

NOTICE OF AVAILABILITY

Draft Environmental Impact Report for Canyon Lane Roadway Improvements Project County of San Mateo; (State Clearinghouse No. 2018122018)

In accordance with the California Environmental Quality Act (CEQA), the County of San Mateo has completed a Draft Environmental Impact Report (EIR) addressing the potential environmental impacts associated with the proposed Canyon Lane Roadway Improvements Project.

PROJECT LOCATION AND DESCRIPTION: The Project area is located on approximately 3.8 acres within the Emerald Lake Hills area of the County. The Project area is located along Canyon Lane east of Lower Emerald Lake and west of George L Garrett Jr. Memorial Park (Garrett Park) and encompasses 12 undeveloped parcels. One parcel (APN 057-221-060) is located within the City and the 11 remaining parcels (APNs 057-221-070, 057-221-090, 057-221-100, 057-221-110, 057-222-210, 057-222-220 & 230, 057-222-240 & 250, 057-222-260, 057-222-270, 057-222-280, 057-222-290 & 300) are located within the unincorporated County.

The Project requires a Grading Permit, Design Review, Variance, and approval of an Outside Service Agreement to improve Canyon Lane and develop one single-family residence on a merged 16,151 sq. ft. parcel (APN 057-222-290 & 300). The roadway improvements would include the construction of a minimum 8-inch water line that would extend approximately 1,050 linear feet to connect the water mains at Glenwood Avenue and Vista Drive to provide water service to the parcels. The improvements to Canyon Lane will create the potential for future development of residences on eleven parcels that are currently inaccessible and without services. As required under CEQA Guidelines Section 15126.2(d), future development of the 11 parcels is analyzed in the EIR as a growth-inducing and reasonably foreseeable impact as a result of the project.

ENVIRONMENTAL IMPACTS OF THE PROJECT: The preliminary conclusions of the Draft EIR indicate that Project would pose significant impacts that can be mitigated to a less than significant level for the following resources: Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas, Hazards and Hazardous Materials, Noise, and Wildfire. Additionally, the Project may pose significant and unavoidable impacts to Biological Resources if impacts to San Mateo woolly sunflower cannot be avoided, and Hydrology and Water Quality due to the release of pollutants from the Project upon catastrophic failure of the Emerald Lake Lower Dam. The Project site is not known to contain any significant hazardous waste contamination as characterized by Section 65962.5 of the Government Code.

PUBLIC REVIEW AND COMMENTS: The 45-day public review period for the Draft EIR starts on Wednesday, September 25, 2019 and ends on Friday, November 11, 2019. Comments on the Draft EIR must be submitted in writing and received by the County of San Mateo Planning and Building Department prior to the close of the public review period. Written comments can be submitted by regular mail, fax, or e-mail to:

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The Draft EIR, including technical appendices, is available for public review at the Planning and Building Department (address above), or on the Project website at: <https://planning.smcgov.org/canyon-lane-roadway-improvements-development-emerald-lake-hills>.

Separate noticing will be provided in advance of any scheduled public hearing for this Project.