

# 1520 CYPRESS AVENUE

## INITIAL STUDY AND ENVIRONMENTAL CHECKLIST FORM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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1. **Project Title:** 1520 Cypress Avenue, Addition to Existing Single Family Dwelling
2. **Lead Agency Name and Address:** City of Burlingame, Planning Division  
501 Primrose Road, Burlingame, CA 94010
3. **Contact Person and Phone Number:** William Meeker, Community Development Director  
(650) 558-7250
4. **Project Location:** 1520 Cypress Avenue  
Burlingame, California 94010
5. **Project Sponsor's Name and Address:** Jeffrey Hessekiel  
1520 Cypress Avenue  
Burlingame, CA 94010
6. **General Plan Designation:** Low-Density Residential
7. **Zoning:** R-1 **APN:** 028-294-090
8. **Description of the Project:** The proposal is to add a first and second story at the rear of an existing single family dwelling at 1520 Cypress Avenue, zoned R-1. This application also includes enlarging an existing accessory structure and converting a portion of the existing garage to a cabana. The structures on the site would cover 29% (2,183 SF) of the 7,506 SF lot, where 40% (3,002 SF) is the maximum lot coverage allowed. The house would have a total floor area of 3,765 SF (0.50 FAR) where 3,902 SF (0.52 FAR) is the maximum allowed. The existing detached one-garage provides one covered parking space (17'-7" wide x 18'-0" clear interior dimensions where 18' x 18' is the minimum acceptable for an existing two-car garage). With this application, a portion of the garage will be converted to a cabana, however 10'-0" x 18'-0" clear interior dimensions will be provided as required for the covered parking space. One uncovered space (9' x 20') is provided in the driveway. The applicant has applied for Design Review, Side Setback Variance and Special Permit for declining height envelope for a first and second story addition to an existing single family dwelling and Conditional Use Permits to add a cabana and toilet to an existing detached garage.

The subject property is located within the Burlingame Park No. 2 subdivision. Based upon documents that were submitted to the Planning Division by a Burlingame property owner in 2009, it was indicated that the entire Burlingame Park No. 2, Burlingame Park No. 3, Burlingame Heights, and Glenwood Park subdivisions may have historical characteristics that would indicate that properties within this area could be potentially eligible for listing on the National or California Register of Historical Places. Therefore, for any property located within these subdivisions, a Historic Resource Evaluation must be prepared prior to any significant development project being proposed to assess whether the existing structure(s) could be potentially eligible for listing on the National or California Register of Historical Places.

- 9. Surrounding Land Uses and Setting:** The property is located in the Burlingame Heights Subdivision, in the southern portion of Burlingame west of El Camino Real. The original house on the parcel (built in 1924) and the garage remain on the property today. All of the properties in this subdivision, as well as neighboring subdivisions were included in the original official incorporation of Burlingame in 1908. This area is made up entirely of single family residential properties. The Town of Hillsborough lies two blocks to the south of the subject property and the Downtown Burlingame Commercial Area lies one block to the north of the subject property.
- 10. Other public agencies whose approval is required:** There are no permits required from other public agencies. However, San Mateo County is a responsible agency. A building permit is required from the Burlingame Community Development Department, Building Division.

Environmental Impacts

**Environmental Factors Potentially Affected**

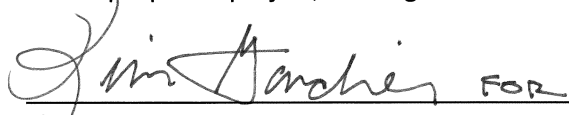
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation / Traffic
- Utilities/Service Systems
- Mandatory Findings of Significance

**DETERMINATION: (To be completed by 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.
- 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 will be 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 "potentially significant impact" or "potentially significant unless mitigated" impact 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 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.

 FOR  
 \_\_\_\_\_  
 Signature

April 1, 2015  
 \_\_\_\_\_  
 Date

William Meeker  
 \_\_\_\_\_  
 Printed Name

City of Burlingame  
 \_\_\_\_\_  
 For



<u>Issues (and Supporting Information Sources):</u>	<i>Significant or Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>1. AESTHETICS</b>				
<b>Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

The site currently contains a two story single family dwelling and detached garage. The proposed project consists of enlarge the existing single family dwelling by adding a first and second story addition at the rear of the house. This application also includes enlarging an existing accessory structure and converting a portion of the existing garage to a cabana. The project is subject to residential Design Review to be reviewed and approved by the Planning Commission. The structures on the site would cover 29% (2,183 SF) of the 7,506 SF lot, where 40% (3,002 SF) is the maximum lot coverage allowed. The house would have a total floor area of 3,765 SF (0.50 FAR) where 3,902 SF (0.52 FAR) is the maximum allowed. The height as measured from average top of curb, will be 27'-6" where 30'-0" is the maximum allowed. Exterior materials on the existing house include an asphalt shingle roof, stucco siding, wood shutters and wood windows. The proposed exterior materials on the first and second floor addition would match the existing house, but would also contain aluminum windows and a painted medal shade awning. Exterior lighting provided on the lot will be required to conform to the City's Illumination Ordinance (1477), which requires all illumination to be directed onto the site.

