



EIR SCOPING
MEETING

**CANYON LANE
ROADWAY
IMPROVEMENTS
DEVELOPMENT
PROJECT**

**EMERALD LAKE
HILLS**

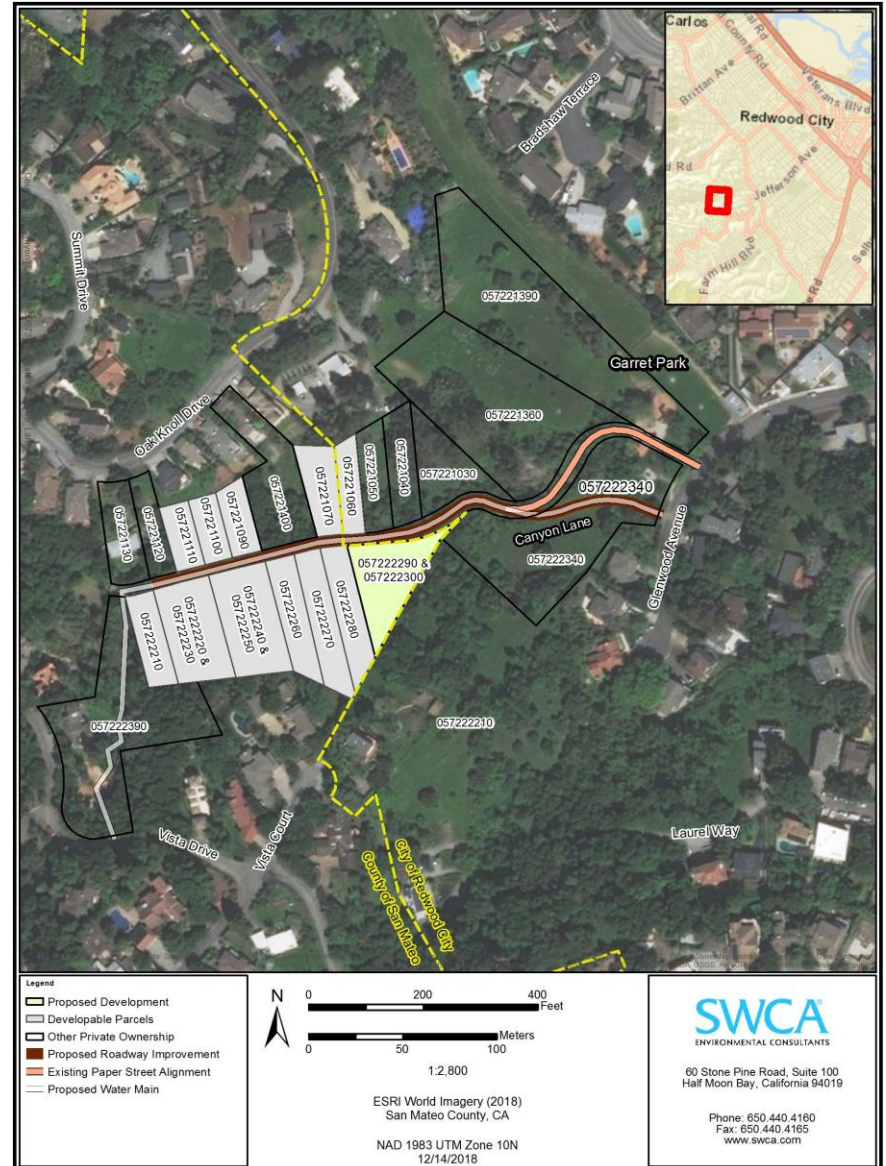
AGENDA

1. Welcome and Introductions
2. Project Overview
3. California Environmental Quality Act (CEQA)
4. Public Comments
5. Adjournment

