Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact	Source

MITIGATED NEGATIVE DECLARATION

Date: _____, 2010
Town of Hillsborough, San Mateo County

NAME OF PROJECT/DESCRIPTION

New Single Family Residence at 3115 Ralston Avenue, Hillsborough, CA 94010

Demolition of an existing residence and construction of a new two story Mediterranean style residence of approximately ***11,815*** square feet in floor area (***15.63%*** Floor Area Ratio) ***or 12,942 square feet in total area*** and associated landscape plan including new plantings, tree removal, new tennis court, swimming pool and terraces. The project also includes on site grading of approximately 3595 cubic yards of cut and 2660 cubic yards of fill earth material with approximately 685 cubic yards of exported earth materials.

The previously considered application involved a proposal to demolish an existing residence and construction of a new two story Mediterranean style residence of approximately 12,717 square feet in floor area (16.82% Floor Area Ratio) or approximately 14,436 square feet in total area and associated landscape plan including new plantings, tree removal, new tennis court, swimming pool and terraces. The project also includes on site grading of approximately 3595 cubic yards of cut and 2660 cubic yards of fill earth material with approximately 935 cubic yards of exported earth materials.

PROJECT PROPONENT

Brewer Development, LLC
PO Box 117607
Burlingame, Ca. 94010
Tel: (650) 678-4905

FINDING
It is hereby found, that with proposed mitigation measures, the above-named project will not have a significant effect on the environment.

MITIGATIONS:

Hydrology/Water Quality/Geology/Soils/Air Quality

1. The project sponsor shall comply with the following requirements to the satisfaction of the City Engineer:

    a. If the proposed project will disturb an excess of one acre (43,560 square feet) of land; the owner shall demonstrate coverage under the State Construction Activity Stormwater General Permit, which includes a Notice of Intent, WDID# and a Stormwater Pollution Prevention Plan (SWPPP).
    b. Construction of retaining walls is required to be completed prior to any building foundation inspections to secure access to stockpile areas, building area and slope stability.
    c. All roof leaders shall be shown on the permit plan set. Where feasible, downspouts shall discharge to a splashblock or impervious surface and flow to landscaped features before entering the drainage system. Use

of area drains (rather than direct connection to drainage system) to collect roof/surface water is required. Flow arrows shall be used to show proposed routes of water flow directed away from the splash blocks.

d. Interim and permanent erosion control measures shall be shown on permit plans and installed to the satisfaction of the City Engineer. The Project Sponsor shall submit a Sediment and Erosion Control Plan to the City Engineer for review and approval prior to construction which addresses measures that would be included in the project to minimize and control construction and post-construction runoff such as all designated soil stockpiles locations, run-off diversion patterns and check dams.
e. The Project Sponsor shall provide a preliminary design to implement a run-off diversion plan throughout the entire property. Best management practices shall include the use of gravel bags and/or sand bag berms or perimeter trenching to prevent storm water run-off from entering and ponding in excavated areas. Diversion of storm water run-off would prevent storm water from entering the excavation and contributing to alterations in the groundwater hydrologic gradient. In addition, it would protect the local groundwater from contamination by potential pollutants in storm water.
f. Stockpiles and excavated soils shall be located in an area designated to receive soil, per geotechnical engineer's instruction. Stockpiles shall be covered with secured tarps or plastic sheeting and all necessary best management practices shall be used to minimize the maximum storm runoff.
g. The Project Sponsor shall cover all trucks hauling soil, sand, and other loose materials and/or ensure that all trucks hauling such materials maintain at least two feet of freeboard.
h. The Project Sponsor shall protect storm drain inlets from sediment-laden runoff to the greatest extent feasible. Storm drain inlet protection devices include sand bag barriers, filter fabric fences, block and gravel filters, and burlap bags filled with drain rock.
i. When cleaning sediments from streets, driveways and paved areas on construction sites, the Project Sponsor shall use dry sweeping methods where possible or vacuum sweepers. If water must be used to flush pavement, the project sponsor shall collect runoff with check dams or other containment to allow time for sediment settlement before discharge into the protected storm drain inlet.
j. Equipment or machinery operated and/or staged shall not leak oils or fuels that could be deleterious to plants and wildlife. The cleanup of spills of oil or fuel shall take place as soon as they are discovered. A spill prevention kit shall be maintained on site for the duration of the project.
k. The Project Sponsor shall water twice daily or as often as necessary to control any excessive dust that might be generated from the site activities.
l. The Project Sponsor shall sweep daily or as often as necessary with vacuum sweepers on all active construction areas such as paved access roads, parking areas, public rights-of-way and staging areas to control dust.
m. All project structures shall meet applicable recommendations of the California Building Code and the geotechnical site investigation report prepared for the site. Assumptions and design parameters set by both, or another certified engineering geologist must be approved by the City Engineer.
n. The existing sanitary sewer lateral shall be inspected by use of a CCTV camera and submitted to the Town prior to construction to evaluate the pipe's condition. If the Town Engineer determines that the pipe is substandard or if the pipe would be damaged by project construction, the pipe shall be replaced or repaired by the project sponsor to current Town standards. If replacement is required, measures shall be taken to avoid or minimize physical impacts related to traffic obstruction, emergency access obstruction, erosion, noise and dust. Those measures may be similar to other mitigation measures identified for the proposed project.
o. Recommendations contained in the January 15, 2010 Geotechnical Site Investigation and findings in the April 1, 2010 letter from J. Yang and Engineers shall be followed.
p. If groundwater is discovered during any stages of project excavation, the foundation drainage design shall be revised to incorporate positive measures to prohibit continuous draining/pumping of the ground water once construction is completed. No foundation drains shall be utilized to drain any water below the normal high water mark for ground water/aquifers. The soils engineer of record shall determine the high water mark for the project using defendable engineering methods.
q. Protective measures shall be implemented to comply with the California Occupational Safety and Health Administration (OSHA) regulations for open excavation and shoring. The soils engineer shall review and approve a shoring plan specifically prepared for the basement installation.

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact	Source

r. A dewater plan shall be prepared for the basement installation to outline practices utilized to manage the discharge of pollutants when accumulated runoff must be removed from the excavation pit in order to continue construction work.

Cultural

2. If evidence of an archaeological site or other suspected cultural resource, as defined by the CEQA Guidelines, Section 15064.5, including darkened soil representing past human activity ("midden"), that could conceal material remains (e.g., worked stone, worked bone, fired clay vessels, faunal bone, hearths, storage pits, or burials) is discovered during construction-related earth-moving activities, all ground-disturbing activity within 100 ft of the resources shall be halted and the Town shall be notified. The Project Sponsor shall hire a qualified archaeologist to conduct a field investigation. The Town shall consult with the archeologist to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than-significant level through data recovery or other methods determined adequate by a qualified archaeologist and that are consistent with the Secretary of the Interior's Standards for Archaeological Documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-J) form and filed with the NWIC.

3. Should a unique paleontological resource or site or unique geological feature be identified at the project site during any phase of construction, the Project Sponsor shall cease all construction activities at the site of the discovery and immediately notify the Town. The Project Sponsor shall retain a qualified paleontologist to provide an evaluation of the find and to prescribe mitigation measures to reduce impacts to a less-than-significant level. Work may proceed on other parts of the project site while mitigation for paleontological resources or geologic features is carried out. The Project Sponsor shall be responsible for implementing any additional prescribed mitigation measures prescribed by the paleontologist and approved by the Town.

4. If human remains are discovered at any project construction sites during any phase of construction, all ground-disturbing activity within 100 ft of the resource shall be halted and the Town and the County Coroner shall be notified immediately, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The Project Sponsor shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the project site, and consult with the Most Likely Descendant, if any, identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant, including the excavation and removal of the human remains. The Town shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of State law, as set forth in California Environmental Quality Act (*CEQA) Guidelines*, Section 15064.5(e), and Public Resources Code, Section 5097.98. The Project Sponsor shall implement approved mitigation, to be verified by the Town, before the resumption of ground-disturbing activities within 100 ft of where the remains were discovered.

Transportation/Traffic

Mitigation Measures:

5. The project sponsor shall prepare and implement a construction phasing plan and traffic management plan that defines how traffic operations would be managed and maintained during each phase of construction. ***The plan shall be developed with the direct participation of the Town and to the satisfaction of the Building Official. To the maximum practical extent, the plan shall:***
   - ***a. Include methods (such as multi-lingual signage and/or written documentation) for advising and reminding construction workers about the speed limit and permitted hours of construction and grading.***
   - ***b. Detail how access will be maintained to the individual properties where construction activities may interfere with ingress and egress.***

c. Specify predetermined haul routes from staging areas to construction sites and to disposal areas as agreed with the Town prior to construction. The routes shall follow streets and highways that were recommended by the Town's Building Department.

d. During construction, require that the Project Sponsor provides information to the public by using signs, press releases, and other media tools of traffic closures or detours.

e. Identify a single phone number that property owners along the construction traffic route could call for construction scheduling, phasing, and duration information, as well as for complaints.

f. Identify construction activities that must take place during off-peak traffic hours or result in temporary road closures due to concerns regarding traffic safety or traffic congestion. Any road closures will be done at night under ordinary circumstances. If unforeseen circumstances require road closing during the day, the Town shall be consulted.

6. The haul route for earthwork material is exclusively through Ralston Avenue to Provident Drive to Chateau Drive exiting towards Skyline Boulevard and Highway 280.

7. The proposed development is located on a corner lot and visibility at this corner lot is limited. Existing outdoor fixture, hedge, shrubbery and trees, located in the corner significantly obstruct the view of the intersection of Ralston Ave and Pinehill Road. Right-of-way improvements at this corner shall be made to limit outdoor fixture and vegetation to heights no greater than 2.5 feet (vegetation at maturity) above existing grade at the property line or pavement grade of the street. The area subject to the height restriction is the triangular area bounded on the two sides by 40' measured from the intersection of the property lines, and on the third side by the line connecting the property lines at the points 40' from their intersection (Hillsborough Municipal Code Section 12.08.10). Any landscape improvements proposed for the corner shall be reviewed and approved by the Building and Planning Department.

Enhancement measures:

8. ***The applicant shall comply with the Town of Hillsborough Standard Conditions of Approval.***

9. ***All construction vehicles shall be parked on site unless otherwise authorized by the Building Official.***

10. ***All construction vehicles shall utilize the upper/southern driveway for ingress and egress unless otherwise authorized by the Building Official.***

Biological Resources

11. The project sponsor shall abide by all provisions of Sections 3503 and 3503.5 of the State Fish and Game Code and Migratory Bird Treaty Act of 1918 (MBTA), provided that the MBTA does not apply to those birds not protected by the MBTA, as published in the Federal Register (Vol. 70, No. 49; March 15, 2005). In construction of the proposed project, the removal of trees, shrubs, and/or weedy vegetation should avoid the February 1 through August 31 bird nesting period (nesting period) to the extent feasible. If no vegetation removal is proposed during the nesting period, no surveys are required. If it is not feasible to avoid the nesting period, for all areas where construction related activities would occur (plus an additional buffer, as determined by the qualified wildlife biologist) during the nesting period, a qualified wildlife biologist (to be hired by the Town) shall conduct a survey for nesting birds that are covered by the MBTA and/or Sections 3503 and 3503.5 of the State Fish and Game Code as to that portion within the project site for which work is scheduled to commence no earlier than 14 days prior to the commencement of removal of trees, shrubs, and/or weedy vegetation. Following the survey, the wildlife biologist shall provide a report to the Town and Project Sponsor detailing their findings. If nesting birds that are covered by the MBTA and/or Sections 3503 and 3503.5 of the State Fish and Game Code are discovered onsite, the report shall include where the nests are located and the appropriate construction buffer zone around the nest location. Nests containing birds that are covered by the MBTA and/or

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Sections 3503 and 3503.5 of the State Fish and Game Code discovered on site shall not be disturbed, and construction shall not occur within the appropriate construction buffer zone, until it has been determined by a qualified wildlife biologist the young have fledged and left the nest.

