

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

455 COUNTY CENTER, 2ND FLOOR • REDWOOD CITY, CA 94063-1663 • PHONE (650) 363-4224 • FAX (650) 363-4849

May 11, 2011

To: Members, Formation Commission

From: Martha Poyatos, Executive Officer

Subject: LAFCo File No. 11-02--Request by the City of Redwood City to Extend Water Service to 787 Hillcrest Drive, Unincorporated San Mateo County

Summary

Pursuant to Government Code Section 56133, Commission approval is required for extension of service by local agencies to territory outside the agency's boundaries. This section requires that the public agency apply to LAFCo by resolution on behalf of the landowner. In this case, the City of Redwood City has applied for extension of water service to a proposed subdivision on Hillcrest Drive in Unincorporated Emerald Lake Hills. A water connection is a County of San Mateo condition of approval for the subdivision. The project area is within the sphere of influence of the City of Redwood City and the City's water service area. Commission approval is recommended.

Staff Report and Recommendation:

This proposal was submitted by resolution of the City of Redwood City as a condition of approval of the San Mateo County Planning Commission for a minor subdivision. The subject area is within the sphere of influence of the City of Redwood City and the City's water service area. It is contiguous to the City boundary by property across the street but other properties adjacent are unincorporated and the parcel across the street is the only parcel in City boundaries. The City was not willing to annex the property at this time because it would create an irregular boundary that would place a short segment of roadway in city jurisdiction. Please see attached Map A.

It merits mention that the recently completed Municipal Service Review and Sphere of Influence Update for the City of Redwood City identified various opportunities for the County of San Mateo and the City of Redwood City to work together to encourage annexation of developed areas to the City to provide for more efficient service. The report also discussed the City analyzing potential water demand for all unincorporated areas in the City's sphere and water service area in order to apply to LAFCo for a blanket agreement for water extension and provide for better long-term water planning for an area that is under the County's land use jurisdiction. This application demonstrates the potential benefits to the City and the County in such collaboration efforts.

San Mateo County Environmental Health reports that the City of Redwood City provides the available water and the County-governed Oak Knoll Sewer Maintenance District provides sewer

service in the area and the proposal has no adverse environmental health significance. There are three registered voters in the subject territory.

California Environmental Quality Act (CEQA):

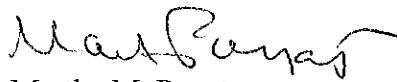
The County of San Mateo, acting as lead agency under the California Environmental Quality Act (CEQA), prepared and adopted the “Initial Study and Mitigated Negative Declaration – Egan General Plan Map Amendment and Minor Subdivision” in making project approvals for the project. The initial study and mitigated negative declaration address issues related to extension of water service and are attached to this report. The Mitigated Negative Declaration found that there would be no significant impacts on the environment from the project because potential impacts (construction related) could be reduced to less than significant with mitigation measures.

As responsible agency under CEQA, the Commission must consider the Initial Study and Mitigated Negative Declaration prepared by the County. If an impact is outside the responsibility of the Commission and was previously mitigated by the lead agency or another responsible agency, the Commission may make the finding that the impact is within the responsibility of another public agency and not LAFCo and that mitigation measures have been adopted by another agency or can and should be adopted by another agency.

Recommendation:

1. By motion, it is recommended the Commission make the finding that it has considered the “Initial Study and Mitigated Negative Declaration – Egan General Plan Map Amendment and Minor Subdivision” and find that mitigation measures are outside the responsibility of LAFCo and that mitigation measures have been adopted by the County.
2. By motion, approve LAFCo File No. 11-2—Proposed Extension of Water Service by the City of Redwood City to 787 Hillcrest Drive and direct the Executive Officer to send a letter of approval to the City and the property owner.

Respectfully submitted,



Martha M. Poyatos
Executive Officer

C: Javier Sierra, City of Redwood City Water Department
Summer Burlison, Project Planner, County of San Mateo
J. R. Rodine, Project Representative
Egan Family Trust





LOCAL AGENCY FORMATION COMMISSION

455 COUNTY CENTER, 2ND FLOOR • REDWOOD CITY, CA 94063-1663 • PHONE (650) 363-4224 • FAX (650) 363-4849

March 25, 2011

TO: **San Mateo County
City of Redwood City**

SUBJECT: **File No. 11-2 - Proposed extension of water service by the City of Redwood City to a proposed single-family residence at 787 Hillcrest, Unincorporated San Mateo County, pursuant to Section 56133**

Notice is hereby given that an application for the proposed water extension listed above has been received by the San Mateo Local Agency Formation Commission. The application involves extension of water service for a proposed single-family residence and hydrant pursuant to Government Code Section 56133. The property is located at 787 Hillcrest, Unincorporated San Mateo County. The proposal consists of the following proposed action:

City or District

City of Redwood City

Action

**Extension of water service
Per Gov. Code Section 56133**

The proposal application, map and legal description are attached for your information. Please submit comments to the LAFCo office by **April 14, 2011** to assure your input to preparation of the Executive Officer's Report. If you have any questions about this proposal, please contact this office.

A handwritten signature in black ink that reads "Martha Poyatos". The signature is written in a cursive, flowing style.

Martha Poyatos
Executive Officer

rec'd 3/24/11

APPLICATION FOR A CHANGE OF ORGANIZATION OR REORGANIZATION TO
THE SAN MATEO
LOCAL AGENCY FORMATION COMMISSION

A. GENERAL INFORMATION

1. Briefly describe the nature of the proposed change of organization or reorganization.

Extension of water service to newly created parcel and to serve proposed single family residence at 787 Hillcrest pursuant to Government Code Section 56133

2. An application for a change of organization or reorganization may be submitted by individuals in the form of a petition or by an affected public agency in the form of a certified resolution. This application is submitted by (check one):

- Landowners or registered voters, by petition
- An affected public agency, by resolution

3. What are the reasons for the proposal?
To provide water service to newly created residential parcel

4. Does this application have 100% consent of landowners in the affected area?
 Yes No

5. Estimated acreage: (less than 1 acre)

B. SERVICES

1. List the name or names of all existing cities and special districts whose service area or service responsibility would be altered by the proposed change of organization or reorganization.

N/A, proposal requests extension of service and does not propose boundary change

- List all changes to the pattern of delivery of local services to the affected area. For each service affected by the proposed change(s) of organization, list the present source of service (state "none" if service is not now provided), the proposed source of service and the source of funding for construction of necessary facilities (if any) and operation. Examples are given on the first two lines of the space provided for your response.

SERVICE	PRESENT	PROPOSED	FUNDING SOURCE	
	SOURCE	SOURCE	CONSTRUCTION	OPERATING
water	None	"City of Redwood City"	proponent	fees

C. PROJECT PROPOSAL INFORMATION

- Please describe the general location of the territory which is the subject of this proposal. Refer to major highways, roads and topographical features.
787 Hillcrest, Unincorporated San Mateo County
- Describe the present land use(s) in the subject territory:
Residential
- How are adjacent lands used?
North: Residential
South: " "
East: " "
West: " "
- Will the proposed change of organization result in additional development? If so, how is the subject territory to be developed?
Currently, 787 Hillside is developed with a single-family home and second unit, served by a single water connection by Redwood City. An additional water connection is a required condition of approval of subdivision to provide for construction of single-family residence on the newly created parcel.
- What is the general plan designation of the subject territory?
General Plan designation is Low Density Residential. A general plan amendment for medium low density residential has been approved by the County of San Mateo.
- What is the existing zoning designation of the subject territory?
RH/DR (Residential Hillside/Design Review)
- What rezoning, environmental review or development approvals have already been obtained for development in the subject territory?**
See ADDENDUM Page
- What additional approvals will be required to proceed? (Please Check with County of San Mateo Public Works regarding right of way encroachment, etc.)**
See ADDENDUM Page

9. Does any portion of the subject territory contain any of the following --agricultural preserves, sewer or other service moratorium or wetlands subject to the State Lands Commission jurisdiction? NO
10. If no specific development projects are associated with this proposal, will the proposal increase the potential for development of the property? If so, how? As noted above, water service is required as condition of approval of subdivision and construction of a single-family home.

LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: J. R. Rodine
ADDRESS: 3148 Marble Ridge Ct.
RENO, NV 89511-5385

PHONE: (775) 853-0459

ATTN: J. R. Rodine

BY: J. R. Rodine
Signature of Proponent

Note: Pursuant to Government Code Sections 56700.1 and 81000 et seq. Any person or combination of persons who directly or indirectly contribute \$1000 or more or expend \$1000 or more in support of or opposition to a change of organization or reorganization that has been submitted to the Commission and will require an election must comply with the reporting and disclosure requirements of the Political Reform Act of 1974.

LAFCo Application Addendum Page
787 Hillcrest Drive – Additional Out of District Water Connection

This addendum page provides answers to questions 7 and 8 of the LAFCo Application Form.

Question 7:

“What rezoning, environmental review or development approvals have already been obtained for development in the subject territory?”

Answer: On January 25, 2011 the San Mateo County Board of Supervisors (1) adopted an Initial Study and Mitigated Negative Declaration for PLN 2010-00149, and (2) approved a General Plan Land Use Map Amendment re-designating the subject property at 787 Hillcrest Drive in unincorporated Emerald Lake Hills (APN 058-272-080) from Low Density to Medium-Low Density, and (3) approved a Minor Subdivision of the subject property into two lots. Previously, the Planning Commission recommended approval of the described items on October 27, 2010.

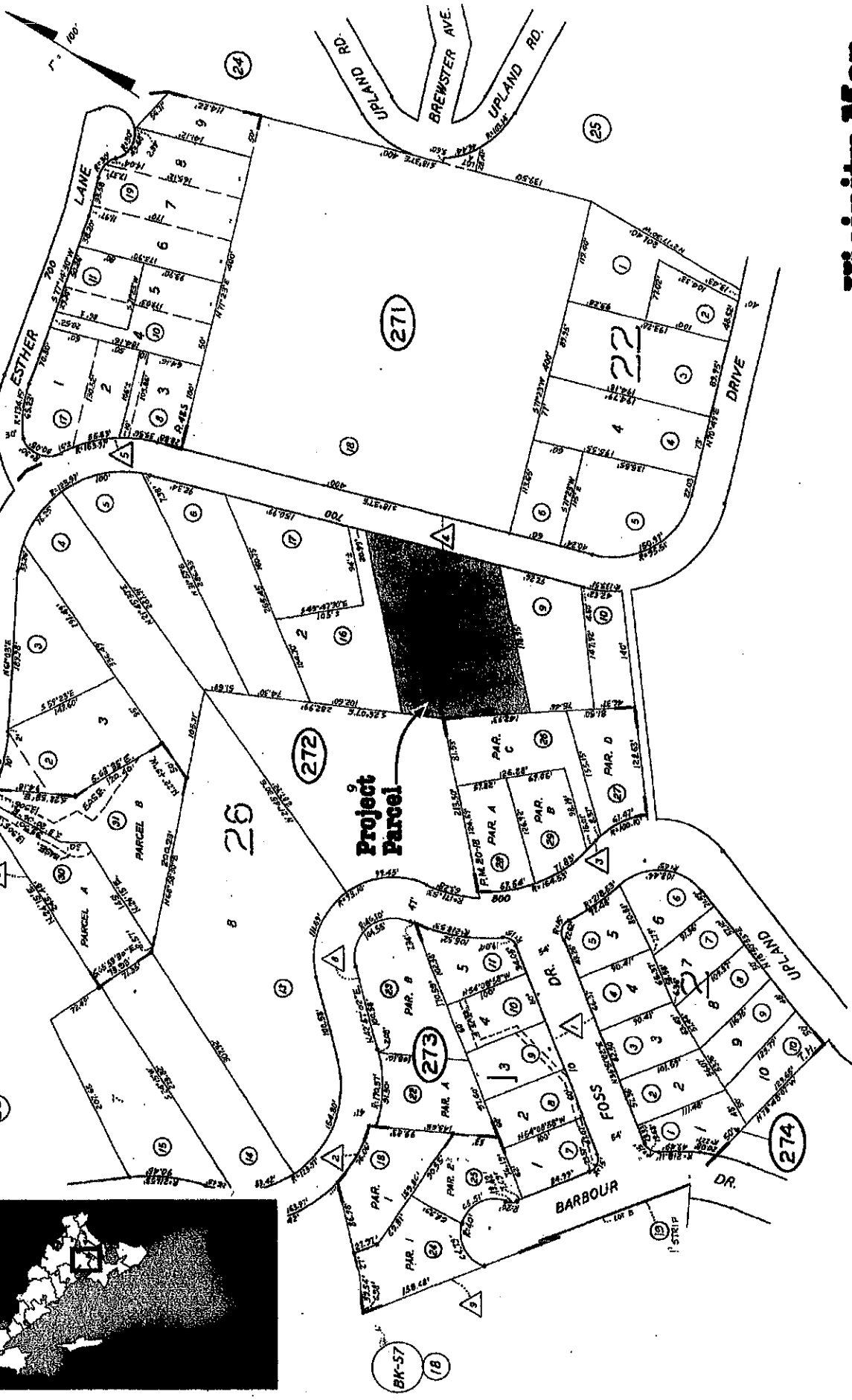
Question 8:

“What additional approvals will be required to proceed?”

Answer:

LAFCo Approval of one additional out of district water connection, and County approval of the Final Parcel Map and Annexation to the Oak Knoll Sewer Maintenance District to provide public sewer service for the resultant two single-family residential lots.

58-27



Vicinity Map

Attachment: A

San Mateo County Planning and Building Department

06/28/2010

ORIGINAL

RESOLUTION NO. 15033

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY REQUESTING LOCAL AGENCY FORMATION COMMISSION APPROVAL FOR AN EXTENSION OF WATER SERVICE OUTSIDE JURISDICTIONAL BOUNDARIES PURSUANT TO GOVERNMENT CODE SECTION 56133 - 787 HILLCREST DRIVE, REDWOOD CITY

WHEREAS, the property located at 787 Hillcrest Drive, Redwood City, California (APN 058-272-08) (the "Property"), is connected to the City's potable water service system; and

WHEREAS, Redwood City is processing an application for construction of a new single family residence at the Property that would require water service from the City of Redwood City; and

WHEREAS, the Property is outside the City's jurisdictional boundaries and the sphere of influence, but within the City's water service area; and

WHEREAS, the property owner has provided documentation that water extension will mitigate an existing public safety hazard, and Redwood City has determined that a fire hydrant is required in the immediate area to mitigate an existing public safety hazard; and

WHEREAS, this project is exempt from CEQA (Section 15303(d) of Guidelines).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF REDWOOD CITY, AS FOLLOWS,

1. The application is hereby adopted and approved by the City Council of the City of Redwood City, and the City Manager or his designee is directed to submit an

06/28/2010

application to the Local Agency Formation Commission requesting approval of an extension of the water service outside the City's jurisdictional boundaries and sphere of influence to 787 Hillcrest Drive, Redwood City, California (APN 058-272-080) pursuant to California Government Code Section 56133 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

2. That the Local Agency Formation Commission of San Mateo County is hereby requested to take proceedings in the manner provided by California Government Code Section 56133.

* * *

06/28/2010

Passed and adopted by the Council of the City of Redwood City at a Joint City Council/Redevelopment Agency Board Meeting thereof held on the 21st day of June 2010 by the following votes:

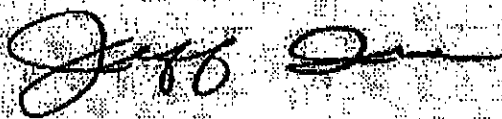
A YES, and in favor of the passage and adoption of the foregoing resolution,

Council members: Aguirre, Bain, Foust, Gee, Pierce, Seybert, and Mayor Ira

NOES: None

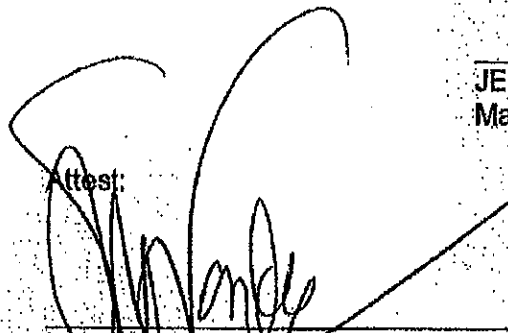
ABSTAIN: None

ABSENT: None



JEFF IRA
Mayor of the City of Redwood City

Attest:

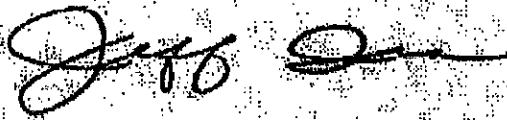
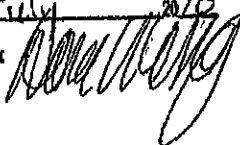

Silvia Vonderlinden
City Clerk of Redwood City

I hereby approve the foregoing resolution this 30nd day of June 2010.

