

County of San Mateo
Planning and Building Department

**INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST**
(To Be Completed by Planning Department)

SECTION A:

1. **Project Title:** County of San Mateo Child Care Facilities Ordinance
2. **County File Number:** PLN2020-00014
3. **Lead Agency Name and Address:** County of San Mateo, Planning and Building Department, 455 County Center, Redwood City, Ca. 94063
4. **Contact Person and Phone Number:** Camille Leung, Senior Planner, 650-363-1826, cleung@smcgov.org
5. **Project Location:** Properties within unincorporated areas of San Mateo County, as described in Section A 9 and 10. Also, see maps in Attachment 4.
6. **Assessor's Parcel Number and Size of Parcel:** Unincorporated areas of San Mateo County
7. **Project Sponsor's Name and Address:** County of San Mateo
8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** Steve Monowitz, Community Development Director, Planning and Building Department, County of San Mateo
9. **General Plan Designation:** Outside of the Coastal Zone, the adoption of the Ordinance would create a ministerial permit process for child care centers to be located in areas designated for Commercial, Institutional, Residential (Single- and Multiple-Family), or Commercial/ Residential Mixed Use land uses, in urban and rural areas. Inside the Coastal Zone, the adoption of the Ordinance would create a ministerial permit process for child care centers to be located in areas designated for Commercial, Institutional, or Single-Family Residential land uses, in urban and rural areas. The Ordinance would also allow under a ministerial permit process child care centers on properties containing existing institutional buildings or public facilities, as defined by the Ordinance, in and outside of the Coastal Zone.
10. **Zoning:** Outside of the Coastal Zone, the adoption of the Ordinance would create a ministerial permit process for child care centers to be located in Commercial, Institutional, Residential (Single- and Multiple-Family), and Commercial/ Residential Mixed Use zoning districts, in urban and rural areas. Inside the Coastal Zone, the adoption of the Ordinance would create a ministerial permit process for child care centers to be located in Commercial, Institutional, and Single-Family Residential zoning districts, in urban and rural areas. The Ordinance would also allow under a ministerial permit process child care centers on properties containing existing institutional buildings or public facilities, as defined by the Ordinance, in and outside of the Coastal Zone.

11. **Description of the Project:** *(Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)*

The Child Care Facilities Ordinance (Attachment 1) would establish specific permitting requirements for child care centers in the unincorporated areas of San Mateo County, where specific requirements currently only apply to Large Family Day Care Homes (Section 6401.2 of the Zoning Regulations). The adoption of the Ordinance would repeal Section 6401.2 and create a new Chapter 22.2 (Child Care Facilities) of the Zoning Regulations. The Ordinance would not regulate Small or Large Family Day Care Homes as these uses are allowed by right by State law. Currently, a use permit, which is granted at a public hearing, is required in most instances to operate a child care center pursuant to the regulations for each zoning district and Section 6161(k)1 of the County's Zoning Regulations which allows "schools" with a use permit in the R-1, R-2 and R-3 residential zoning districts. The Ordinance would streamline the process and set consistent requirements for establishing child care centers (CCC) to relieve the shortage of care facilities in San Mateo County.

The Ordinance would ease restrictions for a child care center to locate within an existing building of similar use (such as commercial and institutional buildings) or compatible use (such as single- and multiple-family residential) and allows for limited expansion of such buildings according to environmental and locational criteria.

For areas outside of the Coastal Zone, the Ordinance establishes qualification for a ministerial permit for child care centers based on CEQA categorical exemption criteria. The adoption of the Ordinance would create a ministerial permit process for child care centers to be located in areas zoned or designated by the General Plan for Commercial, Institutional, or Commercial/ Residential Mixed Use land uses, or zoned for Residential (Single- and Multiple-Family) land uses, in urban and rural areas. The Ordinance would also allow under a ministerial permit process child care centers on properties containing existing institutional buildings or public facilities, as defined by the Ordinance. In general, a child care center involving expansion of an existing building meeting Classes 1 (Existing Facilities) and 3 (New Construction or Conversion of Small Structures) of CEQA categorical exemptions, and compliant with additional criteria set by the Ordinance, would qualify for a ministerial permit. In general, a child care center involving construction of a new child care building meeting Classes 2 (Replacement or Reconstruction) and 3 of CEQA categorical exemptions, and compliant with additional criteria set by the Ordinance, would qualify for a ministerial permit.

For areas inside of the Coastal Zone, the Ordinance establishes qualification for a ministerial permit for child care centers based on criteria for exemption from a Coastal Development Permit (CDP), per Section 6328.5 (Exemptions) of the Coastal District (CD) Zoning District. The adoption of the Ordinance would create a ministerial permit process for child care centers to be located in areas zoned or designated by the General Plan for Commercial or Institutional land uses, or zoned for Single-Family Residential land uses, in urban and rural areas. The Ordinance would also allow under a ministerial permit process child care centers on properties containing existing institutional buildings or public facilities, as defined by the Ordinance. In general, a child care center involving expansion of an existing non-residential building meeting Category B (Existing Structures Other Than Single-Family Residences or Public Works Facilities) of the CDP Exemption Worksheet, and compliant with additional criteria set by the Ordinance, would qualify for a ministerial permit. In general, a child care center involving expansion of an existing residential building meeting Categories A (Existing Single-Family Residences) and E (Single-Family Residence Categorical Exclusion Area) of the CDP

Exemption Worksheet, and compliant with additional criteria set by the Ordinance, would qualify for a ministerial permit. Construction of a new child care building in the Coastal Zone would not qualify for a ministerial permit.

The new Ordinance would apply to all unincorporated areas of the County. The project involves text changes to the County Zoning Regulations for various zoning districts to reconcile those regulations with the new Ordinance, retaining, however, existing regulations in some zoning districts within North Fair Oaks that allow child care centers by right. For a list of text changes to the other Zoning Regulations, see Attachment 2.

12. **Surrounding Land Uses and Setting:** Properties within unincorporated areas of San Mateo County, as described in Section A.9 and 10, above.
13. **Other Public Agencies Whose Approval is Required:** California Coastal Commission.
14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?:** This project is not subject to Assembly Bill 52 for California Native American Tribal Consultation requirements, as no traditionally or culturally affiliated tribe has requested, in writing, to the County to be informed of proposed projects in the geographic project area. The project is not expected to cause a substantial adverse change to any potential tribal cultural resources as described in Section D.18.

SECTION B: 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” or “Significant Unless Mitigated” as indicated by the checklist on the following pages.

X	Aesthetics		Energy	X	Public Services
	Agricultural and Forest Resources		Hazards and Hazardous Materials	X	Recreation
	Air Quality		Hydrology/Water Quality	X	Transportation
X	Biological Resources	X	Land Use/Planning		Tribal Cultural Resources
	Climate Change		Mineral Resources	X	Utilities/Service Systems
	Cultural Resources	X	Noise		Wildfire
	Geology/Soils	X	Population/Housing	X	Mandatory Findings of Significance

SECTION C: EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less Than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

SECTION D:

<p>1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a.	Have a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?			X	

Discussion: Within unincorporated areas of San Mateo County that are outside of the Coastal Zone, the Ordinance would provide a ministerial permit process for child care centers that would be located in areas as described in Section A.9 and 10 and more specifically described in Table 1 of the Ordinance (Attachment 1). As described in Section A.11, for areas outside of the Coastal Zone, the Ordinance establishes qualification for a ministerial permit for child care centers based on CEQA categorical exemption criteria and also establishes additional criteria.

CEQA exemption criteria contains exceptions both within the exemption language and within Section 15300.2 of the CEQA Guidelines, which limits the development in scenic corridors, scenic vistas, water bodies, among other environmentally sensitive areas. The Ordinance would also establish additional screening criteria to regulate the conversion of a Single-Family Residence or a Multiple-Family Residential Building to a child care center, specifically that the property must be of conforming size (parcel size must meet or exceed the minimum lot size requirements of the zoning district). Additional criteria would also regulate the expansion of an existing building for a child care center. Regarding potential aesthetic impacts, for child care centers involving building expansion that would otherwise qualify for a CEQA categorical exemption under Class 1.e (Existing Facilities), the Ordinance requires that the child care center must be located outside of an environmentally sensitive area and/or any scenic corridor. Child care center projects involving the reuse of existing buildings and facilities, limited expansion of such buildings, or construction of new small buildings, based on the CEQA exemptions and Ordinance criteria, would not result in a significant visual impact to existing scenic areas because the developed areas housed a similar use, of similar scale or intensity in the past. Construction of any new child care center building outside of a Commercial or Institutional zoning district or area designated for such use by the General Plan, with the exception of replacement or reconstruction of an existing building meeting the CEQA Class 2 (Replacement or Reconstruction) categorical exemption, would continue to require a Use Permit. The Use Permit application process involves a discretionary review process, where enforceable requirements pertaining to child care center projects, such as Scenic Corridor policies of the General Plan, and those pertaining to CEQA and public noticing, would continue to apply. Such projects would undergo a separate CEQA review process once an application has been received.

