

4.5 RESOURCE MANAGEMENT DISTRICT ZONING TEXT AMENDMENT

4.5.1 INTRODUCTION

This section describes the potential environmental effects of the Resource Management (RM) District zoning text amendment (hereinafter RM zoning text amendment) that is proposed by San Mateo County. As described in **Section 1.0 Introduction, 2.0 Executive Summary, and Section 3.0, Project Description**, the RM zoning text amendment was proposed by the County following the submittal of the proposed project application. Proposed changes that would result from adoption of the RM zoning text amendment would directly affect the Highland Estates project design and those RM zoned properties that are located within urban areas. Therefore, environmental impacts that could potentially result from the adoption of the RM zoning text amendment to the project site and other RM properties located in urban areas of unincorporated San Mateo County are discussed in this environmental impact report (EIR) section. The analysis of the environmental impacts is presented below and evaluated by individual topic according to the San Mateo County Environmental Checklist and Appendix G of the *2008 California Environmental Quality Act (CEQA) Statutes and Guidelines*.

4.5.2 OVERVIEW OF PROPOSED ZONING CHANGES

The County proposes to adopt a zoning text amendment to RM District regulations in order to allow or reduced setbacks for residential projects in urban areas and to promote the preservation of open space. Because RM properties in urban developed areas of unincorporated San Mateo County are generally surrounded by residentially zoned properties, the proposed text amendment is designed to development and create consistency between RM building setbacks and residentially zoned property setbacks within the County, while allowing more open space to be preserved in the project or subdivision. The amendment would allow a reduction in existing building setbacks for properties that meet outlined criteria outlined in Section 6319C of the RM regulations. The criteria generally require project conformance to existing development, minimization of grading, and compliance with development standards.

According to Section 6319B of the existing Zoning Regulations, current required RM District property setbacks are the following: front yard, 50 feet; side yard, 20 feet; and rear yard, 20 feet. Current regulations also specify that main and accessory buildings shall be located at least 30 feet apart. With the proposed RM zoning text amendment, a property can reduce the front yard setbacks to a minimum of 20 feet and side yard setbacks to a minimum of 10 feet if the enumerated criteria are met. In order for an RM

property to qualify for these setback reductions, it must meet all of the criteria as proposed in new Section 6319C of the Zoning Regulations and described below.

1. The project preserves an area of open space that significantly enhances the protection of visual, habitat, or open space resources. Preservation of open space is accomplished by a conservation easement.
2. The project is located in an urban area, as shown on map 8.1M of the San Mateo County General Plan.
3. The home sites are located immediately contiguous to an existing developed area.
4. The reduced setbacks are appropriate to conform the proposed development to existing development, thereby helping to integrate the new development into the surrounding neighborhood.
5. The reduced setbacks will allow for increased open space:
 - Reducing the front setback allows for shallower parcels, and thereby allows for increased open space and/or conservation easement area to be preserved in the rear area of the project or subdivision, and/or
 - Reducing the side setback(s) will promote clustering of proposed residences thereby allowing more open space and/or conservation easement area to be preserved in the project or subdivision.
6. The project shall comply with the following development standards:
 - Minimum Lot Width of 75 feet
 - Maximum Building Site Coverage Ratio of 40 percent.
 - Accessory buildings and structures will comply with Sections 6410 and 6411 (Detached Accessory Buildings) of the San Mateo County Zoning Regulations, except that structures will maintain the minimum 20-foot rear setback and a minimum side setback of 10-feet.
7. The project will minimize grading.
8. The reduction of required setbacks does not adversely impact community character, public health, safety or welfare.

If all of the specified conditions described above are met, a property owner within the RM District can apply for an RM permit, subject to approval of the Board of Supervisors.

4.5.3 PROPERTIES WITHIN THE COUNTY POTENTIALLY AFFECTED BY THE RM ZONING TEXT AMENDMENT

There are currently 93 RM District parcels within that could potentially meet some or all of the above-mentioned criteria. These parcels, as shown on **Figure 4.5-1, Properties Affected by the RM Zoning Text**

Amendment, are concentrated in six primary areas within San Mateo County: the San Mateo Highlands neighborhood, San Bruno Mountain, Stanford, the Los Trancos Woods Area, the Edgewood Park Area, and in the San Bruno County Jail Area. Not all of the properties that qualify under the RM zoning text amendment would necessarily apply for setback reductions, but this analysis includes a discussion of the “worst-case scenario,” which assumes that all of the properties that qualify would implement reduced setbacks. As shown in **Figure 4.5-1**, all of the qualifying properties are located in urban, developed areas.

4.5.4 ENVIRONMENTAL ANALYSIS OF THE RM ZONING TEXT AMENDMENT

Impacts of the proposed zoning text amendment are analyzed according to the San Mateo County Environmental Checklist and Appendix G of the *State CEQA Guidelines*. The following provides a discussion of the effects of the proposed RM zoning text amendment by individual topic area, corresponding to the County’s Environmental Checklist.

4.5.4.1 Land Suitability and Geology

Would the project:

- Involve a unique landform or biological area, such as beaches, sand dunes, marshes, tidelands, or San Francisco Bay?

Implementation of the proposed text amendment would be applicable only in urban developed Bayside areas of unincorporated San Mateo County. There are no known unique landforms or biological areas in the urban portions of the County in which the text amendment would apply. Additionally, any future development proposed in areas affected by the amendment would be subject to environmental review that would evaluate biological and visual impacts on an individual project basis. Therefore, there would be no impacts to unique landforms or biological areas as a result of the proposed text amendment.

- Involve construction on slope of 15 percent or greater?

The proposed text amendment would reduce rather than expand the total area of project construction at each property and would not alter the County’s existing and other environmental review processes for determining whether properties are geologically unstable. Although development projects affected by the proposed text amendment could involve construction on slope of 15 percent or greater, conditions of the proposed text amendment would require that grading on each project site be minimized. In the event that a development project within the County is proposed on a slope of 15 percent or greater, the potential for landslides would be evaluated and mitigated to the extent feasible. Therefore, there would be no impact.

