

FINDINGS FOR APPROVAL

**City of San Mateo Underground Flow Equalization System (UFES) (PA-2018-010)
Site Plan & Architectural Review (SPAR), Special Use Permit (SUP)
2495 S. Delaware St.**

I. Site Plan & Architectural Review Findings (San Mateo Municipal Code § 27.08.030)

Approve the Site Plan and Architectural Review to allow for construction of a new electrical building, eight-foot perimeter walls along Saratoga Drive and Bay Meadows Park, and a ten-foot air exhaust finding that:

1. The structures, site plan, and landscaping are in scale and harmonious with the character of the neighborhood in that:
 - a. The visibility of site improvements is limited from adjacent properties due to the low one-story building height and underground design of the storage tank.
 - b. The design of the project will be consistent with improvements at the San Mateo Event Center.
 - c. The use of perimeter walls and landscaping will provide a consistent treatment along the project site perimeter, compatible with both the Bay Meadows Park and Saratoga Drive.
2. The development will not be detrimental to the harmonious and orderly growth of the City because:
 - a. The project is consistent with the General Plan (see General Plan findings below).
 - b. The project will not preclude future use of the San Mateo County Event Center consistent with its existing land uses.
3. The development will not impair the desirability of investment or occupation in the vicinity, and otherwise is in the best interests of the public health, safety, or welfare because:
 - a. The project is a necessary component of the Clean Water Program, which provides sewer services to the surrounding community.
 - b. Mitigation measures, to the extent feasible, have been developed to address construction impacts.
4. The development meets all applicable standards as adopted by the City Council, conforms to the General Plan, and will correct any violations of the Uniform Building Code, Zoning Code, or other municipal codes in that the project will be constructed in conformance with the City's Building Codes, Fire Codes and Building Security Code with the Exception of the City's Noise Regulations, as documented in the Final Environmental Impact Report (FEIR) Statement of Overriding Considerations.

5. The development will not adversely affect matters regarding police protection, crime prevention, and security in that the building security, site lighting will be required to conformed to the City's Building Security Code as specified in the Conditions of Approval.

II. Special Use Permit (San Mateo Municipal Code §27.74.020)

Approve the Special Use Permit (SUP) to allow the use of the site for a public facility in the "A" Agricultural District, finding that:

1. The proposed use will not adversely affect the general health, safety and/or welfare of the community in that the Underground Flow Equalization System (UFES) is a key facility in protecting the general health, safety and welfare by allowing for temporary storage of wastewater from the surrounding area and subsequent treatment at the City's Waste Water Treatment Plant and will avoid overflows in the general vicinity and will improve the quality of the treated municipal effluent discharged into San Francisco Bay.
2. The proposed use will not cause injury or disturbance to adjacent property in terms of traffic or by excessive noise, smoke, odor or noxious gas, dust, glare, heat or fumes, or industrial waste in that the Final Environmental Impact Report shows that all potential impacts can be mitigated to a less than significant standard, with the exception of noise impacts. There is no guarantee that noise levels at the property line will always be less than the City standard of 90 dBA. Although scenarios where equipment is operated close to the property line are expected to be infrequent, and the City may allow infrequent construction activities to begin prior to 7 a.m., such operations are necessary for project construction (e.g., to allow large concrete pours). This is documented in the in the Final Environmental Impact Report (FEIR) Statement of Overriding Considerations.

III. General Plan Conformity

The project is consistent with the following policies of the General Plan:

Land Use Element

- GOAL 4a: Facilities. Seek to provide a safe and predictable supply of water, and provide storm drainage, sewer and flood control facilities adequate to serve existing needs, the projected population and employment growth and to reduce the associated life safety and health risks to acceptable levels.

- LU 4.7: Sewer System. Provide a sewer system which safely and efficiently conveys sewage to the waste water treatment plant. Implement the Sewer System Management Plan (SSMP) to ensure proper maintenance, operations and management all parts of the wastewater collection system.