With the proposed placement of the addition, one new landscape tree and six existing landscape trees, views from surrounding properties will be minimally impacted. The neighborhood consists of a variety of styles, most of which are one and two-story dwellings. The subject property will be consistent with the development in this area.

While the project has the potential to generate an incremental increase in light generated on the site compared to existing conditions, the project would not create a new source of substantial light and glare that would adversely affect day or nighttime views in the area since the house would be screened by other existing houses and existing and proposed vegetation and trees. Therefore, the impact would be less than significant.

**Mitigation Measures:** None Required

**Sources**

*The City of Burlingame General Plan*, Burlingame, California, 2010, 1985 and 1984 amendments.

City of Burlingame, *Municipal Code, Title 25 - Zoning*, Burlingame, California, 2013 edition.

City of Burlingame, *Municipal Code, Title 18, Chapter 18.16 – Electrical Code*, Burlingame, California, 2010 edition.

Project plans date stamped March 25, 2015.

Site Visit, March 2015.

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<i>Issues (and Supporting Information Sources):</i>	<i>Significant or Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>2. AGRICULTURE RESOURCES</b>				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.				
<b>Would the project:</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

The project site is located in an urbanized area in the City of Burlingame. The project site does not include active agricultural uses, nor is the site zoned for agricultural uses. Therefore, the proposed project would not convert farmland to non-agricultural use and would have no effect on farmland or any property subject to a Williamson Act contract.

**Mitigation Measures:** None Required

**Sources**

*The City of Burlingame General Plan, Burlingame, California, 2010, 2002, 1985 and 1984 amendments.*

Project plans date stamped March 25, 2015.

City of Burlingame, *Municipal Code, Title 25 - Zoning, Burlingame, California, 2013 edition.*

<i>Issues (and Supporting Information Sources):</i>	<i>Significant or Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>3. AIR QUALITY</b>				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.				
<b>Would the project:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Frequently create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

The proposed application is for construction of a first and second story addition to an existing single-family dwelling and enlarging an existing accessory structure. While this project will accommodate a larger dwelling unit for habitation, the change in emissions is insignificant. The subject property is zoned for low-density residential development and with proper adherence to regional air quality requirements during construction, the proposed project will not create any deterioration in the air quality or climate, locally or regionally. Demolition or removal of the existing structures and any grading or earth moving on the site shall be required to comply with all the regulations of the Bay Area Air Quality Management District.

**Mitigation Measures:** None Required.

**Sources**

*The City of Burlingame General Plan, Burlingame, California, 2010, 2002, 1985 and 1984 amendments.*

*Bay Area Air Quality Management District, BAAQMD CEQA Guidelines, Updated May, 2012.*

<u>Issues (and Supporting Information Sources):</u>	<i>Significant or Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>4. BIOLOGICAL RESOURCES</b>				
<b>Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or state-protected wetlands, through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Fundamentally conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

The site contains an existing single family residence and detached garage. Currently, there are seven landscape trees, ranging in size from 8 inches to 17 inches in diameter. One of the existing trees, a 17-inch diameter Spruce, is protected size. With this project, the existing protected sized tree located at the center of the lot, would be removed for construction of the building. An application for a Protected Tree Removal permit to remove this tree will be required from the Parks Division. In addition, one 24-inch box replacement tree will be required to be planted.

In accordance with the City's Reforestation Ordinance, each lot developed with a single-family residence is required to provide a minimum of one, 24-inch box-size minimum, non-fruit tree, for every 1,000 SF of habitable space. Based on the proposed floor area, a minimum of four landscape trees are required on-site. The proposed landscape plan for the project complies with the reforestation requirements. The landscape

plan indicates that one new landscape tree will be planted and six existing landscape trees will be retained. Therefore, there will be a total of seven landscape trees on the subject property.

**Mitigation Measures:** None Required.

### **Sources**

City of Burlingame, Parks Division Memoranda, dated March 9, 2015 and January 27, 2015

*The City of Burlingame General Plan*, Burlingame, California, 2010, 2002, 1985 and 1984 amendments.

City of Burlingame, *Municipal Code, Title 25 – Zoning*, Burlingame, California

*Map of Areas of Special Biological Importance, San Francisco and San Mateo Counties, California*, State Department of Fish and Game.

Project plans date stamped March 25, 2015.