- Be located in an area of soil instability (subsidence, landslide or severe erosion) or 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?

The properties affected by the proposed text amendment would include areas of soil instability or areas that could become unstable. However, residential projects subject to the text amendment would still be subject to environmental and other development related review and would be required to avoid or minimize impacts related to soil instability, landslides, lateral spreading, subsidence and liquefaction. Therefore, approval of the text amendment would not result in impacts related to soil instability.

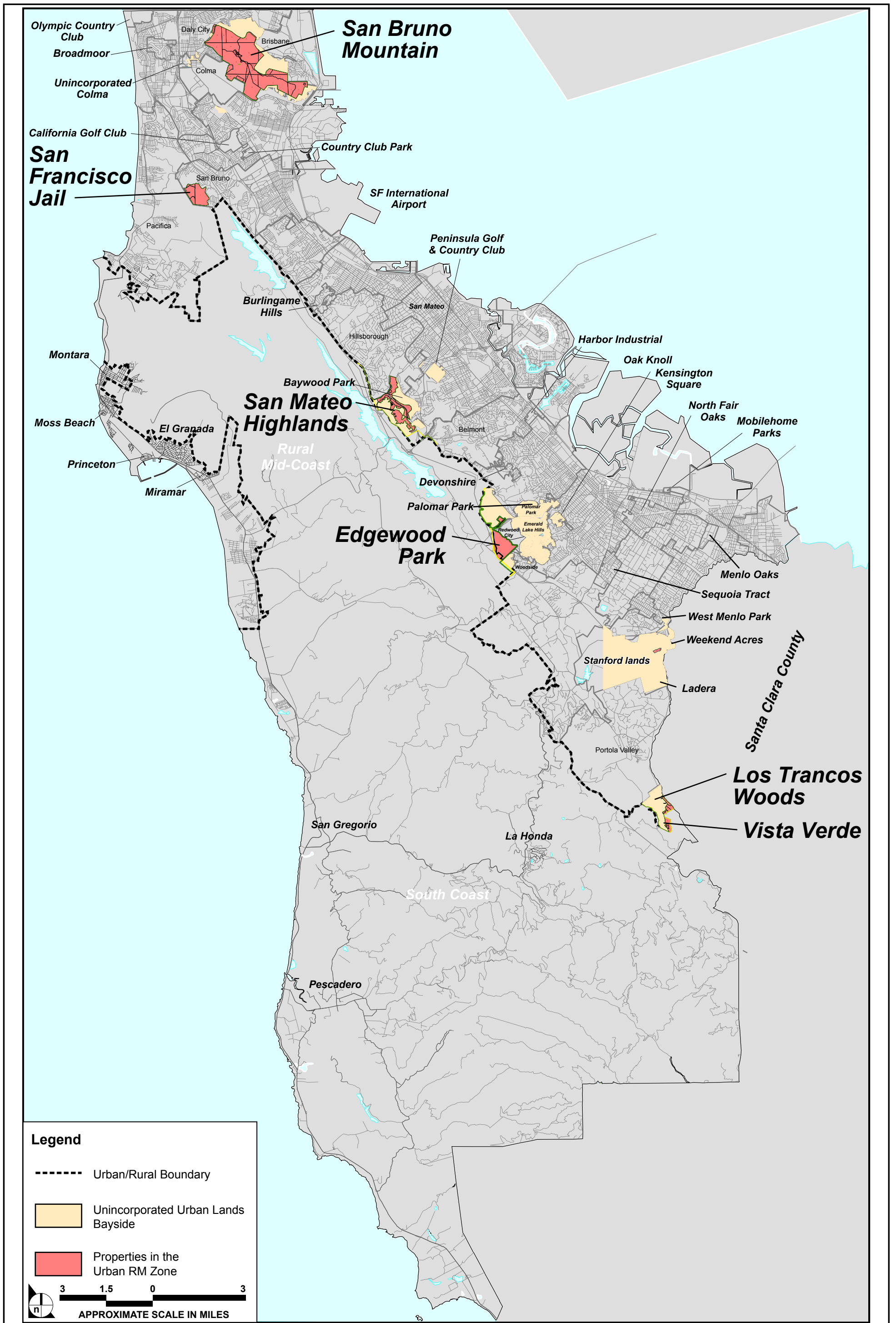
- Be located on, or adjacent to a known earthquake fault or expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued 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.

The areas affected by the proposed text amendment are generally located east of the San Andreas Fault Zone. There are no other designated Alquist-Priolo Earthquake Fault Zones in the vicinity of the urban areas in which the text amendment applies. Furthermore, any proposed projects subject to the text amendment would still be subject to environmental review and would be required to avoid construction in areas within known active earthquake faults. Therefore, there would be no adverse effects from earthquake faults as a result of the proposed text amendment.

- Involve Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?

The sites affected by the text amendment could contain soils that are rated good or very good for artichokes and Brussel sprouts. However, the proposed text amendment would not alter the type of development allowed in the RM District. Furthermore, the text amendment would only apply to RM land located in urban, developed areas and would not result in conversion of agricultural land to urban uses. Therefore, no impact would occur.

- Cause erosion or siltation or 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 that would result in substantial erosion or siltation on or off site?



SOURCE: San Mateo County General Plan - 2008

FIGURE 4.5-1

Properties Affected by the RM Zoning Text Amendment

The proposed text amendment would not change the type of development or construction activities allowed in the RM District. The change in setback requirements for residences would not significantly impact drainage patterns. Development of residences in areas affected by the text amendment would include construction activities that could potentially disturb site soils and expose the area to erosion by rain splash and overland flow of storm water for the duration of any construction activity. However, the potential for specific development projects to result in impacts related to erosion, siltation or drainage would be evaluated on an individual project basis. Therefore, there would be no erosion, siltation, or drainage impacts as a result of the proposed text amendment.

- Result in damage to soil capability or loss of agricultural land or 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?