12. ***A tree protection plan shall be implemented to the satisfaction of the Building Official.***

13. ***New trees shall be planted within six months of tree removal.***

Noise

Enhancement Measures:

14. The project sponsor shall implement best management practices to reduce construction noise. The Project Sponsor shall incorporate the following practices into the construction documents to be implemented by the project construction contractor. These control measures, such as installation of noise control devices (e.g., mufflers), selection of quieter machinery, and other noise control measures (e.g., surrounding stationary equipment with noise barriers), would not require major equipment redesign:

a. Maximize the physical separation between noise generators and noise receptors. Such separation includes, but is not limited to, the following measures:

- ***Use heavy-duty mufflers for stationary equipment and barriers around particularly noisy areas of the site or around the entire site;***
- ***Use shields, impervious fences, or other physical sound barriers to inhibit transmission of noise to sensitive receptors;***
- ***Locate stationary equipment to minimize noise impacts on the community; and***
- ***Minimize backing movements of equipment.***

b. Use quiet construction equipment whenever possible.

c. Impact equipment (e.g., jack hammers and pavement breakers) shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. Compressed air exhaust silencers shall be used on other equipment. Other quieter procedures, such as drilling rather than using impact equipment, shall be used whenever feasible.

d. Prohibit unnecessary idling of internal combustion engines.

e. Select routes for movement of construction-related vehicles and equipment in conjunction with the Hillsborough Building Official so that noise-sensitive areas, including residences and schools, are avoided as much as possible.

f. The construction contractor shall send advance notice to neighborhood residents within 50 feet of the project site regarding the construction schedule and including the telephone number for the disturbance coordinator at the construction site.

Director of Building and Planning

Signature Date: Title:

Name: Elizabeth S.R. Cullinan

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact	Source

INITIAL STUDY

An Initial Study of this project was undertaken and prepared in accordance with the Town's environmental guidelines for the purpose of ascertaining whether this project might have a significant effect on the environment. A copy of the Initial Study is on file with the Town of Hillsborough, 1600 Floribunda Avenue, Hillsborough, CA 94010 and by reference incorporated herein. Such Initial Study documents reasons to support the above finding.

I hereby certify that ***the*** Draft Mitigated Negative Declaration, along with the attached Initial Study were released for public review beginning April 7, 2010 through April 26, 2010.

_____

Elizabeth S.R. Cullinan, Director of Building and Planning

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact	Source

ENVIRONMENTAL CHECKLIST FORM

1. Project Title: New Single Family Dwelling at 3115 Ralston Avenue, Hillsborough, CA 94010

2. Project Description: Demolition of an existing residence and construction of a new two story Mediterranean style residence of approximately **14,436 square feet in total area square feet** or 12,717 square feet in floor area (16.82% Floor Area Ratio) and associated landscape plan including new plantings, tree removal, new tennis court, swimming pool and terraces. The project also includes on site grading of approximately 3595 cubic yards of cut and 2660 cubic yard of fill earth material with approximately 935 cubic yards of exported earth materials.

On May 27, 2010 the applicant submitted revised plans including the following changes:

- ✓ ***Increased setback from Ralston Avenue from 55' to 70' at its closest point;***
- ✓ ***An "s-shaped" driveway to allow for less direct views of the proposed residence;***
- ✓ ***Created berming along the driveway allowing for the additional screening and the elevation of screen trees;***
- ✓ ***Preservation of two oak trees within the front property line setback area;***
- ✓ ***Reduced total square footage by 1494 or approximately 10%;***
- ✓ ***Reduced floor area ratio (FAR) by 902 square feet, resulting in an FAR of 15.63%;***
- ✓ ***Relocation of the tennis court back 10' additional feet from the Pinehill Road property line.***

Due to the tennis court relocation and reduction of basement area, proposed off-haul of earth materials would be reduced by approximately 250 cubic yards.

3. Lead Agency Name and Address: Town of Hillsborough; 1600 Floribunda Avenue, Hillsborough, CA 94010

4. Contact Person and Phone Number: Elizabeth S.R. Cullinan, Director of Building and Planning: 650-375-7416

5. Project Location: 3115 Ralston Avenue, Hillsborough, CA 94010

6. Project Sponsor's Name and Address: Brewer Development, LLC
PO Box 117607
Burlingame, Ca. 94010
Tel: (650) 678-4905

7. General Plan Designation: Single Family Residential

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact	Source

8. Zoning: Single Family Residential

9. Other public agencies whose approval may be required (e.g. permits, financing approval, or participation agreement): Bay Area Air Quality Control District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:
The environmental factors checked below would be potentially affected by this project as indicated by the checklist on the following pages.

X Aesthetics	☐ Agriculture Resources	X Air Quality
X Biological Resources	X Cultural Resources	X Geology/Soils
X Hazards & Dangerous Materials	X Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	X Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	X Transportation/Traffic
X Utilities/Services Systems	X Mandatory Findings of Significance	

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DETERMINATION (To be completed by the Lead Agency.)

On the basis of this initial evaluation:

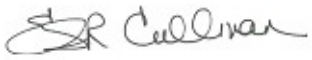
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

X 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 revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION has been prepared.

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

☐ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature — April 2, 2010 (Date)

Elizabeth S.R. Cullinan (Printed Name) — For Town of Hillsborough

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact	Source
EVALUATION OF ENVIRONMENTAL IMPACTS:					
I. AESTHETIC – Would the project:					
a) Have a substantial adverse effect on a scenic vista?	☐	☐	X	☐	15,19&20
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	X	☐	15,19,20& 32
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	X	☐	15,19,20,46, ***47&49***
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	X	☐	15,19&46

Explanation of Aesthetic Impacts:

A project would have a significant effect on the environment if it would substantially damage, degrade or obstruct publicly accessible views and resources or result in a substantial, demonstrable negative aesthetic effect. A ***two story*** residence ***in poor condition*** of approximately 5,066 square feet exists at the site. ***Additionally, a pool, un-kept landscaping and accessory structures occupy the site. The property slopes from east to west and contains a fairly level building pad at the eastern portion of the site. Perimeter vegetation surrounds the property.*** The proposal is a new two story Mediterranean style residence of approximately 12,717 square feet in floor area (16.82% Floor Area Ratio) ***or 14,436 square feet in total area*** and associated landscape plan including new plantings, tree removal, new tennis court, swimming pool and terraces. Therefore, the new residence will appear larger than the existing residence. The existing and proposed residence are visible from the street and adjacent properties. However, the proposed residence would be located in generally the same building footprint as the current residence but would be setback further from the two street sides than the existing structures and would exceed setbacks required by the Municipal Code. Additionally, generous perimeter landscaping ***(including 106 new trees ranging in size from 15 gallon to 48" box size and removal of 36 trees a majority of which are non-native and in fair condition)*** is proposed and the proposed residence would not obstruct any "key views" as referenced in the Hillsborough Design Guidelines **Chapter 4, Section E(2) page 24 and Memorandum from the Town Consulting Landscape Architect dated May 24, 2010**. The design of the proposal is a Mediterranean architectural style with a palette of high quality materials including clad wood windows, Redlands clay tile roof, copper gutters, downspouts and chimney caps, custom garage & entry doors and custom roof eave detailing. ***The proposal introduces improved construction material quality, architecture and landscaping to the property and neighborhood.*** Therefore, the aesthetic and view impacts associated with the project appear to be less than significant.

The project would create a new source of light since the existing structure is vacant and because the reconstructed building would include some exterior lighting. However, the adopted Hillsborough Design Guidelines discourage lighting which is directed toward the street, sky or neighboring parcels and support subtle lighting. Additionally, the project lighting would be typical of a single family residence, similar to that within the project area. Therefore, the creation of a new source of light would be a less than significant aesthetic impact.

On May 27, 2010 the applicant submitted revised plans including the following changes:

- ✓ ***Increased setback from Ralston Avenue from 55' to 70' at its closest point;***
- ✓ ***An "s-shaped" driveway to allow for less direct views of the proposed residence;***
- ✓ ***Created berming along the driveway allowing for the additional screening and the elevation of screen trees;***
- ✓ ***Preservation of two oak trees within the front property line setback area;***
- ✓ ***Reduced total square footage by approximately 1,494 to 12,942 or 10%;***
- ✓ ***Reduced floor area ratio (FAR) by 902 square feet, resulting in an FAR of 15.63%;***
- ✓ ***Relocation of the tennis court back 10' additional feet from the Pinehill Road property line.***

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact	Source

Due to the tennis court relocation and reduction of basement area, proposed off-haul of earth materials would be reduced by approximately 250 cubic yards.

The revisions to the previously considered plans would have reduced environmental impacts, particularly with respect to grading, traffic, parking and aesthetics than considered under the plans submitted on April 2, 2010.

Sources:

1. Project Plans and Reports
19. Field Inspection
20. Experience with other projects of this size and nature
32. Historical Resource Inventory
46. Town of Hillsborough Design Guidelines

II. AGRICULTURE 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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a)	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	5,19,26&42
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	X	5,6&26
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?	☐	☐	☐	X	5,19,26&42

Sources:

5. General Plan ***Land Use Element*** **Figure LU-1**
6. Municipal Code **Chapter 17.16**
19. Field Inspection
26. Williamson Act Maps
42. Farmland Mapping & Monitoring Program of the California Resources Agency

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact	Source
III. 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:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	X	15,19&20
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	X	5,19,20&38
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	19,20&38
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	X	☐	15,19&20
e) Create objectionable odors affecting a substantial number of people?	☐	☐	X	☐	15,19&20

Explanation of air quality impacts:

According to the Bay Area Air Quality Management District (BAAQMD), the determination of significance with respect to construction emissions should be based on a consideration of the control measures to be implemented. From the District's perspective, quantification of construction emissions is not necessary. The Mitigated Negative Declaration includes the equivalent of the District's mitigation measures. Additionally, ***the BAAQMD CEQA Guidelines considers residential projects greater than 510 apartment units, office projects greater than 280,000 gross square feet, retail development greater than 87,000 gross square feet, or any project that would result in more than 2,000 daily vehicle trips to result in potentially significant vehicular emissions. Because the proposed project involves the construction/replacement of one residential home on a lot less than four acres, it does not meet the BAAQMD's screening or threshold levels for development that could result in adverse air quality impacts. Therefore, no significant air quality impacts due to vehicular emissions are anticipated.***

The proposed project would generate short-term air emissions associated with construction activities (including from vehicles and dust). If all of the control measures in Table 2 page 15 of the BAAQMD CEQA Guidelines are implemented, then air pollutant emissions from construction activities are considered to be a less than significant impact. The proposed mitigation measures reflect the control measures of the BAAQMD CEQA Guidelines.

As the proposed project would not be expected to result in significant emissions of ozone, ozone precursors, or particulate matter, it would not conflict with or obstruct implementation of the BAAQMD's air quality plans to bring the Air Basin into attainment. Impacts would be less than significant.

Sources:

15. Project Plans and Reports
19. Field Inspection
20. Experience with other projects of this size and nature
38. Bay Area Air Quality Management District California Environmental Quality Act Guidelines ***Assessing the Air Quality Impacts of Projects and Plans - Threshold of Significance for Construction Impacts Chapter 2***

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact	Source
IV. BIOLOGICAL RESOURCES – Would the project:					
a) Have a substantial adverse effect on 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 Game or U.S. Fish and Wildlife Services?	☐	X	☐	☐	5,15,19& 20
b) Have a substantial 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 Game or U.S. Fish and Wildlife Services?	☐	☐	☐	X	15,19&20
c) Have a substantial adverse effect on federally protected wetland as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filing, hydrological interruption, or other means?	☐	☐	☐	X	15,19&20
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	X	☐	☐	15,19&20
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	X	☐	5,6,19& 20
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan?	☐	X	☐	☐	5,6,19& 20

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact	Source

Explanation of Biological Resources:

A total of 36 trees are proposed for removal. More specifically, the proposal involves the removal of 18 trees twelve inches in diameter at breast height and greater. The majority of these trees are Eucalyptus, are in fair condition, and range from 12" to 26" in diameter, with the removal of one 24" box tree. The proposal also involves the planting of 106 new trees ranging from 15 gallon to 48" box sizes. Additionally, tree protection measures are recommended in the January 22, 2010 Arborist Report and required through the Town's "Standard Conditions of Approval". By conforming to the requirements in the Town's Municipal Code, as well as increasing on-site trees, visual impacts related to tree removal would be reduced to a less-than-significant level. ***The General Plan also encourages the removal of non-native species such as eucalyptus and acacia trees.*** It should be noted that although the aesthetic impact of tree removal would be reduced by complying with the aforementioned measures, there would still be potential impacts to nesting birds due to the removal of on-site trees. The proposed mitigation measures include a requirement that the Project Sponsor conduct a pre-construction nesting bird survey and implement protective tree measures if nesting birds are identified in order to reduce the impacts to a less-than-significant level.