CITY OF REDWOOD CITY
Dora Wong, Office of the City Clerk of the City of Redwood City does hereby certify that the above and foregoing is a full true and correct copy of Resolution

Number 15033
In Witness Whereof, I have hereunto set my hand and the seal of said City this July day of 2010

Dora Wong
Deputy City Clerk



JEFF IRA
Mayor of the City of Redwood City

15033
Muff #802

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: Egan General Plan Map Amendment and Minor Subdivision, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2010-00140

OWNERS: Anthony and Carol Egan

APPLICANT: J. R. Rodine

ASSESSOR'S PARCEL NO.: 058-272-080

LOCATION: 787 Hillcrest Drive (Emerald Lake Hills), Redwood City

PROJECT DESCRIPTION

The applicant proposes a General Plan Map Amendment to change the land use designation of a 29,845 sq. ft. parcel from Low Density Residential (which allows a maximum of 2.3 dwelling units per acre) to Medium-Low Density Residential (which allows a maximum of 6.0 dwelling units per acre), and a minor subdivision (in the form of a Vesting Tentative Parcel Map) to divide the parcel into two lots of 15,746 sq. ft. (Lot 1) and 14,099 sq. ft. (Lot 2). There is an existing single-family residence, guest cottage, and three storage sheds on the property that will be removed prior to recordation of the final subdivision map. The parcel fronts Hillcrest Drive and the proposed lots will retain frontage and access from Hillcrest Drive. The existing residence and cottage are served by separate private sewage disposal systems, which will be abandoned, and one water connection from the City of Redwood City Water District. Annexation into the Oak Knoll Sewer Maintenance District is being requested for two sewer connections (which will include a sewer main extension) and approval by LAFCo, and the City of Redwood City Water District is being requested for one additional out of district water connection to serve the two-lot subdivision. No grading, tree removal, or new residential development is proposed at this time. The parcel is surrounded by single-family residential development to the north, south, and west, and an abandoned reservoir site (known as Brewster Reservoir Site) owned by the City of Redwood City (and within the City's jurisdiction) to the immediate east.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

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

1. The project will not adversely affect water or air quality or increase noise levels substantially.

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

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

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

Mitigation Measure 1: Prior to the issuance of a demolition permit and/or construction improvements associated with the subdivision, the applicant shall submit for review and approval an erosion and sediment control plan, which shall be maintained throughout the duration of demolition and/or construction activities. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
- c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.

- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees and drainage courses.
- g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- h. Performing clearing and earth-moving activities only during dry weather.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilizing designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
- l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices.

Mitigation Measure 2: To reduce the impact of demolition/construction activities on neighboring properties, comply with the following:

- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
- b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
- c. The applicant shall ensure that no construction related vehicles will impede traffic along the right-of-way on Hillcrest Drive. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Hillcrest Drive. There shall be no storage of construction vehicles in the public right-of-way.

Mitigation Measure 3: Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activity shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operation shall be prohibited on Sunday and any national holiday.

Mitigation Measure 4: The applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed subdivision and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off the property being subdivided shall be detailed on

the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the street improvement plans and submitted to the Department of Public Works for review and approval.

RESPONSIBLE AGENCY CONSULTATION

San Mateo County Department of Public Works - Oak Knoll Sewer Maintenance District
City of Redwood City Water District
LAFCo

INITIAL STUDY


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

REVIEW PERIOD: August 4, 2010 to August 23, 2010

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., August 23, 2010.**

CONTACT PERSON

Summer Burlison
Project Planner, 650/363-1815



Summer Burlison, Project Planner

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(1/11/07)

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed By Current Planning Section)

I. BACKGROUND

Project Title: Egan General Plan Map Amendment and Minor Subdivision

File No.: PLN 2010-00149

Project Location: 787 Hillcrest Drive (Emerald Lake Hills), Redwood City

Assessor's Parcel No.: 058-272-080

Applicant/Owners: J. R. Rodine/Anthony and Carol Egan

Date Environmental Information Form Submitted: May 13, 2010

PROJECT DESCRIPTION

The applicant proposes a General Plan Map Amendment to change the land use designation of a 29,845 sq. ft. parcel from Low Density Residential (which allows a maximum of 2.3 dwelling units per acre) to Medium-Low Density Residential (which allows a maximum of 6.0 dwelling units per acre), and a minor subdivision (in the form of a Vesting Tentative Parcel Map) to divide the parcel into two lots of 15,746 sq. ft. (Lot 1) and 14,099 sq. ft. (Lot 2). There is an existing single-family residence, guest cottage, and three storage sheds on the property that will be removed prior to recordation of the final subdivision map. The parcel fronts Hillcrest Drive and the proposed lots will retain frontage and access from Hillcrest Drive. The existing residence and cottage are served by separate private sewage disposal systems, which will be abandoned, and one water connection from the City of Redwood City Water District. Annexation into the Oak Knoll Sewer Maintenance District is being requested for two sewer connections (which will include a sewer main extension) and approval by LAFCo, and the City of Redwood City Water District is being requested for one additional out of district water connection to serve the two-lot subdivision. No grading, tree removal, or new residential development is proposed at this time. The parcel is surrounded by single-family residential development to the north, south, and west, and an abandoned reservoir site (known as Brewster Reservoir Site) owned by the City of Redwood City (and within the City's jurisdiction) to the immediate east.

II. ENVIRONMENTAL ANALYSIS

Any controversial answers or answers needing clarification are explained on an attached sheet. For source, refer to pages 12 and 13.

	IMPACT				SOURCE
	NO	YES		Cumulative	
		Not Significant	Significant Unless Mitigated		
1. LAND SUITABILITY AND GEOLOGY					
Will (or could) this project:					
a. Involve a unique landform or biological area, such as beaches, sand dunes, marshes, tidelands, or San Francisco Bay?	X				B,F,O
b. Involve construction on slope of 15% or greater?	X				E,I
c. Be located in an area of soil instability (subsidence, landslide or severe erosion)?		X			Bc,D
d. Be located on, or adjacent to a known earthquake fault?		X			Bc,D
e. Involve Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?	X				M
f. Cause erosion or siltation?			X		M,I
g. Result in damage to soil capability or loss of agricultural land?	X				A,M
h. Be located within a flood hazard area?	X				G
i. Be located in an area where a high water table may adversely affect land use?	X				D
j. Affect a natural drainage channel or streambed, or watercourse?	X				E

	NO	IMPACT			Cumulative	SOURCE
		Not Significant	Significant Unless Mitigated	YES		
				Significant		
2. <u>VEGETATION AND WILDLIFE</u>						
Will (or could) this project:						
a. Affect federal or state listed rare or endangered species of plant life in the project area?	X					F
b. Involve cutting of heritage or significant trees as defined in the County Heritage Tree and Significant Tree Ordinance?		X				I, A
c. Be adjacent to or include a habitat food source, water source, nesting place or breeding place for a federal or state listed rare or endangered wildlife species?	X					F
d. Significantly affect fish, wildlife, reptiles, or plant life?	X					I
e. Be located inside or within 200 feet of a marine or wildlife reserve?	X					E, F, O
f. Infringe on any sensitive habitats?	X					F
g. Involve clearing land that is 5,000 sq. ft. or greater (1,000 sq. ft. within a County Scenic Corridor), that has slopes greater than 20% or that is in a sensitive habitat or buffer zone?	X					I, F, Bb
3. <u>PHYSICAL RESOURCES</u>						
Will (or could) this project:						
a. Result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, oil, trees, minerals or topsoil)?	X					I