The sites affected by the text amendment could contain soils that are suitable for agriculture. However, the proposed text amendment would not change the type of development allowed in the RM District. Furthermore, the text amendment would not result in conversion of agricultural land to urban uses, therefore no impact would occur.

- Be located within a flood hazard area or place within a 100-year flood hazard area structures which would impede or redirect flood flows?

According to the Flood Insurance Rate Maps (FIRM) produced by the Federal Emergency Management Agency (FEMA), the properties affected by the text amendment are not located in a flood hazard zone, and are not in areas that may be inundated by a 100-year flood. Furthermore, approval of the text amendment does not propose the development of any individual projects. All future projects would be subject to environmental review, including evaluation of flood hazard risk. Therefore, there would be no flood hazard impacts as a result of the proposed text amendment.

- Be located in an area where a high water table may adversely affect land use?

The proposed text amendment would not change the type of land use or construction activities allowed in the RM District. Individual development projects in areas affected by the text amendment would be subject to environmental review, including an evaluation of impacts to groundwater. Therefore, the proposed text amendment would not adversely affect groundwater.

- Affect a natural drainage channel or streambed, or watercourse?

The proposed text amendment would not change the type of development or construction activities allowed in the RM District. Additionally, the proposed text amendment would reduce rather than expand

the total area of proposed project construction at each property and would not alter the County's existing environmental review process. The change in setback requirements for residences would not significantly impact drainage patterns. Individual development projects in areas affected by the text amendment would be subject to environmental review, including an evaluation of impacts to drainage. Therefore, the proposed text amendment would not affect a natural drainage channel or streambed.

- Expose people or structure to potential adverse effect, including the risk of loss, injury, or death involving strong seismic ground shaking?

The proposed text amendment would not change the type of development or construction activities allowed in the RM District. Individual development projects in areas affected by the text amendment would be subject to environmental review, including an evaluation of impacts involving strong seismic ground shaking. Therefore, the proposed text amendment would not expose people or structures to significant seismic ground shaking impacts.

- Expose people or structure to potential adverse effect, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

The proposed text amendment would not change the type of development or construction activities allowed in the RM District. Individual development projects in areas affected by the text amendment would be subject to environmental review, including an evaluation of impacts involving liquefaction and ground failure. Therefore, the proposed text amendment would not expose people or structures to significant liquefaction or ground failure impacts.

- 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?

The proposed text amendment would not change the type of development or construction activities allowed in the RM District. Individual development projects in areas affected by the text amendment would still be subject to environmental review, including a site-specific evaluation of impacts involving expansive soils. Therefore, the proposed text amendment would not expose people or structures to expansive soil impacts. There would be no impact.

4.5.4.2 Vegetation and Wildlife

Would the project:

- Affect federal or state listed rare or endangered species of plant life in the project area or 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?

The proposed text amendment would not alter the type of land use or construction activities allowed in the RM District nor reduce protection for trees under the current regulation. The proposed reduction in setbacks that would result from the text amendment would increase the area of open space on RM properties. Individual development projects affected by the text amendment would still be subject to environmental review, including an evaluation of impacts to endangered species. Therefore, the proposed text amendment would not result in adverse impacts to rare or endangered species.

- Involve cutting of heritage or significant trees as defined in the County Heritage Tree and Significant Tree Ordinance or conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The proposed text amendment would not change the type of land use or construction activities allowed in the RM District. The proposed reduction in setbacks that would result from the text amendment would increase the amount of open space and conservation easements on RM properties and would reduce rather than expand the total area of proposed project construction at each property. Individual development projects proposed in areas affected by the text amendment would still be subject to environmental review, including an evaluation of impacts to heritage and significant trees. Therefore, the proposed text amendment would not result in adverse impacts to heritage or significant trees.

- Be adjacent to or include a habitat food source, water source, nesting place or breeding place for a federal or state listed rare or endangered wildlife species or 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?

The proposed text amendment would not change the type of land use or construction activities allowed in the RM District. The proposed reduction in setbacks that would result from the text amendment would increase the amount of open space and conservation easements on RM properties and would reduce rather than expand the total area of proposed project construction at each property. Additionally, these changes would only apply to RM properties in urban areas. Individual development projects affected by the text amendment would still be subject to environmental review, including an evaluation of impacts to habitat wildlife species. Therefore, the proposed text amendment would not result in adverse impacts to wildlife species.

- Significantly affect fish, wildlife, reptiles, or plant life?

The proposed text amendment would not change the type of land use or construction activities allowed in the RM District. The proposed reduction in setbacks that would result from the text amendment would increase the amount of open space and conservation easements on RM properties and would reduce rather than expand the total area of proposed project construction at each property. Additionally, these

changes would only apply to RM properties in urban areas. Individual development projects in areas affected by the text amendment would still be subject to environmental review, including an evaluation of impacts to fish, wildlife, reptiles or plant life. Therefore, the proposed text amendment would not result in adverse impacts to fish, wildlife, reptiles or plant life.

- Be located inside or within 200 feet of a marine or wildlife reserve?

The proposed text amendment would not change the type of land use or construction activities allowed in the RM District. The proposed reduction in setbacks that would result from the text amendment would increase the amount of open space and conservation easements on RM properties and would reduce rather than expand the total area of project construction at each property. Additionally, these changes would only apply to RM properties in urban areas. Individual development projects in areas affected by the text amendment would still be subject to environmental review, and the proximity of a project site to a marine or wildlife reserve would be evaluated. Therefore, there would be no impact.

- Infringe on any sensitive habitats?

The proposed text amendment would not change the type of development or construction activities allowed in the RM District. The proposed reduction in setbacks that would result from the text amendment would increase the amount of open space and conservation easements on RM properties and would reduce rather than expand the total area of project construction at each property. Additionally, these changes would only apply to RM properties in urban areas. Individual development projects in areas affected by the text amendment would still be subject to environmental review, and the proximity of a project site to sensitive habitats would be evaluated at that time. Therefore, the proposed text amendment would not result in infringement on sensitive habitats. There would be no impact.