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<i>Issues (and Supporting Information Sources):</i>	<i>Significant or Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>5. CULTURAL RESOURCES</b>				
<b>Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

The subject property is located within the Burlingame Heights subdivision. Based upon documents that were submitted to the Planning Division by a Burlingame property owner in 2009, it was indicated that the entire Burlingame Park No. 2, Burlingame Park No. 3, Burlingame Heights, and Glenwood Park subdivisions may have historical characteristics that would indicate that properties within this area could be potentially eligible for listing on the National or California Register of Historical Places. Therefore, for any property located within these subdivisions, a Historic Resource Evaluation must be prepared prior to any significant development project being proposed to assess whether the existing structure(s) could be potentially eligible for listing on the National or California Register of Historical Places.

A Historic Resource Evaluation was prepared for this property by Page & Turnbull, Inc., dated January 16, 2015. The results of the evaluation concluded that it is not eligible for individual listing on the California Register of Historical Resources under any criteria. Those four criterion include Events, Persons, Architecture and Information Potential. The following is an excerpt from the Historic Resource Evaluation that was conducted by Page & Turnbull, Inc.:

“The house at 1520 Cypress Avenue is not currently listed in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). The building does not appear in the California Historical Resources Information System (CHRIS), indicating that no record of previous survey or evaluation is on file with the California Office of Historic Preservation (OHP). The City of Burlingame does not currently have a register of historic properties, and therefore the property is not listed locally.

Constructed in 1924, the house at 1520 Cypress Avenue does not appear to be individually eligible for listing in the National or California Registers under Criterion A/1 (Events) for its association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. The house does convey contextual significance as a single-family residence associated with the development of Burlingame Heights, but it is not among the oldest homes in the neighborhood. Rather, it appears to be one of many residences constructed during the 1920s-1930s building

boom in this area, and is not individually significant within this historic context. Therefore, the property does not appear to be individually eligible for listing under Criterion A/1.

The house at 1520 Cypress Avenue does not appear to be individually eligible for listing in the National or California Registers under Criterion B/2 (Persons). Research has not revealed any association with persons significant in local, state or national history. The house's original owners were William and Lottie Feary. While their long term residency at the property is noteworthy, neither person appears to have made any significant or lasting contribution to local, state, or national history. Likewise, the subsequent owners and tenants, Richard Zambon, Tara West, and Barbara Feduska, do not appear to have made significant or lasting contributions to local, state, or national history.

The house at 1520 Cypress Avenue does not appear to be individually eligible for listing in the National or California Registers under Criterion C/3 (Architecture) as a building that exemplifies the distinctive characteristics of a type, period, or method of construction. The building was constructed in the Colonial Revival architectural style, including a symmetrical façade with a central accentuated entry, a side-gabled roof, and double-hung, multi-lite windows, and retains a high level of integrity. However, design of the home is not distinctive among the other residences in the neighborhood, nor is it a prominent example of the Colonial Revival oeuvre. No architect is known, and the builder, Allen & Co., is not considered a master builder. In sum, the property is not individually significant for its architectural merit and does not appear eligible for listing in under Criterion C/3.

The house at 1520 Cypress Avenue retains a high degree of integrity. 1520 Cypress Avenue retains integrity of location, as it is situated on its original lot; it also retains integrity of setting, as the Burlingame Heights neighborhood is still comprised of early 20<sup>th</sup> century, single family homes with landscaped yards and detached garages; the residence also retains integrity of materials and workmanship, as the house has sustained very few alterations since its original construction, excepting a new roof and the replacement of doors at the rear; it also retains integrity of association as an owner-occupied single family home.

1520 Cypress Avenue's integrity of feeling has been slightly compromised by contemporary landscaping and the installation of a swimming pool at the rear, which gives the house a modern feel. The house appears to retain integrity of design, as it maintains the Colonial Revival style in which it was originally built, though if the second story was added at a later date, as indicated might be the case by the pasted overlay in the 1921 Sanborn Fire Insurance Co. Map on file with the local historical society, then the original design would have been modified and the integrity of Design would be compromised. Overall, the house at 1520 Cypress Avenue is able to convey its essential historic character as an early twentieth-century residence and therefore retains historic integrity.

1520 Cypress Avenue does not appear to be individually eligible for listing in the National or California Registers under any criteria. The California Historical Resource Status Code (CHRSC) of "6Z" has been assigned to 1520 Cypress Avenue, meaning that it was "found ineligible for National Register, California Register or Local designation through survey evaluation." This designation is based on the property's lack of individual significance under the California Register eligibility criteria.

This conclusion does not address whether the building would qualify as a contributor to a potential historic district. A cursory inspection of the surrounding area reveals a high concentration of early twentieth century residences that warrant further study. Additional research and evaluation of Burlingame Heights as a whole would need to be done to verify the neighborhood's eligibility as a historic district."

