
CITY OF DALY CITY, CALIFORNIA
INITIAL STUDY
(ENVIRONMENTAL IMPACT ASSESSMENT)

Sullivan Corridor Specific Plan

August 1998



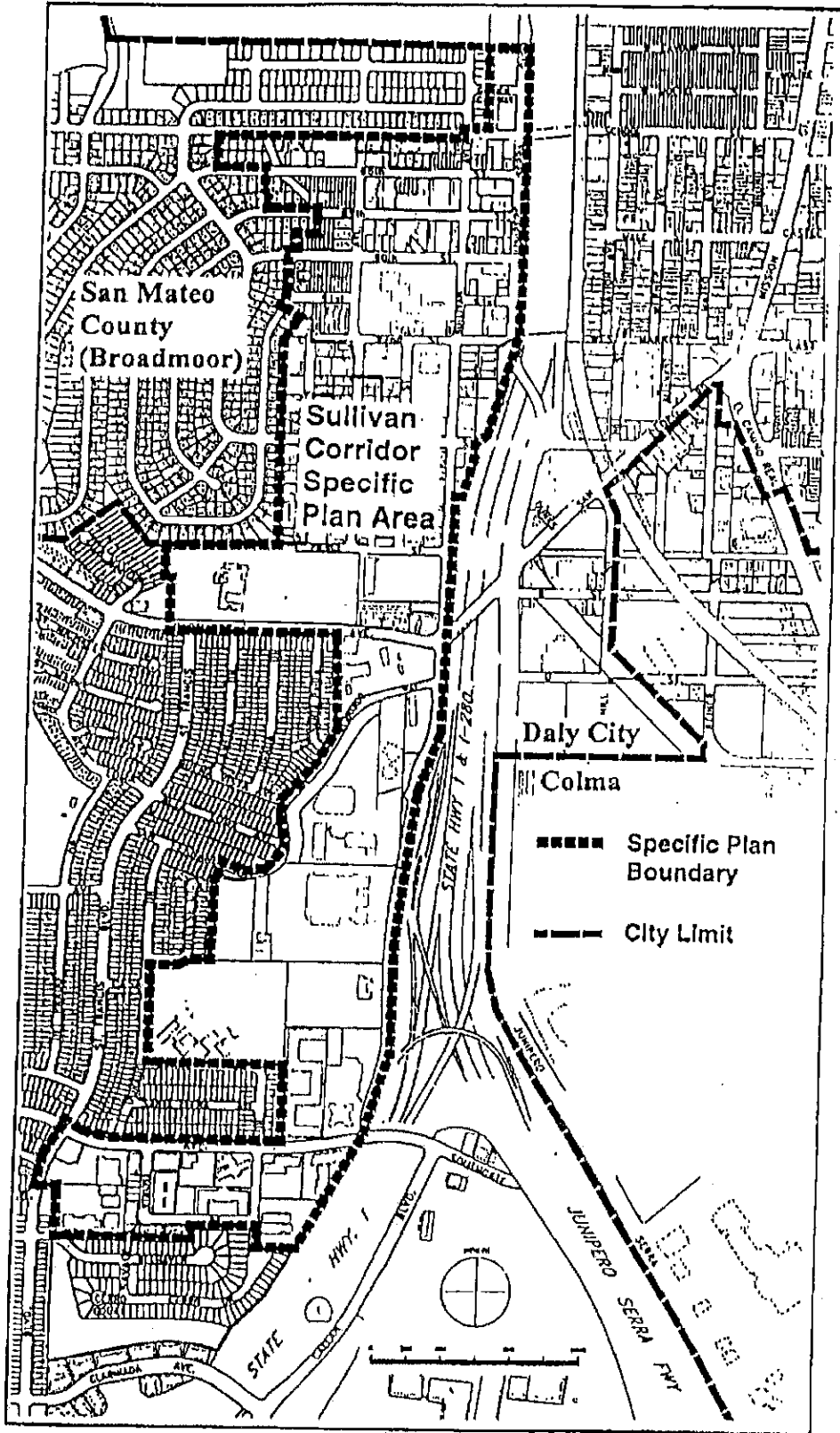
Prepared By:

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Economic & Community Development Division
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Daly City CA, 94123
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This statement is prepared in compliance with the California Environmental Quality Act

