Discussion: The proposed rezoning does not divide an established community. The project area is built out.</p> <p>Source: Proposed NMU Zoning Regulations, North Fair Oaks Community Plan.</p>					
10.b.	Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
<p>Discussion: The proposed zoning is entirely consistent with the County General Plan, including the North Fair Oaks Community Plan.</p> <p>Source: North Fair Oaks Community Plan, San Mateo County General Plan.</p>					

10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
<p>Discussion: The project area is not included in any such plan.</p> <p>Source: San Mateo County General Plan, California Natural Community Conservation Planning Program.</p>				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development.</p> <p>Source: Proposed NMU Zoning Regulations.</p>				
10.e. Result in the introduction of activities not currently found within the community?				X
<p>Discussion: The project area is built out, and the proposed rezoning does not introduce significant new density or new types of uses.</p> <p>Source: Proposed NMU Zoning Regulations, San Mateo County Zoning Regulations, North Fair Oaks Community Plan.</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: There are no undeveloped areas within or near the project area, and the rezoning does not significantly increase the intensity or density of allowed development.</p> <p>Source: Proposed NMU Zoning Regulations</p>				
10.g. Create a significant new demand for housing?				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development, and will not generate significant new demand for housing.</p> <p>Source: Proposed NMU Zoning Regulations.</p>				

11. MINERAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
<p>Discussion: There are no known mineral resources in the project area.</p> <p>Source: California Geological Survey.</p>				
11.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
<p>Discussion: There are no such recovery sites in the project area.</p> <p>Source: San Mateo County General Plan, North Fair Oaks Community Plan.</p>				

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
<p>Discussion: The project will not allow any uses that generate noise levels in excess of established standards.</p> <p>Source: San Mateo County Noise Ordinance.</p>				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development, and will not directly generate noise.</p> <p>Source: Proposed NMU Zoning Regulations.</p>				

12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development, and will not therefore raise or significantly alter existing ambient noise levels.</p> <p>Source: Proposed NMU Zoning Regulations</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: The proposed rezoning does not significantly alter the allowed intensity or density of development, and will not therefore raise ambient noise levels.</p> <p>Source: Proposed NMU Zoning Regulations.</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 area is not within 2 miles of a public or public use airport.</p> <p>Source: San Mateo County Airport Land Use Plan.</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 Mateo County Airport Land Use Plan.</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 rezoning does not include significant changes to the density or intensity of allowed development, and does not improve or modify infrastructure.</p> <p>Source: Proposed NMU Zoning Regulations.</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 includes no such displacement.</p> <p>Source: Proposed NMU Zoning Regulations.</p>				

14. PUBLIC SERVICES. Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Fire protection?				X
14.b. Police protection?				X
14.c. Schools?				X
14.d. Parks?				X
14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X
<p>Discussion: The rezoning does not significantly alter the density or intensity of allowed development, and is not expected to substantially alter population levels in the project area.</p>				

Source: Proposed NMU Zoning Regulations, San Mateo County Zoning Regulations.

15. RECREATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?				X
Discussion: See 14.d. Source: See 14.d				
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
Discussion: The project includes no such facilities or requirements. Source: Proposed NMU Zoning Regulations.				

16. TRANSPORTATION/TRAFFIC. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development, and will not impact the circulation system. Source: Proposed NMU Zoning Regulations.				

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 is consistent with the County's adopted congestion management program.</p> <p>Source: San Mateo County Congestion Management Program, 2013.</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 is not in the vicinity of an airport, and does not impact air traffic patterns.</p> <p>Source: San Mateo County Comprehensive Airport Land Use Plan.</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 rezoning does not allow or introduce any such features or uses.</p> <p>Source: Proposed NMU Zoning Regulations, proposed revised Design Standards (Section 6565.18).</p>				
16.e. Result in inadequate emergency access?				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development, and does not impact any emergency access factors.</p> <p>Source: Proposed NMU Zoning Regulations.</p>				
16.f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
<p>Discussion: The proposed rezoning is consistent with the County's adopted bicycle and pedestrian plan, with the relevant public transit plans, and with the pedestrian, bicycle, and transit planning incorporated in the North Fair Oaks Community Plan. The rezoning does not adversely impact pedestrian, bicycle, or public transit facilities.</p> <p>Source: San Mateo County Comprehensive Bicycle and Pedestrian Plan, SamTrans Service Plan, North Fair Oaks Community Plan.</p>				