**Mitigation Measures:** None Required.

**Sources**

*The City of Burlingame General Plan, Burlingame, California, 2010, 2002, 1985 and 1984 amendments.*

*1520 Cypress Avenue, Historical Resource Evaluation conducted by Page & Turnbull, Inc., date stamped May 24, 2014*

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<u>Issues (and Supporting Information Sources):</u>	<i>Significant or Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>6. GEOLOGY AND SOILS</b>				
<b>Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of 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 Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as it may be revised), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

The site is flat and located in a semi-urban setting which has been developed with single family residential dwellings for the last 100 years, with most of the lots in vicinity over 6,000 SF in area. There will be less seismic exposure to people and equipment than at present, since the addition to the single family residence will comply with current California Building Code seismic standards. The site is approximately two miles from the San Andreas Fault. The project will be required to meet all the requirements, including seismic standards, of the California Building and Fire Codes, 2013 Edition, as amended by the City of Burlingame, for structural stability.

**Mitigation Measures:** None Required.

**Sources**

*The City of Burlingame General Plan*, Burlingame, California, 2010, 2002, 1985 and 1984 amendments.

Association of Bay Area Governments (ABAG), Liquefaction Susceptibility Maps,  
<http://gis.abag.ca.gov/website/liqefactionsusceptibility/>, accessed March, 2014.

Department of the Interior, U.S. Geological Survey, *San Francisco Bay Region, Sheet 3*, 1:125,000, 1981.

E. Brabb, E. Pampeyan, and M. Bonilla, *Landslide Susceptibility in San Mateo County*, San Mateo County, California, 1972.

Perkins, Jeanne, *Maps Showing Cumulative Damage Potential from Earthquake Ground Shaking*, U.S.G.S. Map MF, San Mateo County: California, 1987.

City of Burlingame, Building Division Memoranda, dated March 9, 2015 and January 20, 2015.

Project Plans date stamped March 25, 2015, the Planning Division.

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<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>7. GREENHOUSE GAS EMISSIONS</b>				
<b>Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

Greenhouse Gas Emissions. The San Francisco Bay Area Air Basin (SFBAAB) is currently designated as a nonattainment area for state and national ozone standards and national particulate matter ambient air quality standards. SFBAAB’s nonattainment status is attributed to the region’s development history. Past, present and future development projects contribute to the region’s adverse air quality impacts on a cumulative basis. By its very nature, air pollution is largely a cumulative impact. No single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, a project’s individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project’s contribution to the cumulative impact is considerable, then the project’s impact on air quality would be considered significant.

The Bay Area Air Quality Management District’s (BAAQMD) approach to developing a Threshold of Significance for Green House Gas (GHG) emissions is to identify the emissions level for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions needed to move us towards climate stabilization. If a project would generate GHG emissions above the threshold level, it would be considered to contribute substantially to a cumulative impact, and would be considered significant.

The Thresholds of Significance for operational-related GHG emissions are:

- For land use development projects, the threshold is compliance with a qualified GHG reduction Strategy; or annual emissions less than 1,100 metric tons per year (MT/yr) of CO2e; or 4.6 MT CO2e/SP/yr (residents + employees). Land use development projects include residential, commercial, industrial, and public land uses and facilities.
- For stationary-source projects, the threshold is 10,000 metric tons per year (MT/yr) of CO2e. Stationary-source projects include land uses that would accommodate processes and equipment that emit GHG emissions and would require an Air District permit to operate. If annual emissions of operational-related GHGs exceed these levels, the proposed project would result in a cumulatively considerable contribution of GHG emissions and a cumulatively significant impact to global climate change.

The BAAQMD has established project level screening criteria to assist in the evaluation of impacts. If a project meets the screening criteria and is consistent with the methodology used to develop the screening criteria, then the project's air quality impacts may be considered less than significant. For single family dwellings, the BAAQMD CEQA Air Quality Guidelines, 06/2010 (Table 3-1, Operational-Related Criteria Air Pollutant and Precursor Screening Level Sizes) set a screening threshold of 56 dwelling units for any individual single family residential project. The proposed project would be comprised of one unit.