110442



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 By _____ DEPUTY CLERK

ATTACHMENT A
 Boundaries of the Daly City Sullivan Corridor Specific Plan

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Attachments

- A - Regional Location Map
- B - Project Location Map
- C - Sullivan Corridor Specific Plan

A. Project Information Form**1. Project Title:**

Sullivan Corridor Specific Plan

2. Lead Agency Name and Address:

City of Daly City
Economic & Community Development Division
333-90th Street
Daly City CA, 94123

3. Contact Person and Phone Number:

Al Savay, AICP - Senior Planner, (650) 991-8033

4. Project Location:

Northern boundary - 87th Street
Southern boundary - Escuela Drive
Western boundary - Annie Street
Eastern boundary - Junipero Serra Boulevard

5. Project Sponsors Name and Address:

City of Daly City
Economic & Community Development Division
333-90th Street
Daly City CA, 94123

6. General Plan Designation: Varies: An explanation of the General Plan Designations are contained in the Draft Specific Plan (See Attachment A – Draft Specific Plan)**7. Zoning: Varies: Varies: An explanation of the Zoning Designations are contained in the Draft Specific Plan (See Attachment A – Draft Specific Plan)****8. Description of 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. Attach additional sheets if necessary.**

Please see Section E of this document for the Project Description.

9. Surrounding Land Uses and Setting: Briefly describe the project surroundings.

The I-280 Freeway serves as the Sullivan Corridor Planning Areas eastern boundary separating the area from the land uses on the other side of the freeway. The predominant land uses surrounding the remainder of the planning area are single-family residential homes.

10. Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

There are no agencies other than the City of Daly City that is required to approve the Specific Plan.

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" as indicated by the checklist on the following pages.

- Land Use and Planning
- Transportation/Circulation
- Public Services
- Population and Housing
- Biological Resources
- Utilities and Service Systems
- Geological Problems
- Energy and Mineral Resources
- Aesthetics
- Water
- Hazards
- Cultural Resources
- Air Quality
- Noise
- Recreation
- Mandatory Findings of Significance

C. Determination.

(To be completed by the Lead Agency.)

On the basis of this initial evaluation:

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



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 the mitigation measures described on an attached sheet have been added to the project. A 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.



I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.



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 all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.



Albert C. Savary
Signature

8/25/98
Date

ALBERT C. SAVARY
Printed Name

DAILY CITY
For

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 in the parentheses following each question. 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) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made an EIR is required.
- 4) "Potentially Significant Unless Mitigated 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 Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.
- 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. See the sample question below. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) This is only a suggested form, and lead agencies are free to use different ones.

D. Environmental Checklist Form

Sample Question:

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the proposal result in potential impacts involving?				
Landslides or mudslides (1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(Attached source list explains that 1 is the general plan, and 6 is a USGS topo map. This answer would probably not need further explanation.)				