Sources:

5. General Plan ***- Open Space and Conservation Element Policies OSC-3.3 - 3.7.***
2. Project Plans and Reports
21. Field Inspection
22. Experience with other projects of this size and nature
33. Historical Resource Inventory
47. Town of Hillsborough Design Guidelines - ***Chapter 11: Landscape Design pages 69 - 71.***

V. CULTURAL RESOURCES – Would the project:

a) Cause a substantial adverse change in the significance of a historical or archeological resource as defined in code 15064.5?	☐	☐	☐	X	5,6,15,19, 20&32
b) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	X	☐	☐	5&15
c) Disturb any human remains, including those interred outside formal cemeteries?	☐	X	☐	☐	5

Explanation of Cultural Resources:

The proposed project involves demolition and excavation; therefore, there is a possibility that previously undiscovered cultural resources and/or human remains could be encountered during project construction and result in significant impacts. According to the Town's 2005 General Plan, paleontological resources or prehistoric fossils have been discovered throughout the County. The project site and immediate project area has been developed, and no known paleontological resources have been recorded therein. Therefore, there is a low likelihood that human remains would be encountered. However, The incorporation of mitigation measures would ensure these impacts remain at a less-than-significant level should such items be discovered.

Sources:

5. General Plan ***- Open Space and Conservation Element Section A(6) and Action 5.3***
6. Municipal Code - ***Chapter 15.70***
15. Project Plans and Reports
19. Field Inspection
20. Experience with other projects of this size and nature
32. Historical Resource Inventory

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact	Source
VI. GEOLOGY AND SOILS – Would the project:					
a) Expose people or structures to potential substantial adverse effects, including the risk or loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State of Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	X	☐	☐	5,15&16
ii) Strong seismic ground shaking?	☐	X	☐	☐	15&16
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	X	5&16
iv) Landslides?	☐	☐	☐	X	5&16
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	X	☐	9,15&16
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, liquefaction or collapse?	☐	☐	X	☐	5&16
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	X	16
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	N/A

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact	Source

Explanation of Geology and Soils:

Although the project would not be located within an Alquist Priolo special study zone, the area in general is subject to earthquakes. However, compliance with the current Uniform Building Code and recommendations of the Soils Engineer will mitigate these potential impacts to a less than significant level. Additionally, these potential impacts exist regardless of the project.

The project area is fully developed. While the area proposed for building is fairly level the site slopes upwardly in a westerly direction. Since the proposed new residence would be generally within the footprint of the existing residence, the majority of the remainder of the lot would be in an improved vegetated state, and the site's top soils are cohesive and relatively resistant to erosion, long-term soil erosion, topsoil impacts or landslides would be unlikely.

Construction associated with the project will require substantial earthwork and grading, but would not result in significant overall changes to topography or landscaping as the proposed new residence would be generally within the footprint of the existing residence. However, construction would disturb soils and, therefore, these areas may be subject to erosion by rain splash and overland flow of storm water for the temporary duration of any construction activities. With the proposed mitigation measures, short-term construction-related impacts would be less than significant. Additionally, the Geotechnical Site Investigation and Soils Engineer indicate that there is slope stability and that the site is suitable for the proposed development.

On May 27, 2010 the applicant submitted revised plans including the following changes:

- ✓ ***Increased setback from Ralston Avenue from 55' to 70' at its closest point;***
- ✓ ***An "s-shaped" driveway to allow for less direct views of the proposed residence;***
- ✓ ***Created berming along the driveway allowing for the additional screening and the elevation of screen trees;***
- ✓ ***Preservation of two oak trees within the front property line setback area;***
- ✓ ***Reduced total square footage by approximately 1,494 or 10%;***
- ✓ ***Reduced floor area ratio (FAR) by 902 square feet, resulting in an FAR of 15.63%;***
- ✓ ***Relocation of the tennis court back 10' additional feet from the Pinehill Road property line.***

Due to the tennis court relocation and reduction of basement area, proposed off-haul of earth materials would be reduced by approximately 250 cubic yards.

The revisions to the previously considered plans would have reduced environmental impacts, particularly with respect to grading, traffic, parking and aesthetics than considered under the plans submitted on April 2, 2010.

Sources:

5. General Plan ***- Public Safety Element Sections A (2) and (3) and Figures PS-2 - PS-4***
9. City Engineer
15. Project Plans and Reports
16. Soils/Geotechnical Site Investigation/Engineer

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact	Source
VII. HAZARDS AND HAZARDOUS MATERIALS Would the project:	☐	☐	☐	X	15,19&20
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?					
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	☐	15,19,20& 43
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	15&19
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	15,19&41
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	X	15,19&20
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	X	N/A
g) Impair implementation of or physical interference with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	X	5,12,15,19 & 20
h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?	☐	☐	☐	X	8,15&19

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact	Source

Explanation of Hazards and Hazardous Materials:

The project would involve lead and asbestos abatement due to the age of the existing structure. However, existing State regulations would insure that the abatement process results in less than significant impacts to the environment. Additionally, reconstruction would result in the use of non-hazardous construction materials.

Sources:

8. Fire Authority
12. Police Department
15. Project Plans and Reports
19. Field Inspection
20. Experience with other projects of this size and nature
41. San Mateo County Hazardous Materials Site Map
43. Building Official

VIII. HYDROLOGY AND WATER QUALITY - Would the project:					
a) Violate any water quality standards or waste discharge requirements?	☐	X	☐	☐	6,9,15,19&20
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	X	9,15 &16
c) Substantially 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 which would result in substantial erosion or siltation on- or off-site?	☐	☐	X	☐	9,15 &19
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate of amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	X	☐	9,15 &19
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	X	☐	9,15 &19

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact	Source
f) Otherwise substantially degrade water quality?	☐	☐	X	☐	9,15 &19
g) Place housing within a 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	5,7,9, 15,19 & 43
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	X	5,7,9, 15,19 & 43
i) 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	5,9,1 5,19 &43
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	X	15,19& 20

Explanation of Hydrology and Water Quality:

The project would result in the same types and general amounts of stormwater and stormwater runoff pollutants as the existing and adjacent urban uses. Runoff often carries grease, oil, pesticides and other common urban pollutants to natural drainages. Construction and grading activities involving soil disturbances, excavation, cutting/filling, and stockpiling could result in increased erosion and sedimentation which could produce contamination into stormwater and the creek. However, these potential impacts would be less than significant with the proposed mitigation measures.

On May 27, 2010 the applicant submitted revised plans including the following changes:

- ✓ ***Increased setback from Ralston Avenue from 55' to 70' at its closest point;***
- ✓ ***An "s-shaped" driveway to allow for less direct views of the proposed residence;***
- ✓ ***Created berming along the driveway allowing for the additional screening and the elevation of screen trees;***
- ✓ ***Preservation of two oak trees within the front property line setback area;***
- ✓ ***Reduced total square footage by 1,554 or 10%;***
- ✓ ***Reduced floor area ratio (FAR) by 902 square feet, resulting in an FAR of 15.63%;***
- ✓ ***Relocation of the tennis court back 10' additional feet from the Pinehill Road property line.***

Due to the tennis court relocation and reduction of basement area, proposed off-haul of earth materials would be reduced by approximately 250 cubic yards.

The revisions to the previously considered plans would have reduced environmental impacts, particularly with respect to grading, traffic, parking and aesthetics than considered under the plans submitted on April 2, 2010.

Sources:

5. General Plan - ***Public Safety Element Section A(2) - (4)***
6. Municipal Code ***Chapters 13.50 and 15.24***
7. Composite Flood Hazard Areas - HUD National Flood Insurance Program
9. City Engineer
15. Project Plans and Reports
16. Soils/Geotechnical Site Investigation/Engineer
19. Field Inspection
20. Experience with other projects of this size and nature
43. Building Official

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact	Source
IX. LAND USE AND PLANNING – Would the project:					
a) Physically divide an established community?	☐	☐	☐	X	5,6,15,19&20
b) Conflict with any applicable land use plan, policy, or regulation of any 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	5,6,15&19
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	X	5&15

Sources:

5. General Plan - ***Land Use Element Section B(1)***
6. Municipal Code - ***Chapter 17.16***
15. Project Plans and Reports
19. Field Inspection
20. Experience with other projects of this size and nature

X. MINERAL RESOURCES – Would the project?					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	X	5,15,16,19&20
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	5,15&16

Sources:

5. General Plan - ***Open Space and Conservation Element Section (A)(7)***
15. Project Plans and Reports
16. Soils/Geotechnical Site Investigation/Engineer
19. Field Inspection
20. Experience with other projects of this size and nature

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact	Source
XI. NOISE – Would the project result in:					
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	5,6,15, 19&20
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	X	☐	15,19& 20
c) A substantial permanent increase in ambient noise level in the project vicinity above the levels existing without the project?	☐	☐	☐	X	5,6,12, 15, 19,20,
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	X	☐	5,15,19 & 20
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	X	☐	15,19& 20
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	X	N/A

Explanation of Noise Impacts:

A significant impact would occur if the project would create a substantial permanent increase in the ambient noise levels above levels common and accepted in urban areas resulting in the exposure of people to noise levels in excess of local noise ordinance established standards and affect the use or enjoyment of nearby areas. A noise increase of 10 decibels dB is perceived as a doubling of noise, and is generally considered substantial. Additionally, a significant impact would occur if the project would expose people to excessive and intrusive ground borne vibration or a ground borne noise level substantially affecting adjacent land uses. A vibration level of 75 VdB is generally considered intrusive for residential land uses.

Construction activity would require the use of heavy equipment that would temporarily increase noise levels within the project area. A potential increase in noise beyond that normally associated with single family residential land use would be temporary, however, and subject to the noise thresholds and time limitations of the Hillsborough Municipal Code. Additionally, airport noise exists regardless of the project. ***Although construction activity is limited by the Hillsborough Municipal Code to dates and times and is, therefore, not considered a potentially significant environmental impact, enhancement measures are proposed to further address these concerns.***

Tennis court noise is associated with single family residential living and tennis courts exist throughout the neighborhood. Locally acceptable low-density single family residential noise levels are up to 60 decibels. Additionally, Chapter 8.32 of the Hillsborough Municipal Code sets specific noise thresholds for varying times of the day and days of the week and 17.52.050 prohibits night lighting of tennis courts, thereby prohibiting unacceptable noise levels during sensitive hours and days. Tennis court noise to adjacent properties is projected to be a maximum of 53 decibels at the nearest neighboring property line and a maximum of 45 decibels at the nearest residence. Noise impacts would, therefore, be less than significant.