- Involve clearing land that is 5,000 sq. ft. or greater (1,000 sq. ft. within a County Scenic Corridor), that has slopes greater than 20 percent or that is in a sensitive habitat or buffer zone?

The proposed text amendment would not change the type of development or construction activities allowed in the RM District. The proposed reduction in setbacks that would result from the text amendment would increase the amount of open space and conservation easements on RM properties and would reduce rather than expand the total area of project construction at each property. Additionally, these changes would only apply to RM properties in urban areas. Individual development projects in areas affected by the text amendment would still be subject to environmental review, including an evaluation of projects that propose to clear land that is 5,000 square feet or greater, have slopes greater than 20 percent, or are in sensitive habitat or buffer zone. Therefore, the proposed text amendment would not cause or otherwise affect the clearing of land that is a sensitive habitat or buffer zone. There would be no impact.

- 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.) through direct removal, filling, hydrological interruption, or other means?

The proposed text amendment would not change the type of development or construction activities allowed in the RM District. The proposed reduction in setbacks that would result from the text amendment would increase the amount of open space and conservation easements on RM properties and would reduce rather than expand the total area of project construction at each property. Additionally, these changes would only apply to RM properties in urban areas. Individual development projects in areas affected by the text amendment would still be subject to environmental review that would include an evaluation of impacts to wetlands. Therefore, the proposed text amendment would not in any way result in effects on wetlands. There would be no impact.

- 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 nursery sites?

The proposed text amendment would not change the type of development or construction activities allowed in the RM District. The proposed reduction in setbacks that would result from the text amendment would increase the amount of open space and conservation easements on RM properties and would reduce rather than expand the total area of project construction at each property. Additionally, these changes would only apply to RM properties in urban areas. Individual development projects in areas affected by the text amendment would still be subject to environmental review, including an evaluation of impacts to migratory wildlife, wildlife corridors, and nursery sites. Therefore, the proposed text amendment would not in any way result in effects on migratory wildlife, wildlife corridors, and nursery sites. There would be no impact.

- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The proposed text amendment would not change the type of land use or construction activities allowed in the RM District. The proposed reduction in setbacks that would result from the text amendment would increase the amount of open space and conservation easements on RM properties and would reduce rather than expand the total area of project construction at each property. Additionally, these changes would only apply to RM properties in urban areas. Individual development projects in areas affected by the text amendment would still be required to be consistent with provisions of the San Bruno Mountain Habitat Conservation Plan and the provisions of any other adopted Habitat Conservation Plan or Natural Community Conservation Plan. Therefore, the proposed text amendment would not in any way result in

effects on adopted Habitat Conservation Plan or Natural Community Conservation Plan. There would be no impact.

4.5.4.3 Physical Resources

Would the project:

- Result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, oil, trees, minerals or top soil) or 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?

The proposed text amendment does not propose new land uses, nor would it alter the type of development or construction activities allowed in the RM District. Additionally, these changes would only apply to RM properties in urban areas. The proposed text amendment would not result in the removal of a natural resource for commercial purposes. Therefore, no impact would occur.

- 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?

The proposed text amendment does not propose new land uses, nor would it alter the type of development or construction activities allowed in the RM District. The text amendment would not involve the extraction of any mineral resources. Although future development projects in areas affected by the proposed text amendment could result in the loss of availability of locally-important mineral resources, as identified in the General Plan,¹ individual development projects in areas affected by the text amendment would still be subject to environmental review, including an evaluation of impacts to mineral resources. Therefore, no impact would occur.

- Involve grading in excess of 150 cubic yards?

The proposed text amendment does not propose new land uses, nor would it alter the type of development or construction activities allowed in the RM District. The proposed reduction in setbacks would reduce rather than expand the total area of project construction at each property and would, therefore, reduce the area of ground disturbance and grading on each property. Additionally, the proposed text amendment would require that grading on each project site be minimized. Development in areas affected by the proposed text amendment could still involve grading in excess of 150 cubic yards. However, individual development projects affected by the text amendment would be subject to environmental review, including an evaluation of impacts related to grading activities. Therefore, no impacts as a result of the proposed text amendment would occur.

¹ San Mateo County, 1986.

- Involve lands currently protected under the Williamson Act (agricultural preserve) or an Open Space Easement or conflict with existing zoning for agricultural use, or a Williamson Act contract?

The proposed text amendment would not alter the type of land use allowed in the RM District and would, therefore, not result in the conversion of agricultural land to urban uses. In addition, the proposed reduction in setbacks that would result from the text amendment would increase the amount of open space and conservation easements on RM properties. All proposed development on lands protected under the Williamson Act or an OS easement would still have to comply with the terms of the Act or easement, no impact would occur.

- Affect any existing or potential agricultural uses or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

The proposed text amendment would not alter the type of land use allowed in the RM District and would, therefore, not result in the conversion of agricultural land to urban uses. In addition, the proposed reduction in setbacks that would result from the text amendment would increase the amount of open space and conservation easements on RM properties. Since the text amendment would not result in conversion of agricultural land to urban uses, no impact would occur.

4.5.4.4 Air Quality, Water Quality, Sonic

Would the project:

- Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on site or in the surrounding area or violate any air quality standard or contribute substantially to an existing or project air quality violation?

The proposed text amendment would not change the type of development allowed in the RM District. The population and pollutants generated by residences affected by the proposed text change would not be altered as a result of the setback reduction. Therefore, there would be no impact.

- Involve the burning of any material, including brush, trees and construction materials?

The proposed text change would not involve burning of any brush, trees, or construction materials. No burning activities would result from the proposed zoning changes. Therefore, no impact would occur.

- Conflict with or obstruct implementation of the applicable air quality plan?

The proposed text amendment would not alter the type of land use allowed in the RM District and would not obstruct implementation of applicable air quality plans. Future residential development built on the properties affected by the text amendment could generate additional criteria air pollutants during

construction and operation that could potentially conflict with applicable air quality plans. However, environmental review required for individual development projects would include the evaluation of air quality impacts. The population and pollutants associated with residences in affected RM areas would not be altered by the proposed text amendment. Therefore, the proposed text amendment would not conflict with or obstruct implementation of the applicable air quality plan.