I. LAND USE AND PLANNING. Would the proposal:

a) Conflict with general plan designation or zoning? (Source #(s): (1,10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? (1,10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be incompatible with existing land use in the vicinity? (1,10,11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)? (1,4,10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (1,4,10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
II. POPULATION AND HOUSING. Would the proposal:				
a) Cumulatively exceed official regional or local population projections? (1,4,10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)? (1,4,10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace existing housing, especially affordable housing? (1,4,10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
III. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:				
a) Fault rupture? (2,4)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Seismic ground shaking? (2,4)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Seismic ground failure, including liquefaction? (2,4)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Seiche, tsunami, or volcanic hazard? (2,4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Landslides or mudflows? (2,4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (2,4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Subsidence of the land? (2,4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expansive soils? (2,4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Unique geologic or physical features? (2,4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IV. WATER. Would the proposal result in:				
a) Changes in absorption rates, drainage patterns, or the rate and amount of source runoff? (8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people or property to water related hazards such as flooding? (8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Discharge into source waters or other alteration of source water quality (e.g. temperature, dissolved oxygen or turbidity)? (8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Changes in the amount of source water in any water body? (8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Changes in currents, or the course or direction of water movements? (8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capacity? (8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Altered direction of or rate of flow of groundwater? (8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Impacts to groundwater quality? (8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Substantial reduction in the amount of Groundwater otherwise available for public water supplies? (8,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
V. AIR QUALITY. Would the proposal:				
a) Violate any air quality standard or contribute to an existing or projected air quality violation? (1,4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose sensitive receptors to pollutants? (4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Alter air movement, moisture, or temperature, or cause any change in climate? (4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create objectionable odors? (4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VI. TRANSPORTATION/CIRCULATION. Would the proposal result in:				
a) Increased vehicle trips or traffic congestion? (1,5,10,11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (1,5,10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Inadequate emergency access or access to nearby uses? (1,5,10,11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Insufficient parking capacity on-site or off-site? (10,11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Hazards or barriers for pedestrians or bicyclists? (10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (1,5,10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Rail, waterborne or air traffic impacts? (1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:				
a) Endangered, threatened, or rare species or their habitats (including, but not limited to plants, fish, insects, animals, and birds)? (1,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Locally designated species (e.g., heritage trees)? (1,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? (1,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Wetland habitat (e.g., marsh, riparian, and vernal pool)? (1,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Wildlife dispersal or migration corridors? (1,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VIII. ENERGY AND MINERAL RESOURCES. Would the proposal:				
a) Conflict with adopted energy conservation plans? (1,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Use non-renewable resources in a wasteful and inefficient manner? (1,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (1,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IX. HAZARDS. Would the proposal involve:				
a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals, or radiation)? (1,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Possible interference with an emergency response plan or emergency evacuation plan? (1,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) The creation of any health hazard or potential health hazard? (1,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of people to existing sources of potential health hazards? (1,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Increased fire hazard in areas with flammable brush, grass, or trees? (1,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
X. NOISE. Would the proposal result in :				
a) Increases in existing noise levels? (6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people to severe noise levels? (6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XI. PUBLIC SERVICES. Would the proposal have an effect upon or result in a need for new or altered government services in any of the following areas:				
a) Fire protection? (1,10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection? (1,10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools? (1,10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Maintenance of public facilities, including roads? (1,10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other governmental services? (1,10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XII. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:				
a) Power or natural gas? (11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Communications systems? (11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Local or regional water treatment or distribution cities? (9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Sewer or septic tanks? (8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Storm water drainage? (8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Solid waste disposal? (8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Local or regional water supplies? (9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XIII. AESTHETICS. Would the proposal:				
a) Affect a scenic vista or scenic highway? (10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a demonstrable negative aesthetic effect? (10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create light or glare? (10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XIV. CULTURAL RESOURCES. Would the proposal:				
a) Disturb paleontological resources? (1,10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Disturb archaeological resources? (1,10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Affect historical resources? (1,10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Have the potential to cause a physical change which would affect unique ethnic cultural values? (10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Restrict existing religious or sacred uses within the potential impact area? (10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XV. RECREATION. Would the proposal:				
a) Increase the demand for neighborhood or regional parks or other recreational cities? (10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect existing recreational opportunities? (10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to 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, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D), In this case a discussion should identify the following on attached sheets:

- Earlier analyses used.** Identify earlier analyses and state where they are available for review.
- 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.
- Mitigation measures.** For effects that are "Less than Significant with Mitigation 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.

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, -1080.3, 21082.1, 11083 21083.3, 21093, 21094, 2115 1; *Sundstrom v. County of Mendocino*, 202 Cal.App.3d 296 (1988). *Leonoff v. Monterey Board of Supervisors*, 222 Cal.App.3d 1337 (1990).

E. Project Description

In the last few years, development activity within the Sullivan corridor area has increased. The construction of the North County Health Center, John Louis Plaza, Washington Square and the completion of the Colma BART station a short distance away have intensified the need for additional specific guidelines for the planning of the area. The recent upturn in the market demand for commercial development and government offices and facilities also makes preparation of the Specific Plan timely.

In July 1996, the City selected the Cannon Design Group to work in conjunction with Daly City staff to prepare the Specific Plan document. The Cannon Design Group assembled a team consisting of Economics Research Associates to perform the Market Feasibility Study and Omni-Means Ltd. to complete the transportation section of the Specific Plan.

The purpose of the Sullivan Corridor Specific Plan is to guide development in the Daly City Government Center area (See Attachment C - Sullivan Corridor Specific Plan).

The Specific Plan is intended to clearly communicate its goals, objectives, policies and implementation strategies to public officials who will administer the plan and to citizens, developers and design professionals who must use the plan to guide their real estate development and property improvement efforts.

Public Involvement

Public and private sector input into the development of the Specific Plan was a necessary and beneficial element in its preparation. Therefore, it was important that a Specific Plan Advisory Committee be established to aide in the preparation of the plan. The Committee's role has been to provide a focus to the preparation of the Specific Plan.