On March 5, 2012 the Alameda County Superior Court issued a judgment finding that the BAAQMD had failed to comply with CEQA when it adopted the thresholds contained in the BAAQMD's 2010 CEQA Guidelines (BAAQMD Homepage, accessed May 2012). As such, lead agencies need to determine appropriate air quality thresholds of significance based on substantial evidence in the record. Lead agencies may rely on the BAAQMD's CEQA Guidelines (updated May 2011) for assistance in calculating air pollution emissions, obtaining information regarding the health impacts of air pollutants, and identifying potential mitigation measures. However, the BAAQMD has been ordered to set aside the thresholds and is no longer recommending that these thresholds be used as a general measure of a project's significant air quality impacts. Lead agencies may continue to rely on the Air District's 1999 Thresholds of Significance and to make determinations regarding the significance of an individual project's air quality impacts based on substantial evidence in the record for that project. For this analysis, the City of Burlingame has determined that the BAAQMD's significance thresholds in the updated May 2011 CEQA Guidelines for project operations within the San Francisco Bay Area Air Basin are the most appropriate thresholds for use to determine air quality impacts of the proposed Project.

First, Burlingame has used the May 2011 BAAQMD thresholds in previous environmental analyses under CEQA and found them to be reasonable thresholds for assessing air quality impacts. In addition, these thresholds are lower than the 1999 BAAQMD thresholds, and thus use of the thresholds in the May 2011 CEQA Guidelines is more conservative. Therefore, the city concludes these thresholds are considered reasonable for use in this analysis.

In this case, the proposed project includes an addition to an existing residential unit. Given that the proposed project would fall well below the 56 dwelling units threshold specified in BAAQMD's CEQA Air Quality Guidelines for single family residential development, it is not anticipated that the project will create significant operational GHG emissions.

Climate Action Plan. Burlingame's Climate Action Plan is designed to focus on near- and medium-term solutions to reduce its emissions. These program and policy recommendations were developed after careful consideration of the unique characteristics and demographics of the Burlingame community and the major sources of emissions from Burlingame's Community Greenhouse Inventory. The five major focus areas include: energy use/green building, transportation/land use, solid waste, education/outreach and municipal programs.

Energy efficiency and green building programs provide the fastest and most economical means to reduce emissions. The proposed project will be required to comply with the City of Burlingame's Green Building Ordinance. Verification of compliance with Section A5.203.1.1 Tier 1 (15% above Title 24) of the Green Building Ordinance or LEED Silver shall be accepted as the methods of meeting compliance with this ordinance. By

complying with the Green Building Ordinance, the project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment nor would it conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

**Mitigation Measures:** None Required.

#### **Sources**

Bay Area Air Quality Management District CEQA Air Quality Guidelines, 2011 (Table 3-1, Operational-Related Criteria Air Pollutant and Precursor Screening Level Sizes).

City of Burlingame, Climate Action Plan, Burlingame, California, June, 2009.

City of Burlingame, Building Division Memoranda, dated March 9, 2015 and January 20, 2015.

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<u>Issues (and Supporting Information Sources):</u>	<u>Significant or Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
<b>8. HAZARDS AND HAZARDOUS MATERIALS</b>				
<b>Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

This project has been designed to comply with all applicable zoning regulations. By its residential nature, this project will not be releasing any hazardous materials into the environment and will not interfere with any emergency response or evacuation plans the City of Burlingame may need to implement. There are no known health hazards on the site. Compliance with the California Building and Fire Code requirements as amended by the City of Burlingame will ensure that people in the new structure are not exposed to health hazards or potential health hazards. NPDES Best Management Practices are required to ensure that runoff from the site does not contribute to pollution of adjacent waterways.

**Mitigation Measures:** None Required.

**Sources:**

*The City of Burlingame General Plan*, Burlingame, California, 2010, 2002, 1985 and 1984 amendments.

City of Burlingame, *Municipal Code, Title 25 - Zoning*, Burlingame, California, 2013 edition.

*State of California Hazardous Waste and Substances Sites List*, February 16, 2012.

*San Mateo County Comprehensive Airport Land Use Program*, San Francisco International Airport, February, 2012.

Project plans date stamped March 25, 2015

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<u>Issues (and Supporting Information Sources):</u>	<u>Significant or Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
<b>9. HYDROLOGY AND WATER QUALITY</b>				
<b>Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 of siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation of seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

This project includes adding a first and second story to an existing single family dwelling on the lot and enlarging an existing accessory structure. The subject property is not adjacent to a waterway. The project site is shown on the Federal Emergency Management Agency’s (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No. 06081C0153E. The site is located in Flood Zone X, which is outside the 100-year flood zone, and is not a Special Flood Hazard Area. Zone X is described as an area of moderate risk to flooding (outside of the 100-year flood but inside the 500-year flood limits) (determined to be within the limits of one percent and 0.2 percent annual chance floodplain).

The ground floor of the project is proposed to be constructed about 2’-1” above average top of curb (elevation 43.36’). The subject property is relatively flat, and all of the surface water will be required to drain to the street frontage. As required by the Public Works Department – Engineering Division, roof and surface water

will not be allowed to drain onto adjacent properties. Water will either be absorbed by soft landscaping or be collected and directed out to the street (see storm drain discussion above).