Sources:

5. General Plan - ***Noise Element Section (A)(4)***
6. Municipal Code - ***Chapter 8.32 and 17.52.050***
12. Police Department
15. Project Plans and Reports
19. Field Inspection
20. Experience with other projects of this size and nature

50. Noise Study by Edward L. Pack Associates, Inc. Dated June 1, 2010

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact	Source
XII. POPULATION AND HOUSING – Would the project:					
a) Induce substantial 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	5,15,19 & 20
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	X	15,19& 20
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	X	15,19& 20

Sources for Population and Housing:

5. General Plan - ***2009 Housing Element Figure 11***
15. Project Plans and Reports
19. Field Inspection
20. Experience with other projects of this size and nature

XIII. PUBLIC SERVICES -					
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable services rations, response times or other performances objectives for any of the public services:					5,15,19 &20
i) Fire Protection	☐	☐	☐	X	
ii) Police Protection	☐	☐	☐	X	
iii) Schools	☐	☐	☐	X	
iv) Parks	☐	☐	☐	X	
v) Other public facilities	☐	☐	☐	X	

Sources for Public Services:

5. General Plan - ***2009 Housing Element Figure 11***
15. Project Plans and Reports
19. Field Inspection
20. Experience with other projects of this size and nature

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact	Source
XIV. RECREATION -					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	X	15,19& 20
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	X	15,19& 20

Sources for Recreation:

15. Project Plans and Reports
19. Field Inspection
20. Experience with other projects of this size and nature

XV. TRANSPORTATION/TRAFFIC – Would the project:					
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	X	☐	☐	9,12,15,19&20 &***48***
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion/management agency for designated roads or highways?	☐	☐	☐	X	15,19,20&39
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	X	15,19&20
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	X	9,12,15,19&20
e) Result in inadequate emergency access?	☐	☐	☐	X	8,12,15&19
f) Result in inadequate parking capacity?	☐	☐	☐	X	6,15&19&***48***
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	X	5,9&15

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact	Source

Explanation of Transportation/Traffic Impacts:

Construction activity would involve the use of additional vehicles within the project area which would temporarily increase and alter traffic within the project area. Trucks specifically associated with grading, predominately associated with basement and driveway work, would have a slight impact on local traffic and circulation since 935 cubic yards of off-haul are proposed. The off-haul of 935 cubic yards of earth materials is projected to result in approximately ***188*** truck trips ***to and from*** the site. Additionally, traffic from other construction vehicles is projected to be approximately 10 trips per day, similar to that of single family residential uses. Potential traffic increases/alterations beyond those normally associated with single family residential land use would be temporary and subject to the requirements of a Construction Management Plan under the Hillsborough Municipal Code. ***The Construction Management Plan as may be required under Hillsborough Municipal Code Chapter 15.26 would manage key items such as circulation, parking, deliveries and hours. Additionally, the applicant has agreed to utilize the upper/southern driveway as the primary ingress and egress for grading and construction vehicles and to park all such vehicles on-site to further enhance construction impact efforts.*** With the proposed mitigation measures, traffic impacts would be less than significant.

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- ✓ ***Increased setback from Ralston Avenue from 55' to 70' at its closest point;***
- ✓ ***An "s-shaped" driveway to allow for less direct views of the proposed residence;***
- ✓ ***Created berming along the driveway allowing for the additional screening and the elevation of screen trees;***
- ✓ ***Preservation of two oak trees within the front property line setback area;***
- ✓ ***Reduced total square footage by approximately 1,494 or 10%;***
- ✓ ***Reduced floor area ratio (FAR) by 902 square feet, resulting in an FAR of 15.63%;***
- ✓ ***Relocation of the tennis court back 10' additional feet from the Pinehill Road property line.***

Due to the tennis court relocation and reduction of basement area, proposed off-haul of earth materials would be reduced by approximately 250 cubic yards, resulting in approximately 50 fewer truck trips.

The revisions to the previously considered plans would have reduced environmental impacts, particularly with respect to grading, traffic, parking and aesthetics than considered under the plans submitted on April 2, 2010.

Sources:

5. General Plan - ***Land Use Element Policy LU-2.4 and Circulation Element***
6. Municipal Code - ***Chapter 15.26***
8. Fire Authority
9. City Engineer
12. Police Department
15. Project Plans and Reports
19. Field Inspection
20. Experience with other projects of this size and nature
39. San Mateo County Congestion Management Program
51. Construction Traffic Estimate Submitted by Applicant

XVI. UTILITIES & SERVICE SYSTEMS – Would the project:					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	X	9,15&19
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	9,15&19

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact	Source
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	X	9,15&19
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	X	9,15&19
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	9,15&19
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	X	☐	5,6,15&19
g) Comply with federal, state and local statutes and regulations related to solid waste?	☐	☐	X	☐	5,6,9,15 &19

Explanation of Utilities & Service Systems Impacts:

The household disposal rate in the Town in 2005 was 3 pounds of waste per day per resident, and the total household waste disposal was 6,541 tons per year. As required by State law, 50 percent of this waste must be diverted from landfills through recycling and other reuse methods. According to the Town's 2005 *General Plan – Land Use Element*, the Town has received several recycling awards and has exceeded the State diversion requirement. Additionally, the Town has a mandatory construction recycling ordinance. The proposal, therefore, will not have a significant impact on landfill or solid waste services.

Sources:

5. General Plan - ***Land Use Element Section (A)(6-8)***
6. Municipal Code - ***Chapter 15.18***
9. City Engineer
15. Project Plans and Reports
19. Field Inspection

XVII. CLIMATE CHANGE – Would the project:

a. Result in reduced energy efficiency?	☐	☐	X	☐	6&15
b. Create renewable energy sources?	☐	☐	X	☐	6&15

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact	Source
c. Include water conservation and efficiency measures?	☐	☐	X	☐	6&15
d. Reduce solid waste generation?	☐	☐	X	☐	6&15
e. Include sustainable land use measures?	☐	☐	X	☐	5&15
f. Include transportation reduction measures?	☐	☐	X	☐	15&20

Evaluation of Climate Change impacts:

The proposal involves the replacement of an existing approximate 5,066 square foot two-story residence with a new 12,717 square foot (floor area) ***(or 14,436 square feet)*** two-story residence. While the new residence would be substantially larger than the existing residence, thereby requiring additional construction materials and greater energy use, the proposed reconstruction would include sustainable construction measures. The Town's Green Building Ordinance requires that the project incorporate at least 90 green building points into the project. Accordingly, the proposal would not have a significant environmental impact on climate change. Additionally, as demonstrated in the 2009 Hillsborough Housing Element, complete build-out of the community would not present a significant cumulative impact to climate change.

5. General Plan - ***Housing Element Adopted Mitigated Negative Declaration***
6. Municipal Code - ***Chapter 15.19***
15. Project Plans and Reports
20. Experience with other projects of this size and nature

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a) 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 a 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 pre-history?	☐	☐	X	☐	15,19&20
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 probably future projects?)	☐	☐	☐	X	15,19&20
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	X	15,19& 20

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact	Source

Explanation of Mandatory Findings of Significance:

Since the proposal involves an in-fill development project within an already built environment, the project with mitigation measures would not degrade the quality of the environment on an individual or cumulative basis. Additionally, the project's potential impacts are predominantly short-term and, therefore, the project does not present long term environmental impacts. The project would not reduce the number or restrict the range of any known rare or endangered plant or animal on the site. The existence of historic or prehistoric resources is unlikely and respective impacts are, therefore, unlikely to occur.

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- ✓ ***Created berming along the driveway allowing for the additional screening and the elevation of screen trees;***
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Due to the tennis court relocation and reduction of basement area, proposed off-haul of earth materials would be reduced by approximately 250 cubic yards.

The revisions to the previously considered plans would have reduced environmental impacts, particularly with respect to grading, traffic, parking and aesthetics than considered under the plans submitted on April 2, 2010.

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less than Significant Impact	No Impact	Source

SOURCES -

1. California Environmental Quality Act (CEQA)
2. State Planning and Zoning Law
3. Subdivision Map Act
4. National Pollution Discharge Elimination System (NPDES) Permit
5. General Plan
6. Municipal Code
7. Composite Flood Hazard Areas - HUD National Flood Insurance Program
8. Fire Authority
9. City Engineer
10. Planning Director
11. Geologic Consultant
12. Police Department
13. School District
14. Airport Land Use Committee Plans
15. Project Plans and Reports
16. Soils/Geotechnical Site Investigation/Engineer
17. Environmental Impact Report
18. Environmental Checklist
19. Field Inspection
20. Experience with other projects of this size and nature
21. Aerial Photography
22. USGS Data Contribution
23. California Natural Diversity Database
24. Federal Environmental Standards
    a) Water Quality Standards 40 CFR 120
    b) Low-Noise Emission Standards 40 CFR 203
    c) General Effluent Guidelines & Standards 40 CFR 401
    d) National Primary & Secondary Ambient Air Quality Standards 40 CFR 50
25. State/Federal Environmental Standards
    a) Ambient Air Quality Standards
    b) Noise Levels for Construction Equipment
26. Williamson Act Maps
27. Bay Area Air Pollution Control District Air Pollution Isopleth Maps
28. California Natural Areas Coordinating Council Maps
29. Census
30. City Geological Map
31. California Water Service
32. Historical Resource Inventory
33. Public Works Director
34. ABAG Projections

38 BAAQMD CEQA Guidelines Assessing the Air Quality Impacts of Projects and Plans
39 San Mateo County Congestion Management Program
40 South Bayside System Authority (SBSA)
41 San Mateo County Hazardous Materials Site Map
42 Farmland Mapping & Monitoring Program of the California Resources Agency
43 Building Official
44 Department of Fish & Game
45 US Army Corps of Engineers
46 Town of Hillsborough Design Guidelines

47 Town Consulting Landscape Architect Memorandums Dated April 14, 2010 and May 24, 2010
48 Memorandum from City Engineer, Building Official and Police Captain Dated May 27, 2010
49 Photographs of existing and proposed conditions for aesthetic impacts analysis
50 Noise Study by Edward L. Pack Associates, Inc. Dated June 1, 2010
51 Construction Traffic Estimate Submitted by Applicant

period (nesting period) to the extent feasible. If no vegetation removal is proposed during the nesting period, no surveys are required. If it is not feasible to avoid the nesting period, for all areas where construction related activities would occur (plus an additional buffer, as determined by the qualified wildlife biologist) during the nesting period, a qualified wildlife biologist (to be hired by the Town) shall conduct a survey for nesting birds that are covered by the MBTA and/or Sections 3503 and 3503.5 of the State Fish and Game Code as to that portion within the project site for which work is scheduled to commence no earlier than 14 days prior to the commencement of removal of trees, shrubs, and/or weedy vegetation. Following the survey, the wildlife biologist shall provide a report to the Town and Project Sponsor detailing their findings. If nesting birds that are covered by the MBTA and/or Sections 3503 and 3503.5 of the State Fish and Game Code are discovered onsite, the report shall include where the nests are located and the appropriate construction buffer zone around the nest location. Nests containing birds that are covered by the MBTA and/or Sections 3503 and 3503.5 of the State Fish and Game Code discovered on site shall not be disturbed, and construction shall not occur within the appropriate construction buffer zone, until it has been determined by a qualified wildlife biologist the young have fledged and left the nest.		Review of Survey Report: Town of Hillsborough Building and Planning Department Implementation: Town of Hillsborough Building and Planning Department		_____ Date
9. A tree protection plan shall be implemented to the satisfaction of the Building Official.	Plan review and field inspections.	Building Official	Prior to issuance of a building or grading permit and throughout construction activities.	_____ Signature _____ Title _____ Date
10. New trees shall be planted within six months of removal.	Field inspections.	Building Official	Prior to issuance of a building or grading permit and throughout construction activities.	_____ Signature _____ Title _____ Date

f. ***Identify construction activities that must take place during off-peak traffic hours or result in temporary road closures due to concerns regarding traffic safety or traffic congestion. Any road closures will be done at night under ordinary circumstances. If unforeseen circumstances require road closing during the day, the Town shall be consulted.*** 6. The haul route for earthwork material is exclusively through Ralston Avenue to Provident Drive to Chateau Drive exiting towards Skyline Boulevard and Highway 280. 7. The proposed development is located on a corner lot and visibility at this corner lot is limited. Existing outdoor fixture, hedge, shrubbery and trees, located in the corner significantly obstruct the view of the intersection of Ralston Ave and Pinehill Road. Right-of-way improvements at this corner shall be made to limit outdoor fixture and vegetation to heights no greater than 2.5 feet (vegetation at maturity) above existing grade at the property line or pavement grade of the street. The area subject to the height restriction is the triangular area bounded on the two sides by 40' measured from the intersection of the property lines, and on the third side by the line connecting the property lines at the points 40' from their intersection (Hillsborough Municipal Code Section 12.08.10). Any landscape improvements proposed for the corner shall be reviewed and approved by the Building and Planning Department.				
Biological Resources				
MITIGATION MEASURES 8. The Project Sponsor shall abide by all provisions of Sections 3503 and 3503.5 of the State Fish and Game Code and Migratory Bird Treaty Act of 1918 (MBTA), provided that the MBTA does not apply to those birds not protected by the MBTA, as published in the Federal Register (Vol. 70, No. 49; March 15, 2005). In construction of the proposed project, the removal of trees, shrubs, and/or weedy vegetation should avoid the February 1 through August 31 bird nesting	Nesting bird survey; review survey report; implement measures based on recommendations contained in survey report.	Contracting of Biologist: Town of Hillsborough Building and Planning Department	Prior to tree removal.	_____ Signature _____ Title