The City of San Mateo is implementing a series of capital projects, referred to collectively as the Clean Water Program (CWP), to replace aging wastewater infrastructure, build wet weather capacity, comply with regulatory requirements, and align with the City's sustainability goals. In adopting the 2016 Final Program EIR for the CWP, the City Council selected the "In-System Storage Program" alternative. The Underground Flow Equalization System (UFES) project, consistent with the Council's selected program alternative, will provide the wastewater system capacity to comply with regulations requiring prevention of sanitary system overflows.

Circulation Element

- C 1.2: Minimize Curb Cuts on Arterial Streets. Discourage creation of new curb cuts on arterial streets to access new development. Take advantage of opportunities to combine driveways and reduce the number of existing curb cuts on arterial streets.
- C 2.5: Traffic Studies. Require site-specific traffic studies for development projects where there may be a substantial impact on the local street system. Traffic impacts caused by a development project are considered to be unacceptable and warrant mitigation if the addition of project traffic results in a cumulative intersection level of service exceeding the acceptable level established in Policy C-2.1; where there may be safety hazards created; or where there may be other substantial impacts on the circulation system.

A study of traffic was included in the Environmental Impact Report, which found that following completion of construction, the project will not generate daily, or otherwise regular, traffic impacts to the local street system, with traffic limited to maintenance of the project. While construction impacts to traffic would be small relative to local highway and arterial volumes, construction traffic will be provided a temporary construction easement through the San Mateo County Event Center to permit direct access to the existing haul route to State Route 92 via S. Delaware Street. A secondary haul route, via Saratoga Drive, will be

used only during times when the easement must be used for event parking by the Event Center, which times are expected to be limited. The use of the temporary easement will further minimize impacts on the local circulation network such that they will remain insignificant.

Urban Design Element

- UD 2.7: Respect Existing Scale. Encourage new commercial development to respect the scale of surrounding buildings by providing breaks in the building face at spacings common to buildings in the area and by stepping back upper floors.

The proposed project complies with the policies of the Urban Design Element in that the facilities and the minimal size of its building will not detract from the visual presence of the Event Center. Furthermore, the project will provide physical improvements (new perimeter walls) to visually enhance the Saratoga Drive corridor with streetscape improvements, and encourage pedestrian activity, and respect the massing and scale of the surrounding and desired new development buildings.

Conservation and Open Space Element

- C/OS 6.6: New Development Street Trees. Require street tree planting as a condition of all new developments in accordance with the adopted Street Tree Master Plan.
- C/OS 6.7: Street Tree Planting. Encourage the planting of new street trees throughout the City and especially in gateway areas such as Third Avenue, Fourth Avenue, El Camino Real (SR 82), Hillsdale Boulevard, and 42nd Avenue; encourage neighborhood participation in tree planting programs; explore non-City funded tree planting programs.
- C/OS 6.8: Street Tree Preservation. Preserve existing street trees; ensure adequate siting, selection, and regular maintenance of City trees, including neighborhood participation, for the purpose of keeping the trees in a safe and aesthetic condition.

The project includes the planting of new street trees along the Saratoga Drive frontage, as well as within Bay Meadows Park. The proposed trees are required as conditions of approval

for the project.

Noise Element

- N 2.1: Noise Ordinance. Continue implementation and enforcement of the City's existing noise control ordinance: a) which prohibits noise that is annoying or injurious to neighbors of normal sensitivity, making such activity a public nuisance, and b) restricts the hours of construction to minimize noise impact.
- N 2.3: Minimize Commercial Noise. Protect land uses other than those listed as "noise sensitive" in Table N-1 from adverse impacts caused by the on-site noise generated by new developments. Incorporate necessary mitigation measures into development design to minimize noise impacts. Prohibit new uses which generate noise levels of 65 dB (LDN) or above at the property line, excluding ambient noise levels.

Construction activities have the potential to result in short term noise impacts to nearby residences as indicated in the Final Environmental Impact Report (FEIR) and Statement of Overriding Considerations. Noise measures and monitoring during construction, which are standard conditions of approval for the planning application, will be mandatory, and the applicant will be required to abide by construction work hours. Final EIR Master Response 1, which is included in both the Final EIR Executive Summary and Appendix F, describes the commitment the City has made in response to noise issues: no pile driving will be used for construction of the underground storage facility.