- 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 that exceed quantitative thresholds for ozone precursors)?

As described above, implementation of the text amendment would not affect the amount of pollutants generated by future residential development. Therefore, a cumulatively considerable net increase of criteria pollutants would not occur as a result of the proposed text change.

- Create objectionable odors affecting a substantial number of people?

The proposed text amendment would not change the types of land uses in the RM District. Residential land uses do not typically generate objectionable odors. According to the BAAQMD, facilities such as wastewater treatment plants, sanitary landfills, petroleum refineries, and chemical manufacturing plants are generally the types of land uses that emit objectionable odors. Since no such facilities would be developed on lands affected by the proposed text amendment, no impact would occur.

- Expose sensitive receptors to substantial pollutant concentrations?

As described earlier, the proposed text amendment would not result in the generation of pollutants. Therefore, no impact would occur.

- Be expected to result in the generation of noise levels in excess of those currently existing in the area, after construction or 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?

The proposed text amendment would not change the type of development allowed in the RM District and would not alter the population associated with residences in the RM District. As a result, noise levels generated by future residences would not increase as a result of the amendment. The proposed setback reduction could result in the placement of future homes in closer proximity to adjacent homes. However, these residences would still be subject to existing noise standards and the requirements of Title 24 building standards. In addition, individual development projects would still be subject to environmental review, including an evaluation of noise impacts. Given all of the above, the impact would be less than significant.

- Involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances, or radioactive material or create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

The proposed text amendment would not change the type of land use or development allowed in the RM District. Therefore, the type of hazardous materials that are generally associated with residential uses in the RM District would not change as a result of the proposed text amendment. The proposed text change would not involve the application, use or disposal of potentially hazardous materials. Therefore, there would be no impact.

- 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?

The proposed text amendment would not change the type or size of development allowed in the RM District. The potential for foreseeable upset and accident conditions involving the release of hazardous materials into the environment would not change as a result of the reduction in setback requirements. There would be no impact.

- Be subject to noise levels in excess of levels determined appropriate according to the County Noise Ordinance or other standard?

The proposed text amendment would not change the type development allowed in the RM District and, therefore, would not alter or increase the population associated with the residences on RM properties. As a result, the noise levels generated by future residences would not increase as a result of the text amendment. The proposed reduction of setbacks could result in the placement of future homes in closer proximity to adjacent homes. However, these residences would still be subject to existing noise standards, including the County Noise Ordinance and the requirements of Title 24 building standards. In addition, individual development projects would still be subject to environmental review, including an evaluation of noise impacts. Given all of the above, the impact would be less than significant.

- Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

The proposed text amendment would not change the type of development allowed in the RM District and therefore would not alter or increase the population associated with the residences on RM properties. As a result, the vibration or groundborne noise levels generated by future residences would not increase as a result of the amendment. Construction activities anticipated for individual projects affected by the text amendment would still be subject to environmental review, including the evaluation of groundborne vibration and noise levels. Therefore, there would be no vibration impacts associated with the proposed text amendment.

- For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The properties located in the Edgewood Park area lie approximately 2 miles east of the San Carlos Airport. However, the area is not within the Revised Area of Influence Boundary so is not expected to result in excessive noise levels.² The San Francisco International Airport lies more than 2 miles south of the closest area affected by the text amendment, and the Half Moon Bay Airport lies more than 7 miles west of the nearest subject property. Given this, the proposed text amendment would not affect consistency of future residential development with an airport land use. Development projects affected by the text amendment would still be subject to environmental review and an evaluation of aircraft noise impacts would be required where relevant. Therefore, the proposed text amendment would not result in noise impacts related to aircrafts.

- Generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard?

As described above, the proposed text amendment would not increase the levels of noise generated by future residences in the RM District. The reduction in setback would place future homes in closer proximity to existing nearby receptors. These residences would still be subject to existing noise standards, including the County Noise Ordinance and the requirements of Title 24 building standards. In addition, individual development projects would still be subject to environmental review, including an evaluation of noise impacts. Given all of the above, the impact would be less than significant.

- Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

The proposed text amendment would not change the type of development allowed in the RM District and would not alter or increase the population associated with residences in the RM District. As a result, noise levels generated by future residences would not increase as a result of the text amendment. In addition, individual development projects would still be subject to environmental review, including an evaluation of noise impacts and would be subject to existing noise standards and the requirements of Title 24 building standards. Given all of the above, the impact would be less than significant.

- 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?

² City/County Association of Governments of San Mateo County, 2004.

Based on a review of aerial photographs, there are no private airstrips in the vicinity of the areas affected by the text amendment. As described above, the San Carlos Airport is the nearest airport to a property affected by the text amendment. The proposed text amendment would not alter the type of land use or future development allowed within the RM District. Development projects affected by the proposed text amendment would still be subject to environmental review and an evaluation of noise impacts would be required. Therefore, the proposed text amendment would not result in noise impacts associated with a private airstrip.

- Generate polluted or increased surface water runoff or affect groundwater resources or 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)?

The proposed text amendment would only apply to areas that allow residential uses. It would not change the density of residences allowed in the RM District and would, therefore, not increase the population associated with proposed residences. Given this, the proposed text amendment would not increase demands for groundwater, nor would it result in increased surface water runoff. Therefore, there would be no impact.

- Violate any water quality standards or waste discharge requirements?

As described above, the proposed text amendment would not alter the type of land use or future development allowed within the RM District. All residences affected by the text amendment would still be required to adhere to the NPDES permit requirements and the County's Municipal Code requirements that regulate water quality during construction and operation of the proposed project. Since the proposed text amendment would not affect adherence to these requirements, there would be no impact.

- Require installation of a septic tank/leachfield sewage disposal system or require hookup to an existing collection system which is at or over capacity or 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 waste water?