PROJECT LOCATION



PROJECT SITE



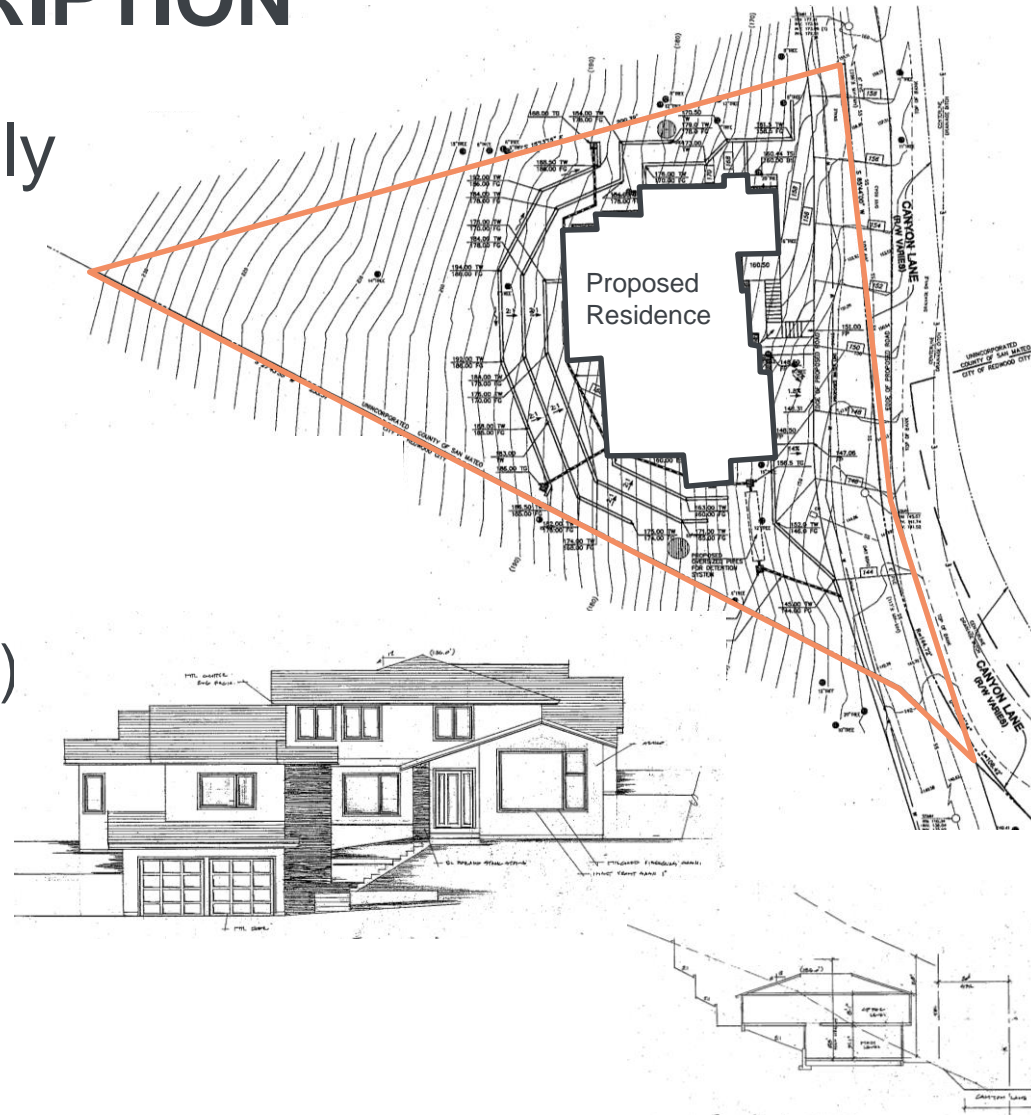
EIR PROJECT DESCRIPTION

- Canyon Lane Improvements
 - Realign and extend Canyon Lane
 - Regrade and pave to a 20-ft. wide roadway, including an emergency vehicle turnaround and a single-span bridge
 - Install a (minimum) 8-inch water line
 - Construct drainage improvements
 - 1,205 cy of grading (1,145 cy of cut, 60 cy of fill)
 - Removal of 21 trees