Transportation/Traffic				
MITIGATION MEASURE 5. The project sponsor shall prepare and implement a construction phasing plan and traffic management plan that defines how traffic operations would be managed and maintained during each phase of construction. ***The plan shall be developed with the direct participation of the Town and to the satisfaction of the Building Official. To the maximum practical extent, the plan shall:*** ***a. Include methods (such as multi-lingual signage and/or written documentation) for advising and reminding construction workers about the speed limit and permitted hours of construction and grading.*** ***b. Detail how access will be maintained to the individual properties where construction activities may interfere with ingress and egress.*** ***c. Specify predetermined haul routes from staging areas to construction sites and to disposal areas as agreed with the Town prior to construction. The routes shall follow streets and highways that were recommended by the Town's Building Department.*** ***d. During construction, require that the Project Sponsor provides information to the public by using signs, press releases, and other media tools of traffic closures or detours.*** ***e. Identify a single phone number that property owners along the construction traffic route could call for construction scheduling, phasing, and duration information, as well as for complaints.***	Verify that the Project Sponsor has prepared a construction-period traffic management plan; field inspections.	City Engineer/ Building Official/Police Chief	Prior to issuance of a grading permit and during field inspections.	_____ Signature _____ Title _____ Date

3. Should a unique paleontological resource or site or unique geological feature be identified at the project site during any phase of construction, the Project Sponsor shall cease all construction activities at the site of the discovery and immediately notify the Town. The Project Sponsor shall retain a qualified paleontologist to provide an evaluation of the find and to prescribe mitigation measures to reduce impacts to a less-than-significant level. Work may proceed on other parts of the project site while mitigation for paleontological resources or geologic features is carried out. The Project Sponsor shall be responsible for implementing any additional prescribed mitigation measures prescribed by the paleontologist and approved by the Town. 4. If human remains are discovered at any project construction sites during any phase of construction, all ground-disturbing activity within 100 ft of the resource shall be halted and the Town and the County Coroner shall be notified immediately, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The Project Sponsor shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the project site, and consult with the Most Likely Descendant, if any, identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant, including the excavation and removal of the human remains. The Town shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of State law, as set forth in *CEQA Guidelines*, Section 15064.5(e), and Public Resources Code, Section 5097.98. The Project Sponsor shall implement approved mitigation, to be verified by the Town, before the resumption of ground-disturbing activities within 100 ft of where the remains were discovered.				

The soils engineer of record shall determine the high water mark for the project using defendable engineering methods. q. Protective measures shall be implemented to comply with the California Occupational Safety and Health Administration (OSHA) regulations for open excavation and shoring. The soils engineer shall review and approve a shoring plan specifically prepared for the basement installation. r. A dewater plan shall be prepared for the basement installation to outline practices utilized to manage the discharge of pollutants when accumulated runoff must be removed from the excavation pit in order to continue construction work.				
Cultural				
MITIGATION MEASURES 2. If evidence of an archaeological site or other suspected cultural resource, as defined by the California Environmental Quality Act (CEQA) Guidelines, Section 15064.5, including darkened soil representing past human activity ("midden"), that could conceal material remains (e.g., worked stone, worked bone, fired clay vessels, faunal bone, hearths, storage pits, or burials) is discovered during construction-related earth-moving activities, all ground-disturbing activity within 100 ft of the resources shall be halted and the Town shall be notified. The Project Sponsor shall hire a qualified archaeologist to conduct a field investigation. The Town shall consult with the archeologist to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than-significant level through data recovery or other methods determined adequate by a qualified archaeologist and that are consistent with the Secretary of the Interior's Standards for Archaeological Documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-J) form and filed with the Northwest Information Center (NWIC).	Through plan review and field inspection.	Engineering Department/Building and Planning Department	During plan review and final inspection.	_____ Signature _____ Title _____ Date

spill prevention kit shall be maintained on site for the duration of the project. k. The Project Sponsor shall water twice daily or as often as necessary to control any excessive dust that might be generated from the site activities. l. The Project Sponsor shall sweep daily or as often as necessary with vacuum sweepers on all active construction areas such as paved access roads, parking areas, public rights-of-way and staging areas to control dust. m. All project structures shall meet applicable recommendations of the California Building Code and the geotechnical site investigation report prepared for the site. Assumptions and design parameters set by both, or another certified engineering geologist must be approved by the City Engineer. n. The existing sanitary sewer lateral shall be inspected by use of a CCTV camera and submitted to the Town prior to construction to evaluate the pipe's condition. If the Town Engineer determines that the pipe is substandard or if the pipe would be damaged by project construction, the pipe shall be replaced or repaired by the project sponsor to current Town standards. If replacement is required, measures shall be taken to avoid or minimize physical impacts related to traffic obstruction, emergency access obstruction, erosion, noise and dust. Those measures may be similar to other mitigation measures identified for the proposed project. o. Recommendations contained in the January 15, 2010 Geotechnical Site Investigation and findings in the April 1, 2010 letter from J. Yang and Engineers shall be followed. p. If groundwater is discovered during any stages of project excavation, the foundation drainage design shall be revised to incorporate positive measures to prohibit continuous draining/pumping of the ground water once construction is completed. No foundation drains shall be utilized to drain any water below the normal high water mark for ground water/aquifers.				

patterns and check dams. e. The Project Sponsor shall provide a preliminary design to implement a run-off diversion plan throughout the entire property. Best management practices shall include the use of gravel bags and/or sand bag berms or perimeter trenching to prevent storm water run-off from entering and ponding in excavated areas. Diversion of storm water run-off would prevent storm water from entering the excavation and contributing to alterations in the groundwater hydrologic gradient. In addition, it would protect the local groundwater from contamination by potential pollutants in storm water. f. Stockpiles and excavated soils shall be located in an area designated to receive soil, per geotechnical engineer's instruction. Stockpiles shall be covered with secured tarps or plastic sheeting and all necessary best management practices shall be used to minimize the maximum storm runoff. g. The Project Sponsor shall cover all trucks hauling soil, sand, and other loose materials and/or ensure that all trucks hauling such materials maintain at least two feet of freeboard. h. The Project Sponsor shall protect storm drain inlets from sediment-laden runoff to the greatest extent feasible. Storm drain inlet protection devices include sand bag barriers, filter fabric fences, block and gravel filters, and burlap bags filled with drain rock. i. When cleaning sediments from streets, driveways and paved areas on construction sites, the Project Sponsor shall use dry sweeping methods where possible or vacuum sweepers. If water must be used to flush pavement, the project sponsor shall collect runoff with check dams or other containment to allow time for sediment settlement before discharge into the protected storm drain inlet. j. Equipment or machinery operated and/or staged shall not leak oils or fuels that could be deleterious to plants and wildlife. The cleanup of spills of oil or fuel shall take place as soon as they are discovered. A				

New Single Family Residence at 3115 Ralston Avenue, Hillsborough, CA
Mitigation Monitoring Plan

Mitigation/Improvement Measures	Monitoring Action	Responsibility	Timing	Date Completed/ Signature
Hydrology/Water Quality/Geology/Soils/Air Quality				
MITIGATION MEASURE 1. The project sponsor shall comply with the following requirements to the satisfaction of the City Engineer: a. If the proposed project will disturb an excess of one acre (43,560 square feet) of land; the owner shall demonstrate coverage under the State Construction Activity Stormwater General Permit, which includes a Notice of Intent, WDID# and a Stormwater Pollution Prevention Plan (SWPPP). b. Construction of retaining walls is required to be completed prior to any building foundation inspections to secure access to stockpile areas, building area and slope stability. c. All roof leaders shall be shown on the permit plan set. Where feasible, downspouts shall discharge to a splashblock or impervious surface and flow to landscaped features before entering the drainage system. Use of area drains (rather than direct connection to drainage system) to collect roof/surface water is required. Flow arrows shall be used to show proposed routes of water flow directed away from the splash blocks. d. Interim and permanent erosion control measures shall be shown on permit plans and installed to the satisfaction of the City Engineer. The Project Sponsor shall submit a Sediment and Erosion Control Plan to the City Engineer for review and approval prior to construction which addresses measures that would be included in the project to minimize and control construction and post-construction runoff such as all designated soil stockpiles locations, run-off diversion	Plan review and field inspections.	City Engineer/ Building and Planning Department	Prior to issuance of a grading permit and during field inspections.	_____ Signature _____ Title _____ Date

CLIFFORD BECHTEL AND ASSOCIATES, INC.
ENGINEERING AND PROJECT MANAGEMENT

March 11, 2010

Ms. Elizabeth Cullinan
Town Planner
The Town of Hillsborough
1600 Floribunda Boulevard
Hillsborough, CA 94010

Subject: Public Works Department / Engineering Division "Draft Mitigation Measures", for 3115 Ralston Avenue, Hillsborough, CA

Dear Ms. Cullinan,

I have reviewed the "Draft Mitigation Measures" for 3115 Ralston Avenue. It is my understanding there is a question about comment E1 for the proposed project scope. I am aware of the State Construction Activity Stormwater General Permit requirements and have discussed them with the applicant. The application before the Town, not the documents submitted by my office, have been significantly modified since the original submittal. These modifications will allow the disturbance limits to be significantly reduced from the plan previously submitted to the engineering department.

I believe the project as modified and submitted will be less than one acre disturbance. The applicant and I will work closely with the Public Works Department, during the permit phase of the project, to ensure the disturbance limits do not exceed the 1 Acre maximum.

All other mitigation measures listed in the "Draft Mitigation Measure" can and will be met by the project.

Thank you for your time in this matter. Please feel free to give me a call if you have any questions.

Sincerely,

Clifford Bechtel, P.E.
Clifford Bechtel and Associates, Inc.

245 LANING DRIVE, WOODSIDE, CA 94062 650-333-0103 FAX 650-851-1604

J. Yang and Engineers

Geotechnical
General Civil Engineers

2758 CANYON CREEK DR. • SAN RAMON, CA 94583
(925) 831-8678 • FAX (925) 831-3645

April 1, 2010

Brewer Development LLC.
P.O. Box 117607
Burlingame, CA 94011

Attn: Mark Sinclair

Subject: Site Verification.

RE: Proposed a New Residence
3115 Ralston Ave
Hillsborough, CA

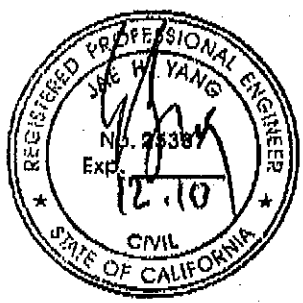
Dear Mr. Sinclair

In accordance with your request, Yang and Engineers has investigated the geotechnical site conditions at the reference site for the proposed housing development.

In accordance with our subsurface soil exploration and reconnaissance, we have not detected any contaminated materials such as mineral or chemical resources in the three boring. The proposed basement is therefore, in my opinion, the project is still suitable and other geotechnical issues will not be negatively impacted.