As described earlier, the proposed text amendment would not alter the type of land use or future development allowed within the RM District. The proposed text amendment would, therefore, not increase the need for wastewater treatment services. Additionally, an evaluation of wastewater treatment services, including the need for a septic tank, would still be required for all development projects proposed in areas affected by the text amendment. As a result, there would be no impact.

- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?

The proposed text amendment would not change the type or density of land uses or development allowed in the RM District. Therefore, the proposed text amendment would not generate hazardous emissions or increase the potential for future residents in the RM District to emit hazardous materials into the environment. There would be no impact.

- 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?

The proposed text amendment would not change the type or density of land uses or development allowed in the RM District. Therefore, the proposed text amendment would not generate hazardous emissions or increase the potential for future residents in the RM District to emit hazardous materials into the environment. Additionally, individual development projects affected by the text amendment would be subject to environmental review, including documentation and evaluation of hazardous materials found on individual properties. Therefore, there would be no impact.

- For a project located within an airport land use plan or, where such plan has not been adopted, within 2 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?

The properties located in the Edgewood Park area lie approximately 2 miles east of the San Carlos Airport. However, the area is not within the Revised Area of Influence Boundary as established by the City/County Association of Governments of San Mateo County, so is not expected to result in excessive noise levels.³ The San Francisco International Airport lies more than 2 miles south of the closest area affected by the text amendment, and the Half Moon Bay Airport lies more than 7 miles west of the nearest subject property. Given this, the proposed text amendment would not result in the location of land use or future development allowed within the RM District. Development projects affected by the proposed text amendment would still be subject to environmental review and an evaluation of noise impacts would be required. Therefore, the proposed text amendment would not result in a safety hazard for people residing or working in the project area.

- 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?

There are no private airstrips in the vicinity of the areas affected by the text amendment. As described above, the San Carlos Airport is the nearest airport to a property affected by the text amendment. The proposed text amendment would not alter the type of land use or future development allowed within the RM District. Development projects affected by the proposed text amendment would still be subject to

³ City/County Association of Governments of San Mateo County, 2004.

environmental review and an evaluation of hazard related to aircraft operations associated with nearby private airstrips would be required where relevant. Therefore, the proposed text amendment would not result in a safety hazard for people residing or working in the project area.

- Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?

As a result of the proposed text amendment, the reduction of setback requirements would slightly increase the amount of open space in the RM District, and thereby slightly increase the area where wildland fires could potentially occur. However, the proposed text amendment would not change the type of land use or development allowed in the RM District and would not increase the density and, thereby the population generated by residences in the RM District. As a result, the type of structures and the number of people on properties affected by the text amendment would not change. Additionally, individual development projects would be subject to environmental review, including an evaluation of the wildland fire hazards. The impact would be less than significant.

- 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?

According to the FIRM produced by FEMA, the properties affected by the text amendment are not located in a flood hazards zone, and are not in areas that may be inundated by a 100-year flood. Additionally, any proposed development projects in the areas affected by the proposed text amendment would be subject to further environmental review, including evaluation of flood risks. Therefore, there would be no impact.

- Inundation by seiche, tsunami, or mudflow?

Active faults within the San Francisco Bay Area have largely horizontal movement and are not expected to generate significant water waves in the San Francisco Bay. According to the San Mateo County General Plan Natural Hazards map, the properties affected by the text amendment are not located in any areas designated for tsunami and seiche inundation.⁴ Development projects would be subject to further environmental review, including evaluation of seiche tsunami, or mudflow risks. Therefore, there would be no impact.

⁴ San Mateo County, 1986.

4.5.4.5 Transportation

Would the project:

- Affect access to commercial establishments, schools, parks, etc.?

The proposed text amendment would not change the type or density of land uses or development allowed in the RM District. As a result, the proposed text amendment would not affect any existing roadway patterns and access to surrounding commercial establishments, schools, or parks would not be affected. Therefore, there would be no impact.

- Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?

The proposed text amendment would not change the type or density of land uses or development allowed in the RM District and, therefore, would not increase the population associated with the residences on RM properties. The text amendment would not affect pedestrian traffic or change pedestrian patterns. Therefore, there would be no impact.

- Result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?

The proposed text amendment would not change the type or density of land uses or development allowed in the RM District. Therefore, the text amendment would not change the amount of traffic generated by individual development projects. There would be no impact to vehicular traffic patterns or volumes.

- Involve the use of off-road vehicles of any kind (such as trail bikes)?

The proposed text amendment would not change the type of land uses or development allowed in the RM District and, only affects the location of development. Therefore, the text amendment does not allow an increased use of off-road vehicles. There would be no impact.

- 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)?

The proposed text amendment would not change the type or density of land uses or development allowed in the RM District and would not increase the population associated with the residences on RM properties. Because the text amendment would not change the amount of traffic generated by individual development projects, there would be no impact related to traffic.

- Result in or increase traffic hazards or substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The proposed text amendment would not change the type of land uses or development allowed in the RM District. Additionally, any proposed development projects in the areas affected by the proposed text amendment would be subject to further environmental review, including evaluation of increased traffic hazards. Therefore, there would be no impact related to traffic hazards or development of incompatible uses.

- Provide for alternative transportation amenities such as bike racks?

The proposed text amendment would not change the type or density of land uses or development allowed in the RM District. The proposed text amendment would not affect the provision of transportation amenities in the County. Therefore, there would be no impact.

- Generate traffic which will adversely affect the traffic carrying capacity of any roadway?

The proposed text amendment would not change the type or density of land uses or development allowed in the RM District and would not increase the population associated with the residences on RM properties. Therefore, the proposed text amendment would not change the amount of traffic generated by individual development projects and there would be no impact.

- Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

The proposed text amendment would not change the type of land uses or development allowed in the RM District and would not increase the population associated with the residences on RM properties. Therefore, the proposed text amendment would not change the amount of traffic generated by individual development projects and there would be no impact related to level of service standards established by the County Congestion Management Agency.

- 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?

The proposed text amendment would not change the type of land uses or development allowed in the RM District. Therefore, the proposed text amendment would not change the amount of air traffic generated by individual development projects and there would be no impact related to air traffic patterns.