	IMPACT				SOURCE	
	NO	Not Significant	Significant Unless Mitigated	Significant		Cumulative
b. Involve grading in excess of 150 cubic yards?		X			I	
c. Involve lands currently protected under the Williamson Act (agricultural preserve) or an Open Space Easement?	X				I	
d. Affect any existing or potential agricultural uses?	X				A,K,M	
4. AIR QUALITY, WATER QUALITY, SONIC						
Will (or could) this project:						
a. 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		I,N,R	
b. Involve the burning of any material, including brush, trees and construction materials?	X				I	
c. Be expected to result in the generation of noise levels in excess of those currently existing in the area, after construction?	X				Ba,I	
d. Involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances, or radioactive material?	X				I	
e. Be subject to noise levels in excess of levels determined appropriate according to the County Noise Ordinance or other standard?	X				A,Ba,Bc	
f. Generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard?			X		I	

	IMPACT				SOURCE
	NO		YES		
	Not Significant	Significant Unless Mitigated	Significant	Cumulative	
6. LAND USE AND GENERAL PLANS					
Will (or could) this project:					
a. Result in the congregating of more than 50 people on a regular basis?	X				I
b. Result in the introduction of activities not currently found within the community?	X				I
c. Employ equipment which could interfere with existing communication and/or defense systems?	X				I
d. Result in any changes in land use, either on or off the project site?	X				I
e. 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		I, Q, S
f. Adversely affect the capacity of any public facilities (streets, highways, freeways, public transit, schools, parks, police, fire, hospitals); public utilities (electrical, water and gas supply lines, sewage and storm drain discharge lines; sanitary landfills) or public works serving the site?	X				I, S
g. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?	X				I, S
h. Be adjacent to or within 500 feet of an existing or planned public facility?			X		A

	IMPACT				Cumulative	SOURCE
	YES			Significant		
	NO	Not Significant	Significant Unless Mitigated			
i. Create significant amounts of solid waste or litter?	X					I
j. Substantially increase fossil fuel consumption (electricity, oil, natural gas, coal, etc.)?	X					I
k. Require an amendment to or exception from adopted general plans, specific plans, or community policies or goals?		X				B
l. Involve a change of zoning?	X					C
m. Require the relocation of people or businesses?		X				I
n. Reduce the supply of low-income housing?	X					I
o. Result in possible interference with an emergency response plan or emergency evacuation plan?	X					S
p. Result in creation of or exposure to a potential health hazard?	X					S
7. AESTHETIC, CULTURAL AND HISTORIC						
Will (or could) this project:						
a. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?	X					A, Bb
b. Obstruct scenic views from existing residential areas, public lands, public water body, or roads?	X					A, I
c. Involve the construction of buildings or structures in excess of three stories or 36 feet in height?	X					I

	IMPACT				SOURCE
	NO		YES		
	Not Significant	Significant unless Mitigated	Significant	Cumulative	
d. Directly or indirectly affect historical or archaeological resources on or near the site?	X				H
e. Visually intrude into an area having natural scenic qualities?	X				A,I

III. **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: Oak Knoll Sewer Maintenance District and City of Redwood City Water District	X		Annexation to sewer district and out of district water connection
Other: LAFcCo	X		Out of district approval for additional water connection

IV. MITIGATION MEASURES

Yes No

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:

Mitigation Measure 1: Prior to the issuance of a demolition permit and/or construction improvements associated with the subdivision, the applicant shall submit for review and approval an erosion and sediment control plan, which shall be maintained throughout the duration of demolition and/or construction activities. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
- c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees and drainage courses.
- g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- h. Performing clearing and earth-moving activities only during dry weather.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilizing designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

1. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices.

Mitigation Measure 2: To reduce the impact of demolition/construction activities on neighboring properties, comply with the following:

- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
- b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
- c. The applicant shall ensure that no construction related vehicles will impede traffic along the right-of-way on Hillcrest Drive. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Hillcrest Drive. There shall be no storage of construction vehicles in the public right-of-way.

V. MANDATORY FINDINGS OF SIGNIFICANCE

	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially 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, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?		X
3. Does the project have possible environmental effects which are individually limited, but cumulatively considerable?		X
4. Would the project cause substantial adverse effects on human beings, either directly or indirectly?		X

On the basis of this initial evaluation:

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

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.

8/2/10

Date


Summer Burlison

Project Planner
(Title)

VI. SOURCE LIST

- A. Field Inspection
- B. County General Plan 1986
 - a. General Plan Chapters 1-16
 - b. Local Coastal Program (LCP) (Area Plan)
 - c. Skyline Area General Plan Amendment
 - d. Montara-Moss Beach-El Granada Community Plan
 - e. Emerald Lake Hills Community Plan
- C. County Ordinance Code
- D. Geotechnical Maps
 - 1. USGS Basic Data Contributions
 - a. #43 Landslide Susceptibility
 - b. #44 Active Faults
 - c. #45 High Water Table
 - 2. Geotechnical Hazards Synthesis Maps
- E. USGS Quadrangle Maps, San Mateo County 1970 Series (See F. and H.)
- F. San Mateo County Rare and Endangered Species Maps, or Sensitive Habitats Maps
- G. Flood Insurance Rate Map – National Flood Insurance Program
- H. County Archaeologic Resource Inventory (Prepared by S. Dietz, A.C.R.S.) Procedures for Protection of Historic and Cultural Properties – 36 CFR 800 (See R.)
- I. Project Plans or EIF
- J. Airport Land Use Committee Plans, San Mateo County Airports Plan
- K. Aerial Photography or Real Estate Atlas – RED!
 - 1. Aerial Photographs, 1941, 1953, 1956, 1960, 1963, 1970
 - 2. Aerial Photographs, 1981
 - 3. Coast Aerial Photos/Slides, San Francisco County Line to Año Nuevo Point, 1971
 - 4. Historic Photos, 1928-1937

- L. Williamson Act Maps
- M. Soil Survey, San Mateo Area, U.S. Department of Agriculture, May 1961.
- N. Air Pollution Isoleth Maps – Bay Area Air Pollution Control District
- O. California Natural Areas Coordinating Council Maps (See F. and H.)
- P. Forest Resources Study (1971)
- Q. Experience with Other Projects of this Size and Nature
- R. Environmental Regulations and Standards:
 - Federal
 - Review Procedures for CDBG Programs 24 CFR Part 58
 - NEPA 24 CFR 1500-1508 36 CFR Part 800
 - Protection of Historic and Cultural Properties Executive Order 11988
 - National Register of Historic Places Executive Order 11990
 - Floodplain Management 24 CFR Part 51B
 - Protection of Wetlands 24 CFR 51C
 - Endangered and Threatened Species HUD 79-33
 - Noise Abatement and Control 24 CFR 51D
 - Explosive and Flammable Operations Article 4, Section 1092
 - Toxic Chemicals/Radioactive Materials
 - Airport Clear Zones and APZ
 - State
 - Ambient Air Quality Standards
 - Noise Insulation Standards
- S. Consultation with Departments and Agencies:
 - a. County Health Department
 - b. City Fire Department
 - c. California Department of Forestry
 - d. Department of Public Works
 - e. Disaster Preparedness Office
 - f. Other

COUNTY OF SAN MATEO
Planning and Building Department

Initial Study Pursuant to CEQA
Project Narrative and Answers to Questions for the Negative Declaration
File Number: PLN 2010-00149
Egan General Plan Map Amendment and Minor Subdivision

PROJECT DESCRIPTION

The applicant proposes a General Plan Map Amendment to change the land use designation of a 29,845 sq. ft. parcel from Low Density Residential (which allows a maximum of 2.3 dwelling units per acre) to Medium-Low Density Residential (which allows a maximum of 6.0 dwelling units per acre), and a minor subdivision (in the form of a Vesting Tentative Parcel Map) to divide the parcel into two lots of 15,746 sq. ft. (Lot 1) and 14,099 sq. ft. (Lot 2). There is an existing single-family residence, guest cottage, and three storage sheds on the property that will be removed prior to recordation of the final subdivision map. The parcel fronts Hillcrest Drive and the proposed lots will retain frontage and access from Hillcrest Drive. The existing residence and cottage are served by separate private sewage disposal systems, which will be abandoned, and one water connection from the City of Redwood City Water District. Annexation into the Oak Knoll Sewer Maintenance District is being requested for two sewer connections (which will include a sewer main extension) and approval by LAFCo, and the City of Redwood City Water District is being requested for one additional out of district water connection to serve the two-lot subdivision. No grading, tree removal, or new residential development is proposed at this time. The parcel is surrounded by single-family residential development to the north, south, and west, and an abandoned reservoir site (known as Brewster Reservoir Site) owned by the City of Redwood City (and within the City's jurisdiction) to the immediate east.