Within unincorporated areas of San Mateo County that are within the Coastal Zone, the Ordinance would provide a ministerial permit process for child care centers that would be located in areas as described in Section A.9 and 10 and more specifically described in Table 2 of the Ordinance. As described in Section A.11, for areas inside the Coastal Zone, the Ordinance establishes qualification for a ministerial permit for child care centers based on criteria for exemption from a CDP, per Section 6328.5 (Exemptions) of the CD Zoning District. Section 6328.5 exemption criteria contains exceptions which limits development in scenic corridors. Regarding potential aesthetic impacts, the Ordinance would establish additional criteria to regulate the location of a child care center within existing structures other than single-family residences, specifically the project must not involve the

conversion of a visitor-serving commercial use, as defined by the Local Coastal Program, which are usually located along or near the shoreline and beach areas. The Ordinance would establish additional screening criteria to regulate the conversion of a Single-Family Residence to a child care center use, specifically requiring that the subject parcel size must be 10,000 square feet or larger and located within a residential zoning district, as defined in the ordinance. Child care center projects involving the conversion of existing buildings and facilities, or limited expansion of such buildings, based on the CDP exemption criteria and Ordinance criteria, would not result in a significant visual impact to existing scenic areas due to the reuse of developed areas that housed a similar use, of similar scale or intensity. Construction of any new child care center building in the Coastal Zone, would continue to require a Use Permit, which involves a discretionary review process, where enforceable requirements pertaining to child care center projects, such as Scenic Corridor policies of the General Plan and Local Coastal Program, and those pertaining to CEQA and public noticing, would continue to apply. Such projects would undergo a separate CEQA review process once an application has been received.

As child care center development that would qualify for a ministerial process under the Ordinance would also qualify for an exemption from CEQA and, in the Coastal Zone, a Coastal Permit Exemption, development resulting from the adoption of the Ordinance would not result in a substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads.

Source: Zoning Regulations, new Child Care Facilities Ordinance.

1.b. Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
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Discussion: For reasons listed in Section D.1.a, a new child care center development, as would be allowed under the Ordinance, would not substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. Any Significant or Heritage trees potentially impacted by a proposed child care center would be subject to the County’s tree protection requirements and, if the project involves the removal of such trees, a separate discretionary tree removal permit with requisite replacement plantings.

Source: Zoning Regulations, new Child Care Facilities Ordinance.

1.c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
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<p>Discussion: For reasons listed in Section D.1.a, a new child care center development, as would be allowed under the Ordinance, would not, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings. In urbanized areas, the project would not conflict with applicable zoning and other regulations governing scenic quality because projects would be required to comply with any applicable scenic quality policies in the County's Zoning Regulations.</p> <p>Source: GIS Map, new Child Care Facilities Ordinance</p>					
1.d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?			X	
<p>Discussion: Child care center projects involving the reuse of existing buildings and facilities, limited expansion of such buildings, or construction of new small buildings (only outside of the Coastal Zone), based on the CEQA exemptions, CDP exemptions, and Ordinance criteria (as applicable), would be allowed by the Ordinance through a ministerial process and may result in the installation of additional exterior lighting sources. However, the location of these centers would be in developed areas containing existing light sources. Additionally, exterior outdoor light sources are required by the Ordinance to be downward-directed and shielded to confine rays to the site and specific task areas. For reasons listed in Section D.1.a, a new child care center development, as would be allowed under the Ordinance, would not, create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.</p> <p>Source: New Child Care Facilities Ordinance; Zoning Regulations.</p>					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?			X	
<p>Discussion: For reasons listed in Sections D.1.a and D.1.d, new child care center development, as would be allowed under the Ordinance, would not result in a significant impact to views from a designated Scenic Highway or within a State or County Scenic Corridor.</p> <p>Source: New Child Care Facilities Ordinance; Zoning Regulations; GIS Map.</p>					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?			X	
<p>Discussion: In all areas of unincorporated San Mateo County, Design Review standards would continue to apply to child care centers, where Design Review standards pertaining to residences would apply to child care centers located within converted single-family residences.</p> <p>Source: Zoning Regulations; new Child Care Facilities Ordinance.</p>					
1.g.	Visually intrude into an area having natural scenic qualities?			X	
<p>Discussion: For reasons listed in Sections D.1.a and 1.d, new child care center development, as would be allowed under the Ordinance, would not significantly visually intrude into an area having natural scenic qualities.</p>					

Source: New Child Care Facilities Ordinance; Zoning Regulations; GIS Map.

2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a. For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X

Discussion: Outside the Coastal Zone, the Ordinance would not 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. Outside of the Coastal Zone, the adoption of the Ordinance would primarily affect areas designated for Commercial, Institutional, Residential (Single- and Multiple-Family), and Commercial/Residential Mixed Use land uses, in urban and rural areas. As such, the Ordinance would not allow the conversion of an existing building under a ministerial permit on land where agricultural use is permitted and protected, such as lands within the Planned Agricultural District (PAD), Resource Management (RM), Timber Preserve Zone (TPZ), Resource Management-Coastal Zone (RM-CZ), and Timber Preserve Zone-Coastal Zone (TPZ-CZ) zoning districts. Such projects would require a Use Permit and, in the Coastal Zone, a CDP, compliance with the Soil Resources policies of the General Plan, the policies of the Agriculture Component of the Local Coastal Program for projects in the Coastal Zone, and must undergo a separate CEQA review process once an application has been received.

However, the Ordinance would allow for the location of a child care center within an existing institutional building or public facility, as defined by the ordinance, regardless of the zoning district. Such projects would not result in conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to a non-agricultural use due to the reuse of developed areas that housed a similar use, of similar scale or intensity.

All other child care center development scenarios, including a new child care center building on agricultural land, would require a Use Permit, a discretionary review process, where the Soil Resources policies of the General Plan, and CEQA and public noticing, would continue to apply.

Such projects would undergo a separate CEQA review process once an application has been received. Source: Zoning map; General Plan; Local Coastal Program; new Child Care Facilities Ordinance.					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion: For reasons listed in Section D.2.a, new child care center development, as would be allowed under the Ordinance, would not conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract. Source: Zoning map; new Child Care Facilities Ordinance.					
2.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 or conversion of forestland to non-forest use?				X
Discussion: For reasons listed in Section D.2.a, new child care center development, as would be allowed under the Ordinance, would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use. Source: Zoning map; new Child Care Facilities Ordinance.					
2.d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
Discussion: For reasons listed in Section D.2.a, new child care center development, as would be allowed under the Ordinance, would not, for lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts. Source: Zoning map; new Child Care Facilities Ordinance.					
2.e.	Result in damage to soil capability or loss of agricultural land?				X
Discussion: For reasons listed in Section D.2.a, new child care center development, as would be allowed under the Ordinance, would not, result in damage to soil capability or loss of agricultural land. Source: Zoning map; new Child Care Facilities Ordinance.					
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section				X

<p>12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?</p> <p><i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i></p>				
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Discussion: For reasons listed in Section D.2.a, new child care center development, as would be allowed under the Ordinance, would not, conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)).

Source: Zoning map; new Child Care Facilities Ordinance.

<p>3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>3.a. Conflict with or obstruct implementation of the applicable air quality plan?</p>			X	

Discussion: Within unincorporated areas of San Mateo County, the Ordinance would provide a ministerial permit process for child care centers that would be located in areas as described in Section A.9 and 10 and more specifically described in Tables 1 and 2 of the Ordinance.

Child care center projects that would be allowed under a ministerial process involving the reuse of existing buildings and facilities, limited expansion of such buildings, or construction of new small buildings (only outside of the Coastal Zone), would not result in significant air quality impacts, as the operation of child care centers do not generate significant amounts of air pollution. Traffic patterns for such child care centers would be similar to previous uses of the buildings/facilities, which are similar in use, scale or intensity. Limited construction involved with the establishment of such child care centers may result in temporary air quality impacts but would not conflict with or obstruct implementation of the applicable air quality plan.