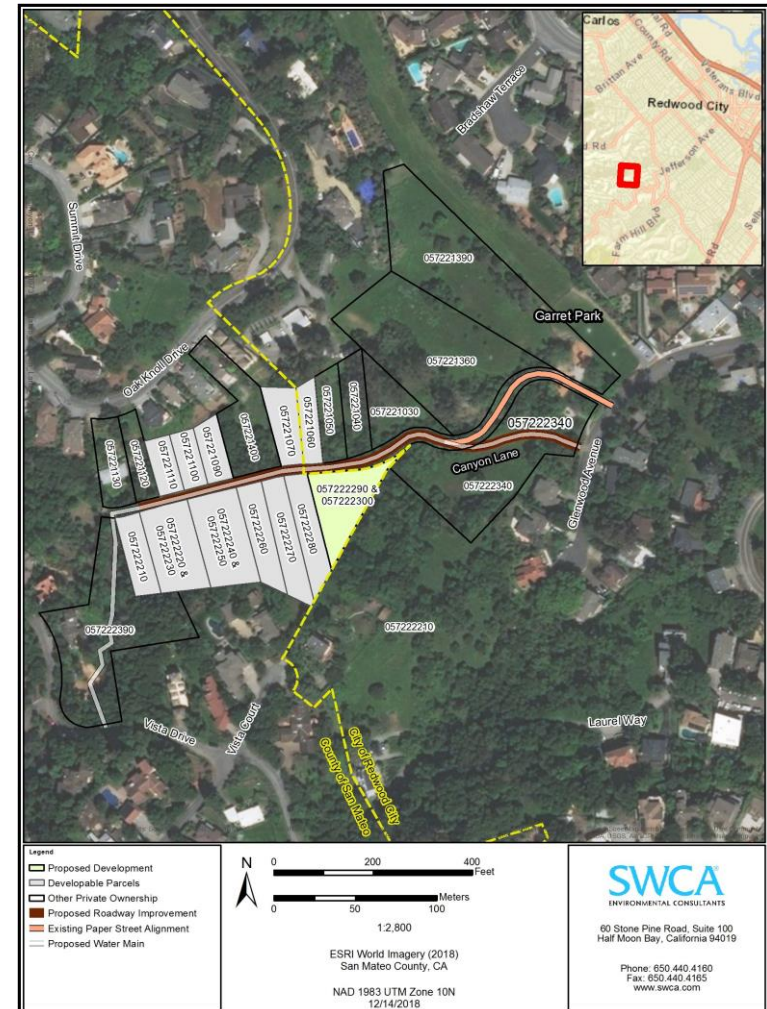
EIR PROJECT DESCRIPTION

- Proposed Single-Family Residence
 - 16,151 sq. ft. merged parcel
 - RH/DR (Residential Hillside/Design Review) Zoning Standards
 - 2,540 cy of grading (excavation)



DEVELOPMENT POTENTIAL

- Future development potential for 11 parcels
- Growth-inducing and reasonably foreseeable impact



PROJECT OBJECTIVES

- Improve Canyon Lane to facilitate routine and emergency access to 12 parcels that would become developable.
- Provide opportunity for future housing on an underutilized site currently zoned for single-family housing.
- Assist in maximizing home ownership in San Mateo County, while maintaining the single-family character of the neighborhood.



PROJECT APPROVALS

- Grading Permit
- Design Review
- Variance (to exceed grading limits in ELH)
- Building Permits
- City of RWC and LAFCo approval for water service extension

CEQA LEAD & RESPONSIBLE AGENCIES

- CEQA Lead Agency
 - County of San Mateo
- Responsible Agencies
 - City of Redwood City
 - Local Agency Formation Commission (LAFCo)

SCOPING MEETING PURPOSE

- Provide an opportunity for interested parties to comment on scope, content, and focus of the EIR
- Briefly describe the environmental review process
- Discuss potential environmental issues