A staff Technical Advisory Committee (TAC) was formed to assist in providing the consultant with data and analysis of the plan at various steps in the process. The TAC was made up of representatives from several city departments and divisions.

The following is a CAC membership summary.

Organization
Chamber of Commerce
Broadmoor Police Commission
Jefferson School District
Hometown Realty
North County Health Center
Seton Medical Center
BFI
Property Owner
Property Owner
PG&E
Postmaster

F. Clarification of Initial Study Answers:

Clarification of "No Impact", "Less Than Significant Impact", and "Potentially Significant Unless Mitigated" answers are discussed below for clarification.

I. Land Use and Planning**a) General Plan and Zoning Map Consistency**

The findings and recommendations of the Specific Plan are consistent with the 1987 Daly City General Plan. The General Plan's Proposed Programs for Land Use, states:

"The Sullivan corridor Specific Planning Area...has no specific plan. However, one of the objectives of this land use element is to create a specific set of land use policies, designations and programs that identify vision for the area. Opportunities include: intensification of underutilized vacant lands; formulation of a Specific Plan for the Civic Center Area; creation of recreational opportunities; commercial office and retail as well as mixed-use development; and land acquisition."

b) Conflict with applicable environmental plans or policies

California Law allows cities to use specific plans to develop goals, objectives, policies and regulations to implement the adopted General Plan. The Sullivan Corridor Specific Plan has been prepared in conformance with State Law.

The Specific Plan includes elements of policy and development standards. The policy content provides a statement of the goals, objectives and action plans of the Specific Plan. Architectural and design guidelines, economic development strategies, and master plans for capital improvements and major open and public space systems are also included. The policy section of the Plan includes community development objectives; along with maps and diagrams of the land uses, open space systems, street and pedestrian way treatments, and vignettes of building facades and streetscapes.

Zoning standards are also included in the Specific Plan. Development regulations for density and intensity of use, building height, bulk, coverage, and setbacks, signage regulations, landscaping regulations, and other regulations typical of zoning ordinances have been developed. In addition, the Specific Plan establishes an implementation plan with recommendations for implementing ordinances.

- c) The proposed land uses within the planning area are compatible with the 1987 General Plan land use designations. However, rezoning of the entire planning area will be brought before the Planning Commission and City Council for consideration at a later date. These new zoning designations will be in conformance with the 1987 General Plan land use designations within the planning area.
- d) No agricultural resources or operations exist within the project area.
- e) The project would not disrupt or divide the physical arrangement of an established community.

II. Population and Housing

- a) The 1987 General Plan considered buildout of the land use designations within the planning area. The adopted specific plan zoning designations would not allow population projections exceeding those anticipated in the 1987 General Plan.
- b) The proposed project would not induce any population growth. A recent study of the plan area population growth predicted an increase from 40,000 today to 46,000 in the year 2015. While the plan itself will not cause population growth, the anticipated growth in population will create new business opportunities. The project will utilize or improve existing infrastructure.
- c) The planning area could capture additional housing rather than create a displacement of housing. An estimate of an addition of 1,200 to 1,300 units could be added to the area over the next 20 years. This demand would be evenly divided between single-family and multi-family units according to a 1997 Sullivan Corridor Marketing study performed by Economics Research Associates. Affordable housing units would be made a part of this demand.

III. Geologic Problems

- a-c,e-i) The active San Andreas fault traverses the project site in a northwest direction. The fault has been zoned under the 1972 Alquist-Priolo Special Studies Zones Act (renamed in 1994 as the Alquist-Priolo Earthquake Fault Zoning Act).

Strong ground shaking due to earthquakes on the San Andreas or other faults in the region is likely at the site. Based on ground shaking intensity maps prepared by the Association of Bay Area Governments (ABAG) (On Shaky Ground, February, 1987), the project area would experience violent to very violent ground shaking (Categories A and B on a scale of decreasing intensity from A to E) from an earthquake with a magnitude of 8.4 on the Richter scale.

If approved, any buildings at the site will have to be constructed to meet all building and safety requirements of the City. The project will also be required to comply with the 1991 Uniform Building Code Seismic Requirements.

- d) The project area is located more than one mile away from the Pacific Ocean. It is unlikely the planning area would expose people to the effects of seiche, tsunami or volcanic hazard.