Outside of the Coastal Zone, all other child care center development scenarios, including any new child care center building outside of a Commercial or Institutional zoning district or area designated for such use by the General Plan, with the exception of replacement or reconstruction of an existing building meeting the CEQA Class 2 (Replacement or Reconstruction) exemption, would continue to require a Use Permit. Inside the Coastal Zone, all other child care center development scenarios, including construction of any new child care center building, would continue to require a Use Permit. Use Permit applications involve a discretionary process, where current requirements pertaining to child care center projects, such as CEQA and public noticing, would continue to apply. Such projects would undergo a separate CEQA review process once an application has been received.

As child care center development that would qualify for a ministerial process under the Ordinance would also qualify for an exemption from CEQA and, in the Coastal Zone, a Coastal Permit Exemption, development resulting from the adoption of the Ordinance would not conflict with or obstruct implementation of the applicable air quality plan.

Source: New Child Care Facilities Ordinance.

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
3.b. 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?				X

Discussion: For reasons listed in Section D.3.a, new child care center development, as would be allowed under the Ordinance, would not 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.

Source: New Child Care Facilities Ordinance.

3.c. Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?				X
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Discussion: For reasons listed in Section D.3.a, a new child care center development, as would be allowed under the Ordinance, would not expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District.

Source: New Child Care Facilities Ordinance.

3.d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				X
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Discussion: For reasons listed in Section D.3.a, new child care center development, as would be allowed under the Ordinance, would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

Source: New Child Care Facilities Ordinance.

4. BIOLOGICAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.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 Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?		X	

Discussion: Within unincorporated areas of San Mateo County that are outside of the Coastal Zone, the Ordinance would provide a ministerial permit process for child care centers that would be located in areas as described in Section A.9 and 10 and more specifically described in Table 1 of the Ordinance. As described in Section A.11, for areas outside of the Coastal Zone, the Ordinance establishes qualification for a ministerial permit for child care centers based on CEQA categorical exemption criteria. CEQA exemption criteria contains exceptions both within the exemption language and within Section 15300.2 of the CEQA Guidelines, which limits the development in environmentally sensitive areas, as defined by the CEQA Guidelines. Regarding potential impacts to biological resources, the Ordinance would also establish additional criteria to regulate the expansion of an existing building for a child care center, specifically that the site must be located outside of an environmentally sensitive area. Child care center projects involving the reuse of existing buildings and facilities, limited expansion of such buildings, or construction of new small buildings would not result in a significant impact to biological resources, including significant adverse effects on any species identified as a candidate, sensitive, or special status species, because the developed areas housed a similar use, of similar scale or intensity in the past. Construction of any new child care center building outside of a Commercial or Institutional zoning district or area designated for such use by the General Plan, with the exception of replacement or reconstruction of an existing building meeting the CEQA Class 2 (Replacement or Reconstruction) exemption, would continue to require a Use Permit. The Use Permit application process involves a discretionary review process, where enforceable requirements pertaining to child care center projects, such as the Vegetative, Water, Fish, and Wildlife Resources polices of the General Plan, CEQA and public noticing, would continue to apply. Such projects would undergo a separate CEQA review process once an application has been received.

Within unincorporated areas of San Mateo County that are within the Coastal Zone, the Ordinance would provide a ministerial permit process for child care centers that would be located in areas as described in Section A.9 and 10 and more specifically described in Table 2 of the Ordinance. As described in Section A.11, for areas inside the Coastal Zone, the Ordinance establishes qualification for a ministerial permit for child care centers based on criteria for exemption from a CDP, per Section 6328.5 (Exemptions) of the CD Zoning District. Section 6328.5 exemption criteria contains exceptions within the exemption language which limits development in the following areas: beach, wetland or sand dune, areas within 50 feet of the edge of a coastal bluff, areas seaward of the mean high tide line, and areas located within the California Coastal Commission Appeals jurisdiction (areas along located between the sea and the first through, improved public road paralleling the sea,

or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance). Regarding potential impacts to biological resources, the Ordinance would establish additional criteria to regulate the location of a child care center within existing structures other than single-family residences, specifically the project must not involve the conversion of a visitor-serving commercial use, as defined by the Local Coastal Program, which are usually located along or near the shoreline and beach areas where biological resources are typically present. Projects involving the conversion of existing buildings and facilities, or limited expansion of such buildings, based on the CDP exemption criteria and Ordinance criteria, would not result in a significant impact to biological resources, including significant adverse effects on any species identified as a candidate, sensitive, or special status species, due to the reuse of developed areas that housed a similar use, of similar scale or intensity. Construction of any new child care center building in the Coastal Zone, would continue to require a Use Permit, which involves a discretionary review process, where enforceable requirements pertaining to child care center projects, such as Vegetative, Water, Fish, and Wildlife Resources polices of the General Plan and Sensitive Habitat policies of the Local Coastal Program, CEQA and public noticing, would continue to apply. Such projects would undergo a separate CEQA review process once an application has been received.

As child care center development that would qualify for a ministerial process under the Ordinance would also qualify for an exemption from CEQA and, in the Coastal Zone, a Coastal Permit Exemption, development resulting from the adoption of the Ordinance would not have a substantial adverse effect 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 Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service.

Source: Local Coastal Program; new Child Care Facilities Ordinance.

4.b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?			X	
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Discussion: For reasons listed in Section D.4.a, new child care center development, as would be allowed under the Ordinance, would not result in substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service.

Source: Local Coastal Program; new Child Care Facilities Ordinance.

4.c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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Discussion: For reasons listed in Section D.4.a, new child care center development, as would be allowed under the Ordinance, would not result substantial adverse effects on state or federally

protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Source: Local Coastal Program; new Child Care Facilities Ordinance.					
4.d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
Discussion: For reasons listed in Section D.4.a, new child care center development, as would be allowed under the Ordinance, would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Source: Local Coastal Program; new Child Care Facilities Ordinance.					
4.e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
Discussion: For reasons listed in Section D.4.a, new child care center development, as would be allowed under the Ordinance, would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances and TPZ, TPZ-CZ, PAD, RM, and RM-CZ zoning regulations). Any removal of significant, heritage, or otherwise protected trees associated with a new child care center would require a separate discretionary permit and would be subject to replacement planting requirements. Such trees are required to be protected from construction impacts by County regulations and replacement trees are required for any trees removed. Source: Local Coastal Program; Significant and Heritage Tree Regulations; new Child Care Facilities Ordinance.					
4.f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X
Discussion: For reasons listed in Section D.4.a, new child care center development, as would be allowed under the Ordinance, would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan. Source: Local Coastal Program; new Child Care Facilities Ordinance.					
4.g.	Be located inside or within 200 feet of a marine or wildlife reserve?				X

Discussion: For reasons listed in Section D.4.a, new child care center development, as would be allowed by the Ordinance under a ministerial permit, would not be located inside or within 200 feet of a marine or wildlife reserve, as such areas within the unincorporated areas of San Mateo County are largely located within Resource Management zoning districts and designated for Recreational or Open Space land uses. Location of a child care center inside or within 200 feet of a marine or wildlife reserve would continue to require a Use Permit, which involves a discretionary review process, where enforceable requirements pertaining to child care center projects, such as Vegetative, Water, Fish, and Wildlife Resources polices of the General Plan and Sensitive Habitat policies of the Local Coastal Program, CEQA and public noticing, would continue to apply. Such projects would undergo a separate CEQA review process once an application has been received.

Source: Local Coastal Program; new Child Care Facilities Ordinance.

4.h. Result in loss of oak woodlands or other non-timber woodlands?				X
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Discussion: For reasons listed in Sections D.2.c and 4.e, new child care center development, as would be allowed under the Ordinance, would not result in loss of oak woodlands or other non-timber woodlands.

Source: Local Coastal Program; new Child Care Facilities Ordinance.

5. CULTURAL RESOURCES. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?				X

Discussion: The Ordinance would mainly affect areas with existing commercial, institutional, commercial/residential mixed use development, and single- or multiple-family buildings in the unincorporated County. Any modification of a historical structure associated with the reuse of existing buildings and facilities, limited expansion of such buildings, or construction of a new small building (only outside of the Coastal Zone) for a child care center use, based on CEQA exemptions, CDP exemptions, and Ordinance criteria (as applicable), would be required to comply with applicable preservation requirements. The County’s General Plan Historical and Archaeological Resources policies and the Historic Preservation Ordinance address the protection of archaeological and historical resources, as do state and federal laws protecting listed and eligible resources. Any project within or affecting a historical resource would be subject to a Use Permit process and additional environmental review to avoid and mitigate if necessary, any effects on historic resources.

Source: New Child Care Facilities Ordinance; County Historic Preservation Ordinance.