- Result in inadequate emergency access?

The proposed text amendment would not change the type or density of land uses or development allowed in the RM District and would not increase the population associated with the residences on RM properties. Individual development projects proposed in affected areas would still be required to provide

adequate emergency access. Also, the proposed text amendment would not provide an exception to the County's parking regulations. Therefore, the proposed text amendment would not impact emergency access.

- Result in inadequate parking capacity?

The proposed text amendment would not change the type of land uses or development allowed in the RM District and would not increase the population associated with the residences on RM properties. Therefore, the proposed text amendment would not change the parking demand for individual development projects. There would be no impact.

- Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

The County has adopted policies related to alternative transportation (Policies 12.23-12.40 in the County General Plan). These policies are intended for commercial, office, retail, and industrial developments. The proposed text amendment would not affect the type of land uses or development allowed in the RM District. Therefore, the provision of transportation amenities in the County would not be affected. There would be no impact.

4.5.4.6 Land Use and General Plans

Would the project:

- Result in the congregating of more than 50 people on a regular basis?

The proposed text amendment would only affect RM properties in urban areas. High-density residential developments are not permitted in the RM District. Therefore, it is not expected that residential uses developed within the RM District would result in the congregation of 50 or more people on a regular basis. Therefore, there would be no impact.

- Result in the introduction of activities not currently found within the community?

The proposed text amendment would not change the type of land uses or development allowed in the RM District and would not increase the population associated with the residences on RM properties. Therefore, the proposed text amendment would not result in the introduction of activities not currently found in the communities affected. Therefore, there would be no impact.

- Employ equipment which could interfere with existing communication and/or defense systems?

The proposed text amendment proposes changes to the setback requirements for residential projects and does not, in itself, involve construction or development in the affected areas. The change to setback requirements would not result in the need for equipment that could interfere with communication and/or defense systems. There would be no impact.

- Result in any changes in land use, either on or off the project site?

The proposed text amendment would not change the type of land use or development allowed in the existing RM Zoning District. Therefore, the text amendment would not result in a significant land use impact.

- Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities) or 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)?

The proposed text amendment would only apply to areas in the RM District that currently allow residential uses and would not facilitate development of new industry, commercial facilities, or recreation activities to the area. Further, the proposed text amendment would only apply to residences in urban areas and would not increase the population associated with these uses. Given this, the proposed text amendment would not result in the need for expanded utilities such as wastewater, water service and circulation systems. There would be no impact.

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

The proposed text amendment would only apply to areas in the RM District that currently allow residential uses. Further, the proposed text amendment would only apply to residences in urban areas and would not increase the population associated with these uses. Public services to future residential development projects would continue to be subject to review and approval by the County or appropriate special district. The provision of public utility lines for the proposed residential developments in the areas affected by the text amendment would still be evaluated on an individual project basis. There would be no impact..

- Be adjacent to or within 500 feet of an existing or planned public facility?

The proposed text amendment does not involve construction of projects on the affected properties. If a residential project site is proposed in the vicinity of an existing or planned public facility, it would be subject to review by the County. Environmental impacts, including those related to hazards, associated

with constructing a residence within 500 feet of a public facility would be determined at that time. Therefore, there would be no impact.

- Create significant amounts of solid waste or litter or be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?

The proposed text amendment would not change the type or density of land uses or development allowed in the RM District and would not increase the population associated with the residences on RM properties. Therefore, the text amendment would not result in the generation of additional solid waste or litter and would, therefore, not increase the need for solid waste disposal and no impact would occur.

- Substantially increase fossil fuel consumption (electricity, oil, natural gas, coal, etc.)?

The proposed text amendment would not change the type or density of land uses or development allowed in the RM District and would not increase the population associated with the residences on RM properties. Because the text amendment would not increase the number of residences or population on affected properties, no increase in demands for fossil fuel would occur. Therefore, there would be no impact.

- Require an amendment to or exception from adopted general plans, specific plans, or community policies or goals or conflict with 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?

The proposed text amendment would modify the San Mateo Zoning Regulations to allow for setback reductions for residential projects in urban areas in the RM District. Per the amendment, reduced setbacks would only be allowed if the affected area would preserve additional open space and would be consistent with existing development. Setback reductions would, therefore, increase open space and/or conservation easement area to be preserved within the RM site and would promote clustering of proposed residences. Therefore, this change would be consistent with the goals of the San Mateo County General Plan for the preservation of open space uses and for the preservation of natural resources in the RM District. Although the proposed text amendment would change RM District requirements, it would not conflict with the type of uses currently allowed by the County's RM Zoning Regulations, nor would it conflict with the goals and policies of the County General Plan. Further, as described in this chapter, the proposed text amendment would not result in substantial adverse environmental effects. Therefore, land use impacts associated with the proposed text amendment would be less than significant.

- Involve a change of zoning?

The proposed text amendment would modify the San Mateo Zoning Code to allow for a reduction of required setbacks for residential properties in urban areas of the RM District. As described above, although the proposed text amendment would change RM District requirements, it would not conflict with the type of uses currently allowed by the County of San Mateo RM Zoning Regulations. Further, as described in this chapter, the proposed text amendment would not result in substantial adverse environmental effects.

- Require the relocation of people or businesses or displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere or displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The proposed text amendment would not change the type of land uses or development allowed in the RM District and would not increase or decrease existing housing on RM properties. Therefore, the text amendment would not affect the number of people or housing in the affected areas and no impact would occur.

- Reduce the supply of low-income housing?

The proposed text amendment would not remove any existing units of low-income housing from the supply that currently exists within the County. Therefore, no impact would occur.

- Result in possible interference with an emergency response plan or emergency evacuation plan OR Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The County does not have a specific adopted emergency response plan or evacuation plan. The reduction of setbacks allowed by the proposed text amendment would not affect circulation or configuration of the existing roadways, nor would it interfere with emergency access to development sites affected by the amendment. Therefore, no impact would occur.

- Result in creation of or exposure to a potential health hazard?