16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development or associated population levels in the project area.</p> <p>Source: Proposed NMU Zoning Regulations.</p>				
16.h. Result in inadequate parking capacity?				X
<p>Discussion: The proposed rezoning includes adequate parking to supply the uses contemplated in the rezoned area. While the new zoning proposes moderate reductions in required parking for some uses, this is coupled with supplementary parking strategies and options, including off-site and shared parking, that will sufficiently offset these requirements.</p> <p>Source: Proposed NMU Zoning Regulations, North Fair Oaks Community Plan.</p>				

17. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development, and will not directly generate any wastewater.</p> <p>Source: Proposed NMU Zoning Regulations.</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 proposed rezoning does not significantly alter the allowed intensity or density of development and will not result in development that increases wastewater generation or water demand above existing zoning. Therefore, the project will not require the construction of new water or wastewater facilities.</p> <p>Source: Proposed NMU Zoning Regulations.</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 proposed rezoning does not significantly alter the allowed intensity or density of development, and will not require new facilities.</p> <p>Source: Proposed NMU Zoning Regulations.</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: The rezoning does not significantly alter the intensity or density of allowed development, and therefore would not increase water demand above that anticipated with existing zoning.</p> <p>Source: Proposed NMU Zoning Regulations.</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: The proposed rezoning does not significantly alter the allowed intensity or density of development, and will not directly impact facility or utility capacity.</p> <p>Source: Proposed NMU Zoning Regulations.</p>				
17.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development, and therefore will not generate solid waste in excess of that anticipated under existing zoning, and will not impact landfill capacity.</p> <p>Source: Proposed NMU Zoning Regulations.</p>				
17.g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
<p>Discussion: The project is a rezoning, and there are no directly relevant statutes. All development occurring under the proposed rezoning will be required to comply with all relevant statutes.</p> <p>Source: Proposed NMU Zoning Regulations.</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 project is a rezoning, and does not directly include any specific development. Existing standards for construction in the area encourage various green building and other environmental efficiency measures that address the concerns listed in 17.h.</p> <p>Source: Proposed NMU Zoning Regulations, San Mateo County Zoning Regulations, San Mateo County Building Regulations.</p>					
17.i.	Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development, and will not directly impact facility or utility capacity.</p> <p>Source: Proposed NMU Zoning Regulations.</p>					

18. MANDATORY FINDINGS OF SIGNIFICANCE.					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a.	Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
<p>Discussion: As discussed above, the project area does not contain and is not in proximity to any fish or wildlife habitat, and contains no examples or sites of California history or prehistory.</p> <p>Source: See Sections 4 and 5, above.</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

Discussion: The project would not significantly alter the intensity of development, or the type of uses currently permitted. As a result, the project is anticipated to have no direct impact, and would not contribute to any such cumulative impacts.

Source: Proposed NMU Zoning Regulations, North Fair Oaks Community Plan, San Mateo County Planning and Building Permit Database.

18.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?				X
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Discussion: The project has no such effects.

Source: See sources listed above.

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
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.