5.b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?				X
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Discussion: As the Ordinance would allow for the reuse of existing buildings and facilities, limited expansion of such buildings, or construction of new small buildings (only outside of Coastal Zone), based on the CEQA exemptions, CDP exemptions, and Ordinance criteria (as applicable), as described in Section A.9 and 10 and more specifically described in Tables 1 and 2 of the Ordinance, to a child care center use with a ministerial permit, the Ordinance would affect property in previously developed or disturbed areas and would not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5 or result in directly or indirectly destroying a unique paleontological resource or site or unique geologic feature.

All other child care center development scenarios would require a Use Permit with a discretionary process, where current requirements pertaining to child care center projects, such as the County's General Plan Historical and Archaeological Resources policies and the Historic Preservation Ordinance, CEQA and public noticing, would continue to apply. Such projects would undergo a separate review process once an application has been received.

Source: New Child Care Facilities Ordinance.

5.c. Disturb any human remains, including those interred outside of formal cemeteries?				X
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Discussion: For reasons listed in Section D.5.b, new child care center development under the Ordinance is not likely to disturb any human remains, including those interred outside of formal cemeteries. If such remains are found, the project proponent would be required to follow procedures set by the County Coroner regarding the movement of the remains, and where appropriate consultation with representatives of Native American Tribes who may have an association with the discovered remains.

Source: San Mateo County Coroner.

6. ENERGY. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6.a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X

Discussion: The Ordinance would allow for the reuse of existing buildings and facilities, limited expansion of such buildings, or construction of a new small building (only outside of the Coastal Zone), based on the CEQA exemptions, CDP exemptions, and Ordinance criteria (as applicable), as described in Section A.9 and 10 and more specifically described in Tables 1 and 2 of the Ordinance, to a child care center use with a ministerial permit. Such development would be subject to applicable building codes, including Title 24, Bay Area Air Quality Management District best management practices for equipment idling, and CAL Green building codes.

Source: New Child Care Facilities Ordinance.

6.b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				X
<p>Discussion: For reasons listed in Section D.6.a, new child care center development under the Ordinance is not likely to conflict with or obstruct a state or local plan for renewable energy or energy efficiency.</p> <p>Source: New Child Care Facilities Ordinance.</p>				

7. GEOLOGY AND SOILS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				
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? <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>				X
<p>Discussion: The Ordinance would allow for the conversion of existing buildings or facilities, as described in Section A.9 and 10 and more specifically described in Tables 1 and 2 of the Ordinance, to a child care center use with a ministerial permit. These projects would involve the conversion of existing buildings and facilities and would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in rupture of a known earthquake fault. Any new construction would require a building permit and project compliance with applicable building codes, including code regulations pertaining to potential geologic hazards, and wastewater and septic systems.</p> <p>All other child care center development scenarios would require a Use Permit which involves a discretionary process, where current requirements pertaining to child care center projects, such as the Hazards Component of the Local Coastal Program, the County’s General Plan Natural Hazards policies, CEQA and public noticing, would continue to apply. Such projects would undergo a separate review process once an application has been received.</p> <p>Source: Child Care Facilities Ordinance; Local Coastal Program; County building permit requirements.</p>				

ii. Strong seismic ground shaking?				X
<p>Discussion: For reasons listed in Section D.7.a.i, new child care center development under the Ordinance is not likely to directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking, or create a situation that results in strong seismic ground shaking.</p> <p>Source: Child Care Facilities Ordinance; Local Coastal Program; County building permit requirements.</p>				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
<p>Discussion: For reasons listed in Section D.7.a.i, new child care center development under the Ordinance is not likely to directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction and differential settling, or create a situation that results in seismic-related ground failure, including liquefaction and differential settling.</p> <p>Source: Child Care Facilities Ordinance; Local Coastal Program; County building permit requirements.</p>				
iv. Landslides?				X
<p>Discussion: For reasons listed in Section D.7.a.i, new child care center development under the Ordinance is not likely to directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides, or create a situation that results in landslides.</p> <p>Source: Child Care Facilities Ordinance; Local Coastal Program; County building permit requirements.</p>				
v. Coastal cliff/bluff instability or erosion? <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section D.7 (Climate Change).</i>				X
<p>Discussion: For reasons listed in Section D.7.a.i, new child care center development under the Ordinance is not likely to directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving coastal cliff/bluff instability or erosion, or create a situation that results in coastal cliff/bluff instability or erosion.</p> <p>Source: Child Care Facilities Ordinance; Local Coastal Program; County building permit requirements.</p>				
7.b. Result in substantial soil erosion or the loss of topsoil?				X
<p>Discussion: For reasons listed in Section D.7.a.i, new child care center development, as would be allowed under the Ordinance, would not result in substantial soil erosion or the loss of topsoil.</p>				

Source: Child Care Facilities Ordinance; Local Coastal Program; County building permit requirements.					
7.c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?				X
<p>Discussion: For reasons listed in Section D.7.a.i, new child care center development, as would be allowed under the Ordinance, would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project.</p> <p>Source: Child Care Facilities Ordinance; Local Coastal Program; County building permit requirements.</p>					
7.d.	Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?				X
<p>Discussion: For reasons listed in Section D.7.a.i, new child care center development, as would be allowed under the Ordinance, would not be located on expansive soil creating substantial direct or indirect risks to life or property.</p> <p>Source: Child Care Facilities Ordinance; Local Coastal Program; County building permit requirements.</p>					
7.e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
<p>Discussion: For reasons listed in Section D.7.a.i, new child care center development, as would be allowed under the Ordinance, would not be located on a site where soils are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.</p> <p>Source: Child Care Facilities Ordinance; Local Coastal Program; County building permit requirements.</p>					
7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
<p>Discussion: For reasons listed in Section D.5.b, a new child care center development, as would be allowed under the Ordinance, would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p> <p>Source: Child Care Facilities Ordinance; Local Coastal Program; County building permit requirements.</p>					

8. CLIMATE CHANGE. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?				X
<p>Discussion: The project would not generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment. The main goal of the Ordinance is to ease the establishment of more child care centers in the unincorporated County particularly for new child care centers close to residential areas, employment centers, and transit centers, thereby reducing vehicle travel miles for residents and workers in the County to access child care services. A reduction in vehicle travel miles would result in a reduction in the generation of GHG emissions associated with the operation of gas-powered vehicles. A reduction in the generation of GHG emissions may slow the effects of climate change, including sea-level rise. Any new construction meeting the requirements for a ministerial permit would require a building permit and project compliance with applicable building codes, including CAL Green. Any new construction which does not meet the requirements for a ministerial permit, would be subject to the requirements of the County's Energy Efficiency Climate Action Plan (EECAP) and CEQA requirements and require a building permit and project compliance with applicable building codes, including CAL Green.</p> <p>Source: Child Care Facilities Ordinance; Local Coastal Program; County building permit requirements; County's Energy Efficiency Climate Action Plan (EECAP).</p>				
8.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
<p>Discussion: For reasons listed in Section D.8.a, new child care center development, as would be allowed under the Ordinance, would not conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.</p> <p>Source: Child Care Facilities Ordinance; Local Coastal Program; County building permit requirements; County's Energy Efficiency Climate Action Plan (EECAP).</p>				
8.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
<p>Discussion: For reasons listed in Sections D.2.a and 8.a, new child care center development, as would be allowed under the Ordinance, would not result in the loss of forestland or conversion of</p>				

<p>forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering.</p> <p>Source: Child Care Facilities Ordinance; Local Coastal Program; County building permit requirements; County's Energy Efficiency Climate Action Plan (EECAP).</p>					
8.d.	Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
<p>Discussion: For reasons listed in Sections D.7.a.i and 8.a, new child care center development, as would be allowed under the Ordinance, would not expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels.</p> <p>Source: Child Care Facilities Ordinance; Local Coastal Program; County building permit requirements; County's Energy Efficiency Climate Action Plan (EECAP).</p>					
8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p>Discussion: For reasons listed in Section D.8.a, new child care center development, as would be allowed under the Ordinance, would not expose people or structures to a significant risk of loss, injury or death involving sea level rise.</p> <p>Source: Child Care Facilities Ordinance; Local Coastal Program; County building permit requirements; County's Energy Efficiency Climate Action Plan (EECAP).</p>					
8.f.	Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p>Discussion: For reasons listed in Section D.8.a, new child care center development, as would be allowed under the Ordinance, would not place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.</p> <p>Source: Child Care Facilities Ordinance; Local Coastal Program; County building permit requirements; County's Energy Efficiency Climate Action Plan (EECAP).</p>					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: For reasons listed in Section D.8.a, new child care center development, as would be allowed under the Ordinance, would not be placed within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows.</p> <p>Source: Child Care Facilities Ordinance; Local Coastal Program; County building permit requirements; County's Energy Efficiency Climate Action Plan (EECAP).</p>					