The site is tied into existing water main and storm water collection distribution lines which have adequate capacity to serve the existing building. All of the surface water will be required to drain to the street. There will be a minimum increase to the amount of impervious surface area on the lot since the additions to the house and garage would be built where there currently exists a wood deck and paving. Since the site is less than 5 acres, the project is not subject to the state-mandated water conservation program; although water conservation measures as required by the City will be met.

The domestic potable water supply for Burlingame and the proposed project area is not provided by groundwater sources, but rather from surface water sources maintained by the San Francisco Public Utilities Commission (SFPUC). Groundwater would not be used to supply water for the project, and no dewatering of the site is anticipated.

Any construction project in the City, regardless of size, shall comply with the City NPDES (National Pollutant Discharge Elimination System) permit requirement to prevent stormwater pollution from construction activities. The project proponent will be required to ensure that all contractors implement BMP's during construction.

This project is subject to the state mandated Water Conservation in Landscaping Ordinance; compliance will be determined by approval of a complete Outdoor Water Use Efficiency Checklist, and landscape and irrigation design plans at time of the building permit application.

**Mitigation Measures:** None Required.

#### **Sources**

*The City of Burlingame General Plan*, Burlingame, California, 2010, 2002, 1985 and 1984 amendments.

City of Burlingame, *Municipal Code, Title 26, Chapter 26.16 – Physical Design of Improvements*, Burlingame, California.

E. Brabb, E. Pampeyan, and M. Bonilla, *Landslide Susceptibility in San Mateo County*, San Mateo County, California, 1972.

*Map of Approximate Locations of 100-year Flood Areas*, from the National Flood Insurance Program Flood Insurance Maps, October 16, 2012.

City of Burlingame, Engineering Division Memorandum dated March 13, 2015 and January 23, 2015.

City of Burlingame, Stormwater Division Memoranda dated January 22, 2015.

Project plans date stamped March 25, 2015.

<u>Issues (and Supporting Information Sources):</u>	<u>Significant or Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
<b>10. LAND USE AND PLANNING</b>				
<b>Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

The subject property is currently occupied by a two story single family dwelling and detached garage. The Zoning Code requires a minimum lot size of 7,000 SF for lots in this area, based on City of Burlingame Ordinance No. 712. This existing lot is 7,506 square feet in area and is not part of a proposed subdivision or lot adjustment. The Zoning Code allows one residential unit per lot in this area. The project is subject to single family residential Design Review. The general plan would allow a density of eight units to the acre and the application is for one unit on 0.17 acres, a density of six units per acre. Therefore, this proposal is consistent with the General Plan and zoning requirements.

The subject property is within the Burlingame Heights subdivision, which abuts the Town of Hillsborough to the south, and which was included in the original official incorporation of Burlingame in 1908. The surrounding properties are developed with single family residences, all of which are within the City of Burlingame city limits.

The existing single family dwelling is a permitted use in the R-1 Zoning District. The project would not result in a fundamental conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. Thus, there would be no impact from the project on land use and planning.

The proposed residence conforms to all measurable requirements of the zoning code. The Planning Commission will review the project and determine compliance with Design Review criteria.

**Mitigation Measures:** None Required.

**Sources**

*The City of Burlingame General Plan*, Burlingame, California, 2010, 2002, 1985 and 1984 amendments.

City of Burlingame, *Municipal Code, Title 25 - Zoning*, Burlingame, California, 2013 edition.

Project plans date stamped March 25, 2015.

<u>Issues (and Supporting Information Sources):</u>	<u>Significant or Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
<b>11. MINERAL RESOURCES</b>				
<b>Would the project:</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

According to the *San Mateo County General Plan, Mineral Resources Map*, the project site does not contain any known mineral resources. Construction of the proposed project would not result in the loss of availability of a known mineral resource. Therefore, no impact would result from the proposed project.

**Mitigation Measures:** None Required.

**Sources**

*The City of Burlingame General Plan, Burlingame, California, 2010, 2002, 1985 and 1984 amendments.*

*San Mateo County, General Plan, October 18, 2010.*

<u>Issues (and Supporting Information Sources):</u>	<i>Significant or Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>12. NOISE</b>				
<b>Would the project result in:</b>				
a) Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne vibration levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

The surrounding area has been occupied by single family dwellings for many years. With the addition to the existing single family dwelling, there will be no significant increase to the ambient noise level in the area. The noise in the area will be general residential noise such as vehicles coming to and from the house, sounds from the residents when using the backyard and noises from putting out garbage cans. The new structure will be compliant with current construction standards, including increased insulation, which also provides for noise attenuation.

Construction of the proposed addition to the house will not require pile driving or other significant vibration causing construction activity. All construction must abide by the construction hours established in the municipal code, which limits construction hours to 7:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays and 10:00 a.m. to 6:00 p.m. on Sundays and holidays.