The proposed text amendment would not change the type of land uses or development allowed in the RM District and would not increase the population associated with the residences on RM properties. The proposed setback reductions would not affect residential development safety requirements. Additionally, individual residences proposed in affected areas would still be subject to building safety codes and health standards. As a result, the proposed text amendment would not create or expose existing or future residents to health hazards. Therefore, no impact would occur.

- Physically divide an established community?

The proposed text amendment would not change the type of land uses or development allowed in the RM District. Further, the proposed text amendment allow future residential development in urban areas of the RM District to better conform to existing residential development. The proposed reduction of setbacks for residences would not physically divide an established community. Therefore, no impact would occur.

- 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?

As discussed previously, the proposed text amendment would not result in an increase in residents in affected areas. Therefore, no increase in the use of existing parks or recreational facilities would occur as a result of the proposed text amendment and no impact would occur.

- Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

As discussed previously, the proposed text amendment would not result not result in an increase in residents in affected areas. Therefore, the proposed text amendment would not result in a need for construction or expansion of recreational facilities. There would be no impact.

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

The proposed text amendment would not change the type of land uses or development allowed in the RM District and would not increase the population associated with the residences on RM properties. The proposed text amendment would, therefore, not affect the amount of wastewater generated in the RM District. Therefore, no impact would occur.

- 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?

The proposed text amendment would not change the type of land uses or development allowed in the RM District and would not increase the population associated with the residences on RM properties. Therefore, the amendment would not increase the demand for water or wastewater treatment facilities and no impact would occur.

- 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?

The proposed text amendment would not change the type of land uses or development allowed in the RM District. The proposed amendment would not itself affect storm water drainage facilities. Storm drainage for individual residences would be evaluated for each project. There would be no impact.

- Comply with federal, state, and local statutes and regulations related to solid waste?

The proposed text amendment would not change the type of land uses or development allowed in the RM District and would not increase the population associated with the residences on RM properties. Therefore, the amendment would not result in an increased demand for solid waste disposal services and no impact would occur.

4.5.4.7 Aesthetic, Cultural and Historic

Would the project:

- Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor or substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

San Mateo County has three designated state scenic highways, including State Route 1, State Route 35, and Interstate 280, and a number of County Scenic Roads that are designated in the San Mateo County General Plan. The properties affected by the RM zoning text amendment are located in urban areas including the San Mateo Highlands neighborhood, San Bruno Mountain, Stanford, the Los Trancos Woods Area, the Edgewood Park Area, and in the San Bruno County Jail Area. While all of these areas are located near Interstate 280, and the Los Trancos Woods Area is located near State Route 35, none of the areas that would be affected by the text amendment are located within a designated state or county scenic corridor. A number of County Scenic Roads are in the vicinity of the areas affected by the proposed text amendment. The proposed text amendment would not result in locating development within a county scenic road nor would it change the type of land use or development in the County. In addition, the proposed reduction of setback requirements would maximize conservation easement and open space areas for the subject properties which could result in an overall enhancement of scenic resources. Therefore, the impact would be less than significant.

- Obstruct scenic views from existing residential areas, public lands, public water body, or roads or have a substantial adverse effect on a scenic vista?

The properties affected by the proposed text amendment are located in urban areas and as described above, are not expected to be located in the vicinity of scenic vistas. The proposed text amendment would require that residences be consistent with existing residential development in the project vicinity and would cluster residences. In addition, the reduction of setbacks would maximize conservation easement

and open space areas for the subject properties, which could result in an overall enhancement of scenic resources. Individual development projects proposed on properties affected by the amendment would still be subject to environmental review, including an evaluation of impacts to scenic vistas. Therefore, the impact of the proposed text amendment on scenic vistas in the county would be less than significant.

- Involve the construction of buildings or structures in excess of three stories or 36 feet in height?

The amendment would not change the maximum residential structure height of 36 feet that is allowed in the RM District. There would be no impact.

- Substantially degrade the existing visual character or quality of the site and its surroundings?

The proposed text amendment would not change the type, size or height of development that is currently allowed in the RM District. Further, properties affected by the text amendment are located in urban areas and as described above, would be required to be consistent with existing development and would cluster development. In addition, the reduction of setbacks would maximize conservation easement and open space areas for the subject properties. Given that residential development under the revised setback restrictions would be required to be consistent with surrounding residential development, impacts to visual character would be less than significant. Furthermore, individual development projects on properties affected by the proposed text amendment would be subject to environmental review, including an evaluation of impacts to visual character. Therefore, this impact is considered less than significant.

- Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

The proposed text amendment would not change the type of land uses or development that is currently allowed in the RM District. The text amendment would apply to new residential development within existing urban residential areas where comparable light sources already exist. Therefore, there would be no impact related to light and glare.

- Directly or indirectly affect historical or archaeological resources on or near the site or cause a substantial adverse change in the significance of a historical or archaeological resource as defined in Section 15064.5?

The proposed text amendment would not change the type of land uses or development allowed in the RM District. Individual development projects on properties affected by the proposed amendment would still be subject to environmental review, including an evaluation of historical and archeological resources on each site. The proposed text amendment would, therefore, have no impact on historical or archeological resources.

- Visually intrude into an area having natural scenic qualities?

The properties affected by the proposed text amendment are located in urban areas and as described above, are not expected to be located in the vicinity of scenic vistas. In addition, the reduction of setbacks would maximize conservation easement and open space areas for the subject properties, which could result in an overall enhancement of scenic resources. Individual development projects on properties affected by the proposed text amendment would still be subject to environmental review, including an evaluation of visual impacts. Therefore, the impact of reduced setbacks on scenic vistas in the County would be less than significant.

- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Individual development projects on properties affected by the amendment would be subject to environmental review, including an evaluation of paleontological resources on each site. Therefore, the proposed text amendment would have no impact on paleontological resources.

- Disturb any human remains, including those interred outside of formal cemeteries?

Individual development projects on properties affected by the amendment would be subject to environmental review, including the potential to disturb human remains. There would be no impact.