IV. Water

- a-f,h,i) The only known storm drain deficiency within the Sullivan Corridor Specific Plan area is the intermittent flooding that occurs in the Civic Center parking lot at 90th Street. However, there is areas northwest of the corridor, which experience frequent flooding. Lower areas of 88th Street and 89th Street in unincorporated San Mateo County and Daly City experience flooding during periods of intense rainstorms.

The storm drainpipes become surcharged and water spills out of the drain inlets in the low areas. The watershed area for the storm drain system is significantly larger than the Sullivan Corridor area.

San Mateo County has initiated a storm drain study to evaluate the impact of storm water runoff from the Broadmoor Village areas on the low-lying areas of 88th and 89th Street. Daly City intends to cooperate with the County's preparation of the study. The City of Daly City

previously completed a study of the area and has identified deficiencies in its storm drain system in the entire watershed and downstream areas (Vista Grande Basin). The City has established a development mitigation impact fee for new development to mitigate the impact of individual developments on the storm drain system.

Individual development sites within the Sullivan Corridor Specific Plan area will be required to detain on-site, a portion of storm water runoff generated on the property to minimize the impact on downstream properties. New development projects in this area will also contribute mitigation fees, a portion of which will be used to correct existing downstream storm drain deficiencies.

Objective 1.3 on page 75 of the Sullivan Corridor Specific Plan sufficiently covers Daly City's efforts at improving the local storm drain system.

- g) Most excavation and construction activities would be completed during the dry season, but some construction activities may extend into the winter months. Though surface water runoff flows are anticipated to be minimal, the contractor shall implement measures such as directing surface runoff to suitable gutters, ditches and storm drains. These measures would reduce water runoff to a less than significant level. After development, site water run-off would be directed into the storm drain system.

Projects in excess of five acres will be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit prior to the commencement of construction activity. As part of the NPDES permit, the contractor will be required to submit a storm water pollution prevention plan (SWPPP) which includes the identification of various best management practices (BMP's) to control, reduce and remove pollution before it enters the storm drain system.

V. Air Quality

- a-d) In general, Daly City/San Francisco's air quality is the least degraded of all the developed portions of the Bay Area. The prevailing westerly and northwesterly winds carry pollutants to the East and South Bay regions. Annual fluctuations in air quality are due to meteorological conditions, which vary unpredictably, and pollutant emissions, which have been continually decreasing in the Bay Area. The highest annual pollutant concentrations in San Francisco, while fluctuating due to meteorology, have shown an overall improvement between 1976 and 1986. In 1986, the State standards for particulate and carbon monoxide were exceeded 8 days for each, which was a reduction from the previous year (the Bay Area Air Quality Management District, BAAQMD, 1986-1987 Air Quality Handbook, latest publication).

Based on an inventory taken by the BAAQMD, there are no major point sources of air pollution emissions in Daly City. Emissions created during the construction phase of projects are usually associated with land clearing, blasting, ground excavation and cut and fill operations. Careful watering of the site and other dust control measures can reduce construction-related emissions by 50% or more (City of Daly City Initial Study and Environmental Assessment of the Draft Land Use, Housing and Circulation Elements of the General Plan, April, 1987, page 6).

The State's 24-hour standard of 100 micrograms per cubic meter for particulates could be violated for a short period of time during the excavation period of construction. This is typical of construction activity but these large sized particulates settle out of the atmosphere in a short time period. Dustfall can be expected on outside surfaces within a 200 to 800 foot radius and

present more of a nuisance than a hazard. All disturbed soils will have to be either covered or watered periodically to reduce wind erosion.

Hydrocarbons would be emitted as a result of any asphalt applied during project construction. Such emissions are experienced during project construction and come under the regulation of the BAAQMD. Construction related emissions are temporary and would not result in significant deterioration of air quality.

VI. Transportation/Circulation

- a-g) In general, Level of Service impacts tested in the Plan indicated some decrease in the level of service (LOS) at some intersections. However some decrease in LOS is expected with normal growth of the area. Overall LOS in the Sullivan Corridor would be adequate to handle the traffic expected at plan build-out and would be adequate for emergency service response time.