J. Yang and Engineers

Jae H. Yang, P.E.
Project Geo. Engineer



J. Yang and Engineers
Geotechnical
General Civil Engineers

2758 CANYON CREEK DR. • SAN RAMON, CA 94583
(925) 831-8678 • FAX (925) 831-3645

March 13, 2010

Brewer Development LLC
P.O. Box 117607
Burlingame, CA 94011

Attn: Mark Sinclair

Subject: Site verification

RE: Proposed a new residence
3115 Ralston Ave
Hillsborough, CA

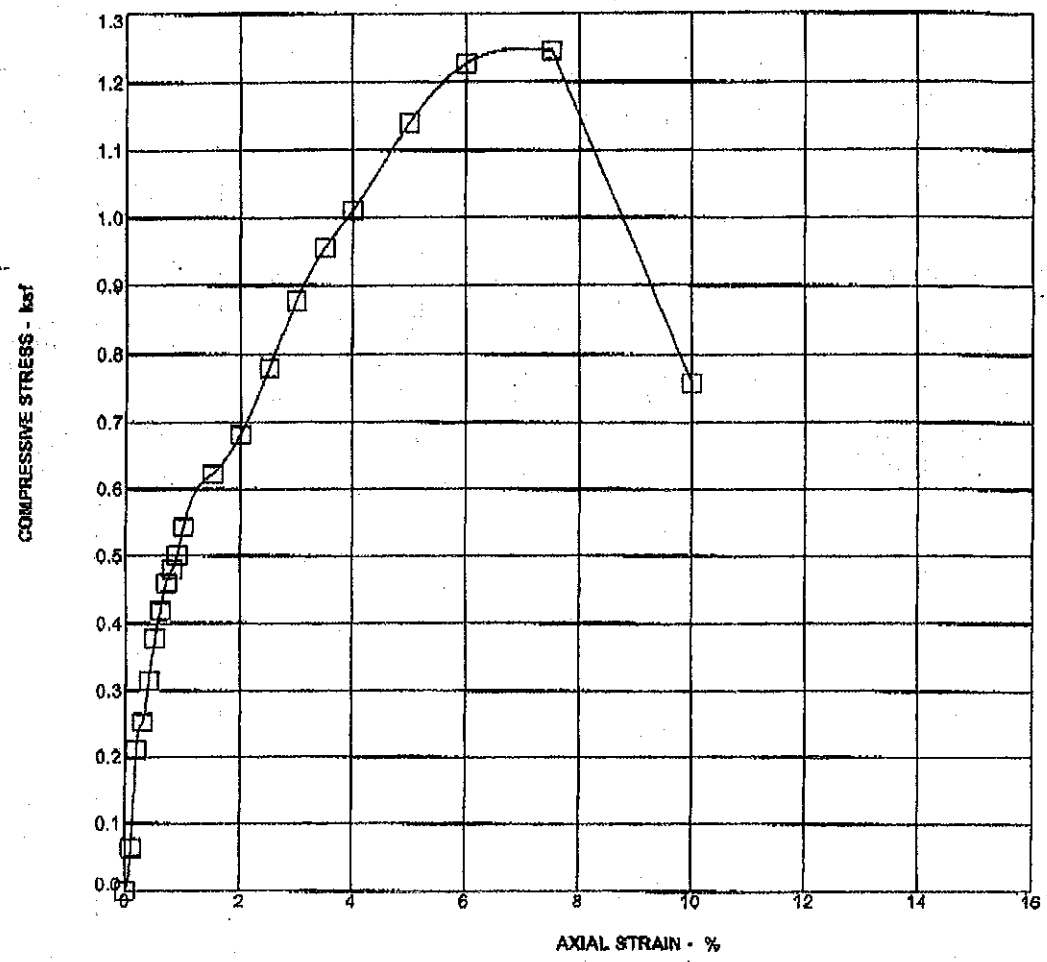
Dear Mr. Sinclair

In accordance with your request, J. Yang and Engineers has investigated the geotechnical site conditions at the reference site for the proposed housing development.

In accordance with our subsurface soil exploration and site reconnaissance, we have not detected any contaminated materials such as Mineral or Chemical Resources

J. Yang and Engineers

Jae H. Yang, P.E.
Project Geo. Engineer



BORING NO.	HL1397- EB3	**DRY DENSITY - pcf**	107
DEPTH - ft	5	**WATER CONTENT - %**	18.0
SAMPLE DESCRIPTION	Dark Olive Brown Clayey Sand (SC)		

MAXIMUM COMPRESSIVE STRESS= 1.25 ksf at 7.5 % STRAIN

*PERFORMED IN GENERAL ACCORDANCE WITH ASTM D 2166
Pursuant to 2006 IBC Section 1704, the results presented in this report are for the exclusive use of the client and the registered design professional in responsible charge. The results apply only to the samples tested. If changes to the specifications were made and not communicated to Kleinfelder, Kleinfelder assumes no responsibility for pass/fail (meets/does not meet), if provided.
As the samples tested were sampled and/or transported to our laboratory by parties other than Kleinfelder staff, this report makes no representation of whether the samples are representative of the material onsite.

KLEINFELDER
Bright People. Right Solutions.

PROJECT NO. 14648 1/13/10

UNCONFINED COMPRESSION*

RALSTON AVE.
J. YANG AND ENGINEERS

PLATE

U:\LAB\GEO-LAB\PROJECTS\14648\14648.GPJ

1/13/2010 9:53:58 AM

PROJECT:	3115 Ralstone Ave Hillsborough, California		**BORING NO.** EB - 3
BORING SUPERVISOR:	J. Yang	**TYPE OF BORING:** B24 Solid Stem Auger	**DATE OF BORING:** 1-12-10
HAMMER WEIGHT:	140#/30"drop		
SURFACE ELEVATION:	NA		
GROUNDWATER DEPTH			

DESCRIPTION OF MATERIALS	DEPTH IN FT.	SAMPLE	SAMPLE NUMBER-SAMPLE DIAMETER	DRIVING RESISTANCE BLOWS PER FT.	DRY DENSITY P.C.F.	MOISTURE CONTENT %	UNCONFINED COMPRESSIVE STRENGTH P.S.F.	OTHER TESTS
Clay (topsoil)								
Clayey sand, brown and gray trace.	5	EB3 5	2"	14	107	18	1.3ksf	
Clayey sand/silty clay mix, brown. **	10	EB3 10	2"	67	--	--	---	
Mottled silty sand, brown siltstone bed. ** Refusal driling at 16'	15	EB3 15	2"	50/3"	--	---	--	
Bottom of hole	20							
**: Unable to recover sample due to broken soil.	25							
	30							

Job No. J10-1488	J. Yang and Engineers	PLATE 4

PROJECT:	3115 Ralstone Ave Hillsborough, California	BORING NO.	EB - 2
BORING SUPERVISOR:	J. Yang	TYPE OF BORING:	B24 Solid Stem Auger
HAMMER WEIGHT:	140#/30"drop	DATE OF BORING:	1-12-10
SURFACE ELEVATION:	NA		
GROUNDWATER DEPTH			

DESCRIPTION OF MATERIALS	DEPTH IN FT.	SAMPLE	SAMPLE NUMBER-SAMPLE DIAMETER	DRIVING RESISTANCE BLOWS PER FT.	DRY DENSITY P.C.F.	MOISTURE CONTENT %	UNCONFINED COMPRESSIVE STRENGTH P.S.F.	OTHER TESTS
A.C. Base								
Silty clay/clayey sand, brown. **								
	5	EB2	5 2"	35/50/3"	--	---	--	
Mottled silty sand, brown siltstone bed layer at 9'.								
**: Unable to recover sample due to broken soil.	20							
	25							
	30							

Job No. J10-1488	J. Yang and Engineers	PLATE 4

PROJECT:	3115 Ralstone Ave Hillsborough, Caifornia	BORING NO.	EB - 1
BORING SUPERVISOR:	J. Yang	TYPE OF BORING: B24 Solid Stem Auger	DATE OF BORING: 1-12-10
HAMMER WEIGHT:	140#/30"drop		
SURFACE ELEVATION:	NA		
GROUNDWATER DEPTH			

DESCRIPTION OF MATERIALS	DEPTH IN FT.	SAMPLE	SAMPLE NUMBER-SAMPLE DIAMETER	DRIVING RESISTANCE BLOWS PER FT.	DRY DENSITY P.C.F.	MOISTURE CONTENT %	UNCONFINED COMPRESSIVE STRENGTH P.S.F.	OTHER TESTS
A.C Base								
Mottled silty sand, brown silstone bed.								
** Mottled silty sand, brown siltstone bedrock.	5	EB1	5 2"	55/3"	--	--		
Refusal drilling at 10'								
**	10	EB1	10 2"	50/3"	--	--	--	
Bottom of hole								
	15							
	20							
	25							
	30							

**: Unable to recover sample due to broken soil.

Job No. J10-1488	J. Yang and Engineers	PLATE 4

USCS SOIL CLASSIFICATION

PRIMARY DIVISIONS			SOIL TYPE	SECONDARY DIVISIONS
COARSE GRAINED SOILS (< 50 % Fines)	GRAVEL	CLEAN GRAVEL (< 5% Fines)	GW	Well graded gravel, gravel-sand mixtures, little or no fines.
			GP	Poorly graded gravel or gravel-sand mixtures, little or no fines.
		GRAVEL with FINES	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines.
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines.
	SAND	CLEAN SAND (< 5% Fines)	SW	Well graded sands, gravelly sands, little or no fines.
			SP	Poorly graded sands or gravelly sands, little or no fines.
		SAND WITH FINES	SM	Silty sands, sand-silt mixtures, non-plastic fines.
			SC	Clayey sands, sand-clay mixtures, plastic fines.
FINE GRAINED SOILS (> 50 % Fines)	SILT AND CLAY Liquid limit < 50%		ML	Inorganic silts and very fine sands, with slight plasticity.
			CL	Inorganic clays of low to medium plasticity, lean clays.
			OL	Organic silts and organic clays of low plasticity.
	SILT AND CLAY Liquid limit > 50%		MH	Inorganic silt, micaceous or diatomaceous fine sandy or silty soil.
			CH	Inorganic clays of high plasticity, fat clays.
			OH	Organic clays of medium to high plasticity, organic silts.
HIGHLY ORGANIC SOILS			Pt	Peat and other highly organic soils.

RELATIVE DENSITY

SAND & GRAVEL	BLOWS/FOOT*
VERY LOOSE	0 to 4
LOOSE	4 to 10
MEDIUM DENSE	10 to 30
DENSE	30 to 50
VERY DENSE	OVER 50

CONSISTENCY

SILT & CLAY	STRENGTH^	BLOWS/FOOT*
VERY SOFT	0 to 0.25	0 to 2
SOFT	0.25 to 0.5	2 to 4
FIRM	0.5 to 1	4 to 8
STIFF	1 to 2	8 to 16
VERY STIFF	2 to 4	16 to 32
HARD	OVER 4	OVER 32

GRAIN SIZES

BOULDERS	COBBLES	GRAVEL		SAND			SILT & CLAY
		COURSE	FINE	COURSE	MEDIUM	FINE	
12"		3"	0.75"	4	10	40	200

SIEVE OPENINGS — U.S. STANDARD SERIES SIEVE

Classification is based on the Unified Soil Classification System; fines refer to soil passing a No. 200 sieve.

* Standard Penetration Test (SPT) resistance, using a 140 pound hammer falling 30 inches on a 2 inch O.D. split spoon sampler; blow counts not corrected for larger diameter samplers.

^ Unconfined Compressive strength in tons/sq. ft. as estimated by SPT resistance, field and laboratory tests, and/or visual observation.

KEY TO SAMPLERS

Modified California Sampler (3-inch O.D.)

Mid-size Sampler (2.5-inch O.D.)