In addition, the site is located outside the designated noise-impacted area from San Francisco International Airport.

The project does not include any permanent operational activity that would result in excessive or perceptible vibration, and the operational impact of the project on increased vibration levels would be less than significant.

**Mitigation Measures:** None Required.

**Sources**

*The City of Burlingame General Plan*, Burlingame, California, 2010, 2002, 1985 and 1984 amendments.

City of Burlingame, *Municipal Code, Title 25 - Zoning*, Burlingame, California.

City of Burlingame, Building Division Memoranda, dated March 9, 2015 and January 20, 2015.

*San Mateo County Comprehensive Airport Land Use Plan*, San Francisco International Airport, February, 2012.

Project plans date stamped March 25, 2015.

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<u>Issues (and Supporting Information Sources):</u>	<u>Significant or Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
<b>13. POPULATION AND HOUSING</b>				
<b>Would the project:</b>				
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

This site and the surrounding area are planned for low-density residential uses. The proposed addition to the existing single family dwelling and accessory structure conforms to the City of Burlingame General Plan and Zoning Code regulations and does not represent any alteration to the planned land use in the area. The project is consistent with the City's Housing Element. The proposed project will not create any more housing because it is an addition to an existing single family dwelling on the same parcel. Since the subject property contains a single family dwelling, the project would not displace existing housing or people. A new road, extension of a roadway or other infrastructure is not required for the single family dwelling and therefore the project would not induce substantial population growth. Thus, there would be no impact from the project on population and housing.

**Mitigation Measures:** None Required.

**Sources**

Project plans date stamped March 25, 2015.

*The City of Burlingame General Plan, Burlingame, California, 2010, 2002, 1985 and 1984 amendments.*

City of Burlingame City Council, *Housing Element, City of Burlingame, Burlingame, California, 2015.*

<i>Issues (and Supporting Information Sources):</i>	<i>Significant or Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>14. PUBLIC SERVICES</b>				
<b>Would the project:</b>				
a) 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 service ratios, response times, or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

The subject property is located within the City of Burlingame jurisdiction. The proposed project includes enlarging an existing single family dwelling an accessory structure on the site, which represents an insignificant increase in the total population of the City. Therefore, existing public and governmental services in the area have capacities that can accommodate the existing residential unit.

Fire protection services in the City of Burlingame are provided by the Central County Fire Department, which also serves the Town of Hillsborough. Three stations are located in Burlingame: Station 34 at 799 California Drive, Station 35 at 2832 Hillside Drive, and Station 36 at 1399 Rollins Road. As part of the permitting process, the Central County Fire Department would review project plans before permits are issued to ensure compliance with all applicable fire and building code standards and to ensure that adequate fire and life safety measures are incorporated into the project in compliance with all applicable state and city fire safety regulations. Because the proposed project is not anticipated to generate additional demand for fire protection services, and would not result in the need for new or expanded facilities, the project’s potential impact on fire protection services would be less than significant.

Police protection services are provided in the City of Burlingame by the Burlingame Police Department, located at 1111 Trousdale Drive. The proposed project consists of enlarging an existing single family dwelling. Therefore, the project would not result in an increased demand for police services or require the expansion or construction of police facilities. The project’s potential impact on police services would be less than significant.

Students in the City of Burlingame are served by two school districts: Burlingame School District (BSD) for grades K-8 and San Mateo Union High School District (SMUHSD) for grades 9-12. The proposed project would not add any additional residential units; it is anticipated that the potential number of school-age children

would not increase or only increase slightly. Therefore, any students generated by the project would be accommodated by the existing capacity of the two districts, resulting in a less than significant impact.

The City of Burlingame is served by several parks and recreation facilities, including 13 parks and playgrounds, an aquatic center, and a golf and soccer center. Since there would be no increase in the number of residential units, the project would not generate additional demand for parks or other public facilities and therefore the impact would be less than significant.

**Mitigation Measures:** None Required.

#### **Sources**

*The City of Burlingame General Plan*, Burlingame, California, 2010, 2002, 1985 and 1984 amendments.

City of Burlingame, Fire Division Memoranda, dated January 26, 2015.

City of Burlingame Website, [www.burlingame.org](http://www.burlingame.org)

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<i>Issues (and Supporting Information Sources):</i>	<i>Significant or Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>15. RECREATION</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

The proposed project does not replace or destroy any existing recreational facilities, nor does it displace any proposed or planned recreational opportunities for the City of Burlingame. The sites involved in this project are not presently zoned or used for recreational purposes. Since the proposed project consists of enlarging an existing single family dwelling, the project would not generate additional demand for parks or other recreation facilities. Therefore, impacts to recreation would be less than significant.