Specific Plan Page 68 – Street System Improvements suggests adding a separate northbound right-turn lane from Sullivan Avenue to Washington Street. This would improve LOS from “D” to “C” at this intersection. As discussed in this section of the Plan, currently planned roadway improvements such as signalized intersection at Pierce and Sullivan also address future increases in traffic volume along Sullivan Avenue

VII. Biological Resources

- a-e) There are no known threatened or endangered species within the Sullivan Corridor Specific Plan area. The planning area encompasses a fully urbanized region of Daly City.

VIII. Energy and Mineral Resources

- a-c) Energy resources used during construction of new development within the planning area would not conflict with any adopted energy conservation plans. Energy use during construction would not involve excessive non-renewable-energy source consumption. There are no known mineral resource areas within the project area.

IX. Hazards

- a, c-e) The will be no risk of accidental explosion or release of hazardous substances or the creation of any additional health hazards above and beyond those which normally existing in and urbanized area.
- b) New development within the planning area will be required to meet emergency/fire vehicle requirements pursuant to review by the Daly City Fire Department and the Daly City Police Department. There is no significant flammable vegetation at the project site.

X. Noise

- a-b) Noise levels associated with construction activities such as excavation, ground clearing and finishing work range from 78 to 89 dBA at 50 feet from the noise source (Bolt, Beranak & Newman, “Noise from Construction Equipment and Operation, Building Equipment and Home Appliances”, 1971). Effective noise mitigation measures include limiting the hours of construction to 7:00 a.m. to 5:00 p.m. on weekdays and prohibiting construction on weekends and holidays.

The project conforms to the 1988 Noise Element of the General Plan adopted on April 24, 1989. The subject site falls within the 60 to 65 dBA, CNEL noise contour area (Noise Compatibility Guidelines, State Office of Noise Control, 1988 Noise Element).

XI. Public Services

- a-e) Potential future public services needs within the project area were such as the need for local utilities and service systems including fire and police protection, schools, maintenance of public facilities, including roads or other governmental services were previously determined as part of the 1987 General Plan. Current Daly City Water Master Plan, Waste Water Master Plan, other long range master plans and Capital Improvement Program remain valid for future growth anticipated in the Sullivan Corridor area.

XII. Utilities and Service Systems

- a-g) Electrical power and gas will be obtained from Pacific Gas and Electric Company.
Pacific Bell will provide telephone service.

XIII. Aesthetics

- a) There are no scenic vistas or scenic highways located in the vicinity of the Sullivan Corridor area and therefore, there will be not impact on such resources.
- b,c) The Specific Plan contains a section with recommendations for the improvement of the urban design of the planning area. Through the use of architectural and urban design techniques such as building orientation, building scale, landscaping and lighting, the implementing policies contained in the Plan will ensure a positive aesthetic effect.

XIV. Cultural Resources

- a-c) There are no known paleontological, archeological or historical resources within the planning area.
- d) The Specific Plan concept Plan envisions a unique ethnic marketplace to match a strong ethnic orientation consistent with the changes predicted in the areas demographics and market demands. This marketplace is intended to reinforce unique ethnic cultural values.
- e) There will be no restriction of religious or sacred uses in the potential impact area.

