

TOWN OF HILLSBOROUGH
1600 FLORIBUNDA AVENUE
HILLSBOROUGH, CA 94010
(650) 375-7411

FINAL NEGATIVE DECLARATION

The following proposed project has been reviewed pursuant to the provisions of the California Environmental Quality Act (CEQA) for the purpose of determining the likelihood of a significant adverse environmental impact occurring as a result of project completion. Based on the analysis contained in the Initial Study prepared for the project, the lead agency determined that the project would not result in a significant impact to the environment and that a Negative Declaration was the appropriate CEQA document to prepare. The Initial Study is available in hardcopy format as a separate document from the Town or on the Town's general plan website www.hillsboroughgeneralplan.org.

NAME OF PROJECT: Hillsborough General Plan Update

DESCRIPTION OF PROJECT: The General Plan is an update to the Town's existing 1994 General Plan. The project involves reorganization and revisions to elements of the existing General Plan, such as refining the Town's land use designations description and including new goals, policies and actions. The General Plan update affects the following five elements: Land Use, Circulation, Open Space and Conservation, Public Safety and Noise. The Housing Element was not included in the General Plan update since it was revised and updated in 2002 per State law. The Housing Element was reviewed during the drafting of the General Plan update to ensure it is consistent with the other updated elements.

1. Role of the General Plan

California Government Code Section 65300 requires that a General Plan must be comprehensive, internally consistent and long-term. Although required to address the issues specified in State law, the General Plan may be organized in a way that best suits the specific jurisdiction. The Plan is to be clearly written, available to all those concerned with the community and easy to administer.

The Hillsborough General Plan will function as the principle policy document for guiding future development and conservation in the Town through 2025, and the General Plan provides the control and regulation necessary to ensure that the Town's high quality of life continues into the future. Although the Plan recognizes that some change is necessary, it was created with the philosophy that the existing character and design of Hillsborough is to be protected and enhanced. The goals and policies were derived from input from Town staff and the appointed steering committee, as well as public comment.

2. Elements and Organization

The General Plan includes an introduction and a brief overview of Hillsborough, as well as six separate elements that set goals, policies and actions for each given subject. These six elements cover the seven topics required by California State Government Code Section 65302, as some State-required topics have been combined or included into other elements, pursuant with State law. The Housing Element, one of Hillsborough's six elements, was updated in 2002 to comply with State law and is available as a separate document. It was not included in the current update, but was reviewed for consistency with the other five elements: Land Use, Circulation, Conservation and Open Space, Public Safety and Noise.

3. Proposed Land Use Designations and Changes

One of the key features of the General Plan is the land use classification system contained in the Land Use Element. The Plan has five land use designations: Residential, Public Facilities and Services, Private Schools, Open Space and Conservation, and Private Recreational. Private Schools and Private Recreational are new designations that were included in the General Plan to better reflect the existing land use. A detailed description of the land use designation system and proposed changes is included in the Initial Study.

4. Future Development Potential

The following provides an overview of the maximum growth that could occur under the General Plan.

a. Residential

Future development in Hillsborough is limited since, for the most part, the Town is built out. Based on past development trends and an analysis of available sites for new development and policies, there is the potential for about 164 new homes to be constructed in Hillsborough, assuming the maximum amount of development allowed under the General Plan occurs. The major development opportunities are the two remaining large estate properties, consisting of the 49-acre Regan Property and the 47-acre De Guigne Property. The Town recognizes that neither of these property owners is planning to subdivide either estate in the near future; however, in the event that they do decide to subdivide, the Town estimates that the two estates would accommodate about 20 new lots total, plus any additional units resulting from a density bonus for the provision of affordable units as allowed by the policies contained in the Housing Element. The low number of anticipated units is due to the environmental constraints found on each property, such as creeks, steep slopes and limited access. Other residential development possibilities in the Town include properties that can be divided into fewer than five parcels and already subdivided in-fill sites. The General Plan estimates that there is a potential for about 98 residential units on these lots.

Implementation of the General Plan policies may also result in the construction of homes on non-residential properties, additional second units and increases in density due to density bonuses. If the maximum number of anticipated employee housing units are constructed on the non-residential private school and country club properties, there will be an additional 15 units. Based on past development trends and the number new homes that may be developed, there is the potential for 25 additional second units. Finally, the General Plan assumes that there is the potential for six additional units resulting from density bonuses.

The last major source of new residential development is tear-down and re-building on lots with existing homes. This type of development does not net any new units. To ensure that larger subdivisions occur in a manner that enhances community character, a conceptual plan is required as a condition for any development project resulting in five or more units.

b. Non-residential

The Town does not anticipate a large increase in non-residential development resulting from implementation of the General Plan. However, land designated for public facilities and services may expand by a maximum of 15 percent in floor area ratio from the level in existence at the time of adoption of the General Plan. A similar maximum potential increase is allowed for the Burlingame Country Club.

LOCATION OF PROJECT: Hillsborough is 6.1 square miles in area and located south of San Francisco in San Mateo County. The Town lies between Highway 101 and 280, west of the San Francisco International Airport and adjacent to the cities of San Mateo and Burlingame, as well as unincorporated portions of San Mateo County. The primary focus of the General Plan is the land within the existing Town limits, where the Town has direct control over development. At this time, the Town's Sphere of Influence does not expand outside of the existing Town limits, and no additional annexation is anticipated at this time.

COUNTY ASSESSOR PARCEL NO.: All properties within the Town limits

NAME OF APPLICANT: Town of Hillsborough

MAILING ADDRESS OF APPLICANT:

Town of Hillsborough, 1600 Floribunda Avenue, Hillsborough, CA 94010. Attention Maureen K. Morton, AICP, City Planner. (650) 375-7411, fax (650) 375-7415

TYPE OF ENTITLEMENT SOUGHT: City Council approval of the project

EXPLANATION OF REASONS FOR THE FINDING: A finding is made that this project will not have a significant effect on the environment. The Initial Study has not revealed any potentially significant impacts.

Any comments as to whether the draft negative declaration should become final or whether an EIR had to be submitted during the review period, which began December 14, 2004 and ended January 28, 2005, on this draft negative declaration.

Posted within the Town of Hillsborough on:

December 14, 2004

Statement of Negative Declaration was reviewed and finally adopted on February 14, 2005.
By approving Agency: Hillsborough City Council

Signed

Maureen K. Morton, AICP
City Planner

Notice of Determination to be sent to:

☒ Posting of Notice

☒ County Clerk

☐ Mailed to owners of contiguous
property

☒ State Clearing House

☒ Publish notice

IF THERE ARE ANY QUESTIONS OR COMMENTS, PLEASE CONTACT:

Town of Hillsborough:

Maureen K. Morton, AICP

City Planner

(650) 375-7411

NAME

TITLE

PHONE NUMBER