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
<p>Discussion: A child care center use does not typically involve the transport, use, or disposal of hazardous materials. Any new construction would require a building permit and project compliance with applicable building, fire, and environmental health codes, including but not limited to those that pertain to flood zones; emergency response and wildland fires and the development of hazardous sites and the transport, use, release or disposal of hazardous materials, substances, or waste, respectively.</p> <p>Source: Child Care Facilities Ordinance; County building permit requirements; County Environmental Health Services Division regulations.</p>				
9.b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
<p>Discussion: For reasons listed in Section D.9.a, new child care center development, as would be allowed under the Ordinance, would not 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.</p> <p>Source: Child Care Facilities Ordinance; County building permit requirements; County Environmental Health Services Division regulations.</p>				
9.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
<p>Discussion: child care centers typically do not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste.</p> <p>Source: Child Care Facilities Ordinance; County building permit requirements; County Environmental Health Services Division regulations.</p>				

9.d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
<p>Discussion: As restricted by State licensing requirements and State and local health and building codes, a new child care center development would not be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.</p> <p>Source: Child Care Facilities Ordinance; County building permit requirements; County Environmental Health Services Division regulations.</p>				
9.e. 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, result in a safety hazard or excessive noise for people residing or working in the project area?			X	
<p>Discussion: Location of child care centers near San Francisco International Airport and Half Moon Bay Airport is restricted by the applicable Airport Land Use Plan. The Half Moon Bay Airport Land Use Plan (HMB ALUCP) calls out as a prohibited use in Runway Safety Zones 1 through 5 "children's schools, child care centers, and libraries". These safety zones encompass a majority of Princeton to the south and a majority of the residential area of Moss Beach to the north of the airport both west and east of Highway 1. Zone 6 is the Airport property. In Zone 7, including areas of El Granada and Montara, the HMB ALUCP allows child care centers but restricts the density of non-residential uses to no more than 300 persons per acre or approximately 34.4 persons per 5,000 sq. ft.</p> <p>The Airport Land Use Plan for San Francisco International Airport prohibits child care centers in unincorporated County jurisdictional areas experiencing at or above 65 dB CNEL, including the California Golf Club property and areas of Country Club Park.</p> <p>The Ordinance would require all child care center projects to comply with the applicable Airport Land Use Plan.</p> <p>Source: Half Moon Bay Airport Land Use Plan; San Francisco International Airport Land Use Plan</p> <p>Source: Child Care Facilities Ordinance; County building permit requirements; County Environmental Health Services Division regulations.</p>				
9.f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: New child care center development, as would be allowed under the Ordinance, would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because areas where such development would be allowed under a</p>				

<p>ministerial permit by the Ordinance are developed areas which housed a similar use, of similar scale or intensity in the past.</p> <p>Source: Child Care Facilities Ordinance; County building permit requirements; County Environmental Health Services Division regulations.</p>					
9.g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X
<p>Discussion: New child care center development would require a building permit and project compliance with applicable building codes, including those pertaining to the use of fire-rated exterior materials within Wildland Urban Interface (WUI) areas and would, therefore, not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.</p> <p>Source: Child Care Facilities Ordinance; County building permit requirements; County Environmental Health Services Division regulations.</p>					
9.h.	Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<p>Discussion: The Ordinance regulates child care centers and would not impact the location of housing projects. The Ordinance would facilitate the location of new child care centers in commercial/residential mixed-use projects and multi-family housing projects. New child care centers would require a building permit and project compliance with applicable building codes, including those pertaining to flood zones.</p> <p>Source: Child Care Facilities Ordinance; County building permit requirements; County Environmental Health Services Division regulations.</p>					
9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: New child care centers would require a building permit and project compliance with applicable building codes, including those pertaining to flood zones and, therefore, would not place within an existing 100-year flood hazard area structures that would impede or redirect flood flows.</p> <p>Source: Child Care Facilities Ordinance; County building permit requirements; County Environmental Health Services Division regulations.</p>					
9.j.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X

Discussion: For reasons listed in Section D.9.i, new child care center development, as would be allowed under the Ordinance, would not 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.

Source: Child Care Facilities Ordinance; County building permit requirements; County Environmental Health Services Division regulations.

9.k. Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?				X
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Discussion: New child care centers would require a building permit and project compliance with applicable building codes, including those pertaining to seiche, tsunami, or landslide/mudflow areas.

Source: Child Care Facilities Ordinance; County building permit requirements; County Environmental Health Services Division regulations.

10. HYDROLOGY AND WATER QUALITY. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?				X

Discussion: Child care centers would not typically result in the discharge of pollutants, except for sewage and trash. Any new construction would require a building permit and project compliance with applicable building codes, including those regulating sewage and solid waste disposal.

Source: Child Care Facilities Ordinance; County building permit requirements; County Stormwater Ordinance; County Drainage Policy.

10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
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Discussion: The Ordinance would ease regulations pertaining to the reuse of existing buildings and facilities, limited expansion of such buildings, or construction of new small buildings (only

outside of the Coastal Zone), based on the CEQA and CDP exemption criteria (as applicable) and Ordinance criteria. Any new construction would require a building permit and project compliance with applicable building and health codes, including those regulating adequate water supply and groundwater management.

Source: Child Care Facilities Ordinance; County building permit requirements; County Stormwater Ordinance; County Drainage Policy.

10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i. Result in substantial erosion or siltation on- or off-site;				X

Discussion: The Ordinance would ease regulations pertaining to the reuse of existing buildings and facilities, limited expansion of such buildings, or construction of new small buildings (only outside of the Coastal Zone), based on the CEQA and CDP exemption criteria (as applicable) and Ordinance criteria. Any new construction would require a building permit and project compliance with applicable building codes, County Stormwater Ordinance, and the County Drainage Policy.

Source: Child Care Facilities Ordinance; County building permit requirements; County Stormwater Ordinance; County Drainage Policy.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				X
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Discussion: For reasons listed in Section D.10.c.i, new child care center development, as would be allowed under the Ordinance, would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

Source: Child Care Facilities Ordinance; County building permit requirements; County Stormwater Ordinance; County Drainage Policy.

iii. 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; or				X
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Discussion: For reasons listed in Section D.10.c.i, new child care center development, as would be allowed under the Ordinance, would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

Source: Child Care Facilities Ordinance; County building permit requirements; County Stormwater Ordinance; County Drainage Policy.

iv. Impede or redirect flood flows?				X
<p>Discussion: For reasons listed in Sections D.9.i and 10.c, new child care center development, as would be allowed under the Ordinance, would not impede or redirect flood flows.</p> <p>Source: Child Care Facilities Ordinance; County building permit requirements; County Stormwater Ordinance; County Drainage Policy.</p>				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
<p>Discussion: For reasons listed in Sections D.9.i through 9.k and 10.c, new child care center development, as would be allowed under the Ordinance, would not, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation.</p> <p>Source: Child Care Facilities Ordinance; County building permit requirements; County Stormwater Ordinance; County Drainage Policy.</p>				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X
<p>Discussion: For reasons listed in Sections D.10.a through 10.c, new child care center development, as would be allowed under the Ordinance, would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.</p> <p>Source: Child Care Facilities Ordinance; County building permit requirements; County Stormwater Ordinance; County Drainage Policy.</p>				
10.f. Significantly degrade surface or groundwater water quality?				X
<p>Discussion: For reasons listed in Sections D.10.a through 10.c, new child care center development, as would be allowed under the Ordinance, would not significantly degrade surface or groundwater water quality.</p> <p>Source: Child Care Facilities Ordinance; County building permit requirements; County Stormwater Ordinance; County Drainage Policy.</p>				
10.g. Result in increased impervious surfaces and associated increased runoff?				X
<p>Discussion: For reasons listed in Section D.10.c, new child care center development, as would be allowed under the Ordinance, would not significantly degrade surface or groundwater water quality.</p> <p>Source: Child Care Facilities Ordinance; County building permit requirements; County Stormwater Ordinance; County Drainage Policy.</p>				