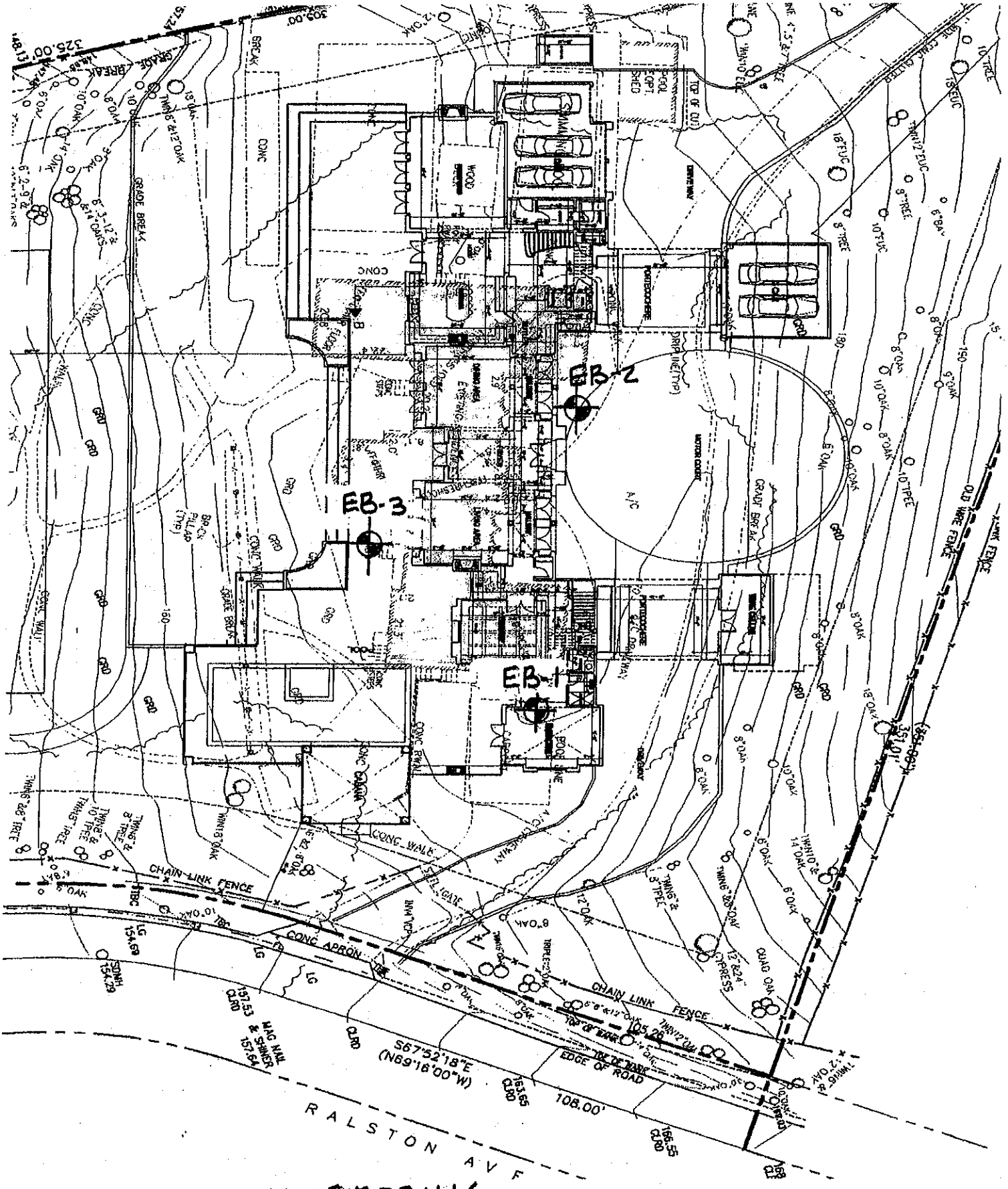
Standard Penetration Test Sampler (2-inch O.D.)

KEY TO TEST DATA

SOIL CLASSIFICATION CHART & KEY TO TEST DATA

PLATE A1

DRAWN	JOB NUMBER	APPROVED	DATE	REVISED	DATE


EB-2
EB-3
EB-1
CHAIN LINK FENCE
CONC APRON
CONC WALK
RALSTON AVE
S67°52'18"E
(N69°16'00"W)
108.00'
EDGE OF ROAD
CHAIN LINK FENCE
OLD WIRE FENCE
GRADE BREAK
CONC WALL
DRIVEWAY
TOP OF CURB
POOL
POOL EQPT SHED
A/C
MOTOR COACH
BRICK PILLAR (TYP)
GRADE BRK
CONC PATIO
CONC WALK
FLOOR LINE
DRIP LINE (TYP)
EXISTING BLDG
LIVING AREA
PORTE-COCHERE
CYPRESS
QUAG OAK
TRIPLE OAK
TWIN OAK
TWIN PINE
TWIN EUC
TWIN PEPPER
TWIN CYPRESS
TWIN 8" OAK
TWIN 10" OAK
TWIN 12" OAK
TWIN 18" OAK
TWIN 6" EUC
TWIN 12" EUC
TWIN 6" PINE
TWIN 8" PINE
TWIN 10" PINE
TWIN 12" PINE
TWIN 18" PINE
TWIN 6" PEPPER
TWIN 8" PEPPER
TWIN 10" PEPPER
TWIN 12" PEPPER
TWIN 6" CYPRESS
TWIN 8" CYPRESS
TWIN 10" CYPRESS
TWIN 12" CYPRESS
TWIN 6" OAK

APPENDIX AA

E. This report was prepared at your request for our services, and in accordance with the currently accepted geotechnical engineering practice. No warranty based on the contents of this report is intended, and none shall be inferred from the statements or opinions expressed herein.

VII. LIMITATIONS AND UNIFORMITY OF CONDITIONS

A. The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed in the borings and test pits. If and variations or undesirable conditions are encountered during construction, or if the actual construction will differ from that planned at the present time, J. Yang and Engineer should be notified so that supplemental recommendations can be given.

B. This report is issued the understanding that it is responsibility of the owner or of his representatives to ensure that the information and recommendations contained herein are called to the attention of the other members of the design team (architect and engineers) for the project and are incorporated into the plans, and that the necessary steps are taken to see that the contractors and subcontractors carry out such recommendations in the field.

C. The findings of this report are valid as of the present date. However, changes in the conditions can occur with the passage of time, whether they be due to natural processes or to the works of man, on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or in part, by changes outside of our control. Therefore, this report is subject to review by J. Yang and Engineer after a period of three(3) years has elapsed from date of issuance of this report.

D. The body of the report specifically recommends that J. Yang and Engineer be provided the opportunity for general review of the project plans and specifications, and that J. Yang and Engineer be retained to provide observation and testing services during construction. The validity of this report assumes that J. Yang and Engineer will be retained to provide these services.

ITEM DESCRIPTION	REQUIRED	NOT REQUIRED
1. Provide foundation design parameters	X	
2. Review grading plans & specifications	X	
3. Review foundation plans & specs.	X	
4. Observe & provide demolition recommendation		X
5. Observe & provide site stripping recommendations	X	
6. Observe and provide recommendations on moisture conditioning, removal and/or precompaction of unsuitable existing soils	X	
7. Observe and provide recommendations on installation of subdrain facilities		X
8. Observe and provide testing services on fill areas and/or imported fill materials	X	
9. Review as-graded plans and provide additional foundation recommendations, if necessary	X	
10. Observe and provide compaction tests on sanitary sewers, storm drain, water lines and PG&E trenches	X	
11. Observe foundation excavations and provide supplemental recommendations, if necessary, prior to placing concrete	X	
12. Observe and provide moisture conditioning recommendations for foundation areas prior to placing concrete		X
13. Provide design parameters for retaining walls	X	
14. Provide geologic observations and recommendations for keyway excavations and cut slopes during grading	X	
15. Excavate and recompact all geologic trenches and/or test pits.		X

recommendations and, therefore, must be used with reference to the total report.

The importance of careful adherence to the report recommendations cannot be overemphasized. It should be noted, however, that this report is issued with the understanding that each step of the project development will be performed under the direct observation of Yang and Engineer.

The use of this report by others presumes that they have verified all information and assume full responsibility for the total project.

Additional Soil Engineering Service

18. We should review the final design and specifications in order that earthwork and foundation recommendations may be properly interpreted and implemented in the design and specifications. We should provide engineering services during site preparation, grading, foundation and pavement construction phases of the work. This would allow us to observe compliance with the design concepts, specifications and to allow design changes in the event that surface conditions differ from those anticipated prior to the start of construction.

V. PLAN REVIEW, CONSTRUCTION OBSERVATION AND TESTING

We should be retained to review the earthwork and foundation plans and specifications for conformance with the intent of our recommendations. The review would enable us to modify our recommendations if final design conditions are not as we now understand them to be. During construction, we should observe and test the earthwork and foundation installation. As needed during construction, we should be retained to consult on geotechnical questions, construction problems, and unanticipated conditions. This will allow us to develop supplemental recommendations as appropriate for the actual soil conditions encountered and the specific construction techniques employed by contractor.

VI. GUIDELINES FOR REQUIRED SERVICES

The following list of services are the services required and must be provided by Yang and Engineer, during the project development. These services are presented in check list format as a convenience to those entrusted with their implementation.

The items listed are included in the body of the report in detail. This list is intended only as an outlined of the required services and does not replace specific

Trench Backfill

16. Underground utility trenches may be backfilled with on-site soils, provided they are moisture-conditioned to near optimum and are not in "chunks". Bedding and initial backfilling should be done in accordance with local requirements and specifications. Subsequent backfilling should be done in accordance with local requirements and specifications. Subsequent backfill (generally one foot and higher above the utility) should be placed in layers and mechanically compacted as follows:

Trench Location	Minimum Relative Compaction
Natural ground, outside street and lot areas.	85%
Lot areas and streets, below upper 24 inches.	90%
Street areas, entire depths.	95%

Observation and Testing

17. All work connected with site grading, drainage and erosion control should be observed and tested by the soil engineer. The purpose of these services will be to confirm that the conditions exposed during grading are as anticipated and provide supplemental recommendations if required; and to determine that the site work is being done in general conformance with the recommendations of this report and the Town of Hillsborough requirements.

Flexible Pavement Thicknesses

If flexible pavement is required as part of the building, the design criteria recommend based on an assumed R-value of 20 (typical clayey gravels, gravel-sand clay mixtures), Assumed Traffic Indexes (T.I.) and the CALTRANS design procedure for asphaltic concrete pavement, we recommend the following preliminary asphaltic concrete pavement thicknesses:

		Thickness (inches)	
Location	T.I.	Asphaltic Concrete	Class 2 AggregateBase*
Automobile Parking	4	2	6
Driveways and Service Areas	5	3	8

* R-Value -78 minimum the subgrade soil may vary in quality and contain local areas of low shear strengths. We should observe the completed subgrade to check that the preliminary pavement design is applicable. Subgrade soils to receive pavement should be rolled to provide a smooth, unyielding surface compacted to at least 95% relative compaction. On site subgrade soils should be maintained in a moist condition until covered the completed pavement section. The Class 2 Aggregate Base should be placed in a manner to prevent segregation, uniformly moisture conditioned to near optimum and compacted to at least 95% relative compaction with a smooth and unyielding surface.

Drainage behind retaining walls should consist of a 4-inch diameter perforated pipe surrounded by filter gravel, 1/2 inch to 1 inch in size wrapped with filter fabric.

Concrete Slab-on-Grade Floors

Concrete slab-on-grade floors should be supported on a minimum of 6 inches of Class 2 aggregate base. Aggregate for Class 2 aggregate base shall be free from vegetable matter and other deleterious substances, and shall be of such nature that it can be compacted readily under watering and rolling to form a firm, stable base. The Class 2 aggregate should be complied with latest CATRANS Specification Section 26-1.02B. At the option of the contractor, the grading for either the 1-1/2 inch maximum or 3/4 inch shall be used. The slab subgrade to receive aggregate base, should be rolled smooth prior to slab construction to provide a uniformly dense non-yielding surface.

Moisture vapor is likely to condense on the under side of slab-on-grade floors. If the moisture vapor is undesirable, a synthetic membrane can be placed over the capillary break.

Drainage

All ground surfaces, including pavements and sidewalks, should slope away from the structures at a minimum gradient of 2 percent. Surface runoff should be controlled by a system of swales and catch basins, and then conveyed off the property to suitable discharge facility.

Surface water should not be allowed to pond on the site. In addition, roof downspouts should be connected to closed collector pipes which discharge into the storm water system or onto paved parking areas or dispose through lined ditch.

Drilled Cast-In-Place Concrete Piers and Grade Beams

The diameter of the piers should be a minimum of 16 inches and a minimum depth of 14 feet from the bottom of the grade beam. The actual depths of piers will be determined at the time of drilling by a soil engineer. The piers for these foundation systems should be transfer structural loads to the subsurface soils. The drilled piers will derive their load carrying capacity from peripheral skin friction between the pier shaft and the surrounding soil. An allowable skin friction value of 500 pounds per square foot (psf) of embedment may be used for design purposes for combined dead plus live loads. Friction resistance in the upper portion of the pier within 24 inches of the ground surface should be ignored when determining the load carrying capacity of the piers. The pier should be spaced at least three pier diameters and not wider than 6 feet.

The recommended design bearing pressure at the site should not exceed 3,000 psf due to dead plus live loads, and 3,500 psf all loads which include wind or seismic.