ANSWERS TO QUESTIONS

1. LAND SUITABILITY AND GEOLOGY

- a. **Will (or could) this project involve a unique landform or biological area, such as beaches, sand dunes, marshes, tidelands, or San Francisco Bay?**

No Impact. The project site is not located on or near any unique landform or biological areas.

- b. **Will (or could) this project involve construction on slope of 15% or greater?**

No Impact. The project does not involve construction on slopes of 15% or greater. Furthermore, a slope analysis was completed by the County to determine the minimum parcel size requirement for a subdivision in the Residential Hillside (RH) Zoning District. The results show that proposed Lot 1 has an average slope of 10% and proposed Lot 2 has an average slope of 14%.

ANSWERS TO QUESTIONS

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- c. **Will (or could) this project be located in an area of soil instability (subsidence, landslide or severe erosion)?**

Yes, Not Significant. The parcel has been designated as an area with Landslide Susceptibility I based on information gathered from the U.S. Geological Survey. Such areas have the lowest susceptibility to soil instability and a decreased potential for occurrences of a landslide. The parcel has a gentle to moderate slope down to the south and west, with its lowest point at the rear southwest corner. A geotechnical report prepared by Bay Area Geotechnical Group for the project site found no evidence of slope instability or failure on the parcel. No mitigation measures are necessary.

- d. **Will (or could) this project be located on, or adjacent to a known earthquake fault?**

Yes, Not Significant. The greater San Francisco Bay Area is located within the San Andreas Fault System, which is made up of many active faults. The geotechnical report notes the San Andreas Fault is mapped approximately 2.7 miles southwest of the site and the San Gregorio Fault approximately 11 miles southwest of the site. The geotechnical report indicates that the parcel is not identified as being within an Earthquake Fault Zone as designated by the State of California for special studies. A mapped "inactive fault" is noted to be approximately 200 feet west of the site in which movement appears to be older than 2-3 million years and is not identified as a concern to the project site. No mitigation measures are necessary.

- e. **Will (or could) this project involve Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?**

No Impact. The parcel is zoned for single-family residential and is not considered to be agricultural land.

- f. **Will (or could) this project cause erosion or siltation?**

Yes, Significant Unless Mitigated. Although no new residential development is proposed as part of this project, the existing residential development will be required to be demolished prior to recordation of the subdivision map. Additionally, construction improvements associated with the subdivision will be completed, including a sewer main extension along Hillcrest Drive. Therefore, to ensure erosion and/or siltation are minimized during any demolition and/or construction improvements associated with the subdivision, the following mitigation measure is proposed.

Mitigation Measure 1: Prior to the issuance of a demolition permit and/or construction improvements associated with the subdivision, the applicant shall submit for review and approval an erosion and sediment control plan, which shall be maintained

ANSWERS TO QUESTIONS

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throughout the duration of demolition and/or construction activities. Erosion control measure deficiencies, as they occur, shall be immediately corrected. The goal is to prevent sediment and other pollutants from leaving the project site and to protect all exposed earth surfaces from erosive forces. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
- c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and water-courses.
- d. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees and drainage courses.
- g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- h. Performing clearing and earth-moving activities only during dry weather.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilizing designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

ANSWERS TO QUESTIONS

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l. The contractor shall train and provide instructions to all employees and subcontractors regarding the construction best management practices.

g. **Will (or could) this project result in damage to soil capability or loss of agricultural land?**

No Impact. Refer to staff's response to Question 1.e above.

h. **Will (or could) this project be located within a flood hazard area?**

No Impact. The project site is located in Flood Zone C as defined by FEMA, which is an area of minimal potential flooding.

i. **Will (or could) this project be located in an area where a high water table may adversely affect land use?**

No Impact. There is no indication of the presence of a high water table in this area.

j. **Will (or could) this project affect a natural drainage channel or streambed, or watercourse?**

No Impact. No drainage channels, streambeds, or watercourses have been identified on or near the project site.

2. **VEGETATION AND WILDLIFE**

a. **Will (or could) this project affect federal or state listed rare or endangered species of plant life in the project area?**

No Impact. The project site is not located within or adjacent to a federal or state listed rare or endangered species of plant life, as determined by review of the California Natural Diversity Database (CNDDB).

b. **Will (or could) this project involve cutting of heritage or significant trees as defined in the County Heritage Tree and Significant Tree Ordinance?**

Yes, Not Significant. No tree removal or tree topping is proposed or required as part of this project; however, an arborist report has been submitted that evaluates all significant sized trees on the existing parcel. Of the 48 significant sized trees identified on the existing parcel, a total of 22 will be within the building envelopes of the two newly created lots after subdivision. Thus, it is expected that tree removal will be required at such time that new development is proposed on each respective lot. The applicant will be required, at that time, to obtain a separate tree removal permit

ANSWERS TO QUESTIONS

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prior to the removal of any significant sized tree. No mitigation measures are necessary.

- c. **Will (or could) this project be adjacent to or include a habitat food source, water source, nesting place or breeding place for a federal or state listed rare or endangered wildlife species?**

No Impact. The project site is not located within or adjacent to a federal or state listed rare or endangered species of plant life, as determined by review of the California Natural Diversity Database (CNDDDB).

- d. **Will (or could) this project significantly affect fish, wildlife, reptiles, or plant life?**

No Impact. The project will not result in any effect to fish, wildlife, reptiles, or plant life.

- e. **Will (or could) this project be located inside or within 200 feet of a marine or wildlife reserve?**

No Impact. The project site is not located within 200 feet of a marine or wildlife reserve.

- f. **Will (or could) this project infringe on any sensitive habitats?**

No Impact. The project is being located on previously disturbed land and will not infringe on any sensitive habitats.

- g. **Will (or could) this project involve clearing land that is 5,000 sq. ft. or greater (1,000 sq. ft. within a County Scenic Corridor), that has slopes greater than 20% or that is in a sensitive habitat or buffer zone?**

No Impact. The proposed project does not involve land clearing of 5,000 sq. ft. or greater, is not located in a County or State Scenic Corridor, or within a sensitive habitat or buffer zone. Furthermore, the parcel does not have slopes greater than 20%.

3. PHYSICAL RESOURCES

- a. **Will (or could) this project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, oil, trees, minerals or topsoil)?**

No Impact. Based on review of the County General Plan, there are no mapped natural resources on the subject property that would be used for commercial purposes.

ANSWERS TO QUESTIONS

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- b. **Will (or could) this project involve grading in excess of 150 cubic yards?**

Yes, Not Significant. Minimal grading may be necessary for demolition and/or construction improvements associated with the subdivision; however, these activities are not expected to exceed any thresholds to require a grading permit. Furthermore, at such a time that residential development is proposed on the newly created lots, grading plans will be submitted to the County for review and approval. No mitigation measures are necessary.

- c. **Will (or could) this project involve lands currently protected under the Williamson Act (agricultural preserve) or an Open Space Easement?**

No Impact. The project parcel is not protected under the Williamson Act or an Open Space Easement.

- d. **Will (or could) this project affect any existing or potential agricultural uses?**

No Impact. Refer to staff's response to Question 1.e above.

4. **AIR QUALITY, WATER QUALITY, SONIC**

- a. **Will (or could) this project 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?**

Yes, Significant Unless Mitigated. While the project, once implemented, will not generate pollutants on-site or in the surrounding area, such pollutants may be generated temporarily during demolition and/or construction improvements associated with the subdivision. Therefore, the following mitigation measure is proposed, in addition to Mitigation Measure 1 above, to minimize any impact caused during demolition and/or construction activity associated with the subdivision:

Mitigation Measure 2: To reduce the impact of demolition/construction activities on neighboring properties, comply with the following:

- a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
- b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.

ANSWERS TO QUESTIONS

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- c. The applicant shall ensure that no construction related vehicles will impede traffic along the right-of-way on Hillcrest Drive. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Hillcrest Drive. There shall be no storage of construction vehicles in the public right-of-way.

- b. **Will (or could) this project involve the burning of any material, including brush, trees and construction materials?**

No Impact. The project does not involve the burning of any material.

- c. **Will (or could) this project be expected to result in the generation of noise levels in excess of those currently existing in the area, after construction?**

No Impact. The project will not generate noise levels in excess of those currently existing in the area.