(Signature)

William Gibson

September 25, 2015

Date

Planner III

WG:pac - WSGZ0657_WPH.DOCX
Initial Study Checklist 10.17.2013.docx

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: *Neighborhood Mixed Use Zoning Amendment, North Fair Oaks*, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2015-00358

OWNER: N/A

APPLICANT: San Mateo County Planning and Building Department

ASSESSOR'S PARCEL NO.: N/A - Various

LOCATION: Unincorporated North Fair Oaks, Middlefield Road between 1st Avenue and 8th Avenue

PROJECT DESCRIPTION: The Neighborhood Mixed Use Zoning Amendment (project) is a zoning text and map amendment (1) replacing the existing C-1/NFO zoning along Middlefield Road with a new Neighborhood Mixed Use (NMU) zoning designation and (2) making minor modifications to the Design Review regulations that apply to this section of Middlefield Road. The area proposed for rezoning is shown on the attached map, and extends primarily one parcel deep along both sides of Middlefield Road from 1st Avenue to 8th Avenue, with a somewhat larger portion extending to the southwest of Middlefield Road at 6th Avenue and Semicircular Road. The portion of Middlefield Road from 1st Avenue to 8th Avenue is currently zoned Neighborhood Business/North Fair Oaks (C-1/NFO), a zoning designation that allows a moderate-intensity mix of commercial and residential uses, with some industrial and institutional uses also allowed. The proposed Neighborhood Mixed Use zoning will replace this zoning, and will implement the modified land use categories included in the North Fair Oaks Community Plan (Community Plan). The Community Plan's vision for Middlefield Road from 1st Avenue to 8th Avenue is a "medium-density mix of locally-oriented uses including commercial, residential and public uses to serve the daily needs of both residents and visitors to the area." This accurately describes the bulk of the uses already established on this section of Middlefield Road, and the uses allowed by current zoning. The Community Plan does not call for dramatic change to the character of the street, but seeks to enhance its appeal as a pedestrian-friendly shopping area featuring small to medium scale shops, restaurants, and offices catering to the local neighborhood. To increase housing opportunities, the Community Plan also aims to facilitate the development of residential uses in mixed use developments. The standards included in the new zoning are consistent with the standards incorporated in the Community Plan, consistent with the community's expressed preferences for Middlefield Road, and will help maintain and enhance Middlefield Road's character as a mixed-use destination while increasing the safety and aesthetics of the street for all users. Because the vision for this portion of Middlefield Road is not dramatically different from the existing uses or the existing zoning, the new zoning also incorporates the majority of the prior regulations. Similarly, the changes to the relevant Design Standards, Zoning Regulations Section 6565.18, are primarily minor edits for consistency with Chapter 7 of the Community Plan, "Design

Standards and Guidelines.” Because the existing Design Standards in Section 6565.18 are mainly consistent with the Community Plan, the proposed amendments do not significantly alter these standards.

Key changes in the new NMU zoning regulations include:

1. **New Land Uses.** The new zoning permits a number of new land uses, primarily with use permits. These include farmers markets and small exercise facilities.
2. **Mixed Use Development.** Residential mixed-use development, currently allowed only with a use permit, will be allowed without any special permit.
3. **Height.** The maximum allowed building height is increased from 36 to 40 feet.
4. **New Permit Requirements.** The new zoning more closely regulates uses with the potential to adversely affect adjacent development, including bars and liquor stores.
5. **Parking.** The new zoning modifies parking requirements for some uses, and adds provisions for shared and off-site parking.
6. **Uses Disallowed.** A number of uses currently allowed will no longer be allowed, including industrial cleaning establishments and motor vehicle-serving uses.

The Initial Study, map of the area proposed for rezoning, full text of the proposed zoning amendment and modified design standards are available here:

<https://planning.smcgov.org/nfo-zoning-update>.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

1. The project, as proposed, will not adversely affect water or air quality or increase noise levels substantially.
2. The project, as proposed, will not have adverse impacts on the flora or fauna of the area.
3. The project, as proposed, will not degrade the aesthetic quality of the area.
4. The project, as proposed, will not have adverse impacts on traffic or land use.
5. In addition, the project, as proposed, 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 less than significant.

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

None

RESPONSIBLE AGENCY CONSULTATION: N/A

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 less than significant. A copy of the initial study is attached.

REVIEW PERIOD: September 25, 2015 – October 19, 2015

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., October 19, 2015.**

CONTACT PERSON

William Gibson
Project Planner, 650/363-1816
wgibson@smcgov.org

William Gibson, Project Planner

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