**Mitigation Measures:** None Required.

**Sources**

*The City of Burlingame General Plan, Burlingame, California, 2010, 2002, 1985 and 1984 amendments.*

<i>Issues (and Supporting Information Sources):</i>	<i>Significant or Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>16. TRANSPORTATION / TRAFFIC</b>				
<b>Would the project:</b>				
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

The site is on Cypress Avenue, a collector street that provides access to El Camino Real, a regional arterial. This project will not create an increase in the traffic generation in the area. All arterial, collector, and local roadway systems in the City have the capacity to accommodate any temporary incremental increase to traffic or trip generation produced by the temporary construction activities.

With the proposed addition, the number of bedrooms will increase from three to four (the office on the main floor does not qualify as a bedroom since the opening in the wall between the office and family room is 50% open). Two parking spaces, one of which must be covered, are required on site. The existing detached oversized one-garage provides one covered parking space (17'-7" wide x 18'-0" clear interior dimensions where 18' x 18' is the minimum acceptable for an existing two-car garage). With this application, a portion of the garage will be converted to a cabana, however 10'-0" x 18'-0" clear interior dimensions will be provided as required for the covered parking space. One uncovered space (9' x 20') is provided in the driveway. The existing 7'-8" wide driveway is nonconforming (9'-6" minimum width required under current code). However, a Variance for driveway width is not required since the driveway width is not being altered with the proposed additions. The proposed project meets the off-street parking requirement established in the zoning code.

**Mitigation Measures:** None Required.

**Sources**

*The City of Burlingame General Plan*, Burlingame, California, 2010, 2002, 1985 and 1984 amendments.

City of Burlingame, *Municipal Code, Title 25 - Zoning*, Burlingame, California, 2013 edition.

*San Mateo County Comprehensive Airport Land Use Program*, San Francisco International Airport, February, 2012

Project plans date stamped March 25, 2015.

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<u>Issues (and Supporting Information Sources):</u>	<u>Significant or Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
<b>17. UTILITIES AND SERVICE SYSTEMS</b>				
<b>Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

The subject property is currently occupied by a single family dwelling. Water is provided to the subject property by an existing 6-inch cast iron pipe along Cypress Avenue. The existing residence is connected to an existing 8-inch sewer main along Cypress Avenue. To prevent flooding a backflow prevention device is required to be installed. All of the surface water will be required to drain to the street frontage, where it will flow along Cypress Avenue to a catch base at the intersection of Cypress Avenue and El Camino Real. The City Engineer has indicated that there is adequate capacity in the sanitary sewer, water and storm drainage systems to accommodate the addition to the house. Therefore, the project's impact to wastewater treatment requirements and facilities would be less than significant.

The proposed project will be served by existing utilities in place in the area, or will be required to connect to these systems. All new utility connections to serve the site and that are affected by the development will be installed to meet current code standards; sewer laterals from the main on the site to serve the new structure will be checked and replaced if necessary.

The current solid waste service provider is Recology, which hauls waste collected in Burlingame to the San Carlos Transfer Station and the Recyclery of San Mateo County for sorting then disposal at Ox Mountain Landfill. Demand for solid waste disposal services generated by the project could be adequately served by

existing capacity at the transfer station and landfill and the project would comply with all applicable regulations related to solid waste; therefore, the impact is considered less than significant.

Construction activities would generate waste during the construction phase. The general contractor would be required to recycle and to reduce the waste stream and transport and recycle the construction waste separately. After reclamation and recycling from demolition, solid waste generated during operation of the project would be typical for residential use, and would not be considered substantial.

**Mitigation Measures:** None Required.

#### **Sources**

*The City of Burlingame General Plan*, Burlingame, California, 2010, 2002, 1985 and 1984 amendments.

City of Burlingame, Engineering Division Memorandum dated March 13, 2015 and January 23, 2015.

City of Burlingame, Stormwater Division Memoranda dated January 22, 2015.

Recology San Mateo County, [www.recologysanmateocounty.com](http://www.recologysanmateocounty.com), site accessed March, 2015.

Project Plans date stamped March 25, 2015.

<i>Issues (and Supporting Information Sources):</i>	<i>Significant or Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>18. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
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 wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulative considerable? ("Cumulative considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion**

The project does not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Any potential short-term increases in potential effects to the environment during construction are mitigated to a less than significant level, as described throughout the Initial Study.

In accordance with CEQA Guidelines Section 15183, the environmental analysis in this Initial Study was conducted to determine if there were any project-specific effects that are peculiar to the project or its site. No project-specific significant effects peculiar to the project or its site were identified. Therefore, the proposed project does not have impacts that are individually limited, but cumulatively considerable.

The project will not have significant adverse effects on human beings, either directly or indirectly.