- d. **Will (or could) this project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances, or radioactive material?**

No Impact. The project will not involve the application, use or disposal of potentially hazardous materials. Due to existing development to be demolished, the San Mateo County Environmental Health Division has completed a site inspection of the property and determined that there are no hazardous materials being stored on-site.

- e. **Will (or could) this project be subject to noise levels in excess of levels determined appropriate according to the County Noise Ordinance or other standard?**

No Impact. Noise levels in the area would have no impact on the project.

- f. **Will (or could) this project generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard?**

Yes, Significant Unless Mitigated. While this project will not generate noise levels in excess of appropriate levels once implemented, during demolition and/or construction improvements associated with the subdivision, increased noise levels may occur. However, noise sources associated with demolition, construction or grading of any real property are exempt from the County Noise Ordinance provided these activities occur during designated timeframes. Thus, the following mitigation measure is recommended:

ANSWERS TO QUESTIONS

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Mitigation Measure 3: Noise levels produced by construction shall not exceed the 80-dBA level at any one moment. Construction activity shall be limited to the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. Construction operation shall be prohibited on Sunday and any national holiday.

- g. **Will (or could) this project generate polluted or increased surface water runoff or affect groundwater resources?**

Yes, Significant Unless Mitigated. While the current project will temporarily increase permeable surfaces on-site, given demolition of existing residential development is required, future single-family residential development on each newly created parcel will, in the long-term, increase impermeable surfaces. At the time of future development, a drainage plan and calculations will be required for review and approval prior to the issuance of any building permit for construction. Additionally, the Department of Public Works has reviewed preliminary stormwater calculations based on projected estimates of permeable surfaces and will require the following additional mitigation measure:

Mitigation Measure 4: The applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed subdivision and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off the property being subdivided shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the street improvement plans and submitted to the Department of Public Works for review and approval.

- h. **Will (or could) this project require installation of a septic tank/leachfield sewage disposal system or require hookup to an existing collection system which is at or over capacity?**

No Impact. The project involves the abandonment of two private sewage disposal systems serving the existing residence and cottage, and annexation to the Oak Knoll Sewer Maintenance District for sewer service to the newly created lots.

5. **TRANSPORTATION**

- a. **Will (or could) this project affect access to commercial establishments, schools, parks, etc.?**

ANSWERS TO QUESTIONS

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No Impact. The proposal would not affect access to commercial establishments, schools, parks, or other amenities or services.

- b. **Will (or could) this project cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?**

No Impact. The project site is located in an area surrounded by existing single-family dwellings. While pedestrian traffic may increase slightly due to a newly created single-family residential lot (when developed), the increase is not expected to be noticeable or create a change in pedestrian patterns.

- c. **Will (or could) this project result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?**

No Impact. The project site is located in an area surrounded by existing single-family dwellings. While vehicular traffic may increase slightly due to a newly created single-family residential lot (when developed), the increase is not expected to create a noticeable change in vehicular traffic patterns or volumes in the area.

- d. **Will (or could) this project involve the use of off-road vehicles of any kind (such as trail bikes)?**

No Impact. The project does not involve the use of off-road vehicles.

- e. **Will (or could) this project result in or increase traffic hazards?**

Yes, Significant Unless Mitigated. During demolition of the existing residential development and/or construction activities for improvements associated with the subdivision, an increase in traffic hazards in the area may occur; however, any increase would be temporary. Mitigation Measure 2 in Question 4.a above is proposed to ensure any traffic hazards are minimized.

- f. **Will (or could) this project provide for alternative transportation amenities such as bike racks?**

No Impact. Alternative transportation amenities are not required as part of this project.

- g. **Will (or could) this project generate traffic which will adversely affect the traffic carrying capacity of any roadway?**

No Impact. The project site is located in an area surrounded by existing single-family dwellings. While the minor subdivision will create an additional single-family

residential lot for development in the neighborhood, the increase is not expected to adversely affect the traffic carrying capacity of the existing roadway.

6. **LAND USE AND GENERAL PLANS**

- a. **Will (or could) this project result in the congregating of more than 50 people on a regular basis?**

No Impact. The proposed project would not result in the congregation of more than 50 people on a regular basis.

- b. **Will (or could) this project result in the introduction of activities not currently found within the community?**

No Impact. The proposed project would not result in the introduction of new activities in the area, as the exiting parcel and surrounding area is residential.

- c. **Will (or could) this project employ equipment which could interfere with existing communication and/or defense systems?**

No Impact. The proposed project would not employ equipment that could interfere with existing communication and/or defense systems.

- d. **Will (or could) this project result in any changes in land use, either on or off the project site?**

No Impact. There will be no change in land use; the subject property and surrounding neighborhood is zoned Residential Hillside (RH).

- e. **Will (or could) this project 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)?**

Yes, Not Significant. A General Plan Map Amendment is proposed to change the land use designation from Low Density Residential to Medium-Low Density Residential, resulting in the concurrent application for a two-lot minor subdivision (see project description). While approval of the project may result in an increased number of requests for General Plan Map Amendments throughout the Emerald Lake Hills area, such requests would be reviewed on a case-by-case basis to determine first if the lot size requirement for a subdivision in the Residential Hillside (RH) Zoning District could be met.

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Furthermore, the project includes annexation into the Oak Knoll Sewer Maintenance District for two sewer service connections (which requires a sewer main extension) to serve the proposed two lots. Additionally, approval by LAFCo and the City of Redwood City Water District is required for one additional water service connection. The applicant will be required to obtain these approvals and construct the improvements prior to recordation of the subdivision map. No mitigation measures are necessary.

- f. Will (or could) this project adversely affect the capacity of any public facilities (streets, highways, freeways, public transit, schools, parks, police, fire, hospitals), public utilities (electrical, water and gas supply lines, sewage and storm drain discharge lines, sanitary landfills) or public works serving the site?**

No Impact. While the two-lot subdivision would create a slight increase in demand on public utilities already serving the existing single-family residential parcel, there has been no evidence received to suggest that the increase in demand would adversely affect any existing capacities.

- g. Will (or could) this project generate any demands that will cause a public facility or utility to reach or exceed its capacity?**

No Impact. See staff's response to Question 6.f above.

- h. Will (or could) this project be adjacent to or within 500 feet of an existing or planned public facility?**

Yes, Not Significant. The project site is located across the street (Hillcrest Drive) from a parcel of land owned by the City of Redwood City (and within the City's jurisdiction) zoned Residential Hillside. The parcel is an abandoned reservoir site (known as Brewster Reservoir Site). The project is not expected to cause impact to, or be impacted by, the abandoned reservoir site. No mitigation measures are necessary.

- i. Will (or could) this project create significant amounts of solid waste or litter?**

No Impact. While future development of the two-lot subdivision could create a slight increase in solid waste and/or litter, any amount would be typical to a single-family residence and would not be considered significant.

- j. Will (or could) this project substantially increase fossil fuel consumption (electricity, oil, natural gas, coal, etc.)?**

No Impact. The project would not substantially increase fossil fuel consumption.

ANSWERS TO QUESTIONS

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- k. **Will (or could) this project require an amendment to or exception from adopted general plans, specific plans, or community policies or goals?**

Yes, Not Significant. The project includes a General Plan Map Amendment to change the land use designation of the 29,845 sq. ft. parcel from Low Density Residential (which allows a maximum of 2.3 dwelling units per acre) to Medium-Low Density Residential (which allows a maximum of 6.0 dwelling units per acre) in order to pursue a minor subdivision (in the form of a Vesting Tentative Parcel Map) to divide the parcel into two lots of 15,746 sq. ft. (Lot 1) and 14,099 sq. ft. (Lot 2). The proposed General Plan Map Amendment does not require a change to the existing zoning designation of Residential Hillside (RH). A slope analysis of the existing parcel has been completed under separate application to determine the minimum lot sizes for the proposed lots per the Residential Hillside Zoning District Regulations. Based on the results of the slope analysis, the minimum parcel size required for each lot is 12,000 sq. ft. given proposed Lot 1 has an average slope of 10% and proposed Lot 2 has an average slope of 14%. Given the current zoning, no further subdivision of the site would be possible under the proposed General Plan reclassification. No mitigation measures are necessary.

