

Additional Policy Language Recommendations

Following review and recommendation of the Draft General Plan by the General Plan Advisory Committee (GPAC), a few additional policies were added to the document. These items are highlighted within the Draft General Plan in **bolded letters** and are explained below.

The following policy recommendations were derived from preparation of the Draft Environmental Impact Report (DEIR) and through a recommendation of the Airport Land Use Committee of the City and County Association of Governments.

Land Use Policy

- A. The following policy was added to the Land Use Element and pertains to the proposed conversion of rental housing units to for-sale units. This is an existing General Plan land use policy that Staff is recommending be carried over in its entirety to the Draft General Plan, as its removal would preclude any future application from having any applicable land policy to analyze.

Additional General Plan Policy	Page #
<p>Policy LU-9.20: Conversion of existing rental housing stock to condominiums shall be permitted only when it can be shown that:</p> <ul style="list-style-type: none"> a. The vacancy rate in rental units in the City is in excess of five percent. b. Adequate provisions are made for the protection of tenants including relocation assistance. 	72

Environmental Management Element Policy

- B. The following policies were added to the Environmental Management Element as a result of the Draft Environmental Impact Report (DEIR) for the Plan was prepared. Results from the DEIR identified several potentially significant environmental impacts that, if mitigation was applied, would be reduced to a less than significant impact. These mitigation measures were proposed in the form of new draft General Plan policies and have been incorporated into the Draft General Plan.

Additional General Plan Policies	Page #
<p>EM-5.10: Require property owners developing sites of less than one acre to prepare a stormwater pollution prevention plan, including use of best management practices, to control erosion and sedimentation during construction.</p>	132
<p>EM-5.11: Require the evaluation of potential groundwater depletion that could occur from new development through dewatering.</p>	132
<p>EM-6.4: Implement Bay Area Air Quality Management District (BAAQMD) guidelines that establish minimum screening or buffer distances between emissions sources and sensitive receptors. Exceptions may be made for projects that do not meet the distance requirements, but can be determined compatible with adjacent uses through a project-specific study that determines potential health risk.</p>	139

Mitigation measures shall be required to reduce these risks to acceptable levels.	
EM-6.5: Consider potential impacts from land uses that may emit pollution and/or odors when locating air pollution sources near sensitive receptors. Air pollution sources could include freeways, industrial uses, hazardous materials storage, waste disposal/transfer stations and other similar uses.	140
EM-6.6: BAAQMD recommended measures to reduce PM ₁₀ and exhaust emissions associated with construction shall be applied to new development in San Carlos.	140

Community Safety and Services Element Policy

C. The following Goal, Policy and Action were added to the Community Safety and Services Element as a result of further review, comment and details from the Airport Land Use Commission.

Additional General Plan Policy	Page #
<p>Goal CSS 5: Minimize risks associated with operations at the San Carlos Airport</p> <p>Policy CSS 5.1: Maintain land use and development in the vicinity of San Carlos Airport that are consistent with the relevant airport/land use compatibility criteria and guidelines contained in the adopted Airport/Land Use Compatibility Plan (CLUP) for the environs of San Carlos Airport, including noise, safety, height, and aviation easement requirements.</p> <p>Action CSS 5.1: Submit proposed land use policy actions (general plans/amendments, specific plans/amendments, rezonings, etc.) and related development plans, if any, that affect property located within the Area B portion of the Airport Influence Area (AIA) boundary for San Carlos Airport, to the San Mateo County Airport Land Use Commission for review/action, pursuant to California Public Utilities Code Section 21676(b), prior to final action by the City.</p>	208