15. If retaining walls are required as part of the building, the walls can be supported on foundations as designed in accordance with the recommendations presented previously under "Drilled Cast-In-Place Concrete Piers". A combination of wall base footings with pier foundation system may be combined for retaining wall footings.

The retaining wall should be designed to resist lateral pressures exerted from a media having an equivalent fluid weight as follows:

Gradient of Back Slope	Equivalent Fluid Weight pcf	Passive Resistance pcf	Coefficient of friction	Angle of Internal Friction
Flat	50	400	0.3	25
2 : 1	65	400	0.3	25

Surface and Subsurface Drainage

11. All grading at the site should be done in such a manner as to prevent ponding of water during or after construction. Areas adjacent to tops of slopes should be graded to direct runoff away from the slope and into established drainage patterns. In general, the soils at the site are cohesionless and are prone to erosion. Erodible surface materials may be exposed locally, however. Efforts should be made, therefore, to establish slope vegetation before the next rainy season after grading.

12. Valleys or swales behind the open retaining walls, which will be filled, should be provided with subdrains to collect and discharge the subsurface seepage flow. Typically, subdrains will be perforated plastic pipe surrounded by select import filter gravel wrapped with filter fabric. The subdrains should be connected at their low points to a storm drainage system or to other approved discharge points. Subdrain outlets should be protected from erosion and siltation and be noted on "as-built" plans by the project Civil Engineer for future reference.

Foundations

13. It is recommended that the topsoils should be removed from the planned building pad. The proposed structure should be utilized a pier and grade beam type foundations are presented in this report.

14. The following general foundation type may be used at this site. Final selection of appropriate foundation systems will depend on the building structural engineer's preference within this report.
the appropriate foundation type and final design parameter

7. All compaction requirements are based on maximum dry densities and optimum moisture determined by ASTM Test Procedure D1557-98.

8. The topsoil should be removed from the planned building pads or replaced with non expansive soil. After stripping, areas to receive non expansive fill should be stripped to firm natural ground, scarified, moisture-conditioned to 3 to 5% above optimum moisture content, and compacted to at least 90% relative compaction. If soils are too wet, considerable drying time and discing may be required to reduce their moisture content to near optimum. Where cut natural ground is exposed beneath slabs-on-grade, the soil should be scarified to a depth of 4 inches from finished rough grade, moisture conditioned as above, and compacted at least 90% relative compaction.

9. Existing natural soils may be used as compacted fill in building and street areas, provided it is free of organic or other deleterious material. All fill should be compacted to at least 90% relative compaction at moisture contents 3 to 5% above optimum. The upper 24 inches pavement right-of-way should be compacted to at least 95% relative compaction.

10. Import fill, if required, should be approved by the Soil Engineer, and should have soil properties equivalent to or better than the natural soil. Import fill should not contain rocks larger than 4 inches in diameter.

2. There were no soil or geologic conditions encountered during the investigation of the site which would preclude the planned construction.

3. The site, as is all the San Francisco region, is seismicall active. Ground shaking is expected to have the following characteristics at the site and parameters are recommended in the 2007 California Building Code;

   a. Site Class: C
   b. Soil Profile: Very Dense Soil and Soft Rock
   d. N-Value: N>50

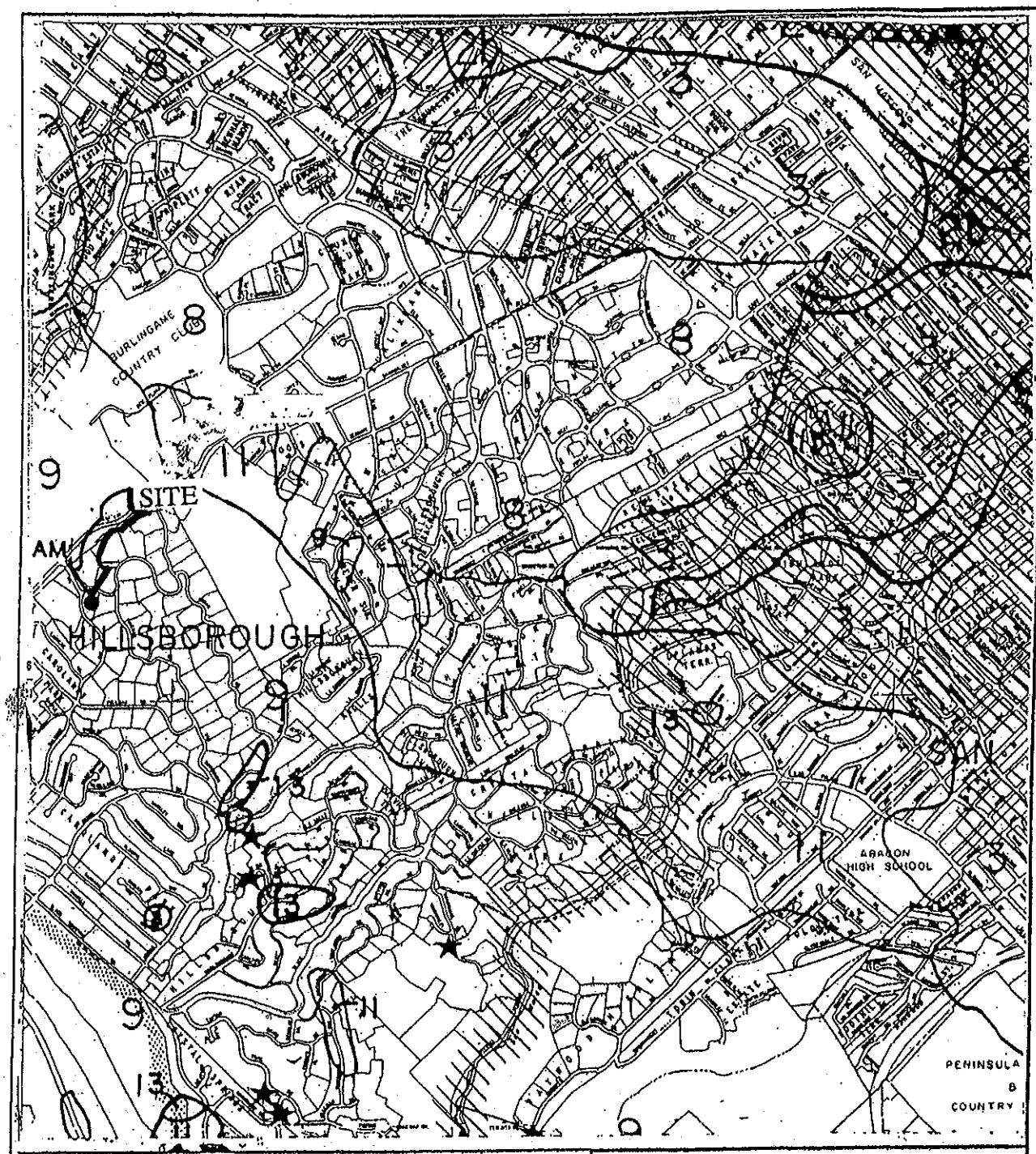
   Note: All other seismic coefficients should be determined by the project Structural Engineer.

4. The recommendations in this report are based on the assumption that grading will excavate step level and appropriate building pads. When final development plans and detailed grading plans are available, the conclusions and recommendations of this report should be reviewed and modified if necessary, to suit those plans.

Site Preparation and Grading

5. All grading operations associated with the planned development should be carried out as described in the following paragraphs.

6. Remove all the topsoils as shown on boring logs from the building pads, old foundation concrete, debris and contaminated soils, root systems and loose or soft soil in the areas of the planned development. Buried structures such as pipelines, or other underground facilities should be removed from areas of planned development. Any of the soft soil deposits should be removed and replaced with compacted fill. A final determination of the treatment of soft surface soil should be made the soil engineer at the time of grading.



SOURCE:

County of San Mateo
Geotechnical Hazard Synthesis Map

Hazard zone area: 9

N

J. YANG AND ENGINEERS

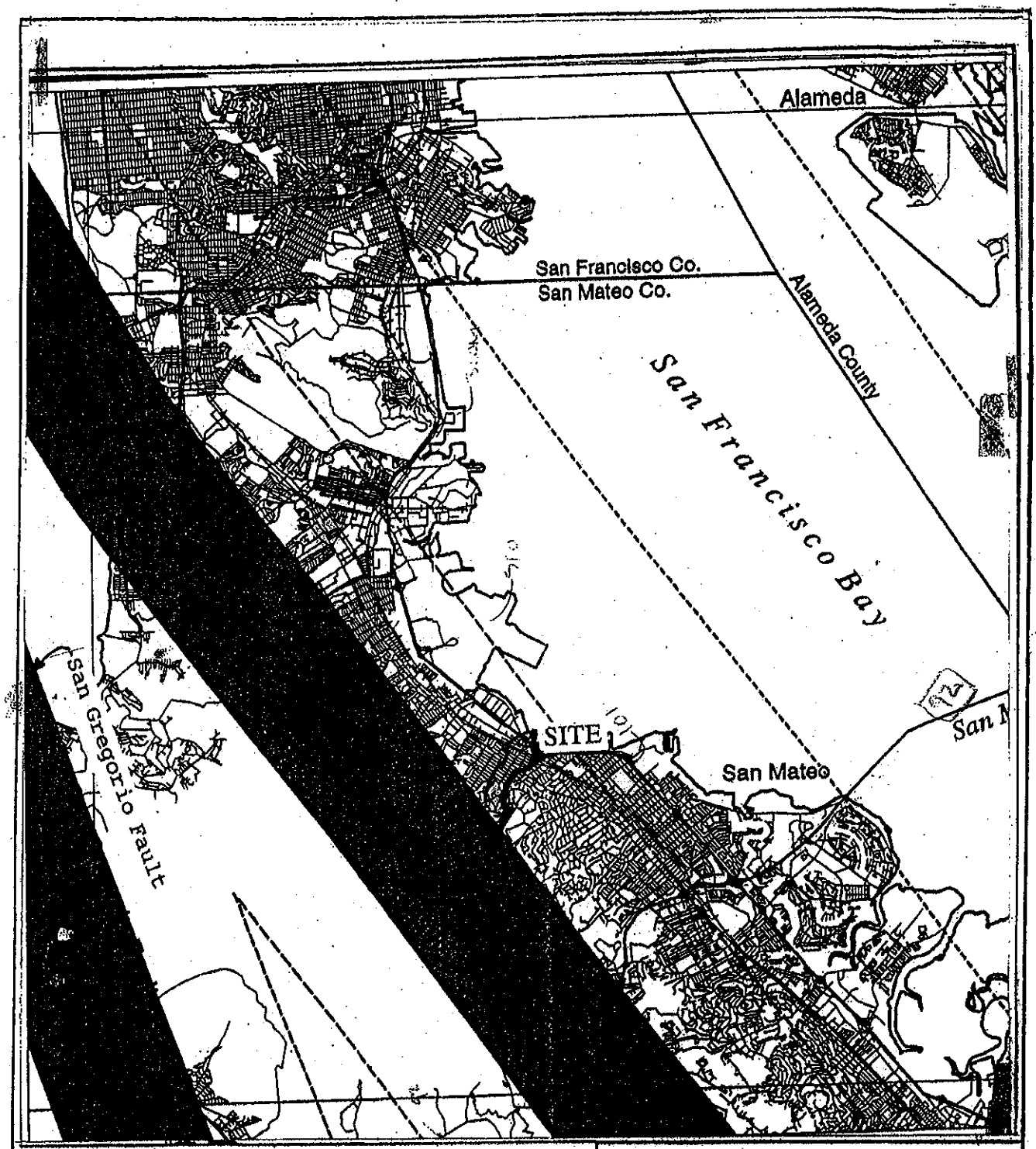
SCALE: 1" = 2000'

FIGURE: 2

DATE: 1-12-10

3115 Ralston Ave
Hillsborough, California

JOB NUMBER: J10-1488



SOURCES

MAPS OF KNOWN ACTIVE FAULT
NEAR SOURCE ZONES IN CALIFORNIA
1997 Uniform Building Code

N

J. Yang and Engineers

SCALE:

FIGURE: 1

DATE: 1-12-10

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