- l. **Will (or could) this project involve a change of zoning?**

No Impact. The project does not include or require a change in zoning.

- m. **Will (or could) this project require the relocation of people or businesses?**

Yes, Not Significant. The project would require relocation of the current residents living in the existing house since the existing residential development is required to be demolished prior to recordation of the subdivision. However, the current residents are aware that relocation will be necessary for demolition of the existing development prior to recordation of the subdivision. No mitigation measures are necessary.

- n. **Will (or could) this project reduce the supply of low-income housing?**

No Impact. The project does not include or replace any low-income housing.

- o. **Will (or could) this project result in possible interference with an emergency response plan or emergency evacuation plan?**

No Impact. The project would not interfere with any emergency response or evacuation plans.

- p. **Will (or could) this project result in creation of or exposure to a potential health hazard?**

No Impact. The project does not involve any activities that would result in the creation of or exposure to a potential health hazard.

7. **AESTHETIC, CULTURAL AND HISTORIC**

- a. **Will (or could) this project be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?**

No Impact. The project site is not located within a designated State or County Scenic Corridor or adjacent to a designated Scenic Highway.

- b. **Will (or could) this project obstruct scenic views from existing residential areas, public lands, public water body, or roads?**

No Impact. The project will not obstruct scenic views from existing residential areas, public lands, or roads.

- c. **Will (or could) this project involve the construction of buildings or structures in excess of three stories or 36 feet in height?**

No Impact. The project does not include new residential construction at this time; however, any future development proposals on the subdivided lots will require to be in compliance with the Residential Hillside and Design Review Zoning District Regulations.

- d. **Will (or could) this project directly or indirectly affect historical or archaeological resources on or near the site?**

No Impact. The project is not expected to directly or indirectly affect historical or archaeological resources on or near the site as the parcel and majority of the surrounding area is already developed.

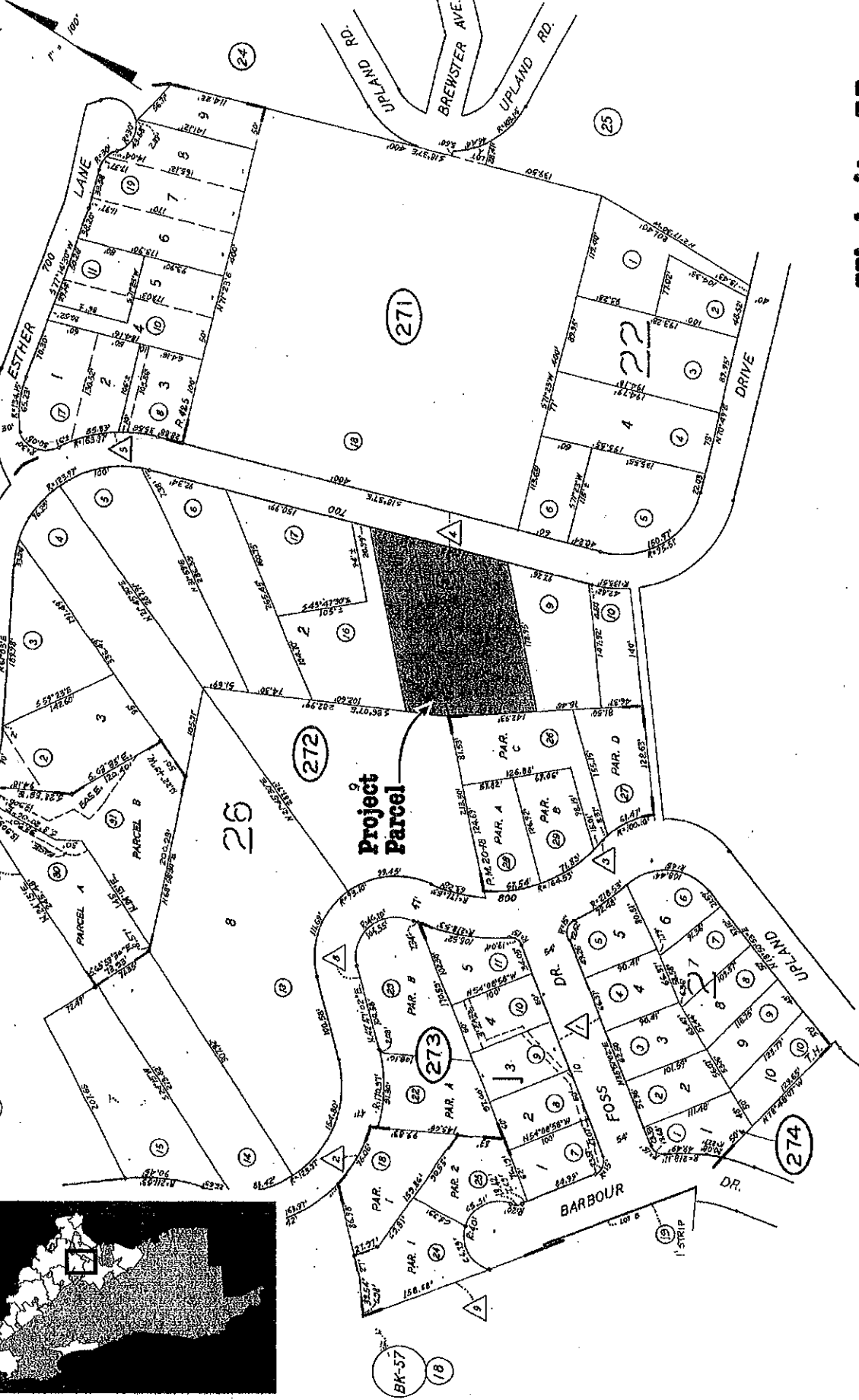
- e. **Will (or could) this project visually intrude into an area having natural scenic qualities?**

No Impact. The project will not visually intrude into any area having natural scenic qualities.

ATTACHMENTS

- A. Location Map
- B. Land Use Designation Map for Emerald Lake Hills
- C. Vesting Tentative Parcel Map
- D. Utility Plan/Profile