XV. Recreation

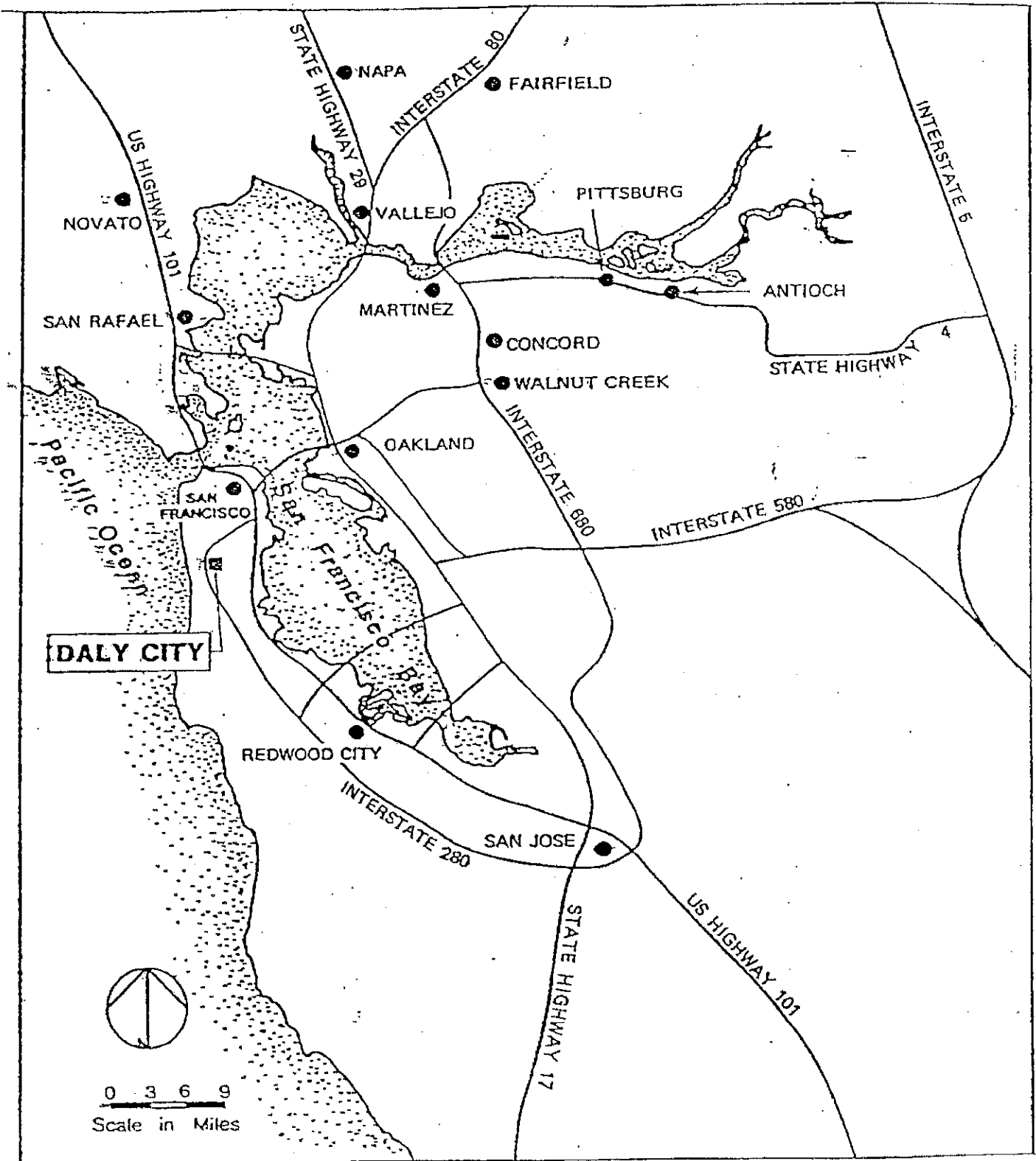
- a) The proposed project would not increase the demand for neighborhood or regional parks or other recreational facilities because the project would not affect population growth or distribution.
- b) The Plan seeks to increase access to the Brown School play field to better link the Civic Center area to this important open space area.

IV. SUPPLEMENTAL INFORMATION

Reference Documents:

1. Daly City General Plan, Housing, Land Use & Circulation, November 1987.
2. Association of Bay Area Governments (ABAG), On Shaky Ground, 1987.
3. Bay Area Air Quality Management District (BAAQMD), Air Quality Handbook, 1986-87.
4. City of Daly City, Initial Study and Environmental Assessment, Draft Land Use, Housing and Circulation Elements of the General Plan, April 1987.
5. City of Daly City, Landscaping Ordinance, Chapter 17.41.
6. Bolt, Beranak & Newman, Noise from Construction Equipment and Operation, Building Equipment and Home Appliances, 1971.
7. City of Daly City, Noise Element, General Plan, April 1989.
State Office of Noise Control, Noise Compatibility Guidelines, Noise Element, 1988.
8. CH2MHill, Daly City Collection System Master Plan, 1993.
9. Brown and Caldwell, Daly City Water Master Plan, 1991.
10. Cannon Design Group, Economics Research Associates, Omni-Means, Daly City Draft Sullivan Corridor Specific Plan, April 1998.
11. Cannon Design Group, Economics Research Associates, Omni-Means, Sullivan Corridor Specific Plan Development Potentials Evaluation, October 1996.
12. Cannon Design Group, Economics Research Associates, Omni-Means, Sullivan Corridor Specific Plan Alternative Plans Evaluation, May 1997.