11. LAND USE AND PLANNING. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Physically divide an established community?				X
<p>Discussion: The Ordinance would not result in physically dividing an established community. The Ordinance would ease regulations pertaining to the establishment of child care centers within existing buildings and developed areas, in response to a demonstrated lack of supply of child care services in San Mateo County.</p> <p>Source: Child Care Facilities Ordinance; County building permit requirements; County Stormwater Ordinance; County Drainage Policy.</p>				
11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X
<p>Discussion: The project involves the adoption of new regulation pertaining to child care centers and would replace existing regulation pertaining to Large Family Day Care Centers and Schools and other conflicting regulations. Specifically, the project involves text changes to the County Zoning Regulations for various zoning districts to make those regulations consistent with the new Ordinance, retaining, however, existing regulations in some zoning districts within North Fair Oaks that allow child care centers by right. For a list of text changes to the Zoning Regulations, see Attachment 2.</p> <p>The Ordinance would ease regulations pertaining to the establishment of child care centers within existing developed and disturbed areas, specifically those already developed with or designated for commercial uses, institutional uses, single-family and multiple-family development, or commercial/residential mixed use. By establishing qualifications for a ministerial permit for a new child care center based on CEQA and CDP exemption criteria and additional criteria that would be established by the Ordinance, the Ordinance includes measures that are intended to avoid or mitigate environmental effects to an equal level than the existing regulation. The potential environmental impact of the Ordinance is discussed in this document and does not require mitigation measures.</p> <p>The Ordinance references density bonus programs established by California Government Code, such as Section 65915(h) of California Government Code and a floor area bonus for Commercial and Industrial projects including a child care facility consistent with Section 65917.5 of California Government Code. The Ordinance would provide a floor area bonus equivalent to the size of the child care center and a 50% parking waiver as an incentive for eligible businesses to provide an on-site child care center. The Ordinance would provide an additional density credit or a density bonus of 10% (whichever is greater), floor area bonus equivalent to the size of the child care center, and 50% parking waiver for eligible transit-oriented development projects to provide an on-site child care centers. These incentives cannot be combined with State incentives and would allow for a minimal increase in the maximum dwelling units/acre for the site as established by the zoning district and/or land use designation of the General Plan, as well as a minimal increase in the maximum floor area allowed for a zoning district. However, such projects, due to their location relative to transit centers</p>				

and local businesses would require less parking and involve less traffic as discussed in Section D.17 of this report.

Source: Child Care Facilities Ordinance; County Zoning Regulations.

11.c. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?			X	
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Discussion: The Ordinance would not serve to encourage off-site development of presently undeveloped areas. The goal of the Ordinance is to ease the provision of child care services in the County, as the demand for such services by existing residents is not met with sufficient supply. The Ordinance would ease regulations pertaining to the reuse of existing buildings and facilities, limited expansion of such buildings, or construction of new small buildings (only outside of the Coastal Zone), based on CEQA and CDP exemption criteria (as applicable) and Ordinance criteria. In allowing the limited conversion and enlargement of existing buildings or facilities for a child care center, the Ordinance would maintain existing development intensity levels for these properties.

The Ordinance would allow the conversion of existing single-family residences located on residentially-zoned properties of conforming size outside of the Coastal Zone and residentially-zoned properties of 10,000 sq. ft. or larger in the Coastal Zone to a child care center use with a ministerial permit. The County has determined that conversion of a single-family residential use to a child care center use, as allowed in the Ordinance, would not be considered an intensification of use. A child care center use, as allowed in this section, is similar in intensity to a Large Family Day Care Center (which allows up to 14 children) which is considered a residential use and allowed within any residence by State law, except that the child care center may enroll more children but would not contain a residence. The Ordinance would establish additional criteria which are intended to limit the intensity of the child care center use such that it is appropriate and proportional to the size of the parcel and available on-site parking, specifically the parcel size requirements and limiting total enrollment to a limit calculated from the ratio of 6 children enrolled for each on-site parking space.

While sewer and water demand may increase as a result of new child care center development, capacity in these areas is likely to accommodate such an increase due to the existing land uses in these areas. Also, capacity for such projects would be reviewed at the building permit stage with review by applicable sewer and water districts or County Environmental Health Services.

Regarding traffic and parking demand, the location of child care centers within developed areas, including residential area, transit centers, and employment centers, is intended to reduce travel lengths to access child care and thereby vehicle-based traffic in those areas. Also, child care center projects qualifying for a ministerial process must meet parking requirements consistent with average demand for child care centers per the 2010 Institute of Transportation Engineers Manual, as discussed in Section D.17.

The Ordinance references density bonus programs consistent with the Section 65915(h) of California Government Code and a floor area bonus for Commercial and Industrial projects including a child care facility consistent with the Section 65917.5 of California Government Code. The Ordinance would provide a floor area bonus equivalent to the size of the child care center and a 50% parking waiver as an incentive for eligible businesses to provide an on-site child care center.

The Ordinance would provide an additional density credit or a density bonus of 10% (whichever is greater), floor area bonus equivalent to the size of the child care center, and 50% parking waiver for eligible transit-oriented development projects to provide an on-site child care centers. These incentives cannot be combined with State incentives and would allow for a minimal increase in the maximum dwelling units/acre for the site as established by the zoning district and/or land use designation of the General Plan, as well as a minimal increase in the maximum floor area allowed for a zoning district. However, such projects due to their location relative to transit centers and local businesses would require less parking and involve less traffic as discussed in Section D.17 of this report.

Outside of the Coastal Zone, the construction of a new child care center building outside of a Commercial or Institutional zoning district or area designated for such use by the General Plan, with the exception of replacement or reconstruction of an existing building meeting the CEQA Class 2 (Replacement or Reconstruction) exemption, would continue to require a Use Permit. Inside the Coastal Zone, construction of any new child care center building would continue to require a Use Permit. Any other child care center development scenario not meeting the requirements for a ministerial permit would continue to require a Use Permit. The Use Permit application process which involves a discretionary review process, policies of the General Plan and Local Coastal Program (as applicable), CEQA, and public noticing, would continue to apply. Such projects would undergo a separate CEQA review process once an application has been received.

Source: Child Care Facilities Ordinance; County building permit requirements.

12. MINERAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
<p>Discussion: The Ordinance would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, as the Ordinance would ease regulations pertaining to the establishment of child care centers in largely developed areas.</p> <p>Source: Child Care Facilities Ordinance; County GIS Map.</p>				
12.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
<p>Discussion: For reasons listed in Section D.12.a, the Ordinance would not 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.</p> <p>Source: Child Care Facilities Ordinance; County GIS Map.</p>				

13. NOISE. Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise Ordinance, or applicable standards of other agencies?			X	
<p>Discussion: The Ordinance would not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the affected areas in excess of standards established in the County's General Plan or Noise Ordinance, or applicable standards of other agencies. The development of a new child care center may generate temporary construction noise, which is subject to the County's Noise Ordinance.</p> <p>The Child Care Facility Ordinance would ease the establishment of child care centers involving the reuse of existing buildings and facilities, limited expansion of such buildings, or construction of new small buildings (only outside of the Coastal Zone), based on CEQA exemptions, CDP exemptions, and Ordinance criteria (as applicable). The land use designations and existing uses of these areas allow for higher levels of noise and use of such properties for a child care use would not exceed standards established in the General Plan or Noise Ordinance, or applicable standards of other agencies.</p> <p>The Ordinance would allow for the conversion of single-family residences to a child care center use, subject to parcel size criteria and enrollment limits. Such criteria would limit the intensity of the child care center use such that it is appropriate and proportional to the size of the parcel and available on-site parking. In these instances, ambient daytime noise may increase in affected areas. However, for parcels that adjoin a noise-sensitive receptor, the Ordinance requires noise reduction measures such as fences and prohibits large play structures to be located within 5 feet of any shared property line. Such child care centers would also be subject to the County Noise Ordinance.</p> <p>All other child care center development scenarios would require a Use Permit with a discretionary process, where current requirements pertaining to child care center projects, such the County Noise Ordinance, CEQA and public noticing, would continue to apply. Such projects would undergo a separate review process once an application has been received.</p> <p>Source: Child Care Facilities Ordinance; County Noise Ordinance.</p>				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?				X
<p>Discussion: For reasons listed in Section D.13.a, the Ordinance would not generate excessive ground-borne vibration or ground-borne noise levels.</p> <p>Source: Child Care Facilities Ordinance; County Noise Ordinance.</p>				
13.c. For a project located within the vicinity of a private airstrip or an airport land use			X	

<p>plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?</p>				
<p>Discussion: Location of child care centers near San Francisco International Airport and Half Moon Bay Airport is restricted by the applicable Airport Land Use Plan. The Half Moon Bay Airport Land Use Plan (HMB ALUCP) calls out as a prohibited use in Runway Safety Zones 1 through 5 "children's schools, child care centers, and libraries". These safety zones encompass a majority of Princeton to the south and a majority of the residential area of Moss Beach to the north of the airport both west and east of Highway 1. Zone 6 is the Airport property. In Zone 7, including areas of El Granada and Montara, the HMB ALUCP allows child care centers but restricts the density of such areas to no more than 300 persons per acre or approximately 34.4 persons per 5,000 sq. ft.</p> <p>The Airport Land Use Plan for San Francisco International Airport prohibits child care centers in areas above 65dB CNEL, including the California Golf Club property and areas of Country Club Park.</p> <p>The Ordinance would require all child care center projects to comply with the applicable Airport Land Use Plan.</p> <p>Source: Half Moon Bay Airport Land Use Plan; San Francisco International Airport Land Use Plan</p>				

<p>14. POPULATION AND HOUSING. Would the project:</p>				
	<p><i>Potentially Significant Impacts</i></p>	<p><i>Significant Unless Mitigated</i></p>	<p><i>Less Than Significant Impact</i></p>	<p><i>No Impact</i></p>
<p>14.a. Induce substantial unplanned 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)?</p>			<p>X</p>	
<p>Discussion: As discussed in Section D.11.c, the Ordinance would not result in development that would induce substantial unplanned population growth in an area, either directly or indirectly. The goal of the Ordinance is to ease the provision of child care services in the County, as the demand for such services by existing residents is not met with sufficient supply.</p> <p>The Ordinance references density bonus programs established by California Government Code, such as Section 65915(h) and a floor area bonus for Commercial and Industrial projects including a child care facility consistent with the Section 65917.5 of California Government Code. The Ordinance would provide a floor area bonus equivalent to the size of the child care center and a 50% parking waiver as an incentive for eligible businesses to provide an on-site child care center. The Ordinance would provide an additional density credit or a density bonus of 10% (whichever is greater), floor area bonus equivalent to the size of the child care center, and 50% parking waiver for eligible transit-oriented development projects to provide an on-site child care centers. These incentives cannot be combined with State incentives and would allow for a minimal increase in the maximum dwelling units/acre for the site as established by the zoning district and/or land use</p>				

designation of the General Plan, as well as a minimal increase in the maximum floor area allowed for a zoning district. However, such projects, due to their location relative to regional transit centers and local businesses would require less parking and involve less traffic as discussed in Section D.17 of this report.

Source: Child Care Facilities Ordinance; County building permit requirements.

14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

X

Discussion: The goal of the Ordinance is to ease the provision of child care services in the County, as the demand for such services by existing residents is not met with sufficient supply. To this end, the Ordinance would allow for the conversion of a portion of multiple-family residential buildings and single-family residences, subject to parcel size criteria and enrollment limits, to child care center uses. While the Ordinance may displace some existing people or housing, a high displacement level (such that would necessitate the construction of replacement housing elsewhere) is not anticipated, as the economic value of housing is still substantially higher than the economic value of child care services, where the high cost of land in the Bay Area will continue to limit the economic viability of establishing new child care centers. Acknowledging this, the Ordinance includes incentive programs to housing developers to incorporate child care centers into eligible housing development, providing additional density credits and floor area bonuses for the development of additional housing units to offset floor area and parking used by the child care center in such projects.

Source: Child Care Facilities Ordinance; County Zoning Regulations.

15. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the 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>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Fire protection?			X	
15.b. Police protection?			X	
15.c. Schools?				X
15.d. Parks?				X
15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?			X	

Discussion: The Ordinance is intended to ease the establishment of child care centers within already populated areas and such centers would serve the existing population of the area. The Ordinance would ease regulations pertaining to the reuse of existing buildings and facilities, limited expansion of such buildings, or construction of new small buildings (only outside of the Coastal Zone), based on CEQA and CDP exemption criteria (as applicable) and Ordinance criteria.

While sewer and water demand may increase as a result of new child care center development, capacity in these areas is likely to accommodate such an increase due to the existing land uses in these areas. Also, capacity for such projects would be reviewed at the building permit stage with review by applicable sewer and water districts or County Environmental Health Services. Therefore, the Ordinance would not likely result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the 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.

All other child care center development scenarios would require a Use Permit with a discretionary process, where current requirements pertaining to child care centers, CEQA and public noticing, would continue to apply. Such projects would undergo a separate review process once an application has been received.

The Ordinance references density bonus programs established by California Government Code, such as Section 65915(h) and a floor area bonus for Commercial and Industrial projects including a child care facility consistent with the Section 65917.5 of California Government Code. The Ordinance would provide a floor area bonus equivalent to the size of the child care center and a 50% parking waiver as an incentive for eligible businesses to provide an on-site child care center. The Ordinance would provide an additional density credit or a density bonus of 10% (whichever is greater), floor area bonus equivalent to the size of the child care center, and 50% parking waiver for eligible transit-oriented development projects to provide an on-site child care centers. These incentives cannot be combined with State incentives and would allow for a minimal increase in the maximum dwelling units/acre for the site as established by the zoning district and/or land use designation of the General Plan, as well as a minimal increase in the maximum floor area allowed for a zoning district. However, while such projects would increase fire, police, and public utilities demand for those properties, service capacity for such projects would be reviewed at the building permit stage by applicable districts and review agencies.

Source: Child Care Facilities Ordinance; County Zoning Regulations; County building permit requirements.

16. RECREATION. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	

Discussion: The Ordinance would not result in an increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The Ordinance is intended to ease the establishment of child care centers within already populated areas and such centers would serve the existing population of the area. Also, while nearby parks may be utilized by child care centers, the centers also provide on-site recreational facilities.

Source: State standards for child care centers.

16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	
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Discussion: For the reasons provided in Section D.16.a, the adoption of the Ordinance would not require the construction or expansion of recreational facilities that would have an adverse physical effect on the environment.

Source: Child Care Facilities Ordinance; Local Coastal Program; County building permit requirements.

17. TRANSPORTATION. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?			X	

Discussion: The project would not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking. The main goal of the Ordinance is to ease the establishment of more child care centers in the unincorporated County particularly new child care centers close to residential areas, employment centers, and transit centers, thereby reducing vehicle travel miles for residents and workers in the County to access child care services. A reduction in vehicle travel miles would result in reduced traffic levels on regional roadways.

The Ordinance would ease regulations pertaining to the establishment of child care centers within existing disturbed or developed areas of similar use and intensity, allowing for a ministerial permit process. Such projects would not result in significant impacts to transit, roadway, bicycle and pedestrian facilities, and parking, as these properties generally include adequate access and parking facilities to accommodate such a use, which are similar to past uses of the property.

To qualify for a ministerial permit process, the child care center must meet parking requirements, as listed below:

- Parking requirements for a child care center (Primary Use): 1 parking space is required for every 4 children or 3 parking spaces for every 1,000 square feet of gross floor area, whichever is lower.
- Parking requirements for a child care center (Accessory, Affiliated Use, or located within 1/4-mile radius of a transit center): 1 parking space is required for every 8 children or 1.5 parking spaces for every 1,000 square feet of gross floor area, whichever is lower. Required parking for an accessory or affiliated child care center shall be separately identified from other on-site parking using signage or other markers and reserved for child care center use only. Bicycle racks to accommodate parking of 10 bicycles on-site shall be provided.

The parking requirements for a child care center as a primary use are based on parking demand estimates for child care centers by the 2010 Institute of Transportation Engineers Manual, where average peak period parking demand estimates are based on gross floor area (3.16 vehicles per 1,000 sq. ft. gross floor area) and per student enrolled (0.24 vehicles per student). The Ordinance would allow for parking requirements to be calculated either way, requiring compliance with the lower of the two parking estimates.

For child care centers that are accessory to a primary use, affiliated with business(es), located within 1/4-mile radius of a transit center (as defined by the ordinance), or eligible for a parking waiver as an Eligible Employment Center or Transit Oriented Development, the total required parking is reduced by 50% as a significant percentage of child care center users would work or live nearby or use regional or local transportation.

While the Ordinance would provide a streamlined ministerial process to allow for the conversion of a single-family residential use to a child care center use, subject to Ordinance criteria, permitting requirements do not change substantially from the current use permit requirement. The Ordinance would set specific parking requirements for this type of use, including one uncovered or covered parking space for every 6 children enrolled. Tandem parking spaces may be counted toward required parking.

All other child care center development scenarios would require a Use Permit with a discretionary process, where current requirements pertaining to child care center projects, CEQA and public noticing, would continue to apply. Such projects would undergo a separate review process once an application has been received.

Source: Child Care Facilities Ordinance; 2010 Institute of Transportation Engineers Manual.