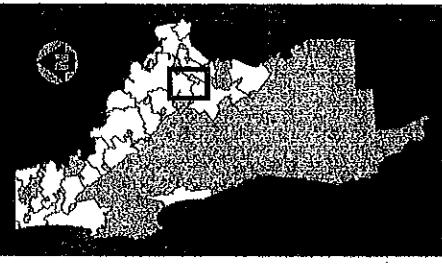
58-27







Vicinity Map

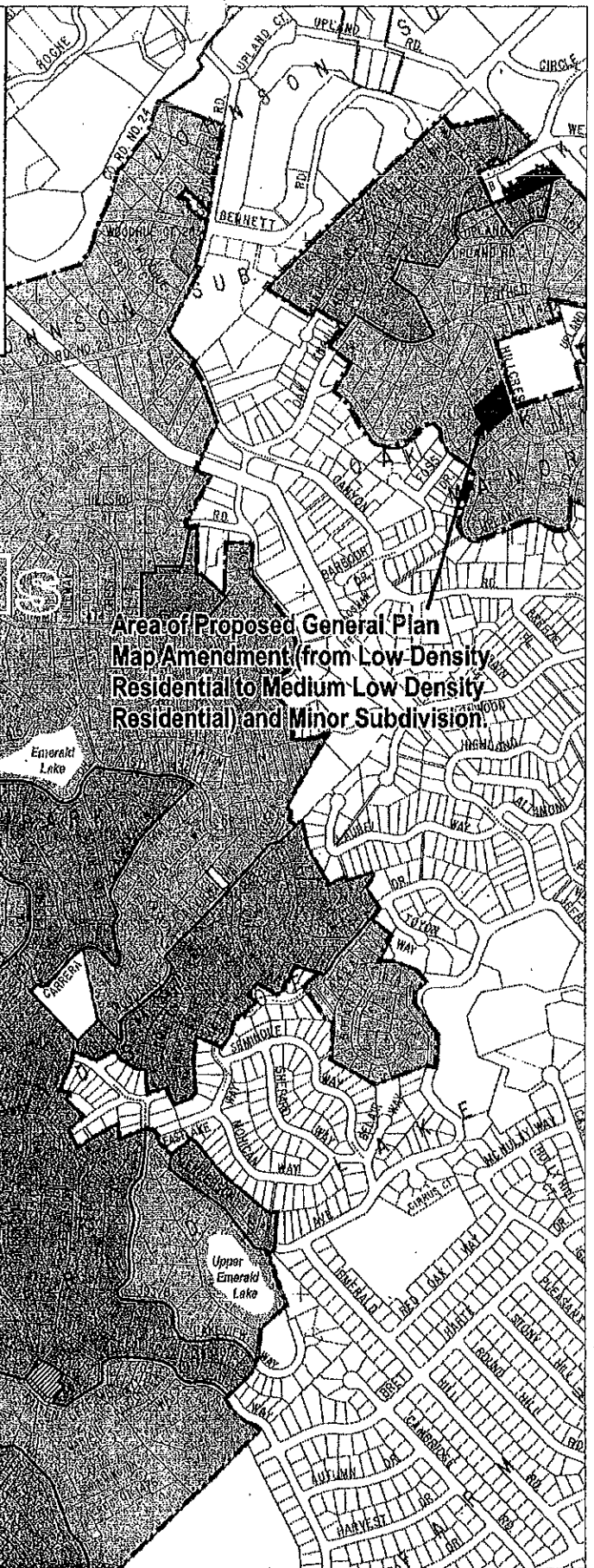
Attachment: A

San Mateo County Planning and Building Department



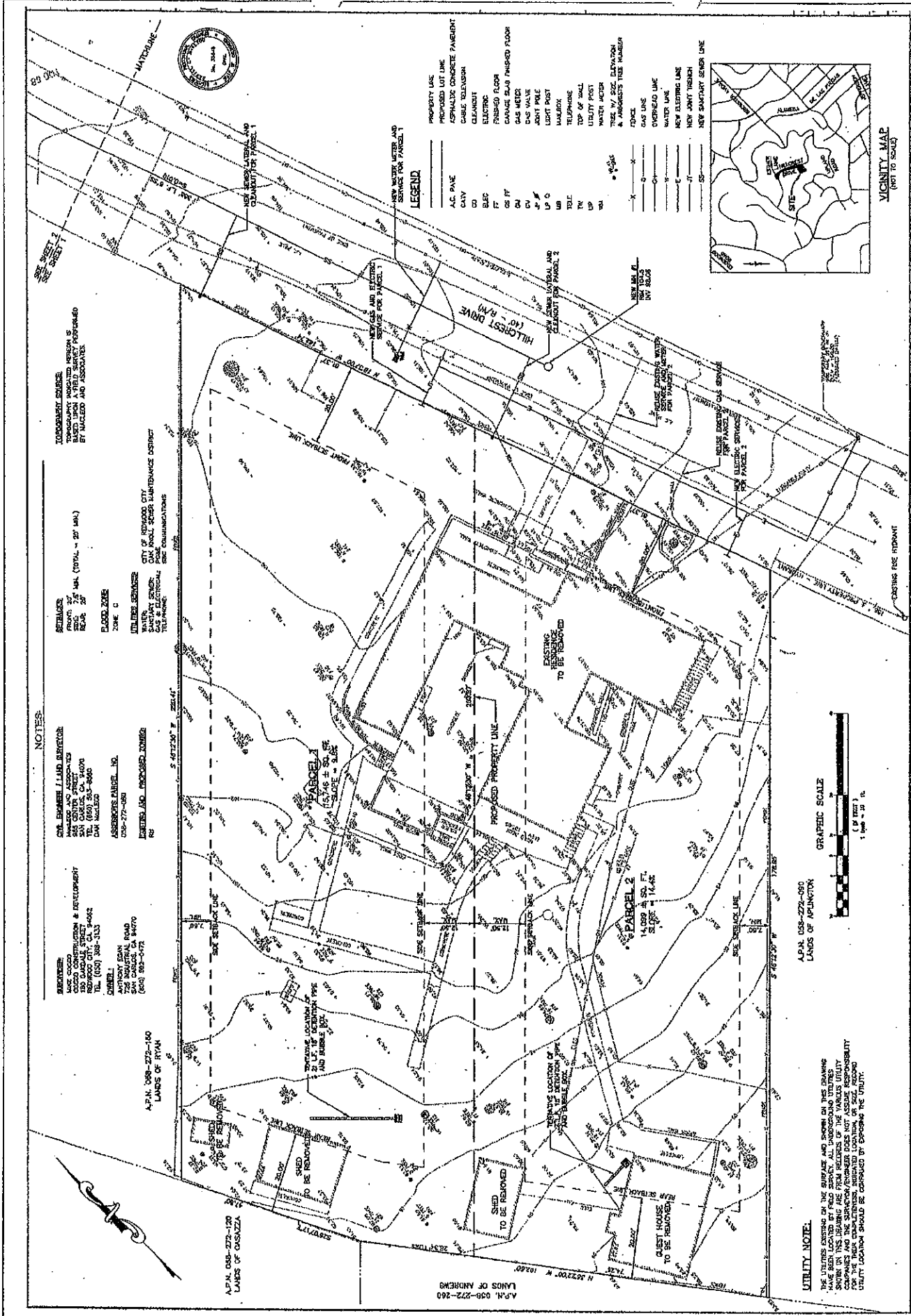
Emerald Lake Hills - Land Use

-  Low Density Residential (0.3 - 2.3 du/ac)
-  Medium Low Density Residential (2.4 - 6.0 du/ac)
-  Medium Density Residential (6.1 - 8.7 du/ac)
-  Institutional



Emerald
Lake Hills

Area of Proposed General Plan
Map Amendment (from Low Density
Residential to Medium Low Density
Residential) and Minor Subdivision.



NOTES:

OWNER: LIAISON DISTRICT
 2500 GULF STREET
 SAN FRANCISCO, CA 94114
 TEL: (415) 331-1000
 FAX: (415) 331-1000
 ENGINEER: JAMES M. HARRIS, INC.
 508-277-0980

DESIGNER: JAMES M. HARRIS, INC.
 508-277-0980

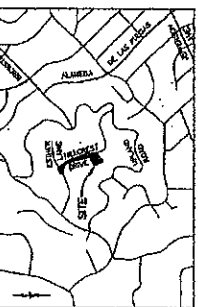
DATE: 03/18/08

PROJECT: 03/18/08

CITY OF REDWOOD CITY
 PUBLIC WORKS DEPARTMENT
 2000 REDWOOD CITY AVENUE
 REDWOOD CITY, CA 94063
 TEL: (650) 398-3333
 FAX: (650) 398-3333

LEGEND

PROPERTY LINE	EXISTING UTILITY LINE
PROPOSED LOT LINE	PROPOSED UTILITY LINE
ASPHALTIC CONCRETE PAVEMENT	EXISTING WATER MAIN
GRAVEL DRIVE	EXISTING SEWER MAIN
CONCRETE DRIVE	EXISTING GAS MAIN
ELECTRIC	EXISTING SANITARY MAIN
ELECTRIC FLOOR	EXISTING SANITARY SINK
CONCRETE FLOOR	EXISTING SANITARY SINK
GAS METER	EXISTING SANITARY SINK
GAS VALVE	EXISTING SANITARY SINK
JOINT POLE	EXISTING SANITARY SINK
JOINT POST	EXISTING SANITARY SINK
MAILBOX	EXISTING SANITARY SINK
TELEPHONE	EXISTING SANITARY SINK
TOP OF GULL	EXISTING SANITARY SINK
UTILITY POST	EXISTING SANITARY SINK
WATER METER	EXISTING SANITARY SINK
TRUSS 1/2" SIZE ELEVATION	EXISTING SANITARY SINK
4' HIGHERS TREE NUMBER	EXISTING SANITARY SINK
FENCE	EXISTING SANITARY SINK
GAS LINE	EXISTING SANITARY SINK
OVERHEAD LINE	EXISTING SANITARY SINK
WATER LINE	EXISTING SANITARY SINK
NEW ELECTRIC LINE	EXISTING SANITARY SINK
NEW JOINT TRENCH	EXISTING SANITARY SINK
NEW SANITARY SINK LINE	EXISTING SANITARY SINK



UTILITY NOTE:

THE UTILITIES SHOWN ON THIS DRAWING ARE SHOWN ON THE BASIS OF RECORD DRAWINGS AND FIELD SURVEY DATA. THE DESIGNER AND THE SURVEYOR ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. THE UTILITY LOCATIONS SHOULD BE CONFIRMED BY EXPOSURE OF THE UTILITY.