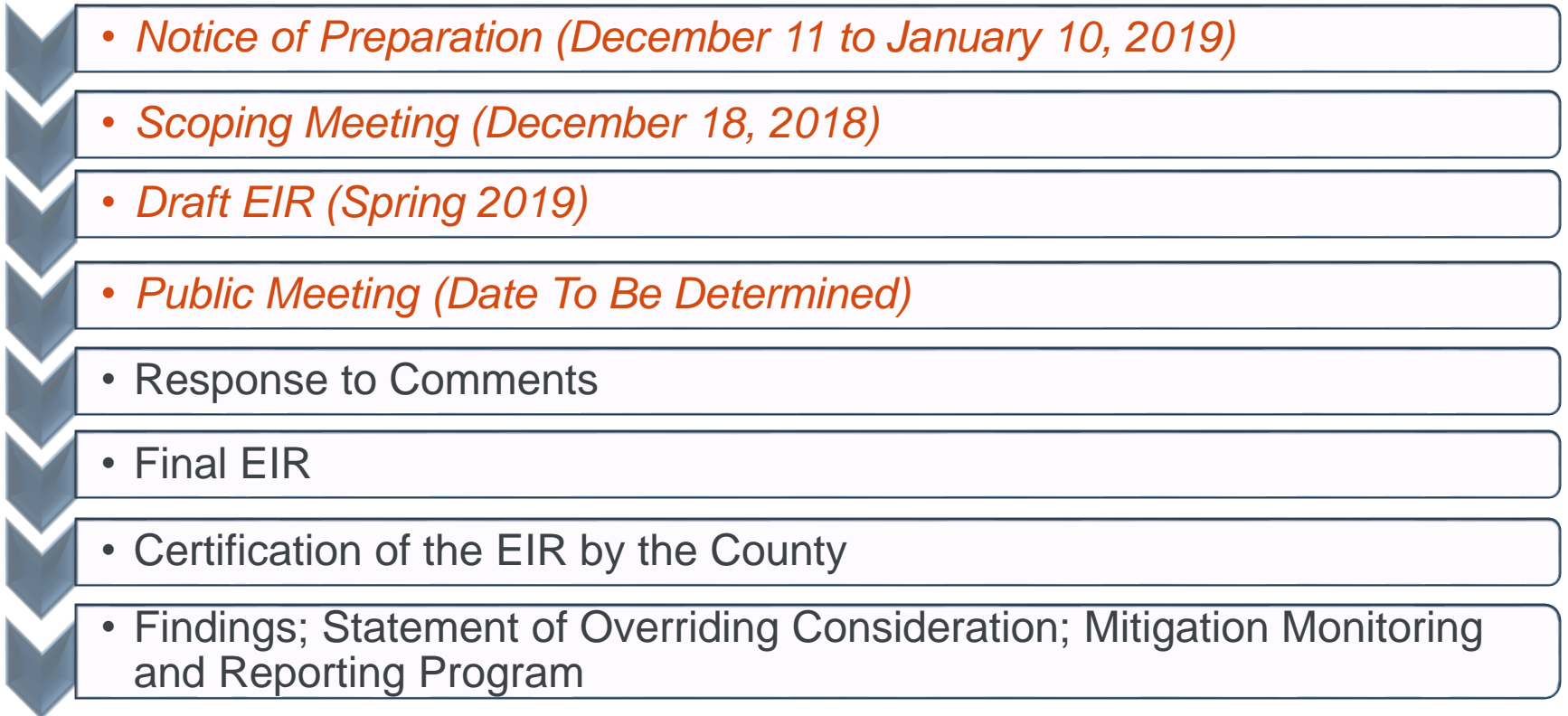
CONTENT OF THE EIR

- Summary
- Introduction
- Project Description
- Environmental Setting, Impacts, and Mitigation Measures (including analysis of growth-inducing impacts)
- Alternatives to the Proposed Project
- Other CEQA Issues
- Report Preparers, and Organizations and Persons Consulted
- Appendices

ENVIRONMENTAL TOPICS FOR ANALYSIS

- Environmental Setting, Impacts, and Mitigation Measures (including analysis of growth-inducing impacts)
 - Aesthetics
 - Air Quality
 - Biological Resources
 - Cultural Resources
 - Geology and Soils
 - Paleontology
 - Climate Change
 - Hazards and Hazardous Materials
 - Dam Failure Analysis
 - Hydrology and Water Quality
 - Land Use and Planning
 - Noise
 - Population and Housing
 - Public Services
 - Recreation
 - Transportation/Traffic
 - Tribal Cultural Resources
 - Utilities and Service Systems

EIR PROCESS

- 
- *Notice of Preparation (December 11 to January 10, 2019)*
 - *Scoping Meeting (December 18, 2018)*
 - *Draft EIR (Spring 2019)*
 - *Public Meeting (Date To Be Determined)*
 - Response to Comments
 - Final EIR
 - Certification of the EIR by the County
 - Findings; Statement of Overriding Consideration; Mitigation Monitoring and Reporting Program

(*italics* indicate opportunities for public comment)

YOUR COMMENTS

- Please focus the scope of your comments on the contents of the EIR for this project
- Please avoid submitting comments that simply express your personal opinions on the project
- Submit comments today in person, or by mail or email before January 10, 2019

EXAMPLE COMMENTS

Effective Comments

- I am concerned about potential impacts to the neighborhood character and the surrounding biological community. The EIR should focus on ways to ensure the project is harmonious with the surrounding built and natural environments.
- I am concerned about potential adverse noise impacts resulting from construction activities. The EIR should focus on ways to reduce construction noise in order to preserve the relative tranquility of the neighborhood.

Ineffective Comments

- Permitting this project will destroy the neighborhood.
- The project will ruin the neighborhood's tranquility.

SCOPING MEETING



MEETING ADJOURNMENT

- Submit written comments to:

Summer Burlison, Project Planner

San Mateo County Planning & Building Department

455 County Center, 2nd Floor

Redwood City, CA 94063

- E-mail comments: sburlison@smcgov.org

- **Comments accepted through January 10, 2019**