<p>17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts</i>?</p> <p><i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i></p>			X	
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Discussion: For reasons listed in Section D.17.a, the Ordinance would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) *Criteria for Analyzing Transportation Impacts*.

Source: Child Care Facilities Ordinance; County Zoning Regulations; Parking requirements for child care centers for the Cities of Dublin, San Jose, and San Mateo.

<p>17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp</p>				X
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curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				
<p>Discussion: Child care centers allowed by the Ordinance would be reviewed and modified as necessary at the building permit stage by the Department of Public Works, such that the center would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses.</p> <p>Source: Child Care Facilities Ordinance; County building permit requirements.</p>				
17.d. Result in inadequate emergency access?				X
<p>Discussion: Child care centers allowed by the Ordinance would be reviewed and modified as necessary at the building permit stage by the applicable fire district, such that the center would not result in inadequate emergency access.</p> <p>Source: Child Care Facilities Ordinance; County building permit requirements.</p>				

18. TRIBAL CULTURAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				X
<p>Discussion: For reasons listed in Section D.5.a, the Ordinance would not cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).</p> <p>Source: New Child Care Facilities Ordinance; County Historic Preservation Ordinance.</p>				

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)				X
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Discussion: This project is not subject to Assembly Bill 52 for California Native American Tribal Consultation requirements, as no traditionally or culturally affiliated tribe has requested, in writing, to the County to be informed of proposed projects in the geographic project area. The project is not expected to cause a substantial adverse change to any potential tribal cultural resources.

The Ordinance would ease regulations pertaining to the establishment of new child care centers in already developed or disturbed areas, involving reuse of existing buildings and facilities, limited expansion of such buildings, or construction of new small buildings (only outside of the Coastal Zone), based on the CEQA and CDP exemption criteria (as applicable) and Ordinance criteria.

All other child care center development scenarios would require a Use Permit with a discretionary process, where current requirements pertaining to child care center projects, CEQA and public noticing, would continue to apply. Such projects would undergo a separate review process once an application has been received.

Source: Assembly Bill 52; New Child Care Facilities Ordinance.

19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	

Discussion: For reasons stated in Sections D.6, 10, and 15, the Ordinance would not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. In general, reuse of commercial or institutional buildings or facilities as a child care center would maintain demand levels for the

above utilities and services for these buildings or facilities that are comparable to existing or past uses at the sites.

Source: Child Care Facilities Ordinance; County building permit requirements.

19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
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Discussion: Child care centers allowed by the Ordinance would be required to meet applicable County building code, local water district, and State requirements for such use.

Source: Child Care Facilities Ordinance; County building permit requirements.

19.c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
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Discussion: Child care centers allowed by the Ordinance would be required to meet applicable County building code, local sewer district, and State requirements for such use.

Source: Child Care Facilities Ordinance; County building permit requirements.

19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
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Discussion: Child care centers allowed by the Ordinance would be required to meet applicable County building code, local sanitation district, and State requirements for such use.

Source: Child Care Facilities Ordinance; County building permit requirements.

19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				X
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Discussion: Child care centers allowed by the Ordinance would be required to meet applicable County building code, local sanitation district, and State requirements for such use.

Source: Child Care Facilities Ordinance; County building permit requirements.

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
<p>Discussion: For reasons sated in Section D.9, the Ordinance would not result in development that would substantially impair an adopted emergency response plan or emergency evacuation plan.</p> <p>Source: Child Care Facilities Ordinance</p>				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
<p>Discussion: For reasons sated in Section D.9.g, the Ordinance would not exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire, due to slope, prevailing winds, and other factors.</p> <p>Source: Child Care Facilities Ordinance; County building permit requirements.</p>				
20.c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
<p>Discussion: For reasons stated in Sections D.6, 10, and 15, the Ordinance would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.</p> <p>Source: Child Care Facilities Ordinance; County building permit requirements.</p>				
20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X
<p>Discussion: For the reasons stated in Sections D.7, 9, and 10, the Ordinance would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.</p> <p>Source: Child Care Facilities Ordinance; County building permit requirements.</p>				

21. MANDATORY FINDINGS OF SIGNIFICANCE.				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
21.a. Does the project have the potential to substantially 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, substantially 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?			X	
<p>Discussion: The new Child Care Facilities Ordinance would have a less than significant impact in the areas of Aesthetics, Biological Resources, Land Use/Planning, Noise, Utilities/Service Systems, Population/Housing, Recreation and Transportation, as discussed in this report. No mitigation measures are required.</p> <p>Source: New Child Care Facilities Ordinance.</p>				
21.b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
<p>Discussion: As the Ordinance establishes qualification for an exemption based on the categorical exemption criteria of the CEQA Guidelines and per the CDP exemption criteria in the Coastal Zone, to determine which child care center projects can proceed with a ministerial permit, the new Child Care Facilities Ordinance would have a less than significant impact in the areas of Aesthetics, Biological Resources, Land Use/Planning, Noise, Utilities/Service Systems, Population/Housing, Recreation, Public Services, and Transportation, as discussed in this report. Such impacts when combined with the impacts of past, current and future projects is also anticipated to be less than significant. No mitigation measures are required.</p> <p>Source: New Child Care Facilities Ordinance.</p>				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion: As the Ordinance establishes qualification for an exemption based on the categorical exemption criteria of the CEQA Guidelines and per the CDP exemption criteria in the Coastal Zone, to determine which child care center projects can proceed with a ministerial permit, the new Child Care Facilities Ordinance would have a less than significant impact in the areas of Aesthetics, Biological Resources, Land Use/Planning, Noise, Utilities/Service Systems, Population/Housing, Recreation, Public Services, and Transportation, as discussed in this report. Such impacts when combined with the impacts of past, current and future projects is also anticipated to be less than significant. No mitigation measures are required.

Source: New Child Care Facilities Ordinance.

SECTION E: RESPONSIBLE AGENCIES. Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District			
Caltrans			
City			
California Coastal Commission	X		Local Coastal Program Amendment
County Airport Land Use Commission (ALUC)			
Other: _____			
National Marine Fisheries Service			
Regional Water Quality Control Board			
San Francisco Bay Conservation and Development Commission (BCDC)			
Sewer/Water District:			
State Department of Fish and Wildlife			
State Department of Public Health			
State Water Resources Control Board			
U.S. Army Corps of Engineers (CE)			
U.S. Environmental Protection Agency (EPA)			
U.S. Fish and Wildlife Service			

SECTION F: MITIGATION MEASURES

	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.	X	
Other mitigation measures are needed.		X

SECTION G: DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

 I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A 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.



(Signature)

November 12, 2020

Camille Leung, Senior Planner

Date

(Title)

Attachments:

1. Draft Child Care Facilities Ordinance
2. Proposed Changes to County Zoning Regulations Relating to Child Care Facilities
3. Map of San Mateo County Unincorporated Areas (For Reference Only)
4. Maps of Zoning Districts Primarily Affected by the New Ministerial Process of the Child Care Ordinance (NOTE: These maps are generally representative of most areas affected by the ministerial process for Child Care Centers that would be established by the Ordinance. Other areas primarily affected include, but are not limited to, properties of unincorporated San Mateo County with existing Institutional or Public Facility structures. The maps may include

some properties unaffected by the Ordinance which do not meet the criteria of the Ordinance and do not qualify for a ministerial permit.):

a. Outside Coastal Zone

- i. *Areas Zoned or Designated by the General Plan for Institutional; Commercial; and Commercial/Residential Mixed-Use [Non-Coastal/Non-Residential] uses in the following areas:* Broadmoor, Unincorporated Colma, North Fair Oaks, Sequoia Tract, West Menlo Park, Ladera, La Honda, Emerald Lake Hills, San Mateo Highlands, and Menlo Oaks)
- ii. *Residential Zoning Districts [Non-Coastal/Residential] in the following areas:* Broadmoor, Unincorporated Colma, Country Club Park, Burlingame Hills, Palomar Park, Emerald Lake Hills, North Fair Oaks, Menlo Oaks, Sequoia Tract, San Mateo Highlands, Devonshire, West Menlo Oaks, Stanford Lands, Ladera, Sky Londa, La Honda, and Los Trancos Woods.

b. Inside Coastal Zone

- i. *Areas Zoned or Designated by the General Plan for Institutional or Commercial uses [Coastal/Non-Residential] uses in the following areas:* Montara, Moss Beach, El Granada, Rural Midcoast, Unincorporated Half Moon Bay, San Gregorio, and Pescadero.
- ii. *Residential Zoning Districts [Non-Coastal/Residential] in the following areas:* Midcoast (Miramar, El Granada, Moss Beach, Montara), San Gregorio, and Pescadero.