ATTACHMENTS



ATTACHMENT A

Daly City Sullivan Corridor Specific Plan Introduction

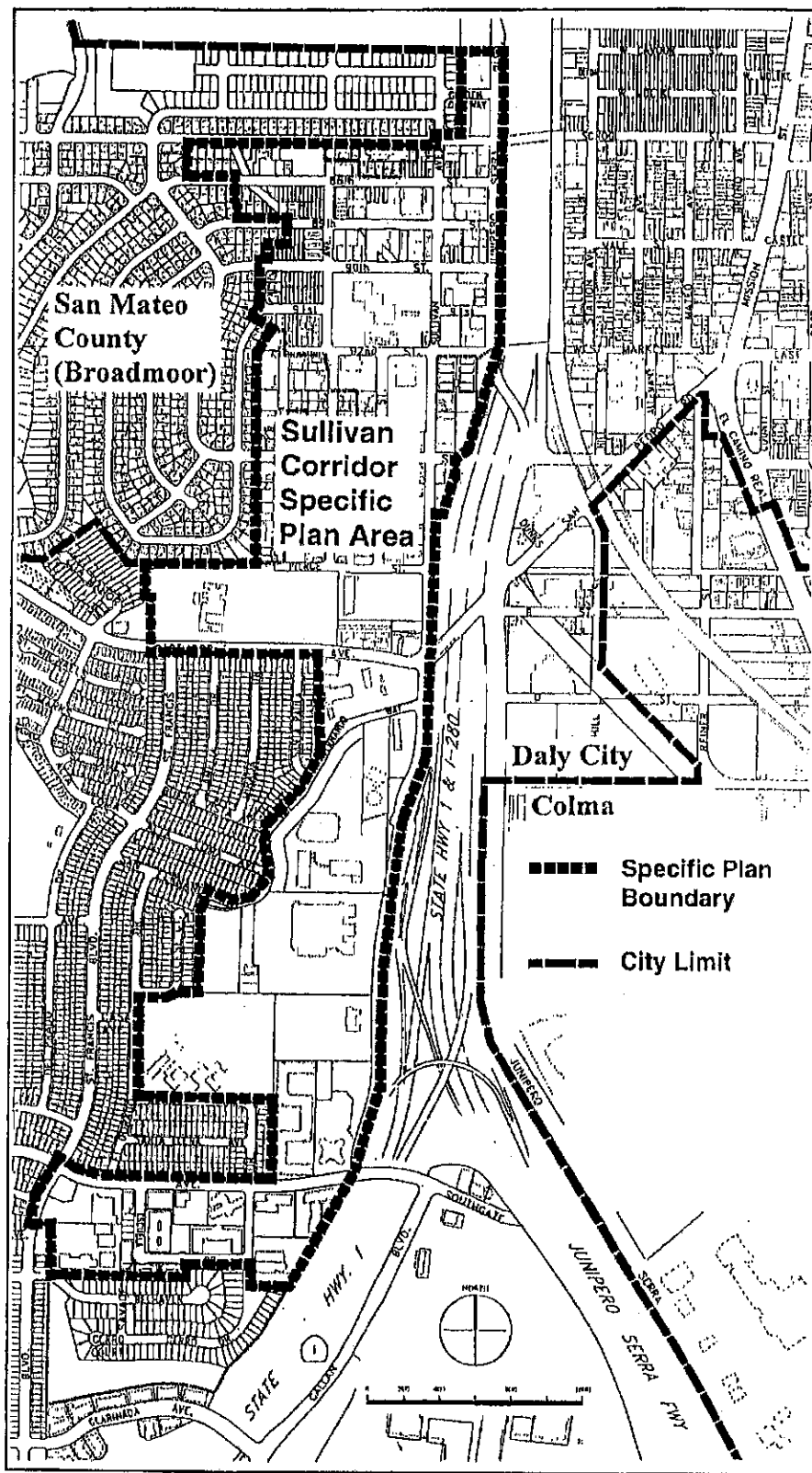
SPECIFIC PLAN AREA AND JURISDICTIONS

The Sullivan Corridor Specific Plan boundaries are shown in Figure 1.

In addition to areas within Daly City, three unincorporated areas which are integral to the Specific Plan Area and within the City's Sphere of Influence as established by the Local Agency Formation Council (LAFCO)

While existing uses in these unincorporated areas may remain as they are today, future change and development of individual properties within these areas will be expected to comply with the provisions of this Specific Plan document.

The total land area within the Specific Plan boundaries is approximately 199.3 acres.



Specific Plan Area