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**NOTICE OF EIR PREPARATION  
NOTICE OF EIR SCOPING MEETING**

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**To:** Responsible Agencies, Trustee Agencies, and Other Interested Parties  
**Subject:** **Notice of Preparation of a Draft Environmental Impact Report**  
**From:** County of San Mateo  
**Street Address:** 455 County Center, 2nd Floor  
**City/State/Zip:** Redwood City, CA 94063  
**Contact:** James Castañeda, AICP

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The County of San Mateo (County) is the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed Ascension Heights Subdivision Project identified below in compliance with the California Environmental Quality Act (CEQA). The purpose of this Notice of Preparation (NOP) is to describe the Ascension Heights Subdivision Project and potential environmental effects in order to allow agencies and interested parties to provide input on the scope and content of the EIR.

Due to the time limits mandated by State Law, your response to this notice must be sent at the earliest possible date, but ***not later than November 4, 2013.***

Please send your response to:

**The County of San Mateo  
Attention: James Castañeda, AICP  
Planning and Building Department  
455 County Center, 2nd Floor  
Redwood City, CA 94063**

Please provide a contact name for your agency, if applicable, with your comments.

**Project Title:** Ascension Heights Subdivision Project  
**Project Applicant:** County of San Mateo  
**Project Location:** The project site is located in the Baywood Park area of unincorporated San Mateo County at the northeast corner of Bel Aire Road and Ascension Drive, east of Interstate 280 and west of State Route 92. The College of San Mateo is located approximately 0.25 miles to the northeast of the project site. The City of Redwood City is approximately 7 miles southeast of the project site, and the City of San Francisco is approximately 20 miles to the north.

**Proposed Project:** The Ascension Heights Subdivision Project (Proposed Project) entails a request by the project proponent for the County of San Mateo (County) to approve subdivision of 6 parcels on 13.32 acres into 21 lots for development of 19 single-family residences with the remaining 2 lots (approximately 7.81-acres) maintained as a conservation area. Potable water would be provided by connection to the Mid-Peninsula Water District, and wastewater collection would be provided by the Crystal Springs Sanitation District with treatment at the City of San Mateo Wastewater Treatment Plant. Development of the 19 subdivided lot into single-family residences would require 40,920 cubic yards of grading, of which 28,270 cubic yards would require exportation from the site. Accordingly, the project applicant also requires a grading permit from the County.

**Project Background:** The Proposed Project is a re-design of a previous project, which proposed a subdivision of the project site into 27 parcels, of which 25 would have been developed. A Draft Environmental Impact Report (Draft EIR) and Final Environmental Impact Report (Final EIR) were prepared for the previously proposed project. In 2009, the San Mateo County Planning Commission (Planning Commission) denied the applications for a Major Subdivision and Grading Permit and declined to certify the Final EIR. Based on an appeal and subsequent submission by the applicant of an alternative concept design plan to address the Planning Commission's concerns raised on the project, the County Board of Supervisors remanded the project back to the Planning Commission.

The applicant and County engaged the community in a discussion of the project and the revised project for reconsideration. County planning staff hosted a series of dialogs between the applicant and members of the community to discuss the topics of concern raised during the environmental review process of the previous project. The project as currently proposed was redesigned as a reduced intensity project limiting residential development to the northwestern portion of the project site, thereby reducing the subdivision request and associated number of proposed residential units.

**Environmental Effects:** The County has determined that an EIR is the appropriate environmental document for the project and that the EIR should address, at a minimum, the following issues:

Aesthetics – The EIR will address the potential impacts to the visual character of the project site and surrounding public view areas. Potential impacts to ambient lighting conditions will also be addressed.

Air Quality – The EIR will address the project's potential fugitive dust impacts, odor impacts, and regional air pollutant impacts, including greenhouse gas emissions. Potential impacts to sensitive receptors will also be addressed. The analysis will address both short-term impacts from construction and long-term impacts from operation. A preliminary health risk assessment for diesel particulate matter will be developed in support of the EIR.

Biological Resources – The EIR will analyze the project's short-term (construction) and long-term (operation) impacts on threatened and endangered species,

migratory birds, habitats, and other biological resources in light of applicable State and federal regulatory frameworks.

Geology and Soils – The EIR will assess the proposed project’s potential for soil erosion during construction and the level of geologic and seismic risks. The level of risk to people and property will be determined based on analysis of the project site’s soil properties and seismic hazard potential.

Greenhouse Gas Emissions – The EIR will assess the proposed project’s potential for impacts to greenhouse gas emissions in relation to applicable and adopted plans, policies, and regulations.

Hazards – The EIR will evaluate potential impacts from the use of chemicals and practices common to construction of residential areas as well as address the increase in use of residential hazardous substances.

Hydrology and Water Quality – The EIR will analyze the project’s impacts to surface and groundwater on a local and regional level. Potential impacts to surface water quality and changes in local hydrological conditions will be addressed.

Land Use, Planning, and Agriculture – The EIR will evaluate the consistency of the proposed project with the adopted plans and policies of County, including but not limited to the respective General Plans and Zoning Ordinances. The EIR will also analyze the proposed project’s compatibility with surrounding land uses.

Noise/Vibration – The EIR will evaluate the potential impacts on ambient noise levels from construction-related and operation-related noise. Primary issues include short-term increase in noise and vibration that may impact sensitive receptors and the creation of land use conflicts regarding noise.

Public Services and Utility Systems – The EIR will evaluate the potential impact on public services and utility systems in the surrounding region. The EIR will determine if additional or expanded facilities or utilities are required to meet the needs of the residential units.

Traffic and Circulation – The EIR will address the potential impacts to surrounding roadways resulting from the increase in motor vehicle traffic along roadways during construction (short-term, temporary increase) and operations.

Growth-Inducing and Cumulative Effects – The EIR will analyze potential growth-inducing and cumulative impacts resulting from the proposed project pursuant to CEQA Guidelines 15126(d) and 15130, respectively.

**Discussion of Alternatives:**

CEQA Guideline 15126.6(a) requires that an EIR describe a range of reasonable alternatives for the project. The EIR will evaluate the comparative merits of the alternatives, including the No-Project alternative. The alternatives will be determined, in part, by public input received during the NOP comment period. To ensure that the EIR adequately addresses the full range of issues and

alternatives related to the proposed project and that all significant issues are identified, comments and suggestions are invited from all interested parties.

**Notice of Scoping Meeting:**

Pursuant to CEQA Guidelines Section 15082 (Notice of Preparation and Determination of Scope of EIR), the County of San Mateo will conduct a scoping meeting for the purpose of soliciting views of adjacent cities, responsible agencies, agencies with jurisdiction by law, trustee agencies, and interested parties requesting notice, as to the appropriate scope and content of the EIR.

The scoping session will be conducted by the County of San Mateo on October 9, 2013 at 7:00 p.m. (doors will open at 6:15 p.m.) at:

**The College of San Mateo Theatre  
1700 West Hillsdale Boulevard  
San Mateo, CA 94402  
650/574-6161**

Please contact James Castañeda, AICP, for further information.

  
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James A. Castañeda, AICP

10/4/